

City of Minneapolis

Request for Committee Action

To: Community Development & Regulatory Services
Date: 12/1/2015
From: Community Planning & Economic Development
Prepared by: Roxanne Young Kimball
Presented by: Roxanne Young Kimball
File type: Resolution
Subcategory: Designation

Subject:

Adopting the Program Manual for the Vacant Housing Recycling Program

Description:

Passage of a resolution approving the program manual for the Vacant Housing Recycling Program (VHRP).

Previous Actions:

On November 20, 1987, the Minneapolis Community Development Agency approved the original VHRP guidelines. On November 21, 2003, the City of Minneapolis passed a resolution adopting the original VHRP guidelines.

Ward/Address:

All Wards

Background/Analysis:

The Vacant Housing Recycling Program originated in 1987. It historically has addressed vacant and boarded properties and vacant lots in the City of Minneapolis through acquisition and redevelopment. The attached VHRP manual was created to facilitate a clearly defined process for the City of Minneapolis to market and sell vacant lots and structures. The program manual is being implemented for the following reasons:

- 1) A pilot program was developed and implemented this year that resulted in improved and streamlined disposition process. The program manual incorporates these process improvements in a clearly defined way that all stakeholders of the program will better understand.
- 2) Improving communication and transparency about program requirements to acquire both structures and lots on the City website will help participants achieve success through the program.

The program manual builds off the experience garnered from a pilot initiative that sold city-owned vacant structures. Most of these structures were acquired as tax-forfeited properties from Hennepin County. In 2015, 22 vacant structures were marketed as part of the pilot program and resulted in:

- 16 structures recommended for sale
 - 12 to be rehabilitated and sold for ownership by a developer
 - 3 to be rehabilitated and occupied by a homeowner
 - 1 to be rehabilitated and retained as rental by a developer
- Three structures that will be remarketed

- Three structures that will be demolished

Staff hosted a number of community meetings to assist interested parties better understand the process for acquiring properties from the City. As a result of these meetings, we have grown a listserv to over 375 interested parties. The program manual was provided to the community for review and comment.

Additionally, the VHRP is designed to sell vacant land for housing development. Staff has also enhanced this process by creating an interactive map that allows interested parties to access detailed information for all city-owned development properties from the city's website. This tool is compatible to all electronic devices with access to the internet, including cellphones. The list is updated monthly.

Staff intends to update the manual, as needed. For expediency, staff seeks Council approval to authorize the CPED Director to make changes to the manual, when necessary for process improvements.

Financial Review:

No additional appropriation required, amount included in current budget.

Future budget impact anticipated.

All sales proceeds will be appropriated in accordance with the approved financial policies.

Approved by the Permanent Review Committee.

Meets Small and Underutilized Business Program goals.

Attachments:

1. Vacant Housing Recycling Program Resolution
2. Vacant Housing Recycling Program Manual