

# CENTRAL CORRIDOR AFFORDABLE HOUSING PARTNERSHIP

## MEETING MINUTES

May 28, 2009

1:30 p.m.

### Introductions and Updates

#### Updates on partner work or other issues relevant to the corridor impact area

Josh recently found out that the city was awarded a grant from the EPA (1 million) for environmental site assessment, 3 year grant period:

- This assessment will reveal which sites will need clean-up, which will allow them to be put on a cue for clean-up
- Geographic area around Central Corridor from Mpls to Rice Street
- Community Wide assessment grant allows some flexibility in the area

Meeting at Aurora St. Anthony for the community on June 2<sup>nd</sup>, 6:00-8:00pm put on by Rena Moran, *Subject: Concern over Property Tax Increases*

Also there is a meeting tonight at the Central High Rise, in regards to housing, and the missing stops

#### HPP update on preservation of subsidized housing along CC

1. Lots of subsidized property along the corridor, HPP is looking at the subsidized housing. The use control protections (rent restrictions) – mostly federal, but also sometimes state and local – vary in both how long they last, and how hard they are for owners to remove. Also, key is the kind of ownership – generally, nonprofit owners can be counted on to retain properties as affordable, but not always. HPP is working on sorting the subsidized properties out, and should have more to report next time.
2. There are other apartment buildings in the area that are not subsidized but still affordable. HPP will be analyzing those buildings next. There is parcel data from the County, also HousingLink has rent data. With all the data we are trying to get a picture of the buildings, current rent levels, and the risks of loss of affordability.
3. Luis has low income housing tax credits (LIHTC) map (mostly multi-family housing). They also have ward Section 8 numbers.

## **Follow up discussion from earlier meetings**

### Parking Lot Follow-up

*Nancy Homans – City of Saint Paul*

#### **1. Strategic Acquisition of Foreclosed Properties**

Nancy H reported that city staff met to generally review their housing policies and investments re: Central Corridor. City has 3-part strategy: 1.) Helping finance new projects (Frogtown Square, new CommonBond project, Apartments over Rondo library--all 100% affordable), 2.) Seeking to acquire larger parcels thru LAAND program, and 3.) Acquisition of vacant, foreclosed homes. Lots of groups in the city have varying goals when it comes to acquisition of foreclosed homes. City can probably plan to acquire about 20 homes in Frogtown/Rondo. Sherburne Avenue particularly critical, as it has more vacant homes on it than any other street, plus it's an important transition between University Ave and residential neighborhoods.

Tim Thompson raised the question of buying homes in strategic locations just for the purpose of giving city some leverage in areas private developers likely to want to develop. Nancy: city more focused on buying either to turn around for new owner occupancy or where several contiguous homes allow for assembling larger parcels. Tim: also important to attach long term affordability restrictions where possible, as hedge against future rising housing costs; problem is that NSP minimum affordability terms--between 5-15 years--may not be long enough in CC context. Some of the restrictions could expire just as market is taking off. Nancy: city is aware of need for long term restrictions.

Nancy will keep group informed on city's foreclosure acquisitions (numbers, map) but not much has happened yet.

#### **2. St Paul Tax Increment Financing (TIF) Proposal**

TIF did not go through. Chair of Tax Committee has philosophical opposition to TIF, views it as shifting property tax obligations without being honest with taxpayers. As a result, neither the City's proposal to pool and extend existing TIF districts, nor Senator Dibble's more general TIF proposal, went anywhere.

Could there be a broader TIF approach with suburban lines? This has its own challenges. St Paul may try a tax abatement structure to follow the expiration of the TIF districts, but doesn't capture as much money. It might be possible to bond for this additional money (they are exploring it, but there are a lot of different needs). The U is doing a value capture study on public investments of this kind. One problem is some want to capture that value for transit operating expenses.

## **Small Group Discussion**

### **Decision-making and Goal Setting**

How do we ensure that decisions we make are broadly representative?

1. ID missing partners and outreach
2. Community engagement how and when?

We broke into three groups for discussion:

#### ***Group 1:***

- Having objective standards (establishing/building and preserving AH)
- Housing Needs Survey

#### **Missing partners:**

- Grassroots Participation
- Community Councils (Minneapolis)
- District Councils (St. Paul)
- Private Sector Development
- Legislative Aides
- (Leaders following up with the members of the group)
  
- Do this again, not enough time
- Need to be respectful of other processes (and time organizations need to provide input to us)

#### ***Group 2:***

##### **How do we work with those who are not here?:**

- Presenting information while it is in progress and somewhat developed, but not after the decision making is almost done
- We may want to send something out on paper
- Business groups are important to check in (they may live in the area, recommendations may affect their businesses)

#### **Missing Partners:**

People here thought District Councils, Immigrant Communities (organizations or residents), Labor Unions, City Council, County Commissioner, State Reps.

Community Summit worked well (we can possibly borrow from that?)

#### ***Group 3:***

##### **Defining a clear purpose**

- Using leadership working group (people who have been having these conversations, could put together a list or recommendations to bring to the entire group). This is about how we disseminate information to

- groups, so we can get feedback back.
- We need to ensure that underrepresented groups are at the table and participating.
  - What is possible, what is not possible, then send out to larger group

Missing Partners:

- Developers (Profit and Non-profit)
- State Agencies
- Funders

**Next Meeting/Adjourn**

Thursday the 25<sup>th</sup> of June at 1:30pm

## CENTRAL CORRIDOR AFFORDABLE HOUSING PARTNERSHIP

### AGENDA May 28, 2009 1:30 p.m.

- I. Introductions and Updates - (5 minutes)
  - A. Updates on partner work or other issues relevant to the corridor impact area
  - B. HPP update on preservation of subsidized housing along CC
- II. Follow up discussion from earlier meetings (15 minutes)
  - A. Parking Lot Follow-up
    1. Nancy Homan's – City of Saint Paul Strategic Acquisition of Foreclosed Homes
- III. Small Group Discussion (30 Minutes)
  - A. Decision-making and Goal Setting  
How do we ensure that decisions we make are broadly representative?
    1. ID missing partners and outreach
    2. Community engagement how and when?
- IV. Follow up Discussion/Action Today's Discussion (15 Minutes)
  - A. Was the information relevant and helpful?
  - B. Are these tools/strategies we can utilize along the corridor impact area?
  - C. Has this prompted need for more information?
  - D. Next steps
  - E. ID and assign tasks to implement next steps
- V. Identifying and Prioritizing Future Discussion Topics (10 Minutes)
  - A. See list and draft calendar attached
- VI. Next Meeting/Adjourn (5 Minutes)