



**The Big Picture Project:
Aligning housing plans along the Central Corridor**

Community Forum IV: Framing the Recommendations

Tuesday, November 15, 2011

UEL / Dorsey Ewald Consulting conference center

AGENDA

- 6:00 pm **Welcome**
– Eric Muschler, McKnight Foundation
- 6:05 **Review of Big Picture Project process to date**
– Gretchen Nicholls, Twin Cities LISC
- 6:10 **Reports: Listening circle sessions and Subarea meetings**
- District Councils Collaborative / University District / HECUA
- 6:20 **Overview of draft recommendations and goals / Q & A**
– Gretchen Nicholls, Twin Cities LISC
- 6:35 **Small group discussion – Barbara Raye, facilitator**
• Additions or changes to the recommendations?
- 7:00 **Large Group** – report out
- 7:30 **Strategy “Huddle” Break-out**
- 7:45 **Highlight action steps to move recommendations forward**
- 7:55 **Thank you / Next steps**
- 8:00 pm **Adjourn**

The Big Picture is hosted by the Cities of Minneapolis and Saint Paul and Twin Cities LISC, and supported by the Central Corridor Funders Collaborative.



For more information, contact Gretchen Nicholls, Twin Cities LISC, 651-265-2280 or gnicholls@lisc.org

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7:16 PM

Edits to the proposed recommendations:

Obj. 1- add moderate income to title (“Invest in activities that help low- and moderate-income people...”)

Obj. 1.4- should it be “Future” property tax relief strategies? The threat is around

Obj. 1.3 include community gardens and short-term rental strategies with plan to convert to [affordable] ownership in 5-7 years under approach. Also add a new paragraph under this approach that addresses investing in innovations and improvements in scattered site property management.

Obj. 2.1 add Private investment leveraged through credit enhancements (as bullet under approach)

Obj. 2.5 – could this be titled Multiple Strategies for Development or Explore Unique Models that includes 1) Cooperatives or other shared equity models, 2) Employer-assisted housing, and 3) Lease Purchase/ Contract for Deed

Put AMI/ income information at the beginning. Acknowledge very-low income households and difficulty quantifying need? Include some info on housing + transit or current number of residents who would need affordable housing if it were built today??

Sec 2.7 Community Engagement: Important for developers to be accountable to neighborhood development review processes. Could provide some examples of existing processes, suggestions?? i.e. community benefits agreements or provide an appendix of processes (Dist 7, Councilmember's office, ASANDC, etc.)

Include Design Criteria in Sec 2.7 (or create a separate section to address)? Is this included in the TN zoning (24 design standards). Summarized in TOD development guidebook.

Take out statement about less public resources being available in next few years. Gov resources are unlikely to address the whole need.

Obj 2. - includes primarily carrots and no sticks, i.e. inclusionary zoning. This policy could be enforced when a variance is needed.

Report does not address unit size. What is mix of housing for a healthy housing market?

Communities can be more proactive about identifying opportunity sites, creating a vision for their neighborhood.

Recognize ownership and rental housing within both strategies 1 & 2. Divide approach/ rationale column based on ownership vs rental.

What is distribution of resources across income levels and across geography/ subareas? Focus on affordability to 50% and below.

After process, do further research on subarea station

Economic Opportunity, income & asset building. Investments in people, rather than property. I.e. creation/ access to jobs, childcare, etc. Talk about families vs. housing units.

Equitable TOD - rental assistance, particularly two households below 30% AMI.

Big Picture Project – Strategy Groups

Participants indicated interest in participating in the following topics:

Community Land Trusts (CLT)

Rondo CLT, Greg Finzell

Density Bonuses

MN Center for Environmental Advocacy, Jim Erkel
Habitat for Humanity, John Slade

Streamline Community Engagement Process

Erin Scott
UDA has design principles list for use in project development
MN Center for Environmental Advocacy, Jim Erkel
St Paul Design Center, Tim Griffin
District 7 / HECUA, Emily Seru
Metro Plains LLC, John Errigo
District Councils Collaborative, Karyssa Jackson

Mortgage Foreclosure Prevention

Housing Preservation Project (Foreclosure Relief Project), Ann Steingraeber
Aurora St Anthony NDC (ST. Paul Fair Lending Coalition), Vaughn Larry
Minnesota Housing, Katy Lindblad
Jewish Community Action, Bill Lerman

Home Improvement Loans / Energy Efficiency Programs

Minnesota Housing, Katy Lindblad
NEC (Neighborhood Energy Center)

Next Steps:

Rental Energy Efficiency!

Reuse Vacant and Foreclosed Properties

Minnesota Housing, Katy Lindblad
Daniel Burgstaler (U of M law school)

Property Tax Relief

Rondo Committee
TCNFH (Save Our Homes)

Additional transit-oriented development (TOD) resources

Metropolitan Council, Beth Reetz and Mark Vanderschaaf
Minnesota Housing, Katy Lindblad
MN Center for Environmental Advocacy, Jim Erkel
City of St. Paul, Diane Nordquist
Habitat for Humanity, John Slade

Value Capture and tax incentives

Rondo Committee
City of ST Paul
MN Center for Environmental Advocacy, Jim Erkel
Hennepin County
Habitat for Humanity, John Slade

Opportunity Sites – demonstrate Equitable TOD

Rondo Committee
St. Paul Design Center, Tim Griffin
St. Paul PED, Al Carlson
District Councils Collaborative, Karyssa Jackson
Transit for Livable Communities
Sibley Bike Depot
Aurora St. Anthony NDC, Vaughn Larry

Nonprofit and public housing

Plymouth Church Neighborhood Foundation (PCNF), Matt Crellin
Project for Pride in Living, Barbara McCormick
Aurora St. Anthony NDC, Vaughn Larry