



Monday, June 17, 2019
7:00 pm

City Hall – Council Chambers
5200 - 85th Ave North

**THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
REGULAR MEETING – AGENDA #7**

**President Jeffrey Lunde, Vice President Lisa Jacobson & Treasurer Wynfred Russell
Commissioners Mark Mata, Terry Parks, Susan Pha & Tonja West-Hafner, Executive Director Kim
Berggren, Assistant Executive Director Jay Stroebel & Secretary Theresa Freund**

If due to a disability, you need auxiliary aids or services during an EDA Meeting, please provide the City with 72 hour notice by calling 763-493-8012 or FAX 763-493-8391.

Our Mission: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

Our Goals:

*Strong Neighborhoods • Adapting to Changing Demographics • Public Safety
Financial Sustainability • Community Image • Focused Redevelopment and Development*

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT AND RESPONSE

This provides an opportunity for the public to address the EDA on items, which are not on the agenda. Open Forum will be limited to 15 minutes (if no one is in attendance for the Open Forum, the Regular Meeting may begin) and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Commissioners will not enter into a dialogue with citizens. Questions from the EDA will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the citizen for informational purposes only.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3. APPROVAL OF AGENDA

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving Meeting Minutes

4.1A April 15, 2019 Meeting Minutes

The following items relate to the EDA's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the Secretary. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the EDA table for action.)

5. Public Hearings

5.1 None.

6. General Action Items

6.1 Consider Amending the 2019 Economic Development Authority Budget in the Amount of up to \$78,000 for a Qualitative Study of Evictions in Brooklyn Park and Authorizing Staff to Enter into an Agreement for Research with the Center of Urban and Regional Affairs

6.1A Resolution

6.1B Proposed Budget Amendment

6.1C Proposal

6.1D Civil Rights Blueprint

6.1E HOME Line Report

6.1F Property Manager Summary

III. DISCUSSION - These items will be discussion items but the EDA may act upon them during the course of the meeting.

7. Discussion Items

7.1 Status Update

7.1A Edinburgh Clubhouse Update

7.2 Housing Update

7.2A Brooklyn Park Housing Programs Flyer

7.3 Business Forward Advisory Board Update

7.3A Advisory Board Member List

IV. WORK SESSION - This portion of the meeting will not be televised nor videotaped and will be held in the Steve Lampi Conference Room.

8. Work Session

8.1 Discuss a Framework for Naturally Occurring Affordable Housing (NOAH) Preservation Program and Provide Direction to Staff to Bring Back Standards for Participation

8.1A Brooklyn Park Apartment Map

8.2 Review and Discuss Reaffirmed Regent Site Vision Statement and Next Steps on Redevelopment and Direct Staff to Conduct Community Engagement Around a Draft Vision in Conjunction with an Interested Developer

8.2A Huntington Pointe Site Development Guidelines

8.2B DRAFT Reaffirmed Regent Site Vision

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the EDA on each agenda item in advance from City staff; and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

The Brooklyn Park Economic Development Authority's Agenda Packet is posted on the City's website.

To access the agenda packet go to www.brooklynpark.org

The Next Scheduled EDA Meeting is July 15, 2019

City of Brooklyn Park Request for EDA Action

Agenda Item No:	4.1	Meeting Date:	June 17, 2019
Agenda Section:	Consent	Prepared By:	Theresa Freund, EDA Secretary
Resolution:	N/A	Presented By:	Theresa Freund, EDA Secretary
No. of Attachments:	1		
Item:	Consider Approving EDA Meeting Minutes		

Executive Director's Proposed Action:

MOTION _____, SECOND _____ TO APPROVE THE APRIL 15, 2019 EDA MEETING MINUTES.

Overview:

N/A

Primary Issues/Alternatives to Consider:

N/A

Budgetary/Fiscal Issues:

N/A

Attachments:

4.1A APRIL 15, 2019 MEETING MINUTES

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
APRIL 15, 2019 SPECIAL MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1. CALL TO ORDER: President Jeff Lunde at 8:17 p.m.

ROLL CALL PRESENT: President Jeff Lunde, Vice President Lisa Jacobson and Treasurer Wynfred Russell, Commissioners Mark Mata, Terry Parks, Susan Pha and Tonja West-Hafner, Executive Director Kim Berggren and City Clerk Devin Montero.

ABSENT/EXCUSED: None.

2. PUBLIC COMMENT AND RESPONSE:

2. A Response to Prior Public Comment: None.

2. B Public Comment: None.

3. APPROVAL OF AGENDA

MOTION WEST-HAFNER, SECOND PARKS APPROVING THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY.

II. STATUTORY BUSINESS:

4. CONSENT:

- 4.1 Consider Approving Meeting Minutes

MOTION WEST-HAFNER, SECOND PARKS TO APPROVE THE MARCH 18, 2019 AND APRIL 1, 2019 EDA MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS:

5.1 None.

6. GENERAL ACTION ITEMS:

- 6.1 Consider Approving a Contract for Private Development Between the Brooklyn Park EDA and Dignicare Properties of Brooklyn Park LLC for Soil Correction and Construction of a 32-Unit Senior Housing Development at 8500 Regent Avenue and Amending the 2019 EDA Budget for the TIF #3 Fund.

MOTION PHA, SECOND JACOBSON TO WAIVE THE READING AND ADOPT RESOLUTION #2019-6 APPROVING A CONTRACT FOR PRIVATE DEVELOPMENT BETWEEN THE BROOKLYN PARK EDA AND DIGNICARE PROPERTIES OF BROOKLYN PARK LLC FOR SOIL CORRECTION AND CONSTRUCTION OF A 32-UNIT SENIOR HOUSING DEVELOPMENT AT 8500 REGENT AVENUE AND AMENDING THE 2019 EDA BUDGET FOR THE TIF #3 FUND. MOTION PASSED (6 TO 1). COMMISSIONER MATA VOTED NO.

- 6.2 Consider Approving an Updated Sewer Availability Charge (SAC) and Water Access Charge (WAC) Reduction Policy.

MOTION MATA, SECOND RUSSELL APPROVING AN UPDATED SEWER AVAILABILITY CHARGE (SAC) AND WATER ACCESS CHARGE (WAC) REDUCTION POLICY. MOTION PASSED UNANIMOUSLY.

- 6.3 Consider Approving Revised Guidelines to the CDBG Home Rehabilitation Deferred Loan Program Requirements.

MOTION WEST-HAFNER, SECOND PARKS TO WAIVE THE READING AND ADOPT RESOLUTION 2019-7 APPROVING REVISED GUIDELINES TO THE CDBG HOME REHABILITATION DEFERRED LOAN PROGRAM. MOTION PASSED (5 TO 2). COMMISSIONERS MATA AND PHA VOTED NO.

- 6.4 Consider Approving Revised Guidelines to the Brooklyn Park Homeowner Programs and Establishing Four Sub-Categories and Approving an Amendment to the 2019 EDA Rehab Loan Program Budget Adding \$200,000.

MOTION LUNDE, SECOND RUSSELL TO WAIVE THE READING AND ADOPT RESOLUTION #2019-8 APPROVING REVISED GUIDELINES TO THE BROOKLYN PARK HOMEOWNER PROGRAM REQUIREMENTS AND ESTABLISHING FOUR SUB-CATEGORIES. MOTION PASSED (6 TO 1). COMMISSIONER MATA VOTED NO.

MOTION WEST-HAFNER, SECOND PARKS TO APPROVE AN AMENDMENT TO THE 2019 EDA REHAB LOAN PROGRAM BUDGET ADDING \$200,000. MOTION PASSED (6 TO 1). COMMISSIONER MATA VOTED NO.

III. DISCUSSION:

7. DISCUSSION ITEMS

- 7.1 Status Update – Kim Berggren, Executive Director highlighted the following items:
- The Business Advisory Board did have a conversation around food trucks and becoming more food truck friendly in our community at their April meeting. This topic has been discussed quite a bit among commissioners. We are planning to host a meeting on April 30th in the morning with the food truck vendors that are currently and have previously been licensed in the past to talk about ways we can

better serve them as customers as well as support the development of their businesses. Our public health, community engagement and business development staff will be hosting the event. We are also going to use that conversation to help inform some other ideas for being more food truck friendly. Commissioner Lisa Jacobson has been helping coordinate this event after hearing from vendors who have been asking for changes in our code. So those conversations have been happening and anyone can come on April 30th, if you are interested.

- Second Harvest had its groundbreaking. It was a great event and Governor Walz and Lieutenant Governor Flanagan made a surprise visit. The event highlighted the work that Second Harvest does for our community. Photos were shown, one with Mayor Jeff Lunde presenting.
- Staff is continuing to work on whether the city wants to buy the old library facility from Hennepin County. The Economic Development and Housing staff are working with Park and Recreation staff to analyze that facility. The EDA is funding some initial feasibility work around the condition of the building. Commissioners will be seeing this item brought before you at May's work session.
- At the May EDA meeting commissioners are likely to see Autumn Ridge requesting another extension to their loan and its terms. The EDA had provided a loan to Autumn Ridge for rehab. The loan had previously been extended and it was due at the end of January. They have been making their interest payments but they haven't repaid the balance of the loan and have requested that we restructure the loan going forward so that they can do some additional improvements to the facility. Staff will be analyzing their request and bringing it to the EDA in May. We have issued a formal Notice of Default on the loan just to make sure that the EDA's interest is protected.
- Staff has welcomed our new Project Facilitator, Sarah Abe. Sarah will be introduced to the Council in May. We do now have a full Economic Development and Housing staff team as well as having interns in the summer.
- The temporary plaza park at 85th and West Broadway is a partnership between the Park & Recreation Department, Hennepin County Library and North Hennepin Community College. The plaza park will be activated this summer. There is a phased plan that has been developed and over the next three years the space will continue to evolve. The EDA has been funding some of the planning work on this. Staff has applied for some grant money to help support activities there this summer.
- The Edinburgh Clubhouse has been undergoing renovations. The restaurant is opening this weekend. There will be soft openings this Saturday and Sunday. I'm hearing you can make reservations for dinner Saturday night. They aren't doing a lot of promotions just yet because they want to make sure they have their service right. There will be a tasting on Thursday and Friday as well. In commissioners' packets, you will see photos of the renovations that have occurred at the facility. There is also and a list of the contracts that have been signed at the facility, over half a million dollars to date. Most of the rehab has occurred on the first floor. The second floor hasn't really been touched and that area will be phase 2 of the project.

Commissioner Susan Pha left.

7.2 Housing Update – Erika Byrd, Development Project Coordinator highlighted the following items:

- There was a facilitated discussion with apartment owners and managers around the topic of evictions on March 28th. The discussion was cohosted by the Minnesota Multi Housing Association. I want to thank Commissioners Lisa Jacobson and Terry Parks for attending. There is a draft memo of the findings that will be shared by the next EDA meeting with commissioners.
- The draft Fair Housing Policy was shared with the Human Rights Commission on March 21st. They recommended bringing it forward to the City Council. Staff will bring the policy to the Council in May.
- Staff will be starting discussions on the Tenant Protection and Tenant Notification Ordinance with the Human Rights Commission at their meeting later this week. Depending on how the discussion goes, bringing a potential policy or ordinance forward this spring.

President Jeff Lunde asked if the Fair Housing and Tenant Protection policies are going to go through the Planning Commission or CLIC? They have been working on affordable housing and I see it as a larger issue. Erika Byrd responded that I wasn't at the last CLIC meeting but it was a topic. The Human Rights Commission was going to have their representative come to CLIC and share. I wrote a memo around that. I wasn't planning on bringing the Fair Housing Policy forward to the Planning Commission.

President Jeff Lunde reported both commissions have at different times discussed housing. I'm not sure where policies impact what type of development is brought forward or doesn't. Kim Berggren added that staff has been preparing the housing update to the EDA monthly. It is also a tool that we can share broadly. We have used it to share with all the different stakeholders and the status of the different elements of housing. This is part of the process too for communications.

Commissioner Wynfred Russell stated I think we need housing policies. What I see here are a lot of projects and they are fine. I think we need to come up with a housing policy guiding document. What is the gap, what is working and where are we going as a city? If we can do a housing gap analysis, that would be important. We need a guiding document that will help us move forward.

Commissioner Mark Mata stated the council and staff needs to better explain when we ask commissions to review policies on what their clear role is. At the last Human Rights Commission meeting, there was confusion over seeing the policy at that meeting and then having to pass a recommendation on to the City Council for that. I believe their expectation was that they got it a week beforehand so that they could review it and add anything they thought as a group should be added to it. The presentation was very good. At the meeting, they felt that they didn't get a chance to change something. I don't believe we were asking them to change a lot because it was more of a step that we had to do to bring development forward. We had a project that may or may not be coming forward that may want to borrow funds. At a minimum, we were already doing what the policy

said we just had to put pen to paper. I think that created a little bit of not knowing. I can tell you that from my opinion being in the room they may have felt government is just pushing something right through them and they are not being heard. When we send a policy to a commission we need to explain ahead of time to them what their role is on it and what we clearly are asking for them to do regardless to which commission it goes to. Otherwise different commissions can go off on tangents on what they think their role might be to address the policy and changes they might want to make. In talking with them the next policy that is going to go through is going to be a longer discussion period. This last one was just something that was pushed by quick because we were governed by the language that we had to pass in the policy.

Erika Byrd responded I believe you are right there was a bit of confusion. There were several months between when we introduced the topic and when we brought it back to them as a firm draft. With the tenant notification and notice, we are planning on doing a more phased approach with bringing a discussion about the topic and then the following month coming back with another discussion or draft policy and take it a little bit slower.

Commissioner Mark Mata stated when we are asking commissions for their involvement we meet weekly, we get a lot more information and the commissions get contacted once a month, if they are not able to be involved any more than that. They may miss a monthly meeting. I believe that a clear direction and a little more time will put everyone more at ease that something isn't being steamrolled through a commission. Kim Berggren stated that is a great comment and something that might be helpful if the EDA is interested in clarifying. Right now, we are operating in this process where all the commissions have an opportunity to weigh in and so we are basically just collecting feedback from the commissions. If the board would like to identify one commission to be an advisory on a certain topic, that would be good. It could be challenging to say that we want formal advisement from multiple commissions just from a staff time perspective to make sure we are properly educating the commission to make a formal recommendation. That might be something the council wants to talk about during your retreat coming up or another time.

Commissioner Lisa Jacobson left.

- IV. WORK SESSION: Commissioners recessed at 9:29 pm from the Council Chambers and reconvened at 9:35 pm in the Steve Lampi Conference Room. Commissioners Lisa Jacobson and Susan Pha were absent from this part of the meeting. The work session portion of the meeting was not televised nor videotaped but was open to the public. The meeting will be adjourned from this location.

8. WORK SESSION ITEMS

- 8.1 Confirm Strategic Priorities for the Economic Development Authority – Kim Berggren informed commissioners this is a follow-up to what we talked about at last month's work session. We are bringing back to you what we heard from commissioners who were at the meeting and follow-up conversations with those who weren't there. We have consolidated the information into recommendations for what the strategic priorities of the

EDA. This body of work will then transfer over as you are convening as the city council at the end of the month.

As you know there is a lot of work the EDA is already doing that is outside of this short list of strategic priorities. Those are things that we are already doing and said we would continue to do. At the last work session staff introduced some ideas of what could be added as focus areas for the next year, two years or longer. After commissioners completed the survey on what your priorities are, staff averaged that and produced this short list:

1. Opportunity zone.
2. Enhanced restaurant recruitment.
3. Rehab and preservation of affordable housing that already exists.
4. Village Creek neighborhood investments.
5. New affordable housing.
6. Incubation or acceleration of small businesses.

Kim Berggren stated I would like to go through some of the ideas staff has on what we might do in these work areas and would like feedback on if we are on track or not or if there are things you think we are missing.

Opportunity Zones - we would bring forward projects that would take advantage of the opportunity zone funding. This will take a lot of work to make this happen and staff is prepared to do that including meeting with the people that operate these funds. The EDA does own three sites where there has been some interest. Part of this work could be to update the Village Creek Plan.

Restaurant Recruiting – we have been working on this. There is an opportunity to do more in this area including attending industry area events, which we are already signed up for this spring. We are looking at revamping our marketing campaign around this concept. Minneapolis Northwest Tourism, Commissioners Russell and Mata are on the board, is doing some work in this arena so we have a partner in this work. We are looking at doing a similar campaign like we did with “Built in Brooklyn Park” with our communications folks.

NOAH – The EDA has an affordable housing set-aside fund that has almost \$10 million that has been collected over many years from old TIF districts. Special legislation from the state allowed us to create that fund and it also restricts the use of that fund so that it can only be used for projects that are 60% AMI or less. For example, that money was used to help Autumn Ridge rehab their property. Staff did some quick calculations that was provided in your packet that showed if we took half of the set-aside funds and applied it to help affordable housing preservation buyers to purchase existing affordable housing and rehab it, estimating about \$10,000 per unit, it could impact 500 units and create long term affordable units through that strategy. Take another \$5 million from that fund and for new affordable housing construction and potentially get another 500 units supported through that. We have outlined in the report that today we have 710 long term affordable apartment units subsidized in the community. This is a relatively low number compared to the 6,250 apartment units that we have. Looking at the projects shown here, if we could achieve another thousand units, we would be at 27% long term affordable housing units, not just market rate affordable. If commissioners like this framework than staff will

start working in alignment with the framework. If commissioners don't like it then we can adjust the framework and align with whatever that looks like.

New affordable housing - we know that North Hennepin Community College wants to develop affordable housing on their site. There are a few other sites that might be of interest to new affordable housing developers. We heard through this conversation and through the feedback you gave on the survey that there is some interest in supporting new affordable housing development. That ties right back into the bucket of having the set-aside fund for that development.

Business incubator – there was a lot of conversation at the last meeting about this. Our suggestion is we would do some feasibility work on getting details on what it might take to do an incubator project here. We would look at advising services from some reputable groups that know more about the incubator arena to get some numbers on that. We would bring a modest contract forward to have the EDA enter into a contract to have that work done. We are also looking at partnership opportunities to get some grant money from Hennepin County to do that work. When commissioners ranked their priorities, this was the last item on the list.

Breanne Rothstein added that per Commissioner Mata's comments last month about recruitment of jobs, industry and office space. In the last few weeks we have received requests for information from three industrial, office and manufacturing users. We have put together a packet of information for them about our city, marketing and being very proactive and quick to respond and we have generated some follow-ups from that. This would fall in the bucket of work we are currently doing and not necessarily a new strategic priority. I just wanted to point that out.

Commissioners agreed with the ranking of the strategic priorities and gave feedback to staff. More information was requested on business incubators.

V. ADJOURNMENT

Meeting adjourned at 9:59 p.m.

Respectfully Submitted
EDA Secretary Theresa Freund

City of Brooklyn Park Request for EDA Action

Agenda Item No:	6.1	Meeting Date:	June 17, 2019
Agenda Section:	General Action Items	Prepared By:	Erika Byrd, Economic Development Specialist
Resolution:	X	Presented By:	Kim Berggren, Executive Director
No. of Attachments:	6		
Item:	Consider Amending the 2019 Economic Development Authority Budget in the Amount of up to \$78,000 for a Qualitative Study of Evictions in Brooklyn Park and Authorizing Staff to Enter into an Agreement for Research with the Center of Urban and Regional Affairs		

Executive Director's Proposed Action:

MOTION _____, SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2019-____ AMENDING THE 2019 ECONOMIC DEVELOPMENT AUTHORITY BUDGET IN THE AMOUNT OF UP TO \$78,000 FOR A QUALITATIVE STUDY OF EVICTIONS IN BROOKLYN PARK AND AUTHORIZING STAFF TO ENTER INTO AN AGREEMENT FOR RESEARCH WITH THE CENTER FOR URBAN AND REGIONAL AFFAIRS.

Overview:

In recent years, the EDA has been focusing on understanding eviction, improving the long-term sustainability of apartment communities, and addressing concerns about quality of life for renters. In 2018, HOME Line completed a quantitative analysis of evictions within Brooklyn Park. Following that report, the EDA expressed interest in engaging those affected by eviction (including landlords and tenants) in conversations. African Career, Education & Resource, Inc (ACER) and others encouraged Brooklyn Park to connect with Dr. Brittney Lewis, principal researcher at the Center for Urban and Regional Affairs (CURA), about the large, qualitative study on evictions she was leading in North Minneapolis. After several conversations with Brooklyn Park staff, Dr. Lewis has proposed leading a year-long qualitative research project in Brooklyn Park to investigate the issues of eviction, housing stability, and renter quality of life. The research would involve interviews with tenants and landlords and would be developed in collaboration with a variety of community members and stakeholders. The purpose of this action is to amend the EDA budget to support the proposed CURA research project regarding root causes of evictions and quality of life issues in Brooklyn Park apartments and prepare recommendations for city consideration.

Primary Issues/Alternatives to Consider:

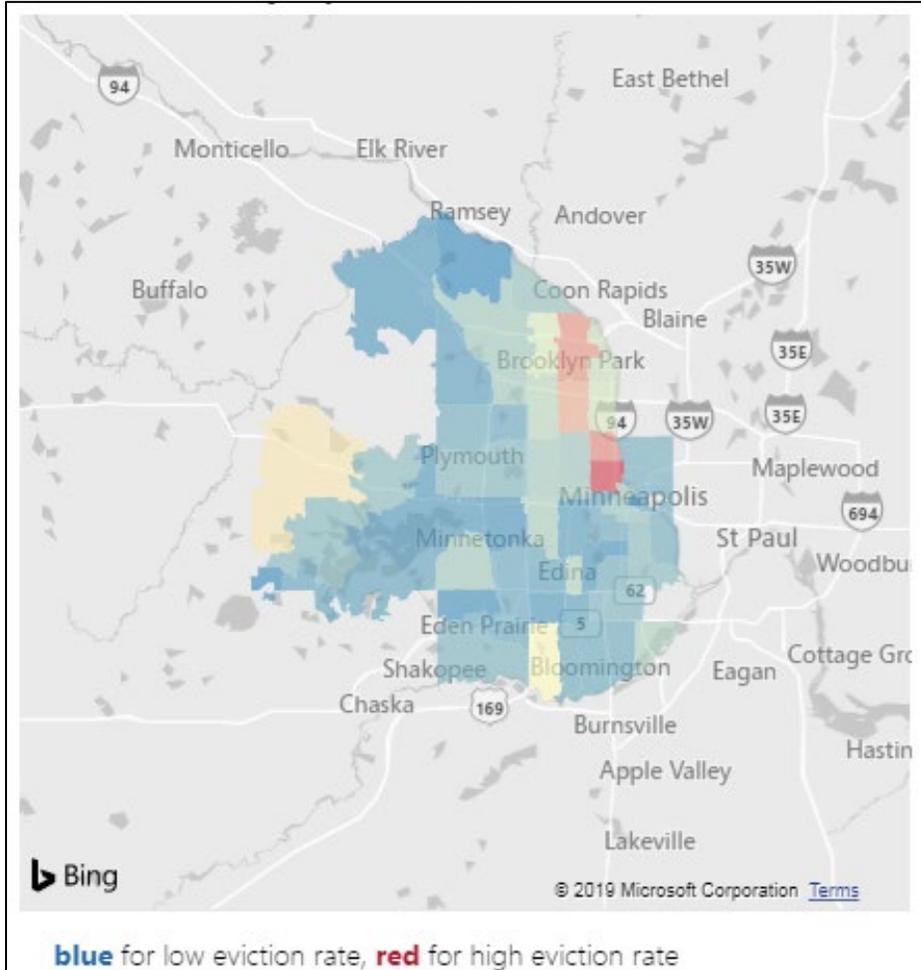
- **Why should the EDA consider this research?**

This project is at the intersection of many of the identified goals of the EDA and the community and builds on the EDA's work over the past few years. In 2018, the City worked with HOME Line to produce an analysis of evictions in Brooklyn Park from 2015-2017. This work was prompted by concerns about rising rents, displacement, and the high number of evictions in Brooklyn Park. These issues and others were brought forward by African Career Education & Resources (ACER) and La Asamblea De Derechos Civiles, in 2017 through their Civil Rights Blueprint: Building Our Common Home in the Brooklyns report (items 6.1 D).

The HOME Line Evictions in Brooklyn Park report (item 6.1E) examined trends related to residential evictions and found that while evictions in Hennepin County decreased significantly over the past decade, the number of evictions in Brooklyn Park has stayed relatively the same. Analysis of eviction cases filed indicated that evictions filed by just four property owners accounted for 65 percent of eviction cases in Brooklyn Park and on average Brooklyn Park evictions were filed 16 days after rent was due. Data from the Hennepin County

[Eviction Dashboard](#) reveals that Brooklyn Park contains 2 of the top 4 zip codes in the county with the highest number or eviction filings and highest eviction filing rate (55443 and 55429 in Brooklyn Park with the other 2 zip codes located in Minneapolis).

Hennepin County Eviction Rate by Zip Code 2018



Data and Map from Hennepin County

An eviction filing remains on a tenant’s record for seven years, so even if an eviction filing does not end up resulting in an eviction or displacement, the filing itself has important consequences for households. Seeking to reduce eviction filings and ensure stable housing is a benefit to the City. Understanding the factors behind eviction filings is essential to develop ways to increase housing access, stability, and quality.

In addition, in recent years, the City of Brooklyn Park has been focusing on improving the long-term sustainability of apartment communities and improving resident quality of life. The City has been expending many resources to address ongoing safety and quality of life issues apartment communities – particularly Huntington Place – but staff does not have the capacity to understand and address all the root causes of instability. A comprehensive mixed methodological approach enabling community members and policymakers to address *how* and *why* these trends are taking place and what city responses are recommended from the perspectives of tenants and landlords themselves is needed to effect lasting change.

- **How was the research proposal developed?**

The HOME Line report made a number of policy recommendations including that the City “consider additional research, particularly around informal eviction notices, qualitative interviews with affected tenants and landlords, and/or a landlord cost/benefit analysis of filing evictions.” While EDA staff has begun to meet with landlords and other stakeholders to discuss eviction, there is a need to add tenant voice to this work. One

organization doing qualitative research into eviction is the Center for Urban and Regional Affairs (CURA) at the University of Minnesota under the guidance of principal researcher Dr. Brittany Lewis. Dr. Lewis recently completed an in-depth qualitative study of evictions in the 55411 & 55412 zip codes in Minneapolis. The executive summary of the report is available at <http://evictions.cura.umn.edu/>

ACER and Council Member Lisa Jacobson encouraged staff to connect with Dr. Lewis about her work and the possibility of qualitative tenant research in Brooklyn Park. Through conversations with Brooklyn Park staff, Dr. Lewis put together a research proposal. Staff shared the potential research project with a number of stakeholders including ACER, Community Emergency Assistance Programs (CEAP), Community Mediation & Restorative Services (CMRS), HOME Line, Housing Justice Center, and Hennepin County. These stakeholders were overall supportive of this research project and provided feedback on the direction of the research question. Most felt that in addition to an examination of formal evictions through qualitative research, the project should look at informal evictions, housing stability, and quality of life for Brooklyn park renters. Dr. Lewis updated her proposal to reflect a broader scope that includes eviction and renter quality of life (proposal attached as item 6.1C).

- **What would the research project look like?**

Dr. Lewis and CURA bring a unique model of research that seeks to disrupt the power imbalances that often exist between researchers and the community, particularly in communities of color and low-wealth communities. Dr. Brittany Lewis employs a community-engaged action research model that uses a mixed methodological research approach to: (1) build community power, (2) assist local grassroots campaigns and local power brokers in reframing the dominant narrative, and (3) produce community centered public policy solutions that are winnable. This model relies heavily on the development of reciprocal relationships across sectors that embrace an open process where the collective develops shared understandings for the purpose of creating social transformation.

In preparing for the project, the first step would be to connect with stakeholders and those most affected and convene an Advisory Council comprising of tenants, landlords, community organizers, community-based staff members, staff members from the city of Brooklyn Park, and others. These engagements would frame the project and inform the scope of work and methodology. While the attached research proposal outlines the general framework of the research project, the final scope and methodology will be determined through this community engagement process.

CURA would write and deliver a final qualitative based report with data findings with policy recommendations at the end of the research process. Additionally, the community-based action research model that Dr. Lewis employs would result in learnings be shared and utilized throughout the process. For example, during her recent North Minneapolis eviction study, Dr. Lewis began to work toward improving Hennepin County emergency assistance programs during the research itself to be more human centered and timely.

- **How will the study be funded?**

Proposed funding for the study includes:

Funders	AMOUNT
Brooklyn Park EDA	\$78,000
CURA In-Kind	\$11,100
Other Sources TBD (Hennepin County & MN Housing)	TBD
TOTAL	\$89,100

Staff is seeking a budget amendment to allow the EDA to fund up to \$78,000 toward the study. EDA staff is also talking with additional partners to assist with the funding of the research. Hennepin County staff will be asking the Hennepin County Housing Redevelopment Authority to fund \$15,000 toward the study. Staff is also reaching out to other funders, such as the Family Housing Fund, to ask for their participation. In addition, there are potential grant opportunities that could support this project. One upcoming grant is Minnesota Housing's Capacity Building Initiative (up to \$40,000 grant). If the research project is able to secure additional funds and partners, the scope of work may be expanded (up to \$100,000) to include additional interviews and research questions. However, staff would also seek to reduce the EDA portion of funding as additional funds are committed from other partners.

- **Did the EDA seek multiple quotes for this research?**

City staff is not aware of anyone else who could do this type of work using an equivalent research methodology, which prioritizes community engagement, racial equity, and feasible policy recommendations. Qualitative research into evictions is a relatively new topic of research both regionally and nationally. CURA, however, under the guidance of principal researcher Dr. Brittany Lewis, recently completed an in-depth qualitative study of evictions North Minneapolis. The proposed research in Brooklyn Park would build on the lessons learned from CURA's research work in Minneapolis but would be unique to Brooklyn Park and specifically designed through a community-engaged action research model.

- **What are the next steps?**

To secure Dr. Lewis and her team for research starting this fall, the EDA needs to commit to this project in June. If the EDA approves this action, staff would put together an agreement with CURA for the research and continue to seek other grants or financial contributions toward the project.

The City and other stakeholders would participate in the development of the research project by sitting on a steering committee that would start to convene this summer.

Budget/Fiscal Issues:

The EDA retains a general fund balance that allows it to take advantage of strategic economic development and housing opportunities as they arise. The proposed budget amendment would allocate up to \$78,000 from the EDA general fund for this project. The final amount of EDA funding for the project could be less if funding partnerships and grants are secured.

Recommendation

The Executive Director of the EDA recommends approval.

Attachments

- 6.1A RESOLUTION
- 6.1B PROPOSED BUDGET AMENDMENT
- 6.1C PROPOSAL
- 6.1D CIVIL RIGHTS BLUEPRINT
- 6.1E HOME LINE REPORT
- 6.1F PROPERTY MANAGER SUMMARY

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK

RESOLUTION #2019-

AMENDING THE 2019 ECONOMIC DEVELOPMENT AUTHORITY BUDGET IN THE AMOUNT OF UP TO \$78,000 FOR A QUALITATIVE STUDY OF EVICTIONS IN BROOKLYN PARK AND AUTHORIZING STAFF TO ENTER INTO AN AGREEMENT FOR RESEARCH WITH THE CENTER FOR URBAN AND REGIONAL AFFAIRS

WHEREAS, the Brooklyn Park Economic Development Authority (the "Authority") was created pursuant to the Economic Development Authorities Act, Minnesota Statutes, Sections 469.090 to 469.108 (the "EDA Act") and is authorized to transact business and exercise its powers by a resolution of the City Council of the City of Brooklyn Park (the "City") adopted on October 24, 1988;

WHEREAS, the Authority possesses all of the powers of an economic development authority pursuant to the EDA Act and a housing and redevelopment authority pursuant to Minnesota Statutes, Sections 469.001 to 469.047;

WHEREAS, an objective of the Brooklyn Park Economic Development Authority (the "Authority") is to protect and enhance Brooklyn Park's economic vitality and livability; and

WHEREAS, the Authority approved the 2019 Authority Budget on November 19, 2018;
and

WHEREAS, the appropriate funding source for this expenditure is the EDA General Fund.

NOW, THEREFORE, BE IT RESOLVED by the Brooklyn Park Economic Development Authority Board of Commissioners that:

1. The 2019 EDA General Fund Contractual Services budget is amended to include up to \$78,000 for qualitative study of evictions in Brooklyn Park
2. The Authority selects the Center for Urban and Regional Affairs to conduct the study.
3. The Authority authorizes staff to develop and the President or Executive Director to execute contracts and agreements as are needed to carry out the study.

		2019 Final Adopted Budget	Amendments	2019 Amended Budget
Fund 502 - EDA General Activities				
Revenue				
GPTX	General Property Taxes	\$2,035,542.00		\$2,035,542.00
INVINC	Investment Income	\$149,139.00		\$149,139.00
OR	Other Revenue	\$0.00		\$0.00
Revenue Total		<u>\$2,184,681.00</u>	<u>\$0.00</u>	<u>\$2,184,681.00</u>
Expenses				
SUP	Supplies	\$5,570.00		\$5,570.00
PS	Professional Services	\$60,000.00		\$60,000.00
CS	Contractual Services	\$205,500.00	\$78,000.00	\$283,500.00
COMM	Communications	\$4,000.00		\$4,000.00
UTIL	Utilities	\$0.00		\$0.00
CONF	Conferences and Schools	\$23,570.00		\$23,570.00
DUES	Dues and Subscriptions	\$3,585.00		\$3,585.00
OTH	Other Charges	\$60,932.00		\$60,932.00
GFC	General Fund Charges	\$1,247,269.00		\$1,247,269.00
LC	Loss Control Charges	\$29,607.00		\$29,607.00
TRF	Transfers out	\$1,580,000.00		\$1,580,000.00
Expense Total		<u>\$3,220,033.00</u>	<u>\$78,000.00</u>	<u>\$3,298,033.00</u>
Net Grand Total		<u>(\$1,035,352.00)</u>	<u>(\$78,000.00)</u>	<u>(\$1,113,352.00)</u>

Project Proposal for the Qualitative Study of Evictions in Brooklyn Park

The Center for Urban and Regional Affairs (CURA)

University of Minnesota

Principal Researcher: Dr. Brittany Lewis

The Center for Urban and Regional Affairs (CURA) connects the resources of the University of Minnesota with the interests and needs of urban communities and the region for the benefit of all.

Overview of Research to Date

In July of 2016 the Minneapolis Innovation Team in partnership with HOMELINE published a report on *Evictions in Minneapolis*, which was inspired by Matthew Desmond's book *Evicted*. The Innovation Team's report found that 50% of tenants in the 55411 & 55412 zip codes were evicted in a two-year span. The report effectively identified eviction trends in the City of Minneapolis using quantitative data and mapping of a small sampling of eviction court case files. In August 2018 HOMELINE in partnership with CURA completed a similar quantitatively focused analysis of evictions in Brooklyn Park and found that of the eviction cases filed in 2015 through 2017 in Brooklyn Park, 61% of eviction cases were filed by the top four frequent filer owner groups with most filings (98%) taking place along the Zane Avenue Corridor between 63rd Avenue N and 83rd Avenue N. These reports have enabled local policymakers and practitioners to begin the process of reshaping the narrative around evictions and helping to generate new and pressing questions many had not considered.

However, these reports did not take a comprehensive mixed methodological approach enabling community members and policymakers to address *how* and *why* these trends are taking place from the perspectives of tenants and landlords themselves. CURA believes that an in-depth qualitative analysis is central to the successful development of public policy solutions and the development of new programs or interventions for those tenants negatively affected by evictions and for landlords who value sustaining positive relationships with the communities in which they are investors.

CURA under the guidance of Dr. Brittany Lewis recently completed an in-depth qualitative study of evictions in the 55411 & 55412 zip codes in Minneapolis. This was a two-year study where 100 interviews were conducted with 32 landlord and 68 tenants with each interview lasting between 60-90 minutes. The findings were published in May 2019 in the report *Illusion of Choice: Eviction and Profit in North Minneapolis*.

Proposal for a Qualitative Study in Brooklyn Park

Goals

- (1) Better understand housing instability and quality of life at Brooklyn Park apartment communities.
- (2) Conduct interviews with tenants for the purpose of helping to identify the conditions that often lead up to housing instability and eviction as well as to gain a clearer understanding of these tenants' housing composition/stability overtime and the various income streams they rely on to help better inform the development of targeted interventions, needs, and policy prescriptions.
- (3) Conduct interviews with landlords who have evicted tenants to learn more about, a) what policies and procedures they have in place to determine that eviction is the best course of action for dealing with a tenant, b) how they determine the cost benefit of evicting a tenant and owning rental property more generally speaking, and c) what practices they employ once that decision is made and whether and why those practices are employed for certain rental populations to help better inform the ways that the city can work with landlords as partners in community building and help the city produce targeted incentives for landlords illustrating positive behaviors.
- (4) Ensure that multiple stakeholders will benefit from this research including, but not limited to academics, philanthropists, the City of Brooklyn Park, Hennepin County, the Minnesota Multi Housing Association, the courts, tenant advocacy organizations, landlords and many others. CURA will make concrete policy and program recommendations for local government, housing practitioners and investors, and tenant advocacy organizations.

Research Design

In preparing for the project, the first step would be to connect with stakeholders and those most affected by housing instability in Brooklyn Park . The second step would be to convene an Advisory Council comprising of tenants, landlords, community organizers, community-based staff members, and staff members from the city of Brooklyn Park. These engagements would frame the project and inform the scope of work and methodology.

Dr. Brittany Lewis employs an actionable research model that uses a mixed methodological research approach to: (1) build community power, (2) assist local grassroots campaigns and local power brokers in reframing the dominant narrative, and (3) produce community centered public policy solutions that are winnable. This model relies heavily on the development of reciprocal relationships across sectors that embrace an open process where the collective develops shared understandings for the purpose of creating social transformation. This actionable research model embraces a racial equity framework that asserts that we must: (1) look for solutions that address systemic inequities, (2) work collaboratively with affected communities, and (3) add solutions that are commensurate with the cause of inequity

Scope

For the purpose of CURA's research capacity and the results of quantitative research findings currently available we propose the following scope of work. Please note that the final scope of work will be developed through a community-based action research model and may change from what is proposed below.

(1) Interview at least 10 landlords, focusing on the four frequent filers and the zip codes 55429 & 55443 (with potential inclusion of 55428) because Four ownership groups in particular accounted for 61% of all evictions in Brooklyn Park, despite owning only 28% of rental units in Brooklyn Park. Then we will do random sampling from the quantitative data analysis of landlords to fill the remaining 6 landlord slots with owners/companies with large portfolios who have low number of filings as well as owner/companies who filed many cases with very modest portfolios.

(2) Interview at least 30 tenants, focusing on residents that live within communities owned by the four frequent filers and the zip codes 55429 & 55443 (with potential inclusion of 55428) and communities experiences higher rates of crimes per unit. . HOME Line oversaw a 2016-2017 University of Minnesota Humphrey Institute Policy Fellows team who observed that African-American females were both the largest demographic group in Minneapolis evictions and the least likely to be represented by an attorney. A survey of 2017 Brooklyn Park residential tenant calls to HOME Line's free tenant hotline for eviction advice confirms similar demographic patterns in Brooklyn Park, which CURA's in-depth study of evictions in the 55411 & 55412 zip codes also confirmed. The disparity in the demographics of households impacted by evictions suggest evictions are a civil rights issue with important Fair Housing implications. We have chosen to narrow our number of tenants to 30, because CURA already has supporting qualitative research on two zip codes in Minneapolis that can support and further explain critical trends found in Brooklyn Park, while also providing a distinct analysis on the two Brooklyn Park zip codes where eviction filings are most prominent.

CURA has chosen to interview 30 tenants and 10 landlords at a minimum, with some additional interviews as specific research questions dictate, instead of aiming to produce a much larger statistically significant interview sample size to assist with the development of immediate policy solutions. We believe that by conducting these in-depth interviews we can successfully identify a number of common factors/themes around quality of life and housing instability that will aide in the development of strategic policy and practice recommendations for all our partners. This is a scale much grander than that featured in Matthew Desmond's work with the same ethics behind its approach. This also pays close attention to the City of Brooklyn's Park desire to have a fairly compact and speedy engaged research process that gets results to community as soon as possible. Lastly, we prefer in-depth one on one discussion not large focus groups, because of the sensitive nature of the questions asked of both landlords and tenants. We want to ensure that we are getting honest and direct answers that are not influenced by the presence of other stakeholders.

PROPOSED TIMELINE:

Summer 2019

- Solidify research partnerships with City of Brooklyn Park and community-based housing partners to establish collective outreach efforts and identify community interview sites
- Finalize research design and fiscal support
- Complete early engagement process and solidify community research advisory council
- Submit Institutional Review Board (IRB) application for University of Minnesota approval
- Identify and make initial contact with the 30 tenants and 10 landlords
- Conduct initial intake of all interviewee(s)
- Begin interviews (complete 20 of 40 interviews)
- Transcribe and analyze simultaneously

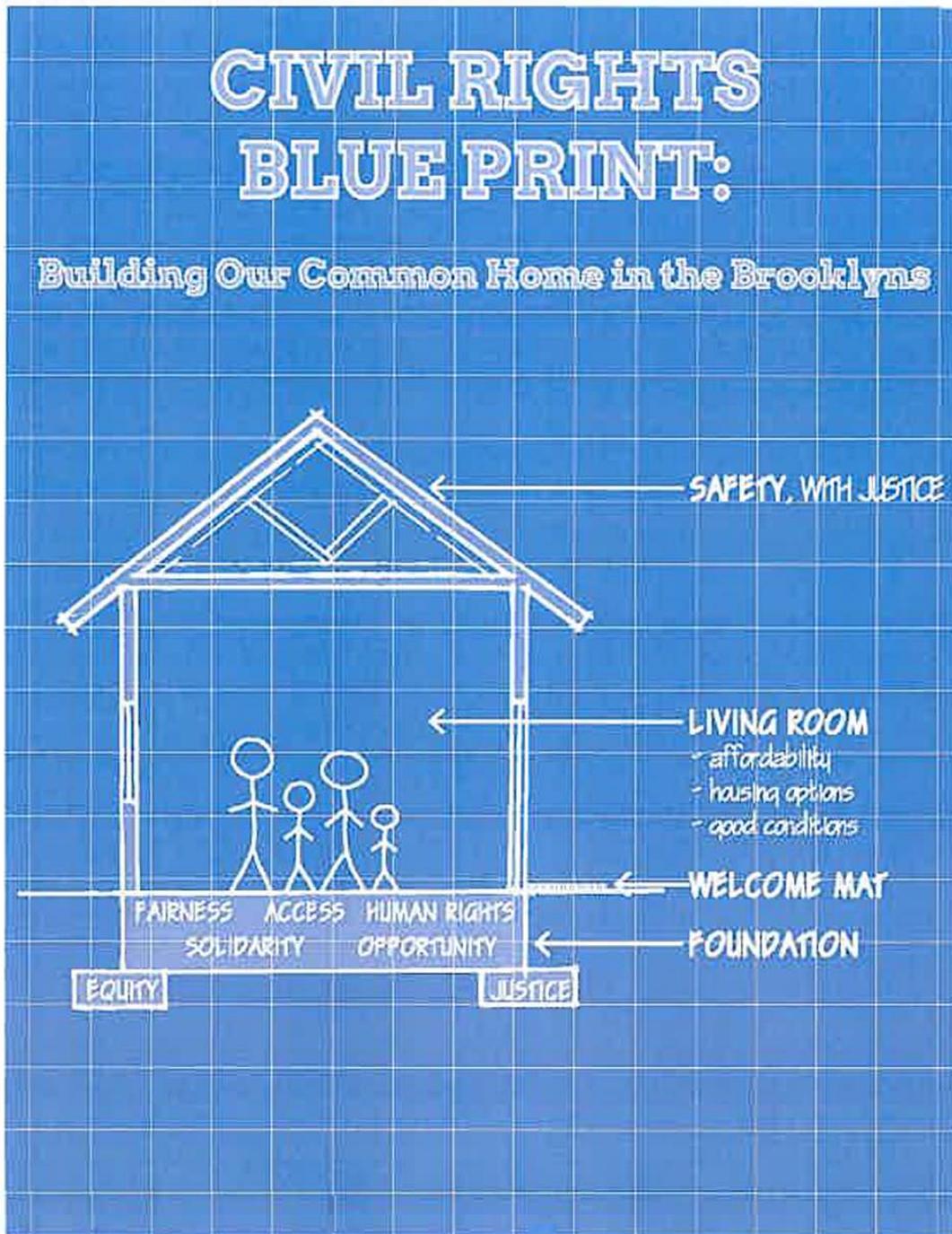
Fall 2019

- Complete remaining interviews
- Transcribe and analyze simultaneously
- Meet with advisory council
- Produce a working internal draft of data findings

Spring 2020

- Write and deliver a final qualitative based report with data findings with policy recommendations by May of 2020
- Meet with advisory council & discuss the dissemination of findings

<u>Description</u>	<u>Expense</u>
Principal Researcher (.40% FTE)	\$45,000
50% Graduate Research Assistant (GRA) Summer 2019	\$6,000
50% Graduate Research Assistant (GRA) Fall 2019	\$15,000
TranscribeMe Services	\$2,000
Translator Fee	\$1,000
Research/Staff Support/Food Parking/Software/Travel Costs	\$4,000
Participant support and accommodations inclusive of child care, food, or transportation needs	\$3,000
Participant Stipends	\$2,000
Total	\$78,000
CURA In-kind 25% GRA Spr 2020 via CBR grant	\$8,600
CURA In-kind portion of transcript fee and participant stipends	\$2,500



...DRAFT...



Table of Contents	
Introduction: Welcome to the Brooklyns	4
Building the Bonds of Solidarity	6
A Call to Action	8
Civil Rights Blueprint: Building our Common Home in the Brooklyns	11

Welcome to the Brooklyns!

Demographic Change

Brooklyn Park and Brooklyn Center became bedroom suburbs of the Twin Cities in the mid 19th Century when farming fields gave way to suburban development. Both cities became predominantly blue collar white communities. But in recent years, both have greatly transformed from what the first homesteaders, and first wave of suburban settlers looked like.

Starting in the 1970s when the first wave of Hmong and then Liberian refugees were resettled in the Twin Cities area, many found their way to the cities of Brooklyn Park and Brooklyn Center. This was followed by a wave of African Americans who were leaving Minneapolis and heading for the suburbs. Being first ring suburbs, with Brooklyn Center bordering Minneapolis, they easily made these two cities their next home. Between the 2000 and 2010 Census, the percentage of Hispanic/Latino residents doubled in Brooklyn Park, and tripled in Brooklyn Center.

This demographic change came fast and has only accelerated in the recent past. In 1990, both cities were made up of less than 10% people of color; by 2000, that number had risen to about 30 percent. Twelve years later, the non-white share of the population tipped over 50 percent. In 1997, public schools in the area were an average of 25% non-white; while by 2014, that number was at least 76%. Brooklyn Center and Brooklyn Park are the only two cities in Minnesota where people of color are a majority. A significant number of these are immigrants with a significant population from Africa (Liberia, Kenya, Somalia, Oromo), and South East Asia (Hmong, Laos, Vietnam) as well as a growing Latino population.

The Housing Affordability Crisis

When households spend more than 30% of their monthly income on housing costs, they are considered "cost-burdened." For many households, housing is their biggest expense. When people cannot find housing they can afford it has far-reaching effects, especially for if they are low wealth households. A 2014 Joint Center for Housing Studies Report found that these households often resort to cutting back spending on other necessities such as food and healthcare which results in lower life outcomes.

Housing cost burden impacts certain parts of the population more than others. Renters are more likely to be more cost burdened than homeowners, and low income households are also more likely to be cost burdened than higher income households. Cost burden is driven by income level, and housing costs. When incomes do not march housing costs, then households are more likely to be cost burdened.

In the cities of Brooklyn Park and Brooklyn Center, a 2014 report shows that 61% of renters are housing cost burdened. 75% of renters making less than \$50,000 are cost burdened, 86% of renters making \$35,000 and 96% of renters making less than \$20,000 are also cost burdened. The cities also face a severe shortage of houses that

serve the needs of the most vulnerable very low income individuals who are at 30% AMI. Their housing needs are not being met.

The Great Recession and foreclosure crisis had a great impact on these communities. In 2008 alone, 983 homes went into foreclosure in Brooklyn Park, and Brooklyn Center had 400 foreclosures. Both cities sought federal funds through the Neighborhood Stabilization Program. Communities of color were disproportionately impacted by the foreclosure crisis all across the metro. The communities saw significant declines in property value an increase in rental property, and a continued rise in poverty. For example, the share of students receiving free or reduced lunch spiked by about 37% between 1997 to 2014.

Political context

Despite having a majority population of color, both cities are governed by predominantly white councils and staff including police officers that are not representative of the racially diverse and multi-cultural population that they serve. Brooklyn Park recently elected their first ever person of color to the council, while Brooklyn Center elected two council members of color in 2014 and 2016 respectively.

The lack of political representation at the local level magnifies the growing alarm about the national political situation. In an increasingly hostile political environment against immigrants, refugees, Muslims and people of color, or communities look to local decision makers to stand up for us, and protect us from increasing threats at the state and federal levels.

Building Bonds of Solidarity



In response to growing challenges, we have chosen a path of solidarity to unite our communities to demand justice and to seize fully the opportunities our communities have historically been denied.

The **African Career, Education and Resources, Inc (ACER)** is a volunteer-driven, community-based organization founded to close the resource, health and information disparities gap within Minnesota's communities of African descent. ACER is dedicated to improving the conditions for the most excluded members of society to create access, equity, and opportunity. ACER engages communities of color mainly the African immigrant community in the NW Suburbs to organize around issues of economic development such as employment, health, education and civic engagement through an equity lens.

Asamblea de Derechos Civiles (Assembly for Civil Rights) founded in 2008, is a statewide, multi-issue faith based organization which organizes immigrants from predominantly Catholic Latino congregations to build power for systemic change by influencing the underlying political and economic structures behind the issues our community faces. Our mission is to build leadership in the community and act in collective power to change the politics that affect the destiny of our people, taking the gospel call for justice into the public arena. We engage our community to build leadership in our organization coming primarily from those most affected by oppression and injustice.

Our Work Together

ACER and Asamblea have worked to engage our communities to address the issues that impact us. Housing as a basic need and human right, is a huge issue in our community. Where people live has proven to have a direct relation with what their outcomes will be in education attainment, access to transportation, economic prosperity and health outcomes.

Through a series of community meetings, door knockings, surveys and trainings, we engaged our community members to find out what their experiences are and have been in regards to housing issues. We also engaged local officials and city staff to have conversations with them about what we were learning, and also sought to find out what tools and strategies they had in place to address these issues.

Joint Organizing Activities (partial list)

- August 4th- Community Solidarity Meeting & Campaign Launch
- Week of Action- October 24th
- October 30th- Faith in Housing Forum
- Autumn Ridge Campaign
- January 11th- Regional Housing Forum
- Civil Rights Blue Print Drafting
- Coalition Work: HEEC, Equity in Place, NWCC
- Doorknocking & House Visits-Autumn Ridge, Brookside Manor, Victoria Townhomes, The Willows, Eden Park Apartments, others
- March 23rd Brooklyn Park Vigil & Public Testimony
- March 30th Public Forum

We held our first Regional Housing Forum on January 2017. We invited all our elected and appointed officials who represent the 2 cities. At this meeting, they were able to hear first hand testimony from community members on what their experiences have been. They were charged with going back with the information and exploring ways they can begin to work with community to address these issues.

A Call to Action

The political and housing crisis falls heavily on the lives of our residents, with too many people of color experiencing the Brooklyns in fear of the "The 3 D-s"

- Displacement
- Detention
- Disenfranchisement

Displacement is observed when increasing rents are not met with increasing wages, seeing people forced from their buildings because they can no longer afford to pay. Communities are concerned of the impact that light rail expansion will have on rents near station areas, concerned that local immigrant and cultural enclaves will be replaced with whiter more affluent residents. Another cause of displacement is poor living conditions- doorknocking in multiple building has uncovered issues with mold, infestations, and other habitability concerns.

The lack of affordable housing in the Brooklyns means that when tenants are displaced from their buildings, they are also displaced from their community as well; because the current housing crisis does not present viable alternatives to stay.

The conversation around Naturally Occurring Affordable Housing (NOAH) is dangerously one sided. A big part of the problem is that this housing is usually below market rate, because it is very poorly maintained if at all, and is in such bad condition. For example, the city of Brooklyn Park currently uses the lowest possible code enforcement criteria (Criteria C) for multiple housing inspection. This has contributed in the lower than market rate housing to remain in very substandard and unhealthy conditions. Consequently, this practice has kept the most financially vulnerable in our community incurring extra costs that come with poorly maintained housing such as, poor health, poor quality of life, moving expenses, higher heating bills, groceries perishing, etc. The city needs to adopt standards that promote healthy living.

Walking through Market Rate Affordable Housing in the City of Brooklyn Center, one also observes the same unhealthy and substandard conditions. According to data collected by Homeline, an organization that serves both cities, the top calls they receive are from tenants dealing with landlords not dealing with repair issues.

Community members who are at 30% AMI are the most vulnerable people in our community. These would be individuals or households who are making \$25,000 or less annually. This housing has increasingly become unavailable, and there is no evidence to suggest that there are any proposals in the pipeline that aim to increase this type of housing. For example, according to Met Council data, the city of Brooklyn Park has not built any housing for under 30% AMI since 1998. We need to plan for everyone in our community, especially those who are most at risk to become homeless.

Brooklyn Park:

The city needed to build 1,506 affordable units between 2011 - 2020 in order to meet their fair share of affordable housing. This figure only accounts for new growth, and did not account for the current need for affordable housing.

From Brooklyn Park Comprehensive Plan (4.17)

Table 4.3.3.2 Existing Affordable Housing (2000)			
City	Housing Units	Affordable Units	Percent Affordable
Brooklyn Park	24,846	6,708	27%

Table 4.3.3.3 Future Affordable Housing				
City	# Affordable	Projected Total Housing Units (2030)	Projected Total Affordable Units (2030)	% Affordable
Brooklyn Park	1,506	35,000	8,202	23%

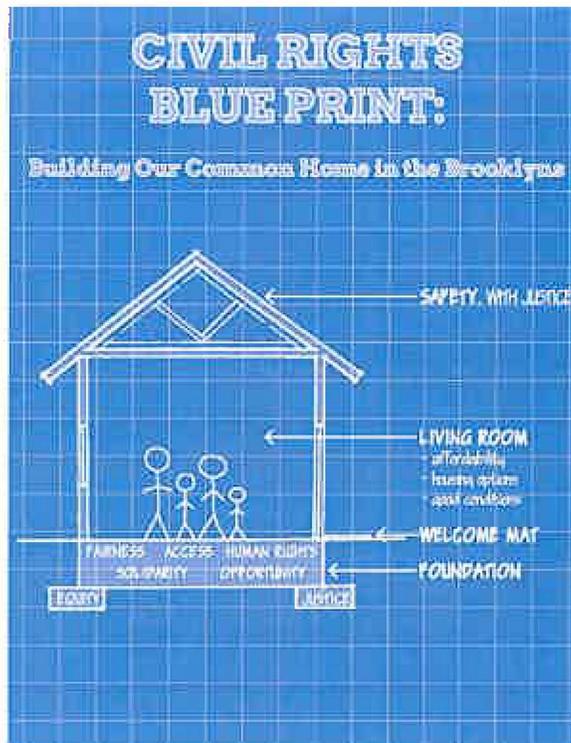
Even if the city reached their goals, they will end up with a smaller percentage of affordable housing units than they had in 2000, despite the fact that the percentage of housing cost burdened households continued to grow between 2000 and 2012, and still keeps increasing.

Detention leading towards deportation is a heightened fear among immigrants living in the Brooklyns given the expanded priorities of the new administration. Community members of color were alarmed to hear racist attitudes expressed by white community members at open houses about the "threat" posed by the prospect of N Minneapolis residents using the light rail expansion to come to the Brooklyns. The "solution?" More police. The reality is that there is a lack of trust between law enforcement and communities of color. Therefore more police do not necessarily make us feel safer.

We were alarmed to learn that as recently as last year, The Brooklyn Park police department proposed changes to the City Ordinance that would have allowed for more collaboration between local law enforcement and Immigration & Customs Enforcement (ICE). Furthermore, the close coordination between landlords and police on matters of tenant screening, Drug Free policies, and regular trainings create the specter of a "Landlord to Police to Immigration Pipeline"

Disenfranchisement occurs when people who are directly impacted by these issues are not involved in decision making. Despite widespread opposition from communities

of color, both cities signed on to HUD complaints whose narrative directly contradicted the lived experience of many of the community members it was purportedly filed "on behalf" of. Moreover, from policing to building inspections, the relationship between landlords and the city is enshrined in policy and practice, while too often tenants are kept in the dark or unable to influence the very processes that are supposed to improve their living conditions.



A STRONG FOUNDATION

Our common home must be built on a strong foundation uplifting core principles of

- Equity
- Justice
- Fairness
- Human Rights
- Access to Opportunity
- Solidarity

We call upon all government agencies to **adopt** racial equity analysis and criteria to guide decision making on housing and other issues affecting our community

A WELCOME MAT

For this to truly be a common home, our political leaders need to state explicitly that our communities are welcome in the face of attacks and threats.

We call upon our local governments to use recently **adopted** resolutions in support of immigrant, refugee and Muslim community members as guiding documents for all future policy decisions.

We call upon the City of Brooklyn Park to **adopt** changes to the makeup of its Economic Development Authority so that it is not identical to the city council to allow more space for people of color to take on decision making roles regarding important city matters.

LIVING ROOM

We are here, and here to stay. We want affordable housing options that keep our families together: The right to stay where we live with just living conditions and affordability; and more options for affordable housing in both cities.

We call on all local government to **adopt**

- criteria for resource allocation to guarantee long term affordability
- mechanisms for rent control and rent justification such as the REAP program being implemented in other cities across the country
- Just cause eviction protections
- Use of these as criteria for any public investment in privately owned rental housing as a prerequisite for receiving rehabilitation or any other funds

We call on all government agencies to **fund** affordable housing at 30% of Area Median Income in the Brooklyns.

SAFETY WITH JUSTICE

We all have the right to feel safe in homes that are free from violence or harassment.

We call for the **abolition** of the "Landlord-Policing-Immigration Pipeline"; by **adopting** explicit local ordinances separating local law enforcement from immigration enforcement. The cities' relationship with landlords should focus less on punitive measures against tenants, and more on improvement of living conditions.

We call on Metro Transit to **abolish** the practice of Homeland Security agents accompanying Transit Police in their day to day operations.

We call on local government to **adopt** retaliation ordinances that do not only apply in reporting crimes to police, but in making good faith complaints about landlords too.

We call on local government to **adopt** a more tenant centered inspections process, and **fund** more inspectors, renter engagement and know your rights trainings.

EVICTIONS IN BROOKLYN PARK

HOME Line - August 2018

Contents

Report Summary	2
Context and Purpose.....	2
Overview and Key Findings	2
Conclusions and a Call to Action	4
Notes about the Data.....	6
Researchers.....	7
Eviction Distributions in Brooklyn Park.....	8
Methodology.....	8
Key Findings	8
Case file review	9
Methodology.....	9
Key findings.....	9
Tables and Figures.....	12
State Data Extract Analysis: Brooklyn Park.....	18
Methodology.....	18
Key Findings	18
Tables and Figures.....	19

Report Summary

Context and Purpose

Matthew Desmond's book, *Evicted*, documented the impact of evictions on communities of color and female-headed households in Milwaukee while his study, *Evicting Children*, highlighted their effect on children. To demonstrate parallels from his work to Minnesota, the Minneapolis Innovation Team conducted a study with HOME Line that found up to 50% of tenants in two North Minneapolis ZIP codes were evicted in a two-year span. (<https://homelinemn.org/implsevictions>) This is devastating for families, schools, and communities as a whole. HOME Line oversaw a 2016-2017 University of Minnesota Humphrey Institute Policy Fellows team who observed that African-American females were both the largest demographic group in Minneapolis evictions and the least likely to be represented by an attorney.¹ A survey of 2017 Brooklyn Park residential tenant calls to HOME Line's free tenant hotline for eviction advice confirms similar demographic patterns in Brooklyn Park.² The disparity in the demographics of households impacted by evictions suggest evictions are a civil rights issue with important Fair Housing implications. As the recipient and beneficiary of federal funds, the City of Brooklyn Park has an obligation to affirmatively further Fair Housing by addressing barriers to housing access such as evictions.³

With the above in mind, HOME Line prepared this report at the request of the City of Brooklyn Park. The purpose of this report is to examine trends related to residential evictions in Brooklyn Park in order to better understand the eviction process and to identify strategies to minimize evictions and the harmful impacts of displacement on Brooklyn Park renter households.

There are three portions to this report:

- A mapped geographic distribution by both ZIP code and address of evictions in Brooklyn Park using a summary-level data extract from the state courts.
- Case file review consisting of individual analyses of a randomly selected set of eviction cases filed in 2015, 2016, and 2017.
- Detailed state data extract analysis of all evictions filed in Brooklyn Park.

Overview and Key Findings

According to 2016 American Community Survey 5-year estimates, 30% of all occupied housing in Brooklyn Park is renter-occupied housing. Demographic information for renters in Brooklyn Park shows 68% of renting householders in the city are non-white, compared to 40% of renters in Minneapolis and 36% of renters in all of Hennepin County.

In 2017, there were an estimated 602 residential evictions filed against tenants in the City of Brooklyn Park. This number represents 7% of residential rental units within the city, which has 8,337 total rental units. However, this number

¹ "Evictions in Hennepin County: Observations of Race & Gender" by Amy Cohn, Alice Hill, Sara Lopez, Jim Nikolai, and Jennifer Tong.

²In 2017, 79% of tenants calling with questions about evictions identified as people of color, while 73% of tenants calling with other concerns were people of color. This divide was greater for African-American callers (74% to 63%). The trend was also present for families (81% to 69%) and, to a lesser degree, female callers (76% to 72%).

³ 24 CFR 91.225

underrepresents the residents affected by eviction because it does not reflect multiple family members involved in a single eviction, nor does the data capture informal evictions outside of the court process.

While the number of evictions in Minnesota has decreased over the last few years, approximately 16,000 evictions were filed in 2017, this has not been the trend in Brooklyn Park where the number of evictions has remained relatively steady. Evictions, regardless of outcome, may limit a renter's available options to lower-quality or otherwise less-desirable housing and create housing instability within a community. An eviction action resulting in a judgment against the tenant leads to the short-term disruption of a household, forcing an immediate and unplanned move. It can also lead to long-term instability and barriers to housing access. Even an eviction filing may limit future access to housing, as the filing itself is part of a standard rental report and is frequently used by landlords to deny housing. An eviction filing effectively remains on a tenant's rental record for 7 years and can be found in court records indefinitely.

Understanding the contributing factors behind both filings and judgments is essential in developing ways to increase housing access, stability, and quality.

This study found the following:

- **1.75 months' rent** or approximately **\$1,600** stand between tenants and eviction in Brooklyn Park. (This figure is higher than the actual amount of rent owed, as court fees of approximately \$300 are typically included in the total amount owed.)
- In nonpayment cases, **evictions were filed 16 days after rent was due**, assuming rent was due on the first of the month where nonpayment occurred (average calculated using median and excluding one outlier of 935 days).
- Evictions filed by just **four property owners** comprised 65% of the cases in the study sample (129 out of 200 cases). The impact of these four property owners is so great, that their patterns and practices for evictions filing skew the rest of the data.
- **Most evictions are filed in ZIP code 55429, followed by 55443 and 55428.** Specifically, along the Zane Avenue Corridor between 63rd Avenue N and 83rd Avenue N.
- **Nonpayment cases account for 97% of eviction filings in Brooklyn Park**, and 95% of eviction cases identified no reasons beyond nonpayment. These numbers are noticeably higher than other areas that have been studied recently. (See "Evictions in Minneapolis" and "Evictions in Greater Minnesota".)
- If we remove the unknown outcomes, **53% of all filings ultimately resulted in a tenant displacement.**
- **Showing up matters.** Tenants showed up at the eviction hearing in 62% of cases. In **81% of cases where the tenant did not show up but the landlord did, the tenant was displaced.** When both parties showed up to the hearing, **more than 95% of cases resulted in a settlement.** When the tenant showed up, they had a 52% chance of avoiding displacement.
- **66% of cases settled.** The most common type of settlement was some form of payment plan. Most payment plans appeared to be successful since writs (the clearest sign of a failed settlement) were only issued later in 29% of cases. However, 16% of settlements were agreements by the tenant to move by a specific date.

- Landlords were represented by either an attorney or someone with power of authority **in 92% of cases**. Conversely, tenants were represented in just one case (less than one percent) and in this particular case, the attorney started representing the tenant after the tenant had already lost the eviction at the initial hearing.
- For owners who filed at least ten eviction cases in 2017, the average rate, measured as the number of filings compared to the number of rental units owned, was 18%, or about 18 Brooklyn Park eviction cases per 100 Brooklyn Park units (we did not consider evictions filed or buildings owned by these owners in other cities).
- Of the eviction cases filed in 2015 through 2017 in Brooklyn Park, **61% of eviction cases** were filed by the **top four frequent filer owner groups**, despite these four property owner groups owning only 28% of rental units in Brooklyn Park. However, there are several owners/companies with large portfolios who have low number of filings as well as owner/companies who filed many cases with very modest portfolios.
- While the number of evictions have significantly decreased in Hennepin County since 2009, **the number of evictions in Brooklyn Park (and Minneapolis) have stayed relatively the same.**

Conclusions and a Call to Action

Preventing and addressing the damaging consequences of evictions must be part of a comprehensive approach to increasing housing stability, access, and quality. Evictions stem from a variety of reasons—a response to housing disrepair, lack of affordable housing, short- and long-term financial difficulties—and the manner in which the formal eviction process plays out throughout the state makes a significant difference for the housing outcomes of Minnesota families. It is important to remember that an eviction is more than a data point in a report. They involve real people, adults and children, in crisis. Of similarly critical importance is that while an eviction may resolve one issue for a landlord, it creates additional issues and hardships for the Brooklyn Park resident. These residents must find somewhere else to live, likely still in Brooklyn Park, but with additional housing burdens. Therefore, while evictions may be necessary in some instances, seeking to reduce eviction filings and ensure safe and stable housing is both a short and long-term benefit to the city. This report provides both general and specific solutions, and aims to raise targeted questions to facilitate productive discussions among key Brooklyn Park stakeholders and influencers.

How might we...

- *Connect tenants experiencing housing emergencies to legal supports, rental subsidies, or emergency assistance more easily and quickly?*
- *Increase the number of renters who show up to housing court for their hearing?*
- *Increase the likelihood and quality of settlements?*
- *Reduce the number of evictions filed?*
- *Increase the use of expungements?*
- *Reduce the harmful impact evictions have on the future housing choices of a household?*
- *Address disparities in the demographics of households affected by eviction?*

Several key findings in this report offer important local insight into how both tenants and landlords in Brooklyn Park are influenced by and influencing the eviction process as a whole: the amount of overdue rent many evictions are filed over, the speed at which cases play out, the parties who end up in court (or fail to). Further, the findings suggest there are a

number of property owners and managers who tend to file evictions more frequently and through unique methods such as Power of Authority. Because of the issues raised, we offer the series of below recommendations that more broadly aim to address the harmful consequences of evictions for the community, as well as targeted proposals aimed at issues that we identified as unique to Brooklyn Park.

Recommendations:

- Enact a city ordinance mandating reporting of both informal and formal evictions to the city. Consider additional research, particularly around informal eviction notices, qualitative interviews with affected tenants and landlords, and/or a landlord cost/benefit analysis of filing evictions.
- Implement a rental licensing program that couples eviction data with ongoing city engagement with both tenants and landlords, including landlord legal providers and Power of Authorities. Rental licensing provisions could require engagement with frequent eviction filers about management processes and strategies, as well as mediation options.
- Use existing rental licensing program and landlord trainings to promote and incentivize alternatives to formal eviction actions such as cash for keys, pre-filing mediation, “confession of writ” form of settlement and others.
- Identify opportunities for more direct local connections to sources of emergency assistance and other social service providers.
- Survey tenants affected by evictions to determine their use of social services before and after the eviction process and determine what cost each eviction has on the City of Brooklyn Park.
- Engage in tenant outreach in rental properties with excessive or frequent eviction filings. Seek to ensure that these tenants are informed of both their rights and responsibilities. Seek to connect tenants who need additional services to resources prior to eviction filing.
- Contribute additional city resources to service providers and organizations that work directly with renters to avoid eviction and displacement.
- Encourage more rental subsidy programs, the preservation of affordable housing, and production of new affordable units. Consider a city rental subsidy program and/or financial aid program (in advance of falling behind on rent).
- Enact a rental licensing ordinance requirement providing “pay or quit/vacate” notice requirements prior to eviction for nonpayment of rent. As demonstrated in this report, most evictions occur very quickly and the vast majority (more than 80%) of cases were for nonpayment of rent for between 1 and 2 months. This legal requirement would offer tenants more time and options prior to formal eviction, as well as a formal notice that could be used to access financial resources. Minnesota is behind most other states as it relates to this basic protection prior to eviction, and most federally-subsidized affordable housing programs, including some operating in Brooklyn Park, require such notices.
- Enact a rental licensing ordinance requirement that extends “Just” or “Good” cause protections in lease termination and non-renewal to address what has become a commonplace occurrence in private landlord/tenant relationships – “informal evictions” that include a failure to renew a lease for no stated reason, or no reason whatsoever. Such non-renewals are sometimes used for retaliatory purposes, as well as in order to “rescreen” tenants when ownership or management changes hands, resulting in the loss of housing for historically lease-compliant tenants.

- Enact a rental licensing ordinance that regulates rental screening criteria requirements such as “Ban the Box,” narrowing the scope of questions about rental history and/or criminal background on an application, or “Limited Lookback” approach that restrict how many years back such history can influence an application. Such policies offer tenants with imperfect records better access to locating and maintaining future housing options.
- Review existing Brooklyn Park Ordinances as they relate to Conduct on Rental Property and requirements under the Minnesota Crime Free Multi-housing Program (Title XI, Chapter 117, § 117.49 - § 117.491). The City of Minneapolis recently [completed a study on a similar set of city ordinances](#), and as a result is now in the middle of pursuing a series of reforms to their process. The report identified specific applications of the ordinance that either resulted in unlawful eviction or caused housing instability for renters when there were questionable facts.
- Review other city rental licensing and inspection processes, particularly in relation to any influence they may have on retaliatory notices to vacate or formal eviction filings.

Notes about the Data

- There are two primary data sources for this report. First, a data extract from the State of Minnesota which contains high-level data on evictions filed in Minnesota. Second, direct review of physical case files. Each section will note which data set it is using.
- Race, ethnicity, and other demographic data are not collected in civil court processes. This is unfortunate as it is clear from other studies, and from the general demographic data available through such sources as the American Community Survey, that evictions disproportionately impact communities of color. While the lack of this data makes it difficult to quantify the effect in Brooklyn Park, census data and anecdotal evidence implies that the trend is present in Brooklyn Park as well. This brings up important Fair Housing implications and should be kept in mind throughout the report.
- Eviction cases are largely standard residential rental cases, but also include some commercial evictions, bank foreclosures, and contract-for-deed cases. There is no official coding in the court data to indicate which cases are of which type. The researchers for this report attempted to remove those non-standard case types by filtering for cases where the plaintiff appeared to be a bank or mortgage company or where the defendant name indicated that the entity facing eviction is a business. Portions using the state data extract will include some non-residential evictions. However, direct case file review was able to identify non-residential evictions with a high level of certainty. Portions using the case file review data contain only residential eviction cases.
- There are a significant number of renters who are displaced through informal evictions. Informal evictions include situations outside of court where renters receive notices to vacate, lease non-renewals, or are simply being asked to leave. Many tenants comply with these notices regardless of their validity and enforceability. HOME Line, through its statewide tenant hotline, advises renters facing such situations nearly as regularly as we advise renters facing formal eviction filings. These types of situations are not reflected in the data provided, but could be a rich area for future research. Unfortunately, no formal data sources for these types of evictions exists.
- A writ of recovery is a legal document issued by the court that orders the county sheriff to physically remove someone from the property. While many tenants leave voluntarily before the writ is issued, making the issuance of the writ unnecessary, it is, generally speaking, the only legal method of forcibly removing a tenant and the ultimate goal of the eviction court process itself. Our analysis assumes that if a writ of recovery was issued, the tenant was

forced to move. While extremely unlikely, it is possible that in some cases, a writ could be “resolved” through a payment from emergency assistance, for example. There is no way to distinguish those cases with official records. However, observation by professionals and experts in this field support the assumption that writs nearly always result in displacement.

- In some cases, it is possible that the address provided for the defendant is not the address from which they were evicted, but a later, more current address provided to the court for purposes of ongoing communications with the court and other parties. This may have caused minor distortions in the data.
- Settlements are often considered to be positive outcomes. A settled case means both the landlord and tenant reached a mutually agreed upon resolution. However, settlements also mean that a great deal of information is lost. Generally, a settlement means that the actual merits of the case are never determined. Tenants may or may not have owed rent. Tenants may or may not have wanted or needed to move. Due to the nature of the court process and the tenant-landlord relationship, it is possible that tenants agree to deals that are simply not achievable and/or are largely against their interests. Settlements, and the data as a whole, must be viewed in this light.
- If the tenant entered into a payment plan with their landlord, and no writ was issued, we assumed the payment plan was successful. This seems to be a likely assumption, but it is an assumption. It is also possible that tenants voluntarily left after failing to complete a payment plan.
- Finally, throughout the analysis, expunged cases are necessarily not reflected in the data because expunged cases are removed from public records (which is the data used in this report). Evictions are more likely to be expunged when the case is resolved in favor of the tenant or when the case is many years old and different counties use different standards for expungements. Data suggests the expungement rate is low to very, low depending upon the county, but it has not been specifically studied. Nevertheless, this element distorts the representativeness of the data to an unknown degree.

Researchers

Contributing Researchers

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- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*
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Report prepared by

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2016 Evictions in Minneapolis Report prepared by

- *Zoe Thiel, City of Minneapolis Innovation Team*

We want to thank Zoe Thiel and the rest of the Minneapolis Innovation Team for directing the research and publication of the Minneapolis report. This report relies on the framing and analysis in that report.

Eviction Distributions in Brooklyn Park

Methodology

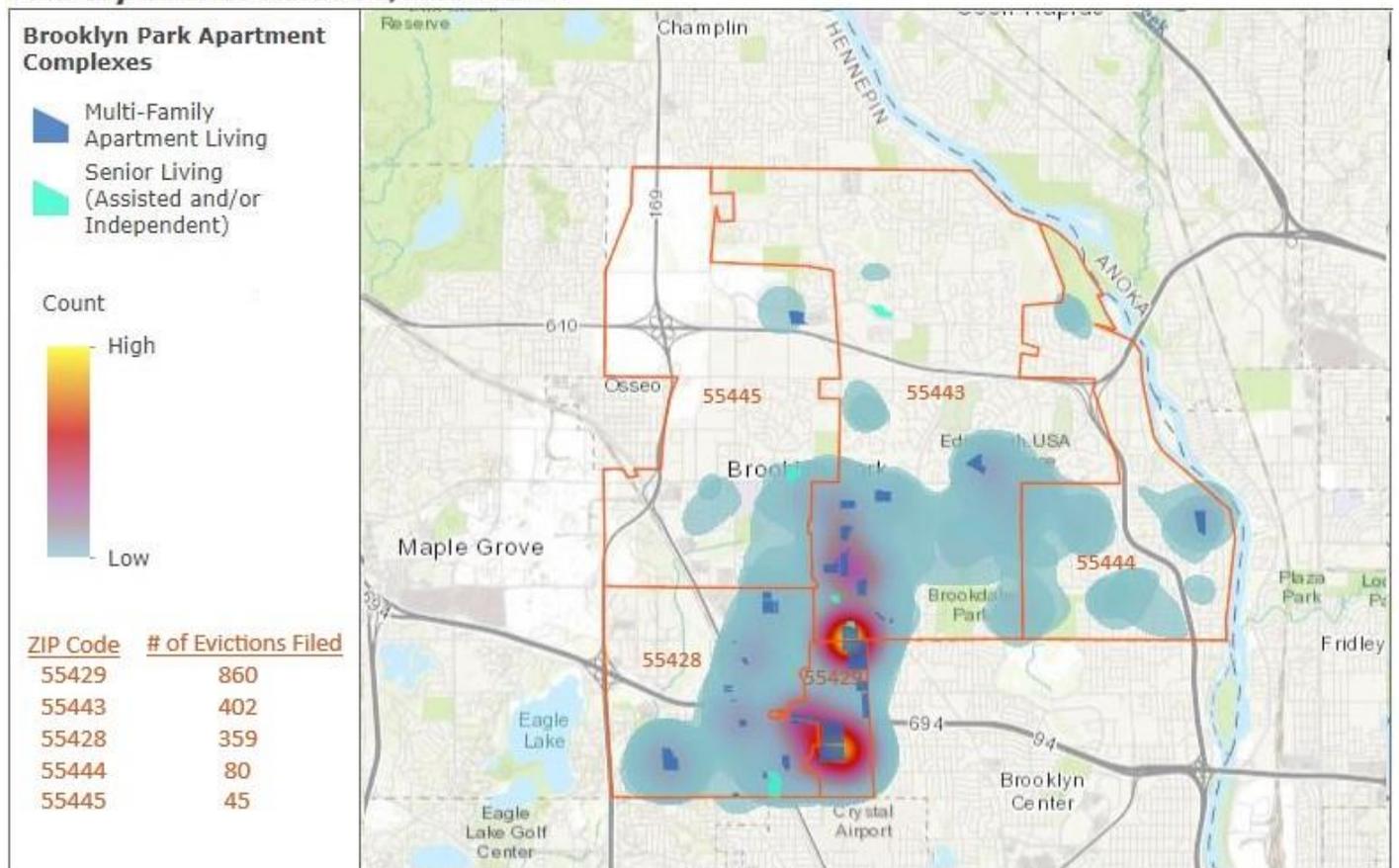
The data for this analysis comes from the state data extract. Analysts filtered the data extract from the state court to include only evictions filed in 2015, 2016, and 2017 with a defendant address in Brooklyn Park. This analysis excludes cases with commercial evictions, bank foreclosures, and addresses that were unverifiable and/or seemed outside of city limits. Addresses were cleaned manually using city information and Google Maps.

Key Findings

- **Most evictions are filed in ZIP code 55429, followed by 55443 and 55428.** Specifically, along the Zane Avenue Corridor between 63rd Avenue N and 83rd Avenue N. This is consistent with the frequent filer analysis later in this report which finds that most evictions in Brooklyn Park are filed by the same few landlords.

Fig 1. Total Evictions in Brooklyn Park (2015-2017)

Brooklyn Park Evictions, 2015-2017



Approximately 98% of evictions occurred with the highlighted areas. Around 2% of evictions occurred outside of the highlighted areas. These evictions were not concentrated enough to appear on the map and generally represented an eviction filed against a tenant in a non-multi-family apartment living situation, likely the only eviction for that address in the three-year time period.

Case file review

Methodology

The court data extract provides important summary-level data; however, much of the detail behind each of those cases is captured in hand-written and scanned case files, accessible only by public access court terminals which required in-person access.

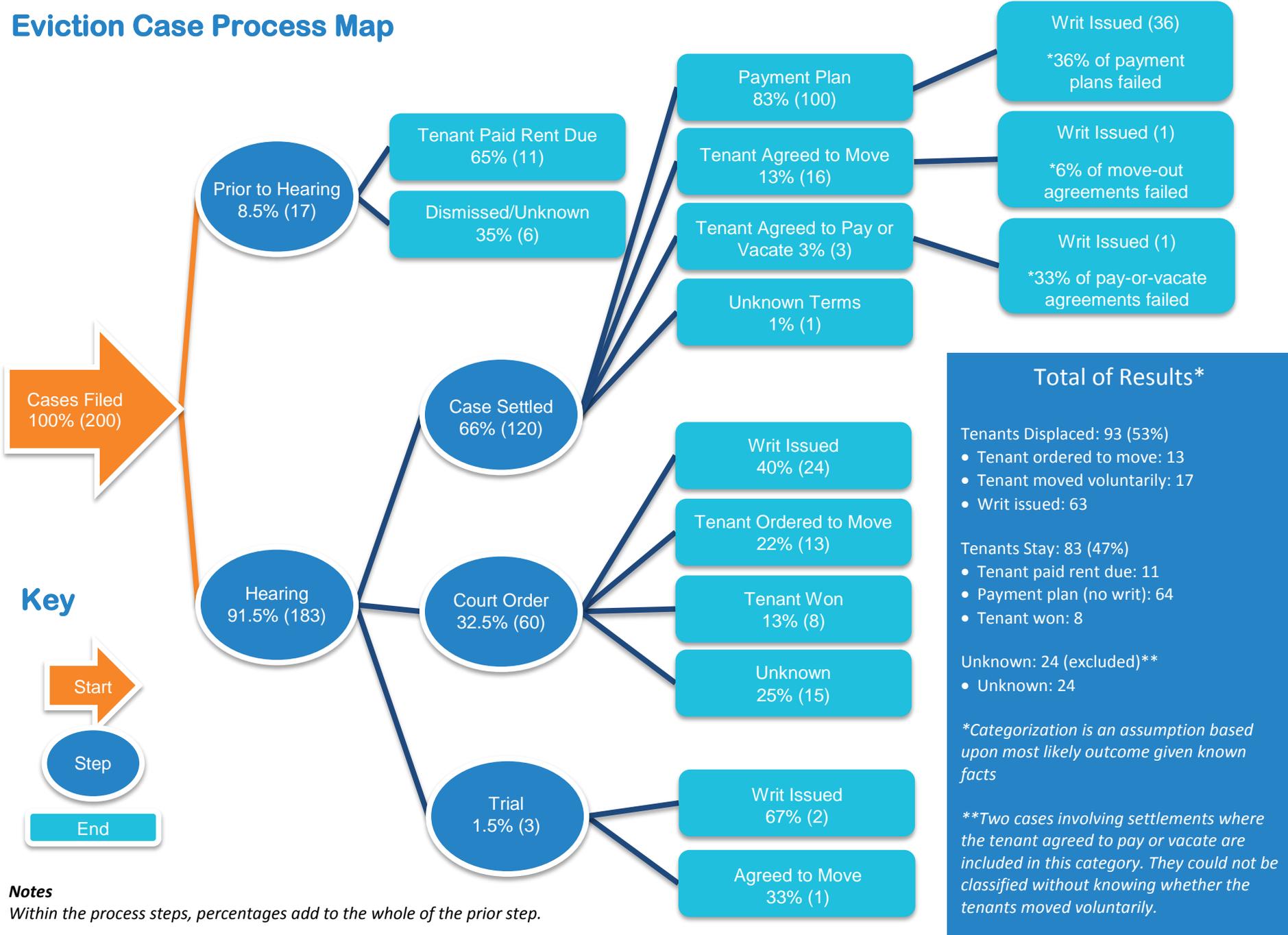
- 232 Brooklyn Park eviction cases from 2015, 2016, and 2017 were selected at random from the state court data extract.
- Analysts from HOME Line reviewed each of the 232 case files individually and recorded the details about each case on a custom Google survey form.
- After completion of reviews, staff removed cases determined to the best of our ability to be bank foreclosures, commercial evictions, contract-for-deed cases, or where significant documents or information were missing or not captured, leaving 200 cases.

Key findings

- **1.75 months'** rent or approximately **\$1,600** stand between tenants and eviction in Brooklyn Park. (This figure is higher than the actual amount of rent owed, as court fees of approximately \$300 are typically included in the total amount owed.)
- In nonpayment cases, **evictions were filed 16 days after rent was due**, assuming rent was due on the first of the month where nonpayment occurred (average calculated using median and excluding one outlier of 935 days).
- Evictions filed by just **four property owners** comprised 65% of the cases in the study sample (129 out of 200 cases).
- **Nonpayment cases account for 97% of eviction filings in Brooklyn Park**, and 95% of eviction cases identified no reasons beyond nonpayment.
- If we remove the unknown outcomes, **53% of all filings ultimately resulted in a tenant displacement.**
- **Showing up matters.** Tenants showed up at the eviction hearing in 62% of cases. **In 81% of cases where the tenant did not show up but the landlord did, the tenant was displaced.** When both parties showed up to the hearing, **more than 95% of cases resulted in a settlement.** When the tenant showed up, they had a 52% chance of avoiding displacement.
- **66% of cases settled.** The most common type of settlement was some form of payment plan. Most payment plans appeared to be successful since writs (the clearest sign of a failed settlement) were only issued later in 29% of cases. However, 16% of settlements were agreements by the tenant to move by a specific date.
- Landlords were represented by either an attorney or someone with power of authority **in 92% of cases.** Conversely, tenants were represented in just one case (less than one percent) and in this particular case, the attorney started representing the tenant after the tenant had already lost the eviction at the initial hearing.

- **Landlord representation (whether by attorney or POA) does not appear to result in different outcomes.** No statistically significant conclusions about tenant representation can be reached as only 1 case had a represented tenant.

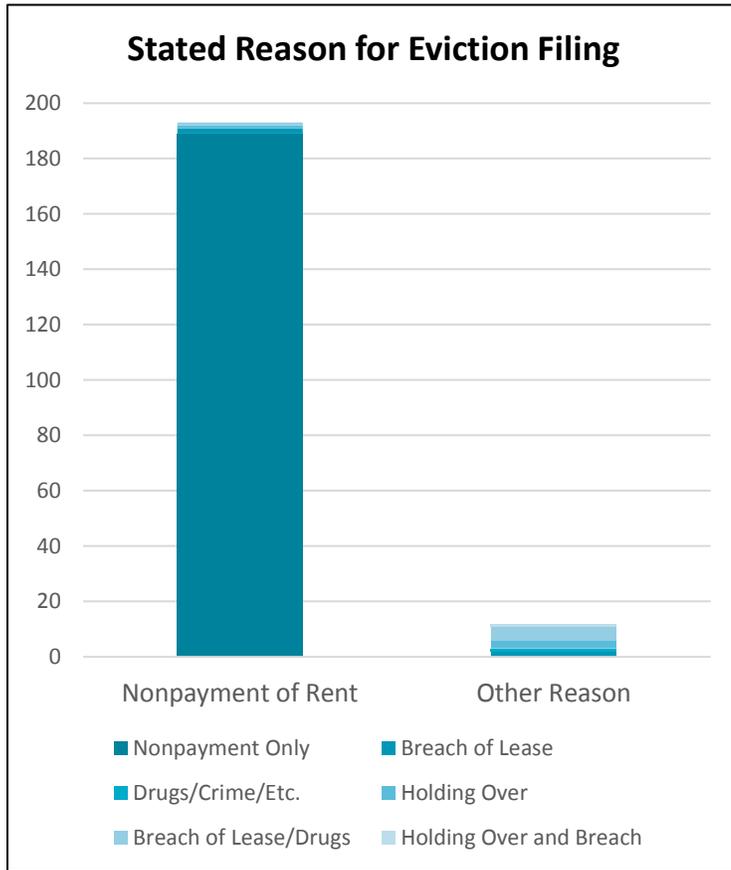
Eviction Case Process Map



Notes
 Within the process steps, percentages add to the whole of the prior step.

Tables and Figures

Fig 2. Reason for Filing



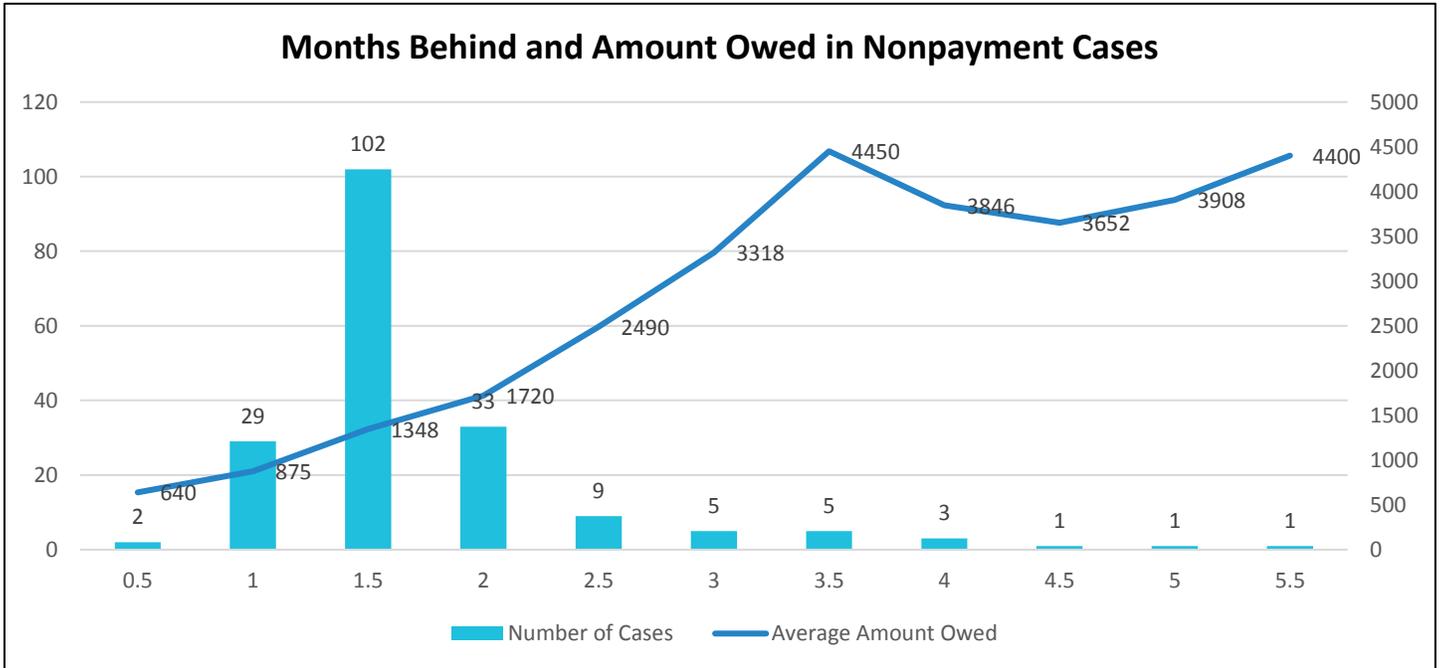
Nonpayment of rent and nonpayment of rent only was the reason for 94.5% of eviction cases filed.

Complete Eviction Categories	#
Nonpayment of Rent Only	189
Breach of Lease, Drugs/Crime/Etc. (504B.171)	4
Holding Over/Failure to Vacate	2
Nonpayment of Rent, Breach of Lease	2
Nonpayment of Rent, Breach of Lease, Drugs/Crime/Etc. (504B.171)	1
Nonpayment of Rent, Holding Over/Failure to Vacate	1
Holding Over/Failure to Vacate, Breach of Lease	1
Total	200

Occurrence of Eviction Category	#
Nonpayment of Rent	193
Breach of Lease	8
Holding Over/Failure to Vacate	4
Drugs/Crime/Etc. (504B.171)	5

Landlords may cite more than one reason for filing an eviction case. By far the most-often cited reason for filing was **nonpayment of rent**; it was cited in **96.5% of the cases**.

Fig 3. Nonpayment

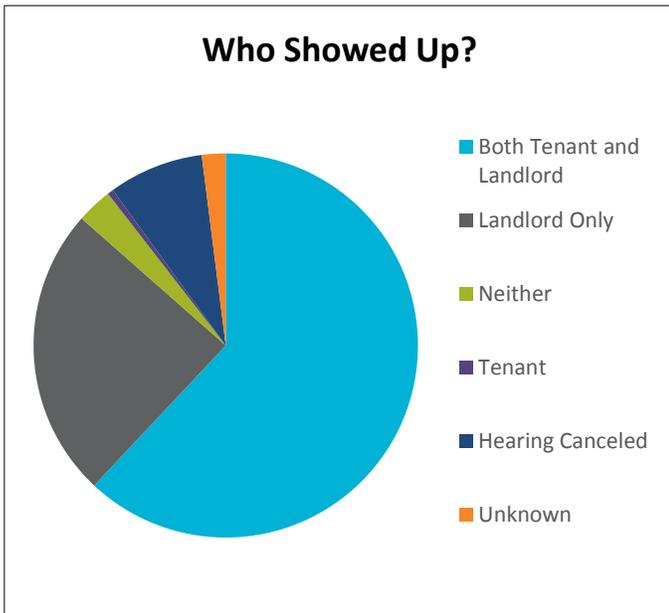


For nonpayment of rent cases, the average number of months a tenant was behind on rent was 1.75, owing approximately \$1,600. The vast majority (more than 80%) of cases were for nonpayment of rent for between 1 and 2 months.

Two outliers were excluded from these charts. An eviction for \$13,100 (over 6 months of unpaid rent) and an eviction for \$79,940 (landlord alleged nearly six years of unpaid rent).

Months Behind on Rent	# of cases	Average Amount owed (\$)
0.5	2	\$640
1	29	\$875
1.5	102	\$1,348
2	33	\$1,720
2.5	9	\$2,490
3	5	\$3,318
3.5	5	\$4,450
4	3	\$3,846
4.5	1	\$3,652
5	1	\$3,908
5.5	1	\$4,400

Fig 4. Appearance at Hearing

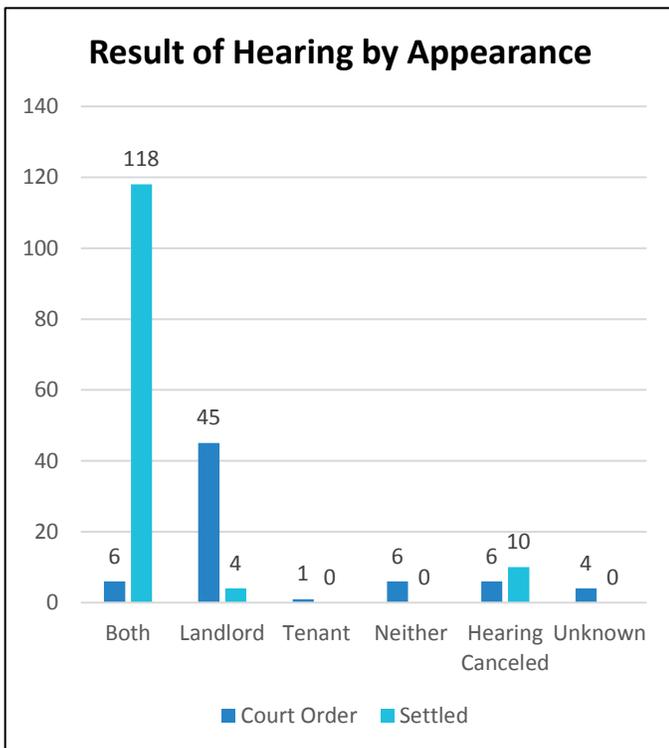


Who showed up?	#	%
Both Tenant and Landlord	124	62%
Landlord Only	49	24.5%
Neither	6	3%
Tenant	1	0.5%
Hearing Canceled	16	8%
Unknown	4	2%
Grand Total	200	

Both the tenant and the landlord were present at the hearing in about 62% of cases. In more than 24% of cases, only the landlord was present. In a few cases, the matter was resolved prior to the hearing, or neither party was present.

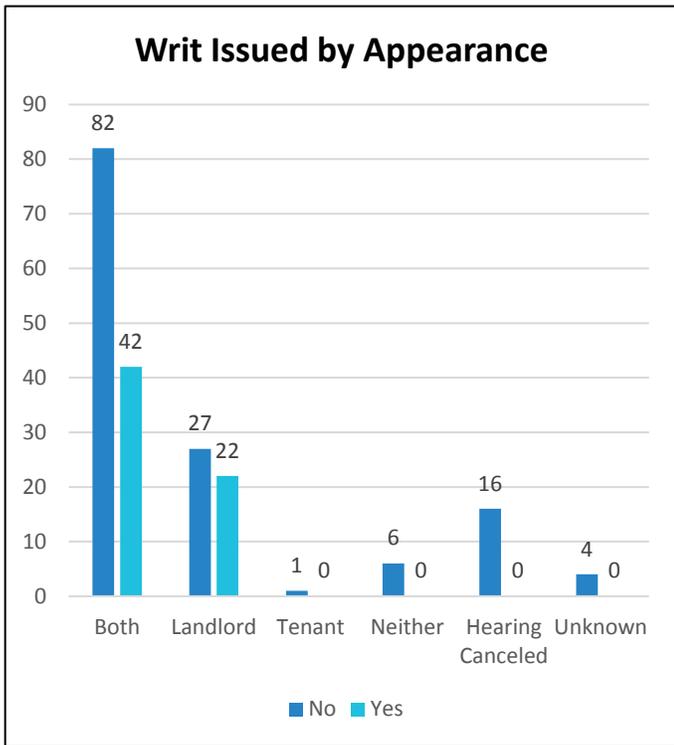
When both the landlord and tenant were present, **more than 95% of cases settled**. When only the landlord was present, more than 9 out of 10 resulted in a court order.

Fig 5. Result of the Hearing, by Appearance



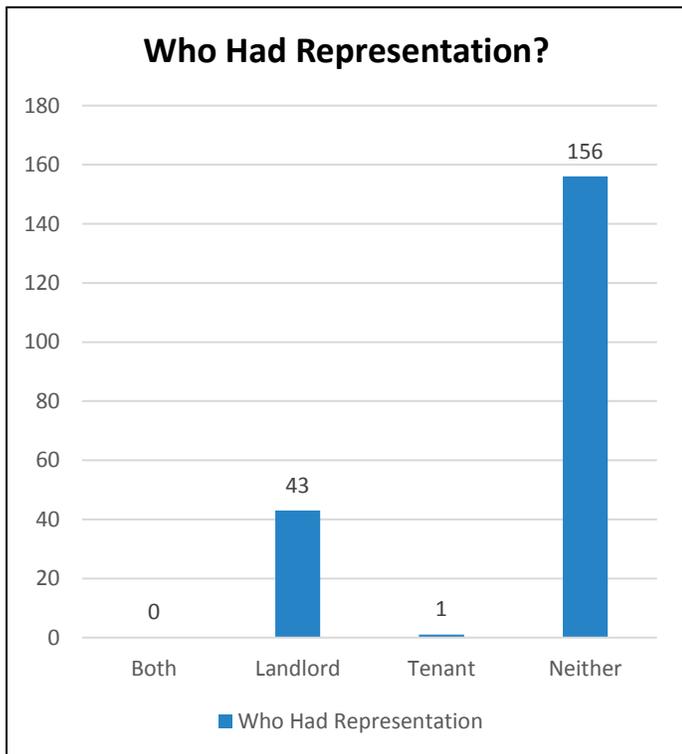
Result of the Hearing	#	%
When both Tenant and Landlord were there	124	
Court Order	6	5%
Settled	118	95%
When only the Landlord was there	49	
Court Order	45	92%
Settled	4	8%
Tenant	1	
Court Order	1	100%
Settled	0	0%
When no one was there	6	
Court Order	6	100%
Settled	0	0%
Hearing Canceled	16	
Court Order	6	31%
Settled	10	69%
Unknown	4	
Court Order	4	100%
Settled	0	0%
Grand Total	200	

Fig 6. Writ Issuance, by Appearance



Was a writ issued?	#	%
When both Tenant and Landlord were there	124	
No	82	66%
Yes	42	34%
When only the Landlord was there	49	
No	27	55%
Yes	22	45%
Tenant	1	
No	1	100%
Yes	0	0%
When no one was there	6	
No	6	100%
Yes	0	0%
Hearing Canceled	16	
No	16	100%
Yes	0	0%
Unknown	4	
No	4	100%
Yes	0	0%
Grand Total	200	

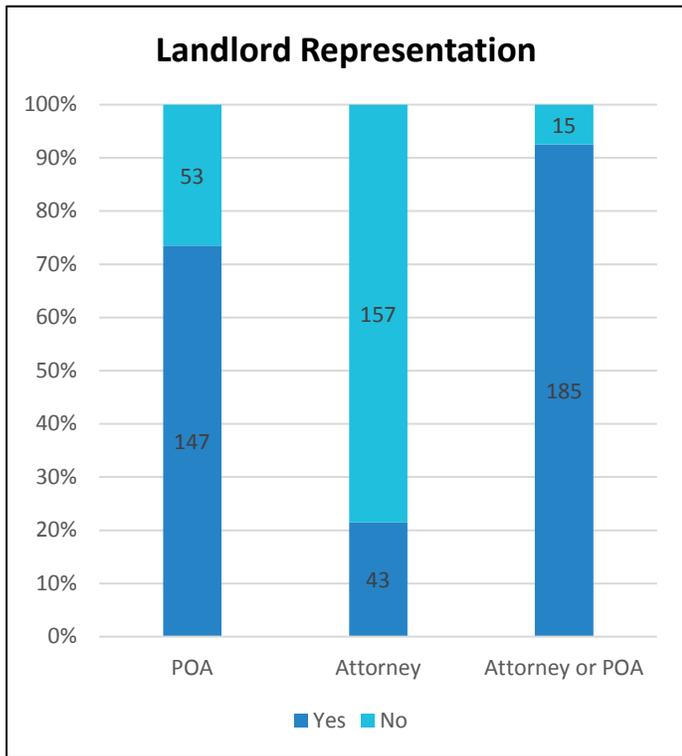
Fig 7. Representation



Who had Representation?	#	%
Both	0	0%
Landlord	43	21.5%
Tenant	1	0.5%
Neither	156	78%
Grand Total	200	

In over 78% of cases, neither the landlord nor the tenant were represented by an attorney. In the remaining cases, the landlord was far more likely to have representation than the tenant.

Fig 8. Power of Attorney

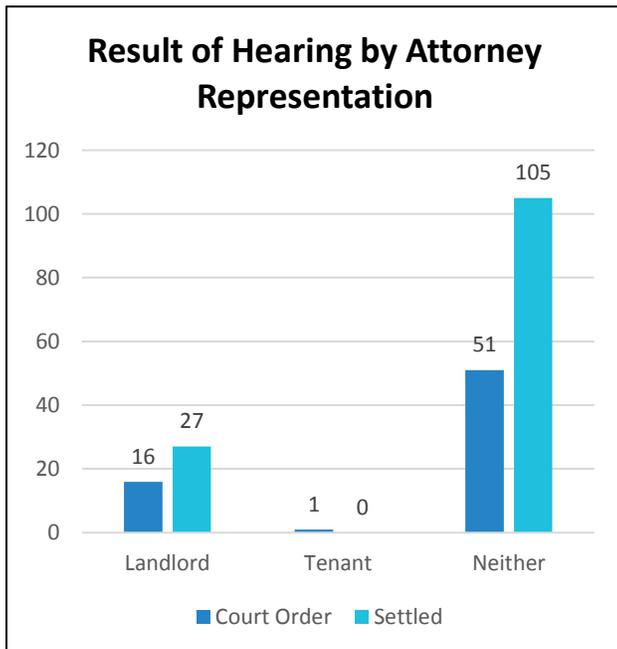


Power of Authority	#	%
Yes	147	73.5%
No	53	26.5%
Grand Total	200	

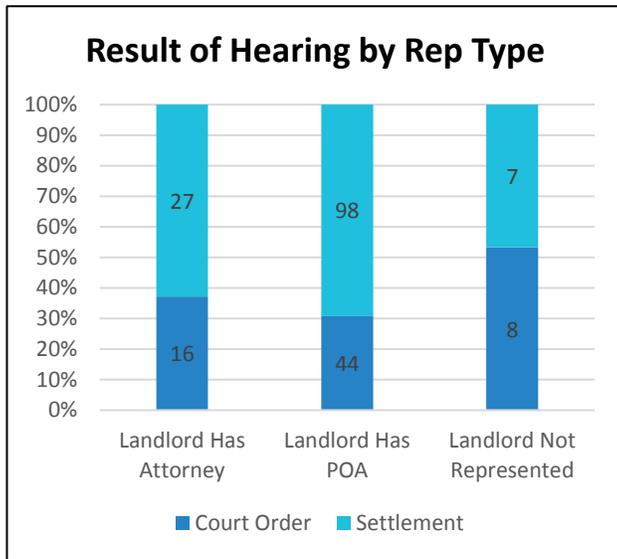
Attorney or Power of Authority	#	%
Yes	185	92.5%
No	15	7.5%
Grand Total	200	

Landlords were represented by either an attorney or someone with power of authority in 93% of cases. Conversely, tenants were represented in just 0.5% of cases.

Figs 9-10. Results, by Representation Status

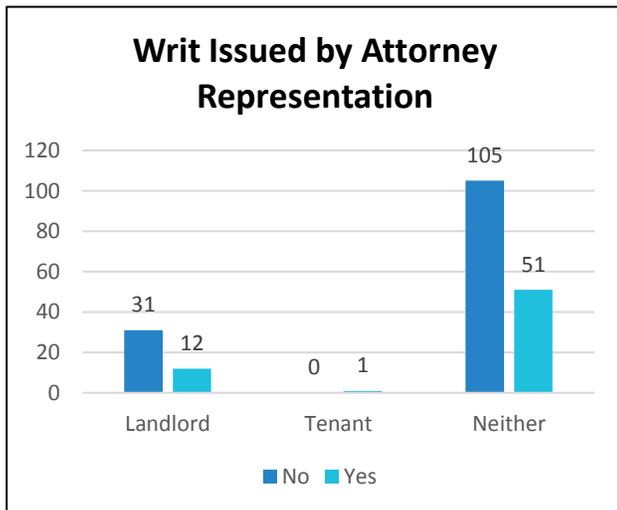


Result of Hearing by Attorney Representation	#	%
Landlord Represented	43	
<i>Court Order</i>	16	37%
<i>Settled</i>	27	63%
Tenant Represented	1	
<i>Court Order</i>	1	100%
<i>Settled</i>	0	0%
No one Represented	156	
<i>Court Order</i>	51	33%
<i>Settled</i>	105	67%
Grand Total	200	

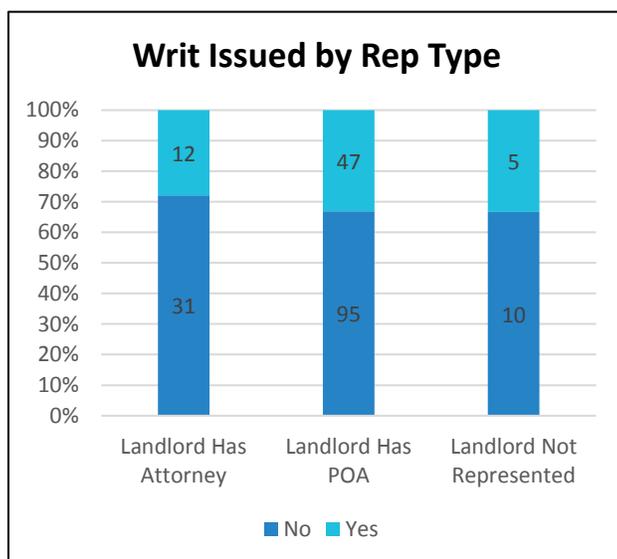


Settlement or Court Order by Representation Type	#	%
Landlord has Attorney	43	
<i>Court Order</i>	16	37%
<i>Settled</i>	27	63%
Landlord has POA	142	
<i>Court Order</i>	44	31%
<i>Settled</i>	98	69%
Landlord has neither	15	
<i>Court Order</i>	8	53%
<i>Settled</i>	7	47%
Grand Total	200	

Figs 11-12. Writs Issued, by Representation Status



Writ Issued by Attorney Representation	#	%
Landlord Represented	43	
<i>No</i>	31	72%
<i>Yes</i>	12	28%
Tenant Represented	1	
<i>No</i>	0	0%
<i>Yes</i>	1	100%
No one Represented	156	
<i>No</i>	105	67%
<i>Yes</i>	51	33%
Grand Total	200	



Writ Issued by Representation Type	#	%
Landlord has Attorney	43	
<i>No</i>	31	72%
<i>Yes</i>	12	28%
Landlord has POA	142	
<i>No</i>	95	67%
<i>Yes</i>	47	33%
Landlord has neither	15	
<i>No</i>	10	67%
<i>Yes</i>	5	33%
Grand Total	200	

State Data Extract Analysis: Brooklyn Park

Methodology

Researchers filtered the data extract from the state court to include only evictions with a defendant address in Hennepin County to conduct additional analysis of Hennepin County and Brooklyn Park specific cases. Commercial evictions and bank foreclosures were removed to the best ability of the researchers from this data set. Additional data supplied by Brooklyn Park was used to determine the Frequent Filers as documented in the Methodological notes for the frequent filers.

Key Findings

- For owners who filed at least ten eviction cases in 2017, the average rate, measured as the number of filings compared to the number of rental units owned, was 18% or about 18 eviction cases per 100 units. Owners with fewer than ten evictions were excluded from this calculation.
- Of the eviction cases filed in 2017 in Brooklyn Park, 75% were filed by ten owner groups, compared to 27% of evictions filed by the top ten owner groups in Minneapolis.
 - Most of the owners on the ‘frequent filers’ list are also the owners with the greatest number of rental units. However, many of these landlords file a disproportionate amount of the evictions in Brooklyn Park. Four ownership groups in particular accounted for 61% of all evictions in Brooklyn Park, despite owning only 28% of rental units in Brooklyn Park.
 - Despite the above, the frequent filers list is not just a list of owners with the most units, however. There are several owners/companies with large portfolios who have low numbers of filings as well as owner/companies who filed many cases who have very modest portfolios.
- Evictions are seasonal with filings at their highest in the summer months and January across all years. Brooklyn Park’s eviction filing timings were similar to Hennepin County.
- Eviction cases are resolved quickly, most within **14 days**.
- While the number of evictions significantly decreased in Hennepin County since 2009, **eviction filings in Brooklyn Park stayed relatively the same**.

Tables and Figures

Methodological notes: Frequent Filers

One key item for analysis was a determination of who the plaintiffs in eviction cases are, attempting to understand if there is a disproportionate use of court processes by a few individuals or companies. Analysts used a reference data set provided by the City of Brooklyn Park containing ownership information for apartment complexes located in the city. This represents the best-available data at a particular point in time (limited to calendar year 2017) and should be considered an informed estimate. In order to calculate an eviction rate for each owner, the number of unique case ID #s for filings were compared to the number of rental units owned, using city rental licensing data. This rate is not necessarily a one-to-one comparison to the number of cases with the number of units and/or tenants. For example, if multiple tenants were evicted from one unit (within the same case), this counts as one instance. If however, the same tenant was filed against for eviction in two separate cases over the course of the year, this would count as two instances.

Fig 13. Owners or management groups with 10 or more eviction cases, and rate of eviction, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP (Huntington Place Apartments)	147	24.42%	17.63%	834	10.00%
Mark Gasparre / Gasparre Family Trust (Willowbrook LLC / Gasparre Willow Park LLC)	110	18.27%	15.19%	724	8.68%
MIMG XXXII Eden Park LLC / Monarch Investment and Management Group	61	10.13%	18.83%	324	3.89%
681 Properties LLP (Moonraker Apartments / Point of America)	48	7.97%	10.11%	475	5.70%
Autumn Ridge Apartments LP / Sherman Associates / Chris Nimmer	22	3.65%	6.01%	366	4.39%
Weidner Apartment Homes / W Dean Weidner (The Fairways at Edinburgh)	19	3.16%	9.60%	198	2.37%
Villa del Coronado	12	1.99%	6.25%	192	2.30%
AIG Investments LLC (West Broadway Apartments)	12	1.99%	20.34%	59	0.71%
Invitation Homes (IH3 Property Minnesota / 2015-2 IH2 Borrower LP / 2015-3 IH2 Borrower LP)	10	1.66%	58.82%	17	0.20%

Fig 14. Eviction Filers with 10 or more eviction cases, and rate of eviction, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP	147	24.42%	17.63%	834	10.00%
Willowbrook LLC	63	10.47%	15.29%	412	4.94%
MIMG XXXII Eden Park LLC	61	10.13%	18.83%	324	3.89%
Gasparre Willow Park LLC	47	7.81%	15.06%	312	3.74%
681 Properties LLP dba Moonraker	25	4.15%	12.20%	205	2.46%
681 Properties LLP dba Point of America	23	3.82%	8.52%	270	3.24%
Autumn Ridge Apartments Limited Partnership	22	3.65%	6.01%	366	4.39%
Weidner Apartment Homes	19	3.16%	9.60%	198	2.37%
AIG Investments LLC	12	1.99%	20.34%	59	0.71%
Villa del Coronado	12	1.99%	6.25%	192	2.30%

Fig 15. Eviction Filing Rates for Owners with > 200 Rental Units, 2017

Owner or Management Group	# of Eviction Cases Filed	% of Total Eviction Cases Filed	Eviction Rate: Cases filed / # of rental units	# of Rental Units Owned	% of Rental Units Owned
Brooklyn Park - 73rd Leased Housing Associates LP (Huntington Place Apartments)	147	24.42%	17.63%	834	10.00%
Mark Gasparre / Gasparre Family Trust (Willowbrook LLC / Gasparre Willow Park LLC)	110	18.27%	15.19%	724	8.68%
Doran 610 Apartments LLC / Doran Companies	4	0.66%	0.83%	480	5.76%
681 Properties LLP (Moonraker Apartments / Point of America)	48	7.97%	10.11%	475	5.70%
Autumn Ridge Apartments LP / Sherman Associates / Chris Nimmer	22	3.65%	6.01%	366	4.39%
MIMG XXXII Eden Park LLC / Monarch Investment and Management Group	61	10.13%	18.83%	324	3.89%
Jim Soderberg (Granite Ridge LLC / Garden Gates Apartments / Imperial Apartments)	7	1.16%	2.76%	254	3.05%
Riverview Associates LLLP	3	0.50%	1.18%	254	3.05%

Timeline for Filing and Judgment

Fig 16. Month of Case Filing in Hennepin County Combined Cases 2009-2017

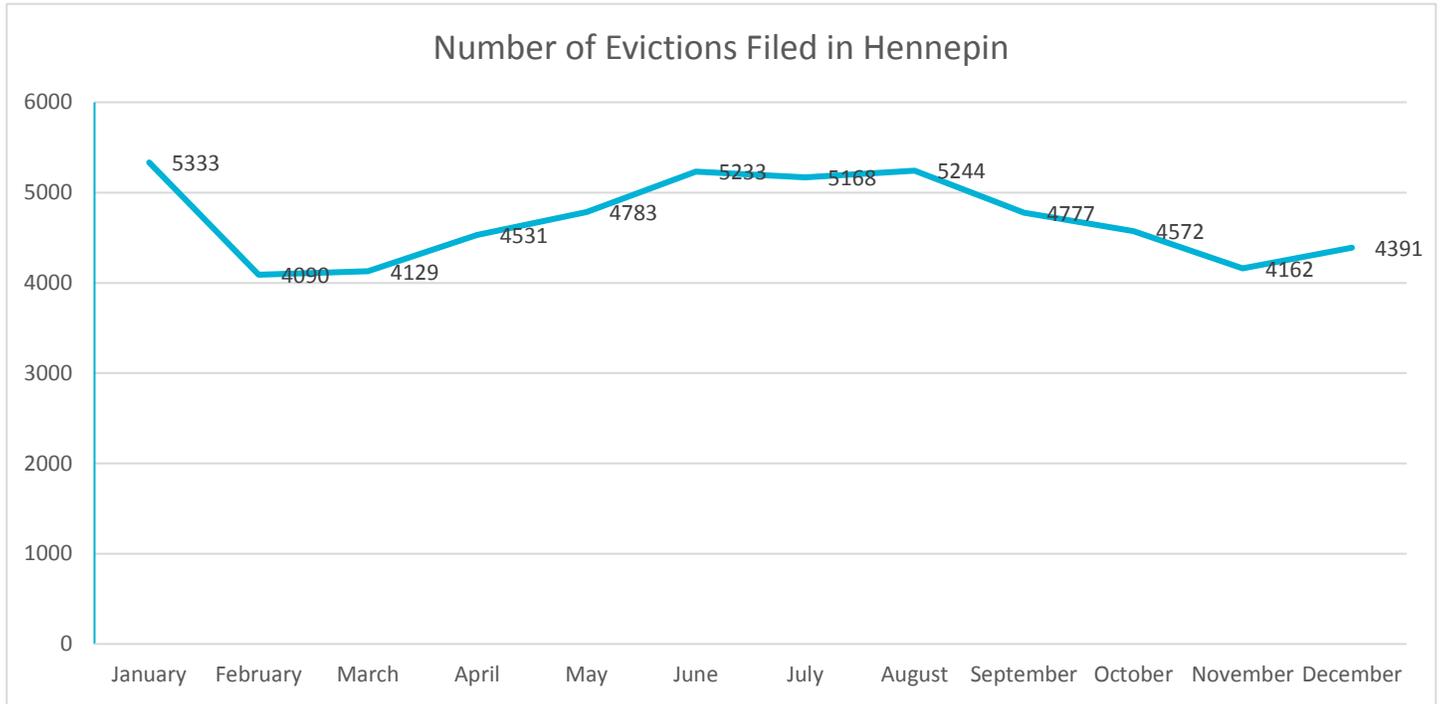


Fig 17. Month of Case Filing in Brooklyn Park Combined Cases 2009-2017

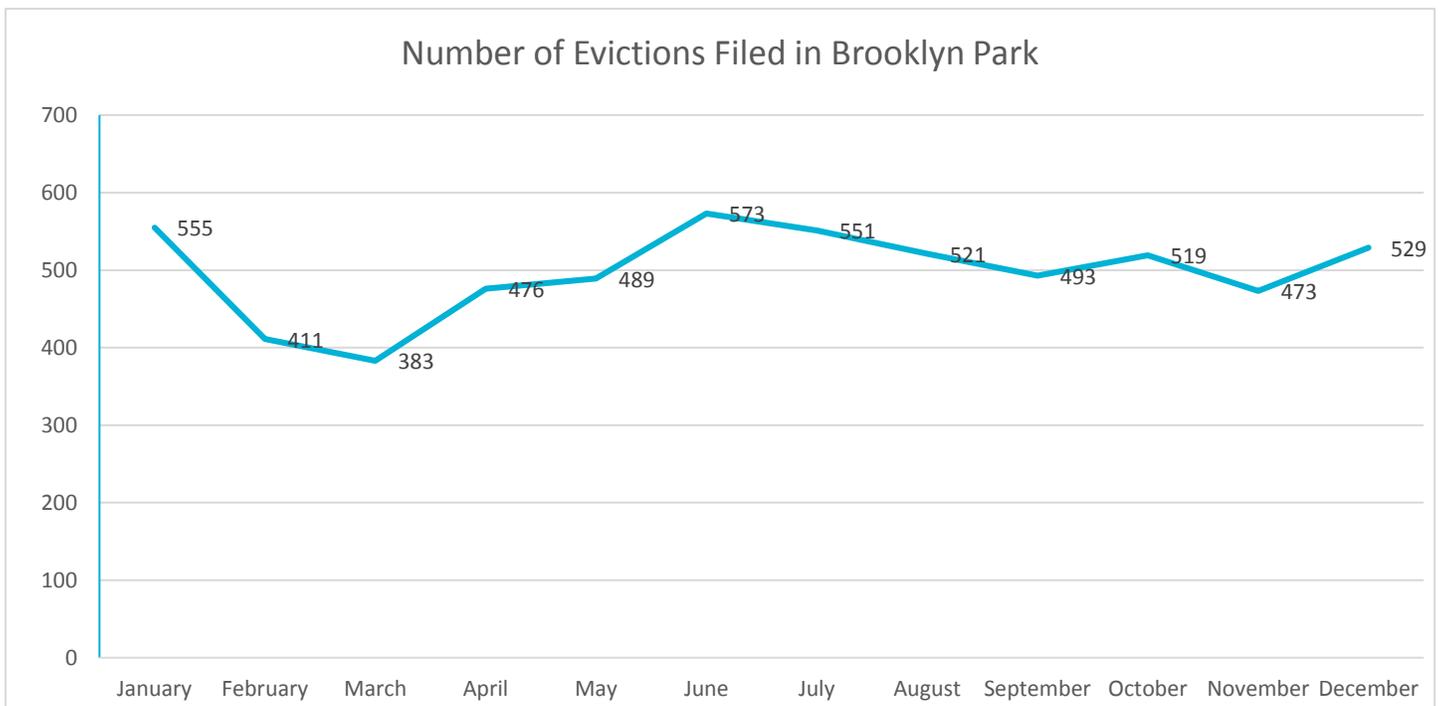


Fig 18. Days Open in Hennepin County

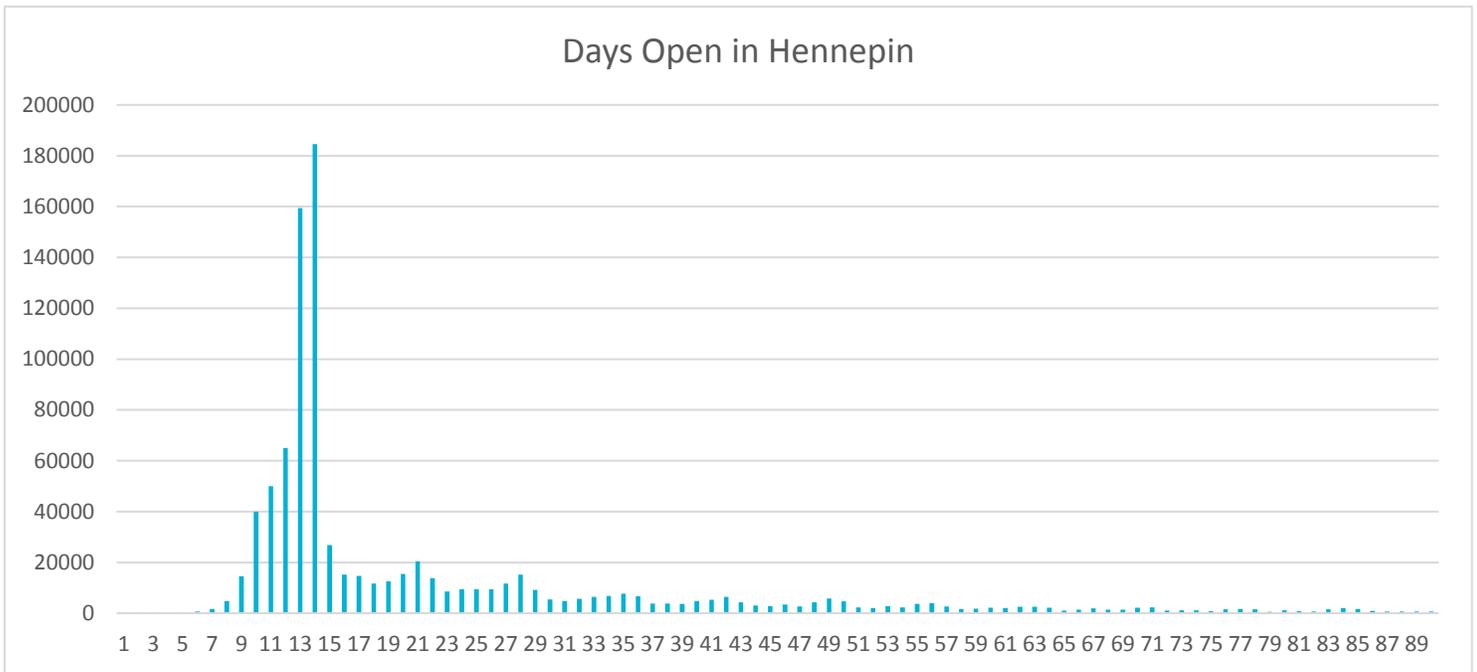


Fig 19. Days Open in Brooklyn Park

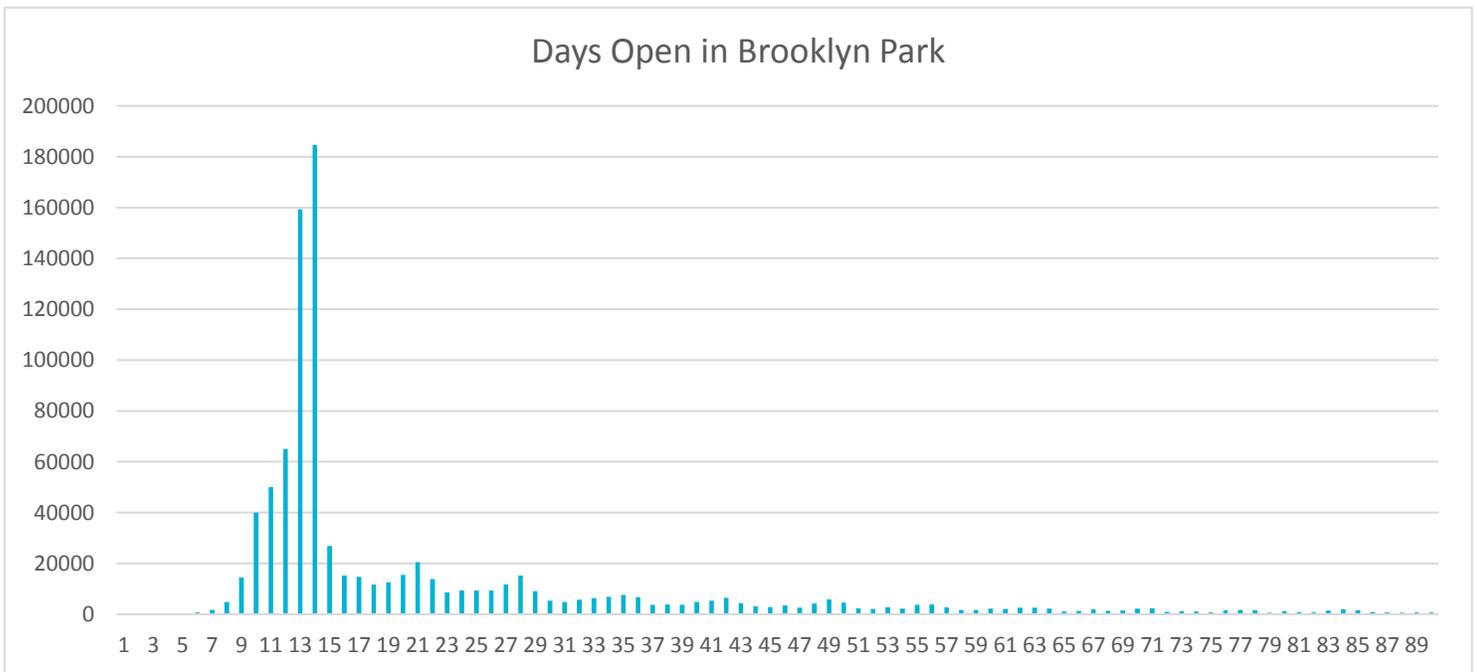
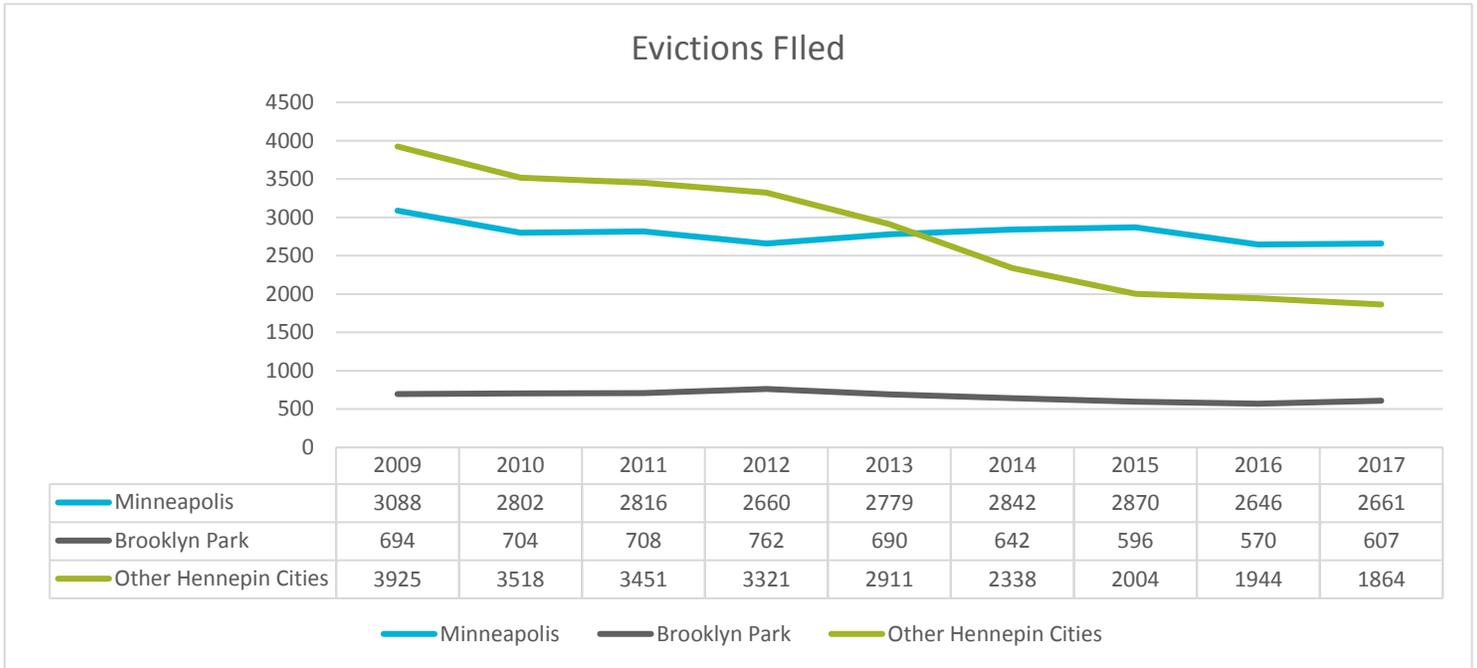


Fig 20. Eviction Cases filed, Hennepin County, Brooklyn Park, and Minneapolis, 2009-2017



FREQUENT FILERS SUPPLEMENT

(Evictions in Brooklyn Park)

HOME Line - September 2018

Contents

Supplement Summary.....	1
Context and Purpose.....	1
Case File Review of Four Top Filers.....	2
Methodology.....	2
Key Findings	2
Breakdown by Property Owner	2
Tables and Figures.....	3
Notes about the Data.....	5
Researchers.....	5

Supplement Summary

Context and Purpose

HOME Line prepared the “Evictions in Brooklyn Park” (2018) report at the request of the City of Brooklyn Park. Key findings of the report included:

- Of the eviction cases filed in 2015 through 2017 in Brooklyn Park, **61% of eviction cases** were filed by the **top four frequent filer owner groups**, despite these four property owner groups owning only 28% of rental units in Brooklyn Park.¹
- The impact of these four property owners is so great that their patterns and practices for evictions filing skew the rest of the data.²

These findings are unusual and have not been observed in other cities to this point. Because of the disproportionate influence of these particular property owners’ actions on the housing stability of many Brooklyn Park residents, we felt it was important to study the impact of these property owners separately.

¹ Evictions in Brooklyn Park (2018), page 4, see also Fig 1. “Total Evictions in Brooklyn Park (2015-2017), Page 8.

² Evictions in Brooklyn Park (2018), page 3.

Case File Review of Four Top Filers

Methodology

Using a state court data extract, HOME Line determined the amount of evictions filed by each ownership entity/management company/landlord in Brooklyn Park from 2015 through 2017 and identified four top frequent filers (the “Big Four”). We then used the case file data set collected and prepared for the “Evictions in Brooklyn Park” report, which contained 129 evictions filed by the Big Four, to determine the practices of the Big Four and, in some cases, compare them to the other landlords.

Key Findings

- The Big Four are: Huntington Place Apartments, Willowbrook/Willow Park, Eden Park Apartments, and Moonraker Apartments/Point of America. **The “Big Four” filed 1,058 of the 1,747 eviction cases (or 60.5%) in Brooklyn Park from 2015 through 2017.** Evictions filed by just these four property owners comprised 65% of the cases in the study sample (129 out of 200 cases).
- **The Big Four consistently filed cases when tenants were just one month behind in rent.** Other Brooklyn Park property owners filed evictions against tenants who were two or more months behind. In 9 (7%) of Big Four cases, the tenant paid the rent prior to the hearing.
- **100% of the Big Four were represented** by either a power or authority (POA) or an attorney. The same law firm represented all of the Big Four and no other law firm represented any of the Big Four.
- **97% of the evictions filed by the Big Four were for non-payment** of rent while 89% of evictions filed by other landlords were for non-payment of rent.
- 42% of Big Four settlement payment plans failed, and **payment plans made by the Big Four were 86% more likely to fail** than those made by the remaining eviction filers in the sample.

Breakdown by Property Owner

- Huntington Place Apartments filed 381 evictions in Brooklyn Park from 2015 through 2017 (21.8% of overall cases), and had 50 cases in the study sample (25% of overall cases in the study sample). They were represented in all cases by a single POA. 49 out of 50 cases were for nonpayment of rent while 1 case was for holding over after a notice to vacate was given.
- Willowbrook/Willow Park filed 325 evictions in Brooklyn Park from 2015 through 2017 (18.6% of overall cases), and had 35 cases in the study sample (17.5% of overall cases in the study sample). They were represented in all cases by one of several different POA. All cases were for nonpayment of rent.
- Eden Park Apartments filed 217 evictions in Brooklyn Park from 2015 through 2017 (12.4% of overall cases), and had 26 cases in the study sample (13% of overall cases in the study sample). They were represented in all cases by one of several different POA or an attorney. All cases were for nonpayment of rent.
- Moonraker Apartments/Point of America filed 135 evictions in Brooklyn Park from 2015 through 2017 (7.7% of overall cases), and had 18 cases in the study sample (9.5% of overall cases in the study sample). They were represented in all cases by one of several different POA or an attorney. 15 of 18 cases were for nonpayment of rent while one case was for holding over and two cases were for breach of lease and illegal drug use.

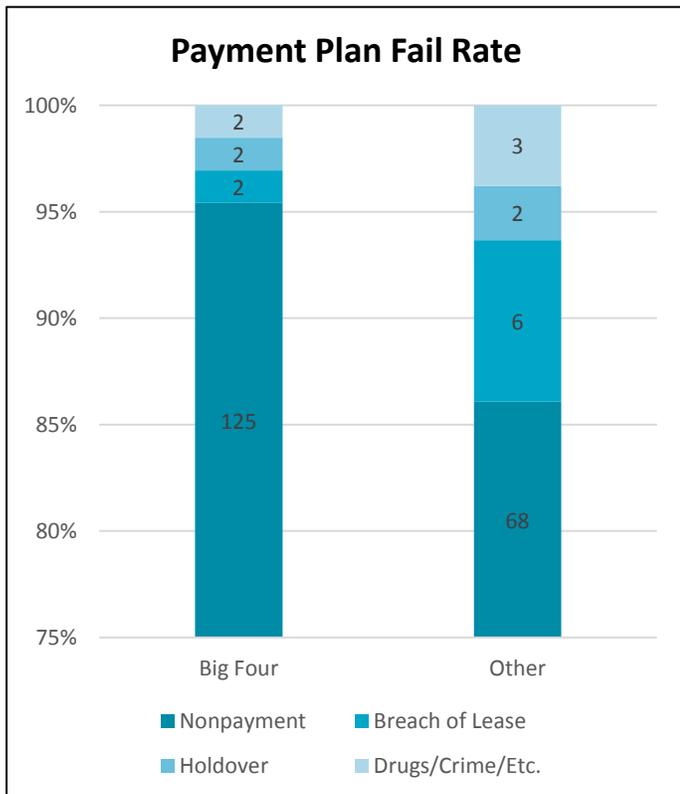
Tables and Figures

Fig 1. Percentage of Evictions in Brooklyn Park Filed by Big Four

Percent of Evictions Filed (Combined)	%
Big Four	60.5%
Other	39.5%

Percent of Evictions Filed (Subdivided)	%
Huntington Place	21.8%
Willowbrook/Willow Park	18.6%
Eden Park Apartments	12.4%
Moonraker Apartments/Point of America	7.7%
Other	39.4%

Fig 2. Reasons for Filing Big Four Comparison



Big Four Occurrence of Eviction Category	#
Nonpayment of Rent	125
Breach of Lease	2
Holding Over/Failure to Vacate	2
Drugs/Crime/Etc.	2

Non-Big Four Occurrence of Eviction Category	#
Nonpayment of Rent	68
Breach of Lease	6
Holding Over/Failure to Vacate	2
Drugs/Crime/Etc.	3

Landlords may cite more than one reason for filing an eviction case. Just over 95% of Big Four issues were nonpayment compared to just over 85% of non-Big Four cases.

Fig 3.-4. Nonpayment Big Four Comparison

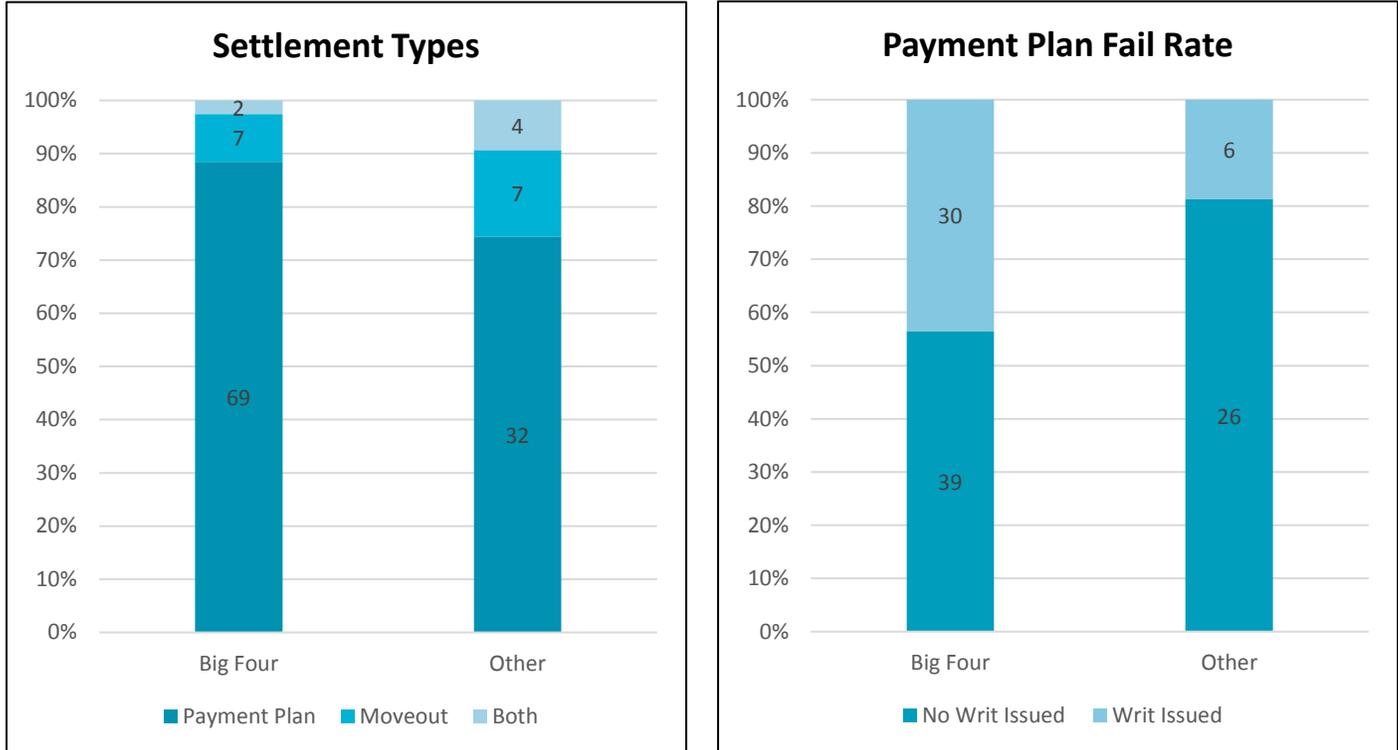
IMPORTANT NOTE: The calculation for months behind often includes court fees as they could not be reliably excluded. Removing average court fees (around \$300-\$400) would drop many cases one category lower. For example, most cases marked as 1.5 months behind would become 1 month behind.

Months Behind on Rent	Number of Big Four Cases	Number of Non-Big Four Cases
0.5	1	1
1	25	4
1.5	77	25
2	19	14
2.5	3	6
3	0	5
3.5	0	5
4	0	1
4.5	0	1
5	0	1
5.5	0	1

Two outliers were excluded from these charts. An eviction for \$13,100 (over 6 months of unpaid rent) and an eviction for \$79,940 (landlord alleged nearly six years of unpaid rent). Both of these cases were non-Big Four landlords.

Average Days Waited Before Filing a Nonpayment Eviction	Mean	Median
Big Four	20	16
Non Big Four	43	28

Fig 5.-6. Big Four Settlement Analysis and Failure Rate



Notes about the Data

- The data sources for this report are the same sources as those used in the Evictions in Brooklyn Park report. All notes about the data for the Evictions in Brooklyn Park (2018) report apply in this supplement as well.

Researchers

Contributing Researchers

- *Eric Hauge, HOME Line, Executive Director*
- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*
- *Rebecca Hare, CURA, Graduate Research Assistant*

Report prepared by

- *Samuel Spaid, HOME Line, Staff Attorney and Research Director*
- *Rebecca Hare, CURA, Graduate Research Assistant*

Brooklyn Park Rental Property Owner Eviction Discussion Summary of Listening Session – March 28, 2019

Overview:

On March 28th, 2019 the City of Brooklyn Park in partnership with the Minnesota Multi Housing Association hosted a meeting of Brooklyn Park rental property owners and managers to understand their perspectives and to learn about general standards of practice related to non-payment of rent and evictions. This meeting was a result of the identified need to engage stakeholders following the report “Evictions in Brooklyn Park” completed by HOME Line with research support from the Center for Urban and Regional Affairs (CURA) at the University of Minnesota.

Key findings from the Evictions in Brooklyn Park report

- There were 602 evictions in Brooklyn Park in 2017 (a rate of 7% of rental units)
- Non-payment of rent cases accounted for 97% of eviction filings
- Evictions were filed 16 days after rent was due, on average
- 53% of filings resulted in the tenant leaving (voluntarily agreement, order to move, or writ issued)
- Most eviction cases resolved within 14 days
- Since 2009, evictions in Hennepin County and the State of MN have decreased significantly, but evictions in Brooklyn Park have remained the roughly the same

The facilitated discussion with owners was an opportunity to engage rental owners/managers in identifying recommendations on strategies the city can deploy to reduce evictions, which is a mutually beneficial goal.

Participation:

Approximately 26 people were in attendance representing the following owner/management companies: Boisclair Corporation, Dominion Management, Doran Companies, Metes and Bounds Management, MGM Property Management, Pebble Creek North Apartments, Real Estate Equities, Sherman Associates, Spectrum Property Management Company, Soderberg Apartment Specialists, Steven Scott Management, T&T Property Management, and Weidner Apartment Homes. These owners/managers represented naturally affordable properties, market rate properties, and subsidized affordable complexes.

In addition, a representative from Minnesota Multi Housing Association and Community Mediation Services were in attendance along with approximately seven city representatives, including two members of the City Council/Economic Development Authority.

Summary of the Discussion:

- Property owners and managers expressed that they are in this line of work for a variety of reasons. Such reasons listed were to help people find housing, provide housing options, and creatively problem solve.
- There was consensus that evictions were not ideal or desired. Evictions are expensive (one to two lost months' rent), and there was a strong understanding and acknowledgment that an Unlawful Detainer (UD) is extremely disruptive to people's lives.
- Property owners/managers discussed the different ways people vacate their units—voluntary moving when lease is done, mutual termination of the lease prior to lease term, “skipping” (tenant leaves mid-month with no communication), and eviction/UD for “cause” or “non-payment of rent”.
- There was concern expressed over the findings from the “Evictions in Brooklyn Park” study. An owner indicated that their eviction filings are trending downward. There was a comment about how total evictions includes households who have had multiple filings and that the total number of evictions did not equate to the number of households affected.
- The owners questioned the data that reported 53% of the Brooklyn Park evictions resulted in displacement. Most of the owners at the meeting indicated that their numbers are much lower, with one owner reporting that their displacement rate is 2% or less.
- There was agreement that data which reported an average of 14 days to resolve a court case was inaccurate in their experiences and that the time was much longer. It was noted that the reason owners begin the process of an eviction early is because it can take one to two months to resolve a court case resulting in months of lost rent.
- It was suggested that the city request data from the owners directly to compare this information with the report numbers. There was a general indication that the owners would be willing to share their information and they suggested that the information collected should include the total number of skips, evictions for cause, evictions for nonpayment of rent, mutual termination cases, and total move outs.
- Some in the group indicated that they did not consider HomeLine or Legal Aid to be partners. They felt that their litigious approach is limiting landlord reference practices and reducing the efficiency of screening criteria.
- It was agreed that many of the recommendations made by the “Evictions in Brooklyn Park” report would be overly burdensome and not effective and that regulatory barriers would be counterproductive.

Standard Practices and Policies

Rent Collection:

- Rent is due on the 1st day of the month.
- Late notice provided in writing to the tenant on the 5-6th day and assessment of a late fee. Late notice may or may not include payment plan information. Several participants indicated that they provided a notice more than once before filing an eviction. Most of the owners and managers indicated that they do not provide the notices in other languages.
- If no contact is made or an agreement on a payment plan is not reached, owners will file the eviction notice on the 9th to the 12th of the month. Several participants stated that filing is the best or only way to get tenants who are late on their rent engaged with the owner/managers to discuss alternatives.
- Some, but not all, owners allow one to two payment arrangements within a 12-month period.
- Those tenants that are using a Section 8 voucher or project-based Section 8 are on a different timeline and the owners of those types of rental properties are required to allow a payment plan option.
- There was general agreement that a longer timeline could be provided to file the eviction notice but that the court system delays put pressure on the owners to file earlier so they can get a resolution prior to losing a second month of rent.
- There was a discussion around how complying with Fair Housing laws requires that owners are strict, file on exact dates, and apply the same policies to all tenants. Property managers and owners felt limited in working out customized solutions for fear of being accused of unfair/unequal treatment. Several property owners/managers noted that fear of legal action is what limits them from setting up individualized payment plans or being lenient on their established policies.
- It was expressed that property managers are acting on behalf of their owners who have multiple properties and are under pressure to meet monthly budgets. Not collecting rent payments or collecting a reduced rent for several months can be a large budget impact across 100-1,000 of units in a portfolio of properties.

Mutual Termination:

- Many of the owners pursue mutual termination as an alternative to eviction and believe that those numbers are not accurately reflected in the study. In many cases, this is a tool to avoid eviction.
- A breach of lease violation (other than non-payment of rent) is more likely to result in mutual termination than eviction.
- Mutual terminations do not typically go on a tenant record, which owners/managers felt results in troublesome tenants being passed on to the next apartment, especially since many property

managers/owners will not share such information in references (for fear of liability under Fair Housing laws). In these cases, those tenants are at a higher risk of not paying rent with ultimate eviction at some point.

Screening Criteria Modified:

- Owners shared that tenant screening has changed in the last few years due to new guidelines provided by HUD which outlines criteria for considering past crimes and the severity of the crime.
- The VAWA (Violence Against Women Act) also requires that landlords not screen potential tenants based on domestic violence situations. However, it was generally agreed that companies are not always equipped to handle the potential repercussions when an applicant's past relationship impacts their lease agreement due to violence. On the positive side, when landlords provide notice on a rejection to an applicant, they are also required to have language in the letter regarding the applicant's rights under VAWA, which can connect tenants to other social service networks and resources.

References and communication between owners/property managers:

- Many landlords have a policy not to give rental references because it opens them up to being sued at a later date. In the past, owners would provide "honest" landlord references but very few provide this information anymore, due to the risk of legal action.
- The most common information shared is rent, move in and move out date, and whether the tenant is able to reapply.
- Those in attendance desired to have more communication with each other on a regular basis. Many, but not all, are participating in the City's quarterly Property Manager's Coalition meetings.

Emergency Assistance:

- It was stated that the application process for emergency assistance is time consuming. Some sources want proof that you have exhausted County resources first with a denial letter before non-profit resources are considered. This slows down access to funds for the tenant.
- Accessing emergency funds is restrictive and takes too long.
- There is very limited emergency assistance, especially for single people or married couples with no children.

Recommendations for Reducing Evictions:

- **Tenant Education** including more detailed information to both the owner/manager and tenant regarding available rental assistance. In addition, education around the importance of paying rent, consequences of not paying rent, and financial training would be helpful. Examples include:
 - Rent Wise is a renter training course which provides a gift card to reduce the cost of their deposit. This program could be helpful in retaining residents and preventing non-payment of rent.
 - Hope 4 Youth works with homeless youth, providing a navigation program to help participants gain access to rental housing. The program provides education on being a good tenant and assigns a case manager as a resource. The case manager is alerted to situations where there is a late payment of rent and can help to intervene before an eviction is filed.

- **An Emergency Assistance Fund** that is less burdensome and timelier than what is currently available.

- **Provide Tenant Resource Information on the City's website.**

- **Advocate for a better and quicker court process.** The owners/managers would like the city to help them work together to improve the system with the goal to reduce evictions which are costly and time consuming for the landlord as well.

- **Explore the benefits of providing easy access to mediation services.** It was not clear if these resources would be helpful and more study is required to determine if it is worth the time and effort. One of the owners is piloting a mediation program which is provided as an option to their residents. Currently, two mediation processes have been completed with limited results; one was successful and one was not successful.

- **Provide samples of notices in other languages.** Owners agreed that communication between the landlord and tenant is important. Sometimes, there is no response from the tenant when a first notice is issued. This could be the result of a language barrier, fear, or avoidance of the issues. If notices were provided in alternate languages it could open up communication so that alternatives could be discussed before an eviction is filed.

MEMORANDUM

DATE: June 13, 2019
TO: EDA Commissioners
FROM: Kim Berggren, Executive Director
SUBJECT: Status Update

BUSINESS AND WORKFORCE DEVELOPMENT

Home2 Suites and Hampton Inn Grand Opening

On Thursday, May 23, the new hotels located off of highway 610 and West Broadway officially celebrated their grand openings. The Home2 Suite and Hampton Inn have been completed since mid-2018, but they wanted to



welcome project partners, local organizations, the city, and residents to take tours of the new buildings. Mayor Lunde spoke briefly at the ribbon cutting and acknowledged that this hotel will benefit from the ongoing business development and



transportation improvements being made near the hotels. Several City staff attended the grand opening including Cindy Sherman, Todd Larson, Camille Hepola and Daniela Lorenz.

Suite Living Ground Breaking

Suite Living, the new 36 unit senior facility to be constructed on the northeast corner 85th and Regent Avenue, completed a ground-breaking event on Tuesday, June 4th. Councilmember West Hafner was in attendance, as well as city staff and several staff of Suite Living. The construction manager summarized the construction schedule, and there was a chance to meet the nurse manager and the operations manager of the company, both of which will oversee staffing for the facility. It is expected that the facility will hire 25 people.

Pancheros Mexican Grill Grand Opening

Pancheros located at 9610 Colorado Ln N had its official grand opening on June 13. The grand opening was coordinated by the I94 West Chamber of Commerce and brought together businesses from across the region to celebrate the addition of one of Brooklyn Park's newest restaurants.

BrookLynk Supervisor Training

On May 22nd, BrookLynk hosted its supervisor training, with 75 people in attendance. This half day event is a cornerstone of the program where supervisors attend training to learn best practices on mentorship and working across differences in culture and age and hear from past supervisors and alumni on tips and tricks for maximizing the internship experience. This session included a plenary, four breakout sessions, and a closing panel. Feedback from the event was positive and past supervisors and alumni were very engaging during the training.

BrookLynk welcomes new summer staff!

BrookLynk has added capacity for the peak summer internship season. Merissa Murray is the summer Job Coach, augmenting the staff's capacity to provide one-on-one support to supervisors and interns during their summer placements. Melody Herr is a summer fellow from the College of Saint Ben's helping engage and connect with alumni. Angeli Smith is Economic Development's intern through BrookLynk and will be helping the group update the business list, engage with businesses, and implement the rollout of our new housing programs.

OTHER

National Association of Housing and Redevelopment Officials Summer Conference

John Kinara attended the Minnesota Housing and Redevelopment Officials (NAHRO) spring conference in Brainerd, MN from May 22 to May 24. The conference brings together housing professionals from across the region to learn about new federal regulations and trends in housing policy.

Economic Development Association of Minnesota Summer Conference

Daniela Lorenz and Breanne Rothstein attending the 2019 Economic Development Association of Minnesota's (EDAM) summer conference June 12-14 in Duluth, MN. EDAM holds two annual conferences, one in the winter and one in the summer and focuses on bringing together economic development professionals from across the state to network and share updates on their projects, successes, and challenges. Breanne and Daniela also hosted a session focused on employer engagement around workforce development and how BrookLynk's coordination with the cities of Brooklyn Center and Brooklyn Park is working to close workforce development gaps.



Groundbreaking for Temporary Plaza Park at 85th and West Broadway

A groundbreaking was held on June 12, 2019 for the temporary plaza park at 85th and West Broadway to kick off work on installation of base elements such as crushed granite pathways, a food truck area, and landscaping. The project is a collaboration between the City of Brooklyn Park, North Hennepin Community College (NHCC), Hennepin Community Works, and the Brooklyn Park Hennepin County Library. The temporary plaza park will be in place for approximately three years until construction of NHCC's Center for Innovation and The Arts (CITA) begins.

[\(6/12\) KSTP – Brooklyn Park city leaders break ground on a temporary plaza](#)

Cities United

Kim Berggren presented with the Chief of Police and others at the regional Cities United convening on May 23, hosted in Brooklyn Park. She shared Brooklyn Park specific data on disparities by race as well as strategies that the City/EDA are using and plans for additional efforts to reduce disparities in the community. Examples include the BrookLynk program, public investments in older areas of the community, and improvements in housing policies and programs. Cities United is a national movement focused on eliminating the violence in American cities related to African American men and boys.

Bottineau Corridor Work Update

- Marketing and branding work for the corridor is underway. This effort is funded through the FTA TOD grant and Hennepin County has Neka Creative under contract for this work with a kick-off meeting scheduled for Friday, June 14, 2019. Corridor cities' communications staff and two members of the Blue Line Coalition will be part of the marketing and branding steering committee.
- Work on the Bottineau corridor wayfinding planning effort begins mid-July. This effort is also funded through the FTA TOD grant. A selection committee comprised staff from the corridor cities, Metro Transit, and Hennepin County has ranked the proposals and Hennepin County Purchasing is negotiating an agreement with the top ranked firm. Due to procurement procedures, the identity of this firm will remain confidential there is a signed contract. It is anticipated that the Hennepin County Board will approve the selection on July 9, 2019.

METRO Blue Line Extension (Bottineau LRT) Update

Agendas and previous meeting presentations can be found at:

<http://www.metrocouncil.org/Transportation/Projects/Current-Projects/METRO-Blue-Line-Extension/Committees.aspx>.

Connect Blue Line Now! Communication Coalition

<http://www.startribune.com/blue-line-expansion-advocates-lobby-minnesota-congressional-delegation/508083582/>

The Connect Blue Line Now! Coalition is an ongoing collaboration effort around the METRO Blue Line Extension. The coalition includes elected representatives from cities along the future LRT route and other communities near the route. The goal of the coalition and campaign is to create a unified message about the benefits of the line to the Northwest suburbs.

Edinburgh Update

D'Amico hosted a grand opening for the newly remodeled event space at Edinburgh, USA. See attachment for a summary of the event.

Center for Innovation and the Arts (CITA)

Final copy edits are being made on the feasibility study for the Center for Innovation and the Arts (CITA). Staff plans to distribute the study and give a project update to the EDA this summer. Meanwhile, the CITA project has made the list that will go to the Minnesota State College and Universities (Minnesota State) Board of Trustees for approval as part of the Minnesota State's capital program request for the 2020 legislative session. A second reading of the MN State 2020 Capital Program Recommendations is scheduled for the June Board of Trustees meeting.

Attachment:

7.1A Edinburgh Clubhouse Update

Edinburgh Clubhouse Update

The Edinburgh Clubhouse renovations are complete with a few punch list items left to be resolved. The renovations featured:

- Complete remodel of restaurant/bar
- New flooring and wallcoverings/paint in the entrance and first-floor public hallways
- New carpet, paint and lighting in the first-floor ballroom
- New carpet and paint in sales office
- Creation of Bride’s Suite and Groom’s Room on the second floor
- New flooring, wallcovering/paint, counters, fixtures and partitions in second floor bathrooms
- New carpet and wallcoverings in second floor public hallway
- Paint/wallcoverings and new light fixtures in second floor ballroom
- Expansion of patio area with two firepits and an outdoor grilling station
- Outdoor event area to the west of the first-floor ballroom
- Replacement of pavers at the front entrance and rear of restaurant with colored concrete

On June 6th, D’Amico Catering hosted a grand opening event to showcase the renovation and their ability to host events. The event was attended by more than 550 guests. Overall, attendees were very pleased with the new look and feel of the Edinburgh Clubhouse.



At the January meeting of the Economic Development Authority, a motion was approved authorizing the Executive Director to enter directly into contracts with vendors for the work being done at Edinburgh USA Clubhouse. The following contracts have been approved for the Edinburgh Clubhouse Renovation:

Engineering/Design

Anderson Engineering	1 st Floor	\$83,910.00
Anderson Engineering	1 st Floor Additions	\$9,650.00
Anderson Engineering	2 nd Floor & Outdoor Areas	\$23,190.00

Construction Management

TDB Builders	Construction Management – 1 st Floor	\$87,500.00
TDB Builders	Construction Management – 2 nd Floor	\$29,423.00
Builders Risk Insurance		\$10,407.04
Building Permits	1 st Floor permits	\$5,429.48
Building Permits	2 nd Floor Permits	\$1,859.76

Construction Contracts

Acme Awning	Awning installation	\$3,950.00
Acoustic Associates	Ceiling Tile Replacement – Restaurant	\$10,170.00
Acoustic Associates	Ceiling Tile Replacement – 2 nd Floor	\$ 7,256.00
Air Climate Control	Beer Cooler improvement	\$1,128.81
Anderson Carpet	Carpet – 2 nd Floor	\$25,343.00
Astonia	Bathroom Counter Tops – 2 nd Floor	\$3,881.96
Astonia	Outdoor Grill Counter Tops	\$2,999.98
Atomic Sheet Metal	Back Patio Gutters	\$4,400.00
B & D Plumbing	Restaurant/ Bar	\$23,452.00
B & D Plumbing	Plumbing – 2 nd Floor Bathroom/Kitchen	\$5,011.00
Bengtson Contracting	Paint/ Wallpaper Ballroom, Hallway, Lobby, Restaurant/Bar – First Floor	\$121,750.00
Bengtson Contracting	Wallpaper, Walk-in Cooler, SAC	\$19,500.00
Bengtson Contracting	Paint/ Wallpaper 2nd Floor	\$76,550.00
BMSI	Bathroom Partitions – 2 nd Floor	\$2,768.61
Boe Ornamental Iron	Restaurant/ Bar Structural	\$5,942.00
Burnsville Electric	Restaurant/Bar	\$45,900.00
Connect Electric	Ballroom	\$25,840.00
Connect Electric	Hallways, Office, Kitchen	\$32,830.00
G.B. Masonry	Restaurant/Bar	\$4,000.00
G.B. Masonry	Outdoor Patio	\$25,876.00
Greenscapes	Outdoor event area	\$51,855.00
Hamernicks	Ballroom carpet	\$47,498.00
ICG	Ballroom Woodwork	\$3,245.00
ICG Solid Surface	Restaurant/Bar countertops	\$24,576.00
ICG	Restaurant/ Bar/ Hallway Woodwork	\$61,687.00
Independent Testing Technologies	Testing for structural steel	\$360.00
Independent Testing Technologies	Testing for Restaurant/Bar	\$430.00
Independent Testing Technologies	Testing for Restaurant/Bar footing	\$250.00
J&A Glass & Mirror	Restaurant/ Bar Shelving	\$5,455.00
Logan Knutson Wall Systems	Ballroom, Hallways	\$11,450.00
Logan Knutson Wall Systems	Bar FRP	\$2,150.00
Logan Knutson Wall Systems	Wall repair/prep – 2 nd Floor	\$19,300.00
Olson Fire Protection	Kitchen Fire System repair	\$2,518.00
Quaale Enterprises	Restaurant/Bar Demolition	\$6,975.00
Ramsey Companies	First Floor Demolition	\$25,953.00
Riverview Electric	Electrical - 2nd Floor	\$!7,275.00
Rockway Surfaces	Flooring demolition – 1 st Floor	\$9,606.73

Rockway Surfaces	Flooring & wall Demolition – 2 nd Floor	\$2,247.48
RTS Mechanical	Kitchen Exhaust – 1 st Floor	\$14,350.00
RTS Mechanical	Kitchen Ventilation – 2 nd Floor	\$1,100.00
Sunrise - Millwork Contract	Ballroom woodwork	\$1,280.00
Westlake Tile	First-Floor tile flooring	\$78,800.00
Westlake Tile	Kitchen tile	\$2,800.00
Westlake Tile	Tile flooring – 2 nd Floor	\$6,275.00
Wheeler Hardware	First Floor doors and hardware	\$1,556.00
Furniture, Fixtures & Equipment		
AudioQuip	Wireless microphones	\$3,770.01
AV Events	Cables, speaker stands	\$722.27
AV Events -	screens, projectors, etc	\$5,387.80
Boelter.premier kitchen	Kitchen Equipment	\$47,468.53
Boelter.premier furniture	Restaurant Furniture	\$35,700.53
Boelter.premier Bar	Bar Equipment	\$37,398.77
TOTAL CONTRACTS		\$1,229,358.60

In addition to the contracts above, D'Amico Catering has been reimbursed for direct purchases of furnishings incorporated into the Edinburgh Clubhouse renovations in the amount of \$266,455.90.

MEMORANDUM

DATE: June 13, 2019

TO: EDA Commissioners

FROM: Erika Byrd, Development Project Coordinator

CC: Kim Berggren, EDA Executive Director
Breanne Rothstein, Economic Development and Housing Director

SUBJECT: Housing Update

This memo provides an update to the Economic Development Authority (EDA) on several housing-related items. In addition to updating the EDA, this memo serves to keep interested stakeholders, such as City commissions and community groups informed of this work.

HOUSING POLICY UPDATES**Eviction**

The City of Brooklyn Park worked with HOME Line to produce an analysis of evictions in Brooklyn Park in 2018. A next step that emerged was to hold discussions on evictions with stakeholder groups in 2019. In March, the City held a facilitated listening session with landlords. At the June 17 EDA meeting, staff will be bringing a proposal from the Center for Urban and Regional Affairs (CURA) at the University of Minnesota to do qualitative research into eviction and housing stability in Brooklyn Park.

Fair Housing Policy

The City of Brooklyn Park passed a Fair Housing Policy at the May 13 City Council meeting with the condition that the policy be brought back to City Council within three months. Staff will work to create communications content, line up training, address Council feedback on the policy, and return to the Council or EDA by August with an update.

Tenant Protection Policies

EDA commissioners have indicated an interest in advancing a tenant protection and notice ordinance in 2019. Staff will be discussing a proposed tenant protection ordinance with the City's Human Rights Commission in June and will work to bring an ordinance forward for Council consideration in September.

Strategic Plan for Affordable Apartments

At the EDA work sessions in March and April, the Commissioners discussed the EDA's strategic priorities. Two housing priorities emerged through these work sessions: 1) developing new programs to rehabilitate and preserve existing naturally occurring affordable housing to ensure long-term affordability and 2) supporting the development of new affordable housing in areas of the city outside the Zane corridor. Staff is presenting a high-level program framework for a preservation policy at the June 17 EDA meeting. Standards will be developed once a framework is approved.

Estimated Timeline of Planned Housing Policy Work

June

- Discussion with community, housing, and social service groups around evictions and CURA research
- Draft tenant protection policy brought to Human Rights Commission
- Discuss framework for proposed NOAH preservation program at June EDA meeting

July/August

- NOAH preservation program guidelines created
- Follow-up tenant protection discussion with HRC
- City Council discusses and reviews fair housing policy

Sept/October

- Tenant protection policy brought to City Council for public hearing and first reading
- Program guidelines, outreach efforts, and request for qualification for NOAH preservation program all underway

BROOKLYN PARK HOMEOWNER PROGRAMS

The EDA administers several programs that provide financial resources to homeowners for capital improvement repairs. In April, the EDA approved several program changes in order to increase usage and better meet the community's needs. Changes include a new buyer assistance program, improved home rehab loan terms, and new code enforcement and senior focused programs.

These updated programs launched on June 1. The first down payment assistance loan has closed already and several other loan applications for the various programs are in the approval process. More information about these programs can be found on the Center for Energy and Environment website: <https://www.mncee.org/find-financing-incentives/?t=&c=811>. An updated housing program flyer is attached as item 7.2A.

APARTMENT REHABILITATION

Brooks Landing and Brook Gardens

The Minnesota Housing Finance Agency recently awarded funding in the amount of \$5.7 million toward the rehabilitation of Brooks Landing and Brook Gardens. A \$400,000 rehabilitation loan from the EDA and \$15 million in Housing Revenue Bonds sponsored by the City of Brooklyn Park will be used in the project as well. All the apartment units are covered by Section 8 project-based Housing Assistance Payment (HAP) contracts and will remain affordable after renovation. This rehabilitation project is slated to begin later in 2019. Staff will be working with the ownership on a resident communication and engagement plan before and during the rehab process.

Autumn Ridge Apartments

Rehabilitation work continues at Autumn Ridge Apartments, a 366-unit apartment community located at 8516 63rd Avenue North. In 2016, the EDA contributed a loan of \$1.2 million to assist Sherman Associates in the re-investment and rehabilitation of the property while maintaining long-term affordability. Earlier this year Sherman Associates requested the EDA extend the loan repayment period. The EDA granted the loan extension request in May for another three years to enable Sherman Associates complete additional rehabilitation upgrades that include the installation of the key fob system, security cameras and exterior lighting.

Additionally, planning for Phase II of the landscaping and stormwater retrofit project is underway. A kickoff event will be happening on June 19th at Autumn Ridge. Residents and representatives from project partners including Sherman Associates, African Career Education and Resource (ACER), City of Brooklyn Park, the Shingle Creek Watershed Management Commission, and Hennepin County are invited to attend.

OTHER HOUSING ACTIVITY**Huntington Place**

The Chief of Police and Community Development Director presented to the City Council on June 10 about concerns with crime, maintenance and management at Huntington Place Apartments, an 834-unit community at Zane and 73rd Avenue. Below is a summary of the requests the City has made to the owners/manager:

Short-term (0-6 months)

- Finish \$4M deferred maintenance projects
- Continue to partner to reduce crime and victimization of residents
- Invest in property management (management, maintenance, caretaking and other activities)
- Invest in community building activities with tenants
- Continue to work to reduce evictions

Longer-term

- Explore significant site plan adjustments to promote livability
- Participate in CURA action-oriented research (if it advances this fall)

Attachments:

7.2A BROOKLYN PARK HOUSING PROGRAMS FLYER



Housing Programs

Financial help for home improvements*

The City of Brooklyn Park is dedicated to assisting homeowners and home buyers with grants, low interest loans, and connections to more resources.

Home Rehab Deferred Loans

This deferred loan program can be used for emergency repairs or other improvements to the exterior and interior of homes.

- Loan amount ranges from \$1,000 - \$20,000 at 0% interest rate
- Requires no monthly payments and is forgivable after 10 years of continued ownership and occupancy
- Income restrictions are based on 80% area median income
- Eligible repairs include roofing, mold remediation, plumbing, siding, kitchen upgrades, etc.

Home Improvement Loan Program

This loan program can be used for improvements to the exterior and interior of homes.

- Loan amount ranges from \$2,000 - \$50,000
- Loan term is up to 15 years
- No income restrictions on eligibility
- APR (based on a loan amount of \$25,000 over 15 years): 3.180% or 4.185% based on income

On Bill Repayment Loan Program

- For energy efficiency upgrades in homes
- Loan amount ranges between \$1,000 - \$10,000
- APR: 3.180% or 4.185% based on income
- Loan term is up to 5 years

Down Payment Assistance Program

- For first time homebuyers in Brooklyn Park
- Loan amount is \$10,000 at 0% interest rate (APR)
- Requires no monthly payments and is forgivable after 10 years of continued ownership and occupancy
- Borrower contribution of \$1,000 required
- Income restricted at 120% area median income
- Mandatory homebuyer education class required

Senior Deferred Loan Program

- For senior homeowners aged 62+
- Loan amount ranges from \$2,000 - \$25,000 at 0% interest rate
- Loan is due once property is sold, changes ownership or is no longer owner occupied
- No income restrictions on eligibility
- APR (based on a loan amount of \$25,000 over 30 years): 0.083%

Home Energy Squad Enhancements

Schedule an energy audit visit from a Home Energy Squad that instantly enhances energy efficiency with on the spot improvements. The squad will target light bulbs, faucet aerators, shower heads, thermostats, door weather stripping and blower tests. Visits cost \$100, and the City will give homeowners a grant of \$50 towards the cost.

***All programs apply to owner occupied single family homes, townhomes, duplexes, fourplexes and condos**

For more information, contact

John Kinara, Housing & Redevelopment Specialist
(763) 493-8054 john.kinara@brooklynpark.org



Brooklyn Park 
Unique. Unifed. Undiscovered.



Housing Services & Resources

Emergency Housing Services

Community Emergency Assistance Program (CEAP)
763-566-9600
www.ceap.com

Hennepin County
612-596-1300
www.co.hennepin.mn.us

North West Hennepin Human Services Council (NWHHSC)
763-503-2520
www.nwhhsc.org

Homebuyer Assistance

Community Action Partnership for Suburban Hennepin (CAPSH)
952-933-9639
www.capsh.org

Minnesota Housing Finance Agency
651-296-7608
www.mnhousing.gov

Homeownership Center
651-659-9336
www.hocmn.org

Home Stretch Homebuyer Class

Community Action Partnership for Suburban Hennepin (CAPSH)
952-933-9639
www.capsh.org

PRG Inc
612-721-7556
www.prginc.org

African Development Center (ADC)
612-333-4772
www.adcminnesota.org

Other Housing Questions

City of Brooklyn Park Housing Programs
763-493-8054
john.kinara@brooklynpark.org

Foreclosure Hotline

Community Action Partnership for Suburban Hennepin (CAPSH)
952-933-1993

Credit Counseling/ Financial Education

LSS Financial Counseling
651-642-5990
www.lssmn.org

African Development Center (ADC)
612-333-4772
www.adcminnesota.org

Affordable Rental Housing

Housing Link
612-522-2500
www.housinglink.org

Metro HRA – Section 8
651-602-1000
www.metrocouncil.org/housing/HRA/Sec8

Affordable Homeownership

Twin Cities Habitat for Humanity
612-331-1540
www.tchabitat.org

MN Housing Finance Agency
651-296-7608
www.mnhousing.gov

MEMORANDUM

DATE: June 13, 2019
TO: EDA Commissioners
FROM: Daniela Lorenz, Business Development Coordinator
SUBJECT: Business Forward Advisory Board Presentation

Daniela Lorenz, staff liaison to the Business Forward Advisory Board (BFAB), will provide an update to the EDA at the June 17, 2019 meeting. The focus of the update will be to discuss the board's work from the 2018-2019 board year and to discuss its priorities for 2019 and 2020.

Overview:

Formed in 2012, the BFAB is the voice of the business community on all matters that impact businesses in Brooklyn Park. The BFAB provides recommendations for tangible outcomes to City staff to improve the business climate in the community as well as enhance communication and collaboration between the business community and stakeholders.

Attachment:

7.3A ADVISORY BOARD MEMBER LIST



2018-2019 Advisory Board Members

Joe Piket

Primrose
10051 Xenia Ave N
Brooklyn Park, MN 55443

Anthony Watts

US Bank
5816 36th Ave N
Crystal, MN 55422

Brad Clift

Star
6920 93rd Ave N
Brooklyn Park, MN 55445

James Dow & Annette Lund

Diversified Plastics Inc
8617 Xylon Court N
Brooklyn Park, MN 55445

Matt Rau

Takeda Pharmaceuticals
9450 Winnetka Ave N
Brooklyn Park, MN 55445

Karen Philbin

North Hennepin Community College Foundation
7411 85th Ave N
Brooklyn Park, MN 55445

Mayor Jeffrey Lunde

City Council Representative

Council Member Lisa Jacobson

City Council Representative

Yasmin Hyder

McDonald's
7088 E. Fish Lake Road
Osseo, MN 55311

Sonny Kester

American Family Insurance
8525 Edinbrook Crossing, Suite 104
Brooklyn Park, MN 55443

Ben & Renay Dossman

Fat Chance Sandwich Shop
8419 W Broadway Ave
Brooklyn Park, MN 55445

Jackson George, Jr.

Liberian Business Association in the Diaspora
Comfortable Living, Inc.
6248 Lakeland Ave N
Brooklyn Park, MN 55428

Anh Tran

Evotronics
8463 Xerxes Ave N
Brooklyn Park, MN 55444

Curtis Medina

Daily Dose Café
9578 Noble Pkwy
Brooklyn Park, MN 55443

Commissioner Steve Schmidt

Marshall Spears

City of Brooklyn Park EDA WORK SESSION

Agenda Item No:	8.1	Meeting Date:	June 17, 2019
Agenda Section:	Work Session	Prepared By:	Erika Byrd, Development Project Coordinator
No. of Attachments	1	Presented By:	Breanne Rothstein, Economic Development and Housing Director
Item:	Discuss a framework for Naturally Occurring Affordable Housing (NOAH) Preservation Program and Provide Direction to Staff to Bring Back Standards for Participation		

Overview:

In the past year, staff has had conversations with community members and organizations regarding the increase in rents, housing cost burden, and the importance of the quality of housing, particularly in the rental apartment communities. Also, staff has seen market trends toward increasing values and sales prices of such apartment communities around the metropolitan area and recently in Brooklyn Park. Also, at the EDA work sessions in March and April of 2019, the Commissioners discussed the EDA's strategic priorities. The preservation of naturally occurring affordable housing (NOAH) emerged as a priority for 2019/2020.

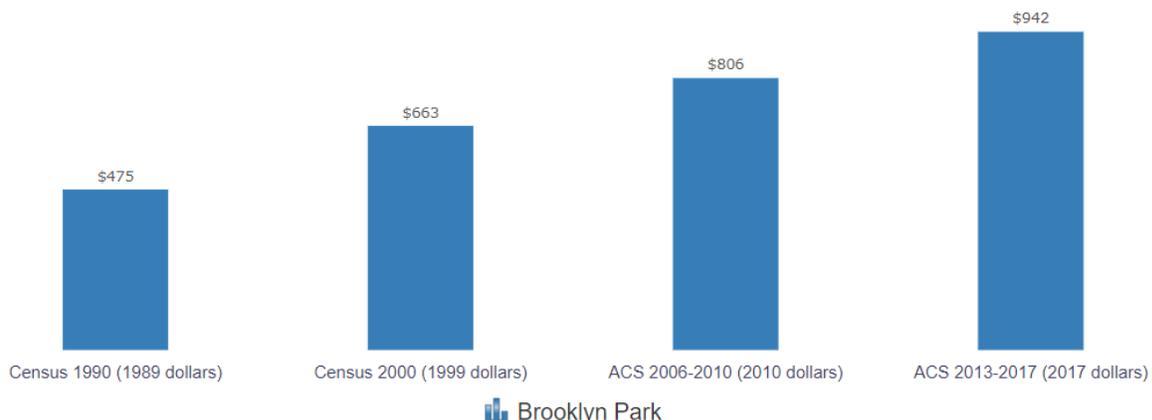
Additionally, staff has been in contact with several buyers who are interested in buying apartments in Brooklyn Park (both for profit, market rate and non-profit, affordable housing providers), some of which would be interested in a city program that maintains affordability while providing financial resources for acquisition and re-habilitation.

Therefore, staff has prepared a NOAH Preservation Program Framework, with the following goals:

- 1) Prevent displacement of current residents by maintaining long-term affordability; and
- 2) Improve the physical quality and management of existing apartments.

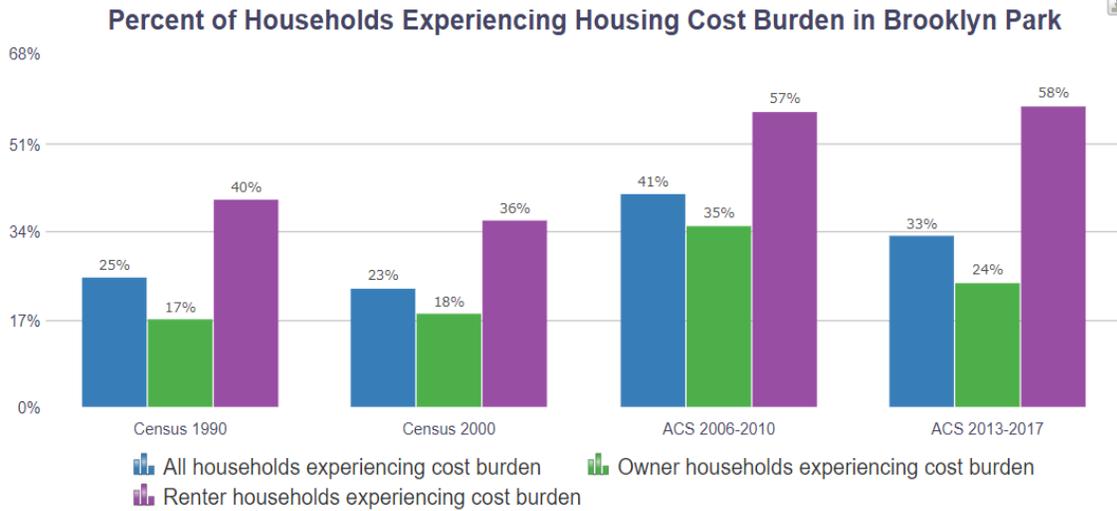
Background:

Brooklyn Park recognizes the importance of having quality, well-maintained housing that is affordable for all ages and incomes and that is integrated throughout the community. As rents increase at existing apartments, often outpacing income growth of the residents, and the community faces development and redevelopment pressures, Brooklyn Park is at risk of losing housing affordability and displacing residents. The below chart describes average rents in Brooklyn Park from 2000 to 2013-2017 (5-year average).



Rents have increased even more in the past year. For example, the current rent at Huntington Place for a one bedroom is \$989.

True affordability is determined by what households can afford to pay. In Brooklyn Park, 58% of renters are cost-burdened (paying more than 30% of their income to housing) and 26% are severely cost-burdened (paying more than 50% of their income on housing). The below chart indicates the percentage of households in Brooklyn Park who are cost-burdened from 1990 to 2013-2017 (5-year average).



Source: U.S. Census Bureau Decennial Census and American Community Survey. Households experience housing cost burden when their housing costs are 30% or more of their gross income. For renters, housing costs include rent and utilities; for owners, housing costs include mortgage principal and interest, property taxes, property insurance, utilities, and other fees. Use caution when comparing 1990 and 2000 data (which include only some households) to American Community Survey data (which include all households). See the [metadata](#) for more information.

Rising rents and increasing numbers/percentages of cost-burdened households is a growing issue metro-wide and in Brooklyn Park. Furthermore, apartment complexes are at historically high values and are attracting investors. There have been several high-profile sales in the past few years where investors bought properties, significantly re-habbed the properties, raised rents by several hundred dollars per month, re-qualified all tenants, and removed almost every household. One recent sale in Brooklyn Park, the Fountains, sold for \$78,000 per unit, which is significantly higher than sales from a few years ago. This suggests that the market will naturally start demanding higher rents and could cause displacement of households (especially those using Section 8 vouchers and needing to find apartments at the federal government established “Fair Market Rents” (\$1,005 for a 1 bedroom unit)).

Primary Issues to Consider:

- **What work has already been done?**

This program is informed by previous research, plans, and policies including:

- Concentrated Residential Area Action Plan (1995)
- AHEAD Task Force Report (2004)
- Stable Neighborhood Action Plan (2005)
- Corridor Development Initiative, completed by ULI (2008)
- Planning for Multi-Family Housing Development (2009)
- Apartment Action Plan (2010)
- Bottineau Corridor Blue Line Extension LRT Housing Inventory (2017)
- Brooklyn Park 2025 Strategic Plan (2016)
- Blue Print for Housing Justice by ACER (2017)

Mixed-Income Housing Policy (2017)

- Bottineau Community Works Station Area Housing Gaps Analysis (2018)
- 2040 Comprehensive Plan Update (2018)
- Apartment Action Plan 2.0 (2018)
- Housing evictions report by HOME Line (2018)

• **What is the proposed framework?**

Under this framework, the EDA would create a program to provide funding to developers and rental property owners for the acquisition and/or re-habilitation of Brooklyn Park NOAH rental properties. Apartment units purchased and rehabbed within the program would be maintained as long-term affordable. Key program elements include:

Total Impact	Goal of preserving and re-habilitating 500 units of existing market rate, affordable multifamily-rental housing by 2023.
Affordability income	Per the funding requirements, affordability is tied to Housing Set Aside/TIF pooling provisions (40% of the units affordable to households earning 60% of AMI or 20% at 50% of AMI). Mixed income projects would also be eligible.
Affordability term	Preserved units will have affordability periods no less than 30 years
Geography	Distribute preserved units across neighborhoods
Method/Partnership	Developers have the option to get pre-qualified if they bring additional community development strategies and have demonstrated success in the industry. EDA will create a process to pre-qualify partners for the purpose of competing in marketplace for acquisitions. Partners must demonstrate ability to meet framework. Each deal would be evaluated and approved by EDA separately.
Funding	Housing Set Aside Fund, with a goal of limiting EDA investment to \$5-10K per unit to maximize impact of the fund. 4D support (Minnesota Statute 273.128 provides that qualifying affordable rental properties are eligible for 4d tax classification, which provides up to a 40% tax reduction on qualifying units)
Standards	Developers and owners would be required to meet minimum standards regarding unit quality and/or rehabilitation, community engagement, and ongoing resident and community support (developed as part of program standards)

• **What are the next steps?**

Based on the discussion, staff will discuss this framework with housing advocates and other stakeholders in June/July. Staff will bring back the framework with standards for participation to the July EDA meeting for approval. It is anticipated that each project would be evaluated as an independent deal going to EDA for approval, but the program framework would provide direction and signal to the development community and property owners of the willingness of the city to partner.

• **What is the funding source?**

Brooklyn Park has the Housing Set Aside fund which shall be used for affordable housing, according to special legislation and TIF law. This fund was originally funded by pooled TIF dollars from several other TIF districts. In addition to dollars for re-habilitation and long-term rent increase limitations, the city would also need to consider participation in the 4d tax incentive program to further incentive developers to complete this work of rehab and affordability preservation. This will have an impact to the taxes collected within the city.

Participation in the 4d tax program will have a tax impact to all taxing authorities, including the city. Under the 4d Program, affordable housing units receive a 40% tax break to all taxing jurisdictions. Using Ridgebrook an example, the property currently pays \$200,000 in total tax annually (\$69,000 to the city) and would receive a 40% reduction to \$120,000 (or \$41,400 to city) if units were maintained as long term affordable units. This is approximately a total tax benefit of \$555 per unit per year (\$191 reduction per unit in city taxes per unit per year). If 500 units were entered into the 4d program, it is estimated that the total taxes collected would be approximately \$300,000 less per year assuming 2019 tax rates and values (\$100,000 reduction to city annually).

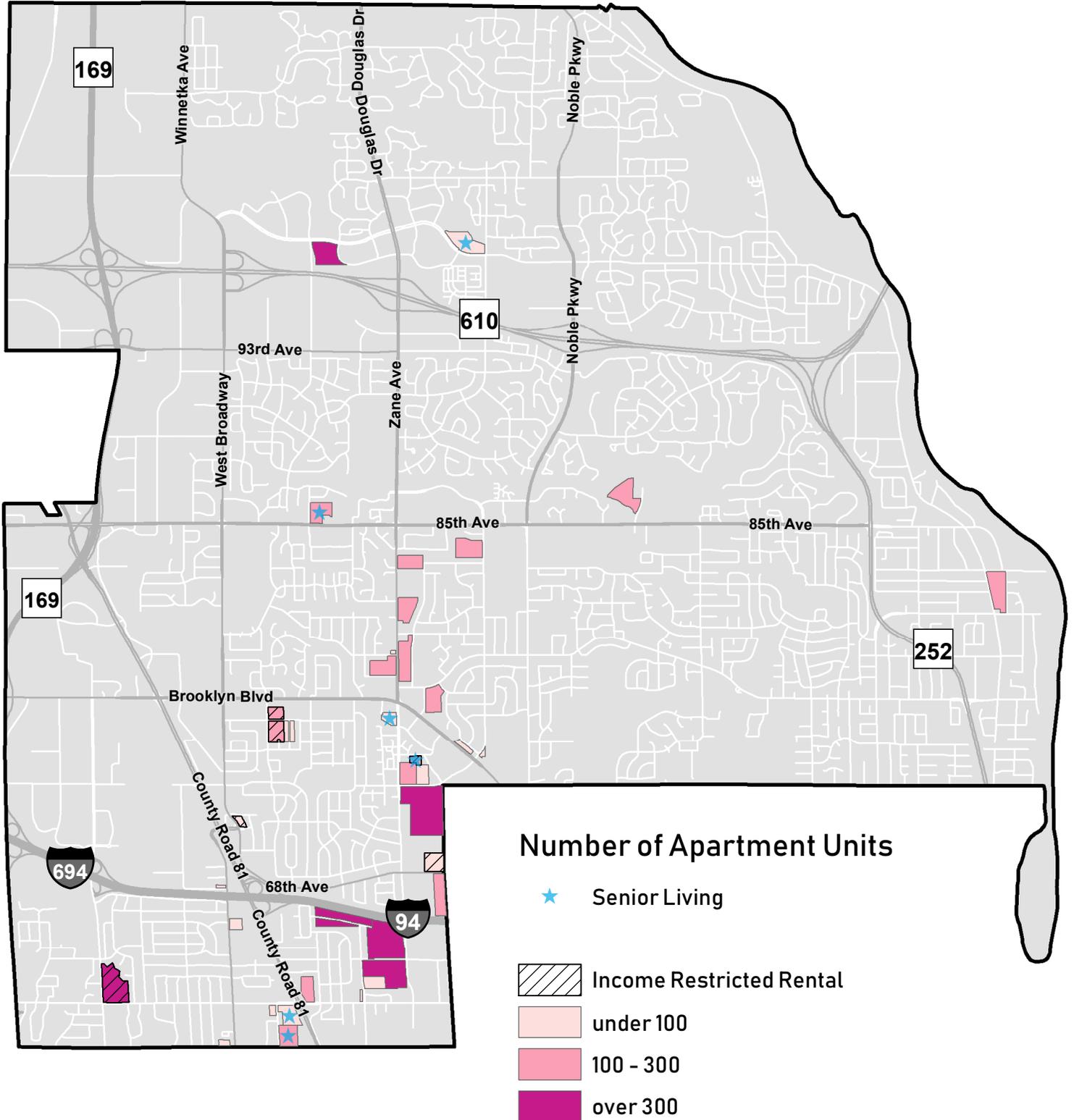
Budgetary/Fiscal Issues:

Staff proposes using up to \$5 million from the EDA's Housing Set Aside funds to preserve nearly 500 units of naturally occurring affordable housing.

Attachments:

8.1A BROOKLYN PARK APARTMENT MAP

Apartment Communities 5 or more units



City of Brooklyn Park EDA WORK SESSION

Agenda Item No:	8.2	Meeting Date:	June 17, 2019
Agenda Section:	Work Session	Prepared By:	Kim Berggren, Director of Community Development Breanne Rothstein, Economic Development and Housing Director
No. of Attachments	2	Presented By:	Breanne Rothstein, Economic Development and Housing Director
Item:	Review and Discuss Reaffirmed Regent Site Vision Statement and Next Steps on Redevelopment and Direct Staff to Conduct Community Engagement Around a Draft Vision in Conjunction with an Interested Developer		

Overview:

In the past few months, staff has received several inquiries and interest on the EDA-owned land located within the Opportunity Zone, including the Regent Site (7479 Brooklyn Boulevard). A local developer has approached the city about working together to develop a vision and concept plan for the Regent site. In April, the EDA directed staff to prioritize a plan for the land in this area. Given the recent and continued developer and community interest in development in this area of the city, staff is seeking to reaffirm the community's vision and direction for this area, particularly the Regent property, to inform discussions with the development community. Staff is seeking input on the vision from the EDA before advancing a community engagement process this summer.

Primary Issues/Alternatives to Consider:

- **What is the history of the Regent Site? What planning has occurred to date?**

In 2006, the Brooklyn Park EDA purchased and demolished the Huntington Pointe apartment complex located at the southwest corner of Regent Avenue and Brooklyn Boulevard. A series of subsequent planning and community engagement efforts were completed, the most recent and notable of which is the Huntington Pointe Redevelopment Site Corridor Development Initiative. This work, completed in 2008, included a series of community workshops (with 60 participants) to develop a vision to inform development interest in that property.

The results of the Huntington Pointe Corridor Development Initiative Report are summarized below (the full report is included as an attachment):

- 1) Design features and amenities that create a sense of place and serve as a gateway
- 2) Accentuate neighborhood green space that is connected to Shingle Creek
- 3) Pedestrian-friendly streetscapes, especially along Brooklyn Boulevard (wide sidewalks)
- 4) Design for safety (eyes on the street)
- 5) Design and orientation must be respectful of residential and commercial uses
- 6) Traffic flow should minimize access to Brooklyn Boulevard
- 7) Capitalize on natural areas of the site (Shingle Creek)
- 8) Connections to the regional trails, parks, and access to the creek
- 9) Integration of all transportation modes
- 10) High amenities on site (walkways, fountains, gardens, etc.)
- 11) Preferred land uses were small business, mixed use, destination type use (may require a major anchor), medical offices, transit hub, business incubator or light industrial use (jobs) and possibly high quality, owner occupied senior housing.
- 12) Off-street parking located behind, below, or above buildings.
- 13) Connect new jobs with residents
- 14) Use green technologies to support environmental goals

Additionally, staff has completed an evaluation of all the planning documents that inform this area, and conducted some preliminary brainstorming to develop a reaffirmed vision for the Regent Site. The Corridor Initiative Report and the staff work together is summarized as the draft Reaffirmed Regent Site Vision.

Changes since 2008:

The following changes are recommended between the 2008 Corridor Initiative Report and the Reaffirmed Regent Site Vision:

- 1) Change the name from “Huntington Pointe Site Development Guidelines” to “Reaffirmed Regent Site Vision”
- 2) Remove “with the exception of Rental Housing” from Goal #3
- 3) Add senior housing, owner-occupied housing, and rental housing with multiple bedrooms as allowable land uses, rather than “owner-occupied, senior housing” and add language about the need to diversify the housing stock in the area
- 4) Stress the interest in business incubation and social entrepreneurship as a priority on the site and minimize recreational uses as a primary use for the site
- 5) Stress the interest in activating the public space, shared street, a destination space, and the creek
- 6) Add the opportunity for community garden or edible landscape space

Next Steps - Proposed Community Engagement Process:

EDA staff would work with Community Engagement staff to develop a refined community process for getting input on the draft Reaffirmed Regent Site Vision. Below is an outline and timeline for this process. Given the development interest in the site, staff recommends a process that occurs this summer to facilitate feedback in a timely manner:

- 1) Collect feedback on draft vision statement at “City on the Go” in Hartkopf Park in June.
- 2) Conduct a social media survey on draft vision through July.
- 3) Collect feedback on draft vision at Small Business Forum(s) conducted in August.
- 4) Send out to participants in original Huntington Pointe workshops to garner input through a survey.
- 5) Meet with three community-based organizations to collect feedback from them on draft vision.

Attachments:

- 8.2A Huntington Pointe Site: Development Guidelines
- 8.2B DRAFT Reaffirmed Regent Site Vision

Final Report: Huntington Pointe Redevelopment Site Corridor Initiative

May 6, 2008

Summary

The Corridor Initiative partnered with the Brooklyn Park Economic Development Authority (EDA) to facilitate a series of community workshops to:

- Develop objectives or criteria for the Huntington Pointe site to present as recommendations to the Brooklyn Park EDA; and
- Strengthen participation and community involvement to inform larger city goals for development.

The collaboration between the Corridor Initiative and the City of Brooklyn Park came through funding from Hennepin County Housing, Community Works and Transit to serve as a pilot project to determine whether these technical resources and approach would be useful in a suburban context. The City of Brooklyn Park provided in-kind staffing support.

Corridor Housing Initiative technical team

The technical team that participated in the Brooklyn Park / Huntington Pointe Corridor Initiative process included:

- Gretchen Nicholls, Twin Cities Local Initiatives Support Corporation – project coordinator
- Katie Thering, Metropolitan Design Center, University of Minnesota College of Design – design expertise
- Michael Byrd, Formworks LLC – design expertise
- Andrew Dresdner – Cunningham Group Architects – site planning
- Barbara Raye, Center for Policy Planning and Performance – facilitation, community outreach consultant, and evaluation
- Alan Arthur, Aeon (formally the Central Community Housing Trust) – financial analysis and development consultant

City staff team

The city staff that provided guidance and technical support included:

- Robert Schreier, Director of Community Development
- Jason Aarsvold, Economic and Redevelopment Director
- Kimberly Berggren, Development Project Manager
- Cindy Sherman, Planning Director
- Kaydee Kirk, Project Facilitator

Outreach

A variety of outreach strategies were utilized to inform the community about the process and to encourage participation, such as:

- A. Mailing of “Save the Date” postcards that announced community workshop dates (city wide)
- B. Direct phone calls to leaders of community organizations
- C. Two articles in the Park Pages (March/April and May/June)
- D. Several articles in the Sun Post newspaper

- E. A few meeting notices in the Star Tribune newspaper
- F. Coverage on cable news
- G. Two stories on the Brooklyn Park Now TV show (February and June/July)
- H. Informational briefings at the meetings of the Brooklyn Park Multi-Cultural Task Force and the Multi-Family Property Managers Association
- I. Reminder calls and emails to participants prior to each workshop
- J. Translation and child care services were available
- K. Information and meeting materials were available on the City of Brooklyn Park website: www.brooklynpark.org/CHI

Overview of the Brooklyn Park Corridor Initiative Community Workshops

The Corridor Initiative (CI) process consisted of four community workshops. Nearly 60 community participants attended the workshops, aimed at strengthening their design and development literacy, articulating community values for future development, and assessing likely development scenarios for the Huntington Pointe site that could meet those values. The process involved a technical team of designers, developers, facilitators and city staff to inform and support participants as they explored ideas. Resulting from the process was an increased confidence by participants about possible development directions for the area, and strategies for getting there. The purpose of the CI process was to identify a range of development options that meet community goals and market viability, rather than landing on one specific development direction or product.

Workshop I: Gather Information (February 26, 2008)

The first workshop provided an opportunity to gather information. Speakers provided information on the City's policies concerning the Huntington Pointe site, on design and site planning considerations, and on how the Brooklyn Park Corridor Initiative process could inform future City action regarding the redevelopment site. A development wish list was created at the session as participants reflected on what they wanted to achieve through development and expressed their thoughts and concerns about the site (attachment 2).

Workshop II: Block Exercise (March 11, 2008)

Participants explored a variety of development options for the Huntington Pointe site using building blocks to create a development plan. The development plan was entered into a financial analysis tool to determine if it was a financially feasible scenario. Sketchers were on hand to draw what that development plans might look like given design preferences expressed by the participants. Three tables were set up to consider the following scenarios: housing only, mixed-use (commercial/office and residential), and civic / institutional uses (i.e. recreational or community centers). Summary sheets were prepared to provide an overview of the exercise outcomes (attachment 3).

Workshop III: Panel Discussions (March 25, 2008)

A panel of developers and a representative from the Brooklyn Park Parks and Recreation Department were assembled to discuss options that could be considered for the Huntington Pointe site. The conversation was rich with information on the opportunities and challenges of the site, and panelists provided their ideas about viable development strategies. The panelists offered some consistent messages given the current market, including:

- National retail and single family housing are likely not viable;
- It will be important to strengthen and connect with local amenities (such as Shingle Creek); and

- There is considerable public investment by the City in acquiring the site – so the city should require a developer to include amenities that will increase the attractiveness of the area.

Workshop IV: Framing the Recommendations (April 15, 2008)

Participants worked to build consensus on recommendations to the Brooklyn Park Economic Development Authority on development objectives for the Huntington Pointe redevelopment site (attachment 1).

Conclusion

The final outcome from the workshop series was the Huntington Pointe Site Development Guidelines (attachment 1). This document is submitted to the Brooklyn Park Economic Development Authority (EDA) for consideration regarding the redevelopment of the Huntington Pointe site.

Attachments:

- A. Huntington Pointe Site Development Guidelines (results from workshop IV)
- B. Brooklyn Park Development Wish List (results from workshop I)
- C. Block Exercise Summary Sheets (results from workshop II)
- D. Panel Discussion Meeting Notes (results from workshop III)
- E. News articles
- F. Workshop attendance list
- G. Evaluation Summary

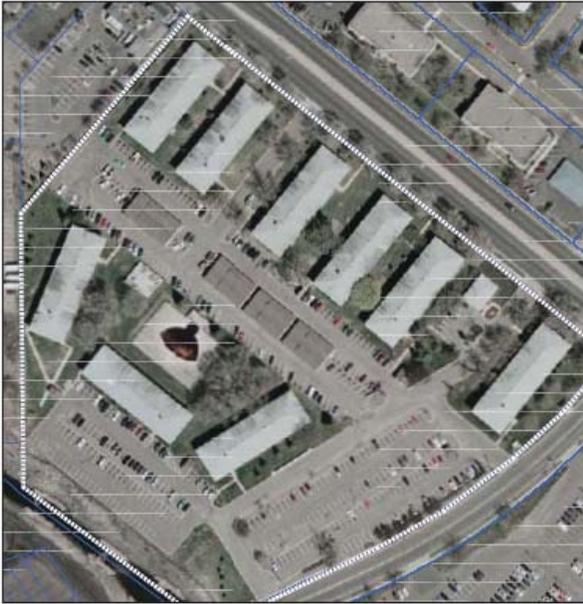
Brooklyn Park / Huntington Pointe Site: Development Guidelines

May 12, 2008



Sponsored by the Brooklyn Park Economic Development Authority,
Hennepin County Housing, Community Works, and Transit and the
Corridor Housing Initiative/Twin Cities LISC

Huntington Pointe Site Development Guidelines



The City of Brooklyn Park is located on the banks of the Mississippi River, just minutes from Minneapolis and St. Paul. As the sixth largest city in Minnesota, the community offers the natural beauty of renowned parks and trails, in concert with an abundance of commercial, cultural and educational opportunities. The City maintains an excellent standard of living by proactively planning for the future and redeveloping aging infrastructure and properties as needs arise.

In 2007 the City of Brooklyn Park and the Brooklyn Park Economic Development Authority (EDA) purchased the Huntington Pointe site for redevelopment. The EDA partnered with the Corridor Initiative to provide community input for the redevelopment of the Huntington Pointe site.

ASSETS

The City of Brooklyn Park is:

- actively supportive of new developments that respond to these guidelines;
- centrally located, with easy access to downtown Minneapolis, convenient freeway access;
- supported by an active, engaged business community, institutions, and residents;
- home to many strong office and industrial employers including the Target North Campus corporate and Caterpillar Paving Products;
- home to strong educational institutions that provide life-long learning and work-force education; and
- a proven partner for working effectively with developers to achieve development goals.



GUIDELINES: **Huntington Pointe Site**

Due to the unpredictability of the current market, a clear development direction was difficult to identify. Community participants recommended that the City/ EDA hold the site with planned maintenance as open space until the market is more predictable or a quality development proposal emerges. Further, the City / EDA might benefit from the following additional considerations:

- a) the opportunity to gather developer input through a Request for Proposals process to clarify viable development options for the site, or from obtaining a market analysis of the highest and best use for the site
- b) consideration of reasonable ideas for interim uses that can support income generation
- c) attention to the overall safety concerns for neighboring residents when the site is vacant such as lighting
- d) ongoing communication and updates on progress with those who participated in the Corridor Initiative process

Through the Corridor Initiative community process it was determined that the site is not a good candidate for national retail, but could possibly support small businesses integrated into a mixed use development. Participants expressed a desire for a destination-type use on the site (i.e. sports/ recreational facility, corporate campus, etc.), but recognized that such a use would require a major user to commit to the site. If a notable user did come forward, it might attract ancillary commercial and retail in the area. A business incubator or light industrial use could also benefit the community in its ability to generate additional jobs.

Also explored was the opportunity to integrate amenities into the site, given its proximity to Shingle Creek and the extended trail systems. Any new development must provide design features and amenities that create a sense of place, and serve as a gateway into the City of Brooklyn Park.

Goal 1: Build Community Assets and Character

- A. Incorporate design elements and amenities that help to enhance the visual appeal of the area and define a sense of place (e.g. landscaping and plantings, public art, ornamental lighting, gateway elements, and other interesting features).
- B. Maintain, enhance & accentuate neighborhood green space that is functional and is connected to Shingle Creek and its trail systems.
- C. Create engaging pedestrian-friendly streetscapes, especially along Brooklyn Boulevard. Specifications might include:
 - Private sidewalks should have a minimum effective walkway width of six feet.
- D. Design for public safety, including building design, technology, and other concepts that provides “eyes on the street.”
- E. Design and site orientation must be respectful of residential and commercial uses.
- F. Consider traffic flow so that the site works well (i.e. channel traffic flow to Regent Street, limit driveways that spill into Brooklyn Boulevard).

Goal 2: Connect Amenities with the Surrounding Area

- G. Capitalize on the natural characteristics of the site (i.e. Single Creek).
- H. Ensure plans are developed to connect the area to the regional system of trails, area parks, and maintain public access to the creek.
- I. Careful integration with multiple transportation modes, including pedestrian ways, the bus system, and bicycling.
- J. Consider integrating additional amenities into the site (i.e. walkways, fountains, gardens, public art)

Goal 3: Consider a Variety of Development Strategies that Strengthen the Tax Base (with the exception of rental housing)

- K. Support was expressed for:
 - Regional destination facilities (i.e. corporate headquarters, sports facility, casino, YMCA / recreation center, art center etc.) that could attract ancillary retail adjacent to it.
 - Medical offices (townhouse office condos)
 - Light industrial / job creation opportunities
 - Transit hub / park and ride
 - The possibility of high quality construction, owner-occupied senior housing
- L. Off-street parking is to be provided behind, below, or above buildings.
- M. Explore strategies to include businesses that offered job opportunities to local residents.
- N. Utilize green technologies in development to support environmental goals

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Attachment B: Brooklyn Park Development Wish List

**HUNTINGTON POINTE AREA DEVELOPMENT WISH LIST
Small Group Discussion Summary | 2/26/08**

1. What makes the Huntington Pointe area interesting?

GROUP 1

Location
Size
Creek
Access to site

GROUP 2

12 acres
Accessibility
Creek & trails

GROUP 3

It is good start to eliminate crime stemming from apartment complexes.
This is the fight move toward getting away from being the low rent district of the Twin Cities... there is an oversaturation of low income housing in Brooklyn Park right now.

GROUP 4

Unlimited opportunities
Community-based business, i.e., community/educational center
User friendly area
An already developed rec/park area

GROUP 5

On the creek
Good transportation
Opportunity

GROUP 6

Shingle Creek is the draw
Size
Nearby renovations
Close to freeway and to 610 development
Proximity to schools and churches

GROUP 7

Creek
Mature trees
Possibilities because of land size
Accessibility to highways

2. What would you like to achieve through development of the site?

GROUP 1

Senior hi-rise
Upscale restaurants
Detached townhomes
Quad townhomes
Cemetery
Continue trail along creek
Wave pool

GROUP 2

Recoup development costs
Medical Center?
Make area a destination
Change of perception when entering BROOKLYN PARK

GROUP 3

Better image
We would like to see this as a destination spot... possible retail and entertainment.
Would like to see something similar to Excelsior-Grand in St. Louis Park
We want this to be a vehicle to attract more responsible residents to Brooklyn Park.

GROUP 4

Recreation – Parks
Commercial business
More senior housing
Youth center – collaboration with church initiative
Homeless shelter / group home
Potential near library
YMCA collaboration with potential city pool
Medical facility

GROUP 5

No more residential housing
Stability and less concentration
More green space
Public amenities
Retail – restaurants and small businesses
YMCA
Image change
Local hiring and procurement

GROUP 6

A district Brooklyn Park appearance
A gateway to Brooklyn Park Blvd. like 55 & Winnetka in Golden Valley

Continue look of Village Creek
An improved image of Brooklyn Park
Transit improvements
Senior housing
Restaurants
A mix of sizes – limit the rental
Safe feeling – open, well lit
More accessible paths
Green space
Retail with off street parking
Underground parking

GROUP 7

Continuity with surrounding area
“Downtown” or “Mainstreet” feel for Brooklyn Park
Entry = perception
Community centers
Entertainment / sports center
Green technology

3. What are your concerns about development of the site?

GROUP 1

Crime
Sets good example
Will people come?

GROUP 2

Timing for development – cost of waiting (?)
No more apartments!
Come at expense of village creek development

GROUP 3

We do not want to see any more housing units on this site.
What can be done to reduce crime by the nearby apartment complexes?
What will City do if no developers are interested?

GROUP 4

Too many rental units in proportion to home ownership
Plan to reduce crime with the new developments
Are there other apartment/land areas that may get redeveloped?

GROUP 5

Overdeveloped and market saturation
Timeline for development
Language for affordable workforce housing

Use development to change the image
Units should be owner occupied
Redevelop the surrounding area

GROUP 6

To not add more high density affordable housing
Not one large retailer
Curb cuts on Brooklyn Boulevard
Residential so close to the adjacent bar
Brooklyn Park's image needs to be improved

GROUP 7

Concentration of high density
Developer / management responsibility

4. What additional information would you like to see?

GROUP 1

What type of financing is available for property?

GROUP 2

Safety for area

GROUP 3

What is the occupancy rate of senior (55+) housing. What are the housing options?
Why does the low-income have to be replaced? Is this good for Brooklyn Park?
Where is light rail going?

GROUP 4

Funding for business owners?
What are townhomes being sold at?
What is the market value like?

GROUP 5

Income level act sheets
What defines affordability
Timeline

GROUP 6

Is there too much retail in the area already?
What will happen around Brooklyn Boulevard & Zane?
What are the plans for transit?
Ryland occupancy?
What is the City looking for in revenues on this project?
What is happening around 610 Target site and how will that affect this site?
What is the market for senior housing?

GROUP 7

How will this fit/affect Brooklyn Park's long range plan for this area?

How can we engage the community that currently lives in this area?

Education about low income "affordable" housing.

Attachment C: Block Exercise Summary Sheets

Huntington Pointe

Block Exercise Summary Sheet: Civic Table

Corridor Housing Initiative, March 11, 2008



Scenario 1: 90,000 s.f. of buildings

- Police Substation
- Library
- Amphitheater
- Civic Offices
- Swimming Pond
- Athletic Fields



Financial Info*:

\$30 million project
 Cost of \$75-\$125 per year per household in increased taxes for a 20 year term



Scenario 2: 180,000 s.f. of buildings

- Civic offices
- Theater
- Police station
- Cultural Center
- Library

Financial Info*:

\$50-\$100 million project
 Cost of \$150-\$200 per year per household in increased taxes for a 20 year term



Scenario 3: 1,250 s.f. of buildings

- Golf Course
- Ice Skating
- Frisbee Golf
- Clubhouse
- Sledding
- Snowshoe/skiing trails

Financial Info*:

Unknown

* These calculations assume that these facilities would be City financed and paid for by Brooklyn Park taxpayers, and that the City would donate the land to the project.

* The financial information approximates the built costs, and does not include resources needed from programming and maintenance.

Huntington Pointe

Block Exercise Summary Sheet: Mixed Use Table

Corridor Housing Initiative, March 11, 2008



Scenario 1: Mixed Use Sports Theme

40 units owner occupied Senior Housing
100,000 s.f. Retail/Office
80,000 s.f. Sports Center



Financial Info:

Project is not feasible unless investor comes forward to finance the project.

Huntington Pointe

Block Exercise Summary Sheet: Housing Table

Corridor Housing Initiative, March 11, 2008

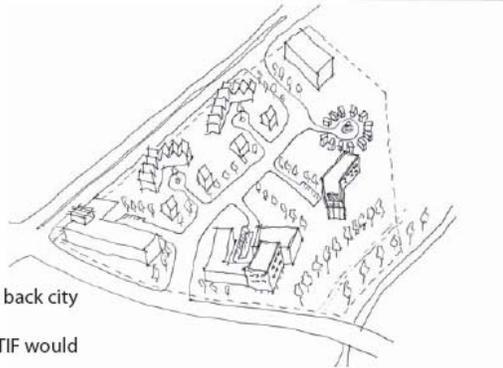


Scenario 1: 149 units

100% Home ownership units
20% affordable
Average height of 3 stories

Financial Info:

\$38 million project, does not pay back city for site
Lost \$13 million, however, using TIF would bring it \$3 million closer



Scenario 2a: 201 units

100% Home ownership units
50% affordable
Average height of 4 stories
Large park along creek

Financial Info:

\$46 million project, does not pay back city for site
Lost \$10 million, however, using TIF would bring it \$5 million closer

Scenario 2b: 201 units

134 Home ownership units
33 affordable rental units
34 market rate rental units
Average height of 4 stories
Large park along creek

Financial Info:

\$40 million project, does not pay back city for site
Lost \$5 million, uses TIF



Scenario 3: 360 units

100% Home ownership units for seniors
Average height of 5 stories

Financial Info:

\$80 million project, does not pay back city for site
Lost \$12 million, however, using TIF would bring it \$3 million closer
Including 60 affordable units might reduce the loss by \$5 million

Attachment D: Panel Discussion Meeting Notes

Workshop III –Panel Discussion

March 25, 2008

6:30 – 8:30 p.m.

Zanewood Recreation Center, 7100 Zane Avenue North, Brooklyn Park

Panelists:

- **Ron Mehl – Beard Group**
- **Mary Pat Black – Brooklyn Park Parks and Facilities Management**
- **Colleen Carey – The Cornerstone Group**
- **John Duffy – Duffy Development**
- **Mike Black – Royal Oaks Realty**

Facilitator: **Barbara Raye**, Center for Policy Planning and Performance

Hosted by:

- Brooklyn Park Economic Development Authority (EDA)
- Corridor Housing Initiative

Introduction (Barbara Raye – Facilitator):

Purpose of the process is:

- To define community goals for redevelopment of the Huntington Pointe site.
- To determine what is feasible or likely for development on the site.
- To identify the potential options for redevelopment.
- Final recommendations will be submitted to the Brooklyn Park EDA for consideration.
- Community input is advisory.

Recap of Workshops I and II (Gretchen Nicholls, Corridor Housing Initiative)

- The purpose of the first workshop was to gather information relevant to the site and identify community interests on what they would like to achieve through development, and what are their concerns.
- Second workshop involved the interactive block exercise to explore development scenarios for the site. Three tables offered various scenarios, one to explore housing options, another to explore mixed use options, and a third table to explore civic uses for the site. Summary sheets are available to provide information on the scenarios that were created by participants, and the financial information.
- Given that the City has invested approximately \$14 million so far into the site, the underlying question is whether the future use of the site should be guided by the City's recovery of the investment (to reuse in other parts of the city), or to waive some or all of the investment by creating a public amenity on the site (i.e. park, golf course, library, etc.).

Panel Discussion:

Ron Mehl

The Beard Group

- Coordinates the commercial development for the Village Creek
- Retail is looking to locate north of highway 610

- \$12 per square foot won't cover the new construction costs
- The area only attracts interest from small companies, not national retailers

Mary Pat Black

Parks and Facilities Management

- Sees the area as the gateway to the city
- Parks partner a lot with schools – the Huntington Pointe site is in close proximity to the Park Central High School, exploring places to create turf fields
- Not enough land for a golf course – the other two golf courses in the city are struggling to break even.
- Consider gardens and public art
- Greenway connections to Shingle Creek could be incorporated with housing

Colleen Carey

The Cornerstone Group

- Housing market is not strong right now. Rental is in greater demand. Construction costs push housing values higher than people will pay.
- Tons of retail in the area – hard to imagine how more retail could help other retailers.
- Recommend creating an amenity that makes people want to live here – walk around, activity, connections
- Example: Centennial Lakes, Edina
- Expensive, but brings up property around that improves housing values in area. Public art – a lot of public activity. Things that they want to walk past.

John Duffy

Duffy Development

- Robinson town center – primary residential, large component of affordable housing
- Community amenity that everyone could enjoy
- Mixed-use development – who's going to go into retail? Who would live in residential?
- Cost to build verses what people are willing to pay – there's a disconnect
- Senior housing frees up single family homes for younger families – a strategy that works well where there wasn't new housing available. Young families gravitate toward newer housing products.
- Retail along the street – nervous of commercial market without core tenants.

Mike Black

Royal Oaks Realty

- City planning background
- Now is a good time to do planning.
- City has done a good job in redevelopment; public amenity has good start with the creek.
- Pro: Sense of place / community but more public interest / value. Con: lose tax base and the cost of ongoing maintenance.
- Build a sense of place through private investment
- Single family housing isn't going to work – city won't recover it's investment
- Mixed-use development (retail / condos, 2 –3 story buildings in clusters) would provide additional open space along the trails.
- Office / condos – look like residential townhouses but used for offices (retail, coffee shops). Trouble is that density is not high in the area, difficulty for city to recoup resources invested.

- Build a sense of place – improve area for everyone.
- More public elements are good. Downside is that the land is off the tax roles, and will require ongoing costs for maintenance.
- Open space along creek access, entice private developer to create sense of place.
- Problem with commercial is that this is not a prime area – higher demand north of here.
- Possible to find some use that would stimulate other retail development
- Cost of new housing is above what people are willing / able to pay.
- Using the land for a public amenity would increase the tax burden, provide no recovery of the City's past investment, and create ongoing maintenance costs.

Discussion with community:

What are some examples of mixed use?

John Duffy – A good example of a good mixed-use project is the Edinbrook, which is office towers and open space that is used for an ice arena and musicals (housing + commercial + public space).

Colleen Carey – Although a completely different scale, Vancouver is a wonderful example because the developers created pocket parks, walkways, sculpture gardens, etc. which makes the street level very interesting and inviting. You don't even notice the tall buildings around you.

Ron Mehl – Brooklyn Park has already begun to create the public amenity by establishing the 2.5 miles of walking paths along Shingle Creek – link into it.

Mike Black – Be as flexible as possible in the plan – it's hard to get a hold on what's happening (especially in the residential markets). With the market in flux a developer needs options. Express desires and wishes, entice the developer to come in and sell their ideas. People want to invest in something they can get excited about – a catalyst site.

Colleen Carey – It's going to take a couple years, property values need to go down. Small retailers are having a hard time and it will all shake out over the next few years.

What will stabilize first? Housing or commercial?

Colleen Carey – We are in for some fundamental shifts, which the housing market will lead. They will likely be the first to begin ramping up again.

Ron Mehl – This area has great traffic counts and visibility. Something unique could happen here. As a developer I couldn't guess what I would do here.

How can the community be apart of the solution?

Mike Black – People here know the heart beat of the site – want to improve it for everyone. The City should consider going to a marketing firm to see what they think would be the highest and best use of the site (to get an additional perspective). Don't get too invested in a plan. You need to be careful about where you are investing money. Consider doing a Request for Proposals to see some ideas or options for the site. It will be difficult to recoup the money for the site, want to maximize and combine the highest and best use with a sense of place.

John Duffy – Talk to business owners in the area to see what needs or future plans they have. They are great resources for investment, and have ideas that should be included in the mix.

Mary Pat Black – This is not a good environment to raise taxes – the City will be looking for a return on their investment.

Colleen Carey – Need balance of high standards and flexibility. Developers take huge risks that can turn out really good or really bad. They need to be able to trust that they will have the best chance possible to succeed.

What about using the area for a park and ride or transportation? (Cost of transportation increasing, freeway access, attractive area for hub.)

- Current parking ramps for park and ride are not well used.
- Hwy 81 will be a busway or light rail.
- Longterm, Brooklyn Boulevard may not be the best location for a transit hub
- Connecting the site to public transportation would be a huge benefit.

What are the negatives of waiting for a while before developing?

What about attracting small manufacturing companies to stimulate job creation?

What are some examples to consider?

- Zygi Sports complex (fields and facilities) yielded ancillary commercial and retail
- Excelsior and Grand, St. Louis Park – stimulates reinvestment, surrounding properties improved.
- Medical facility – co-locate offices into hub of medical services (not a hospital).
- Education / Recreation Center – one stop shop for a range of employment training services, fitness facility, early childhood development, homeownership training, etc.
- If it will be a public use, the taxpayers need to be able to weigh in. We need something appropriate for a city center, something that will generate positive ripples for reinvestment in the area.

Is this site large enough to market for a small corporate campus (single user)? (e.g. Medtronic – Fridley, FBI Headquarters – Brooklyn Center.)

- Yes, it is a good size for a small corporate campus. It offers good freeway access, transit, infrastructure, and employment is available.

Other ideas:

- Casino
- Assisted senior living (could be a very nice piece of a larger plan)

What kind of demographic shifts are you expecting? How can you tie development to the future?

- Midtown Greenway is an example of a public investment that has slowly attracted development over time. It was a 50 year plan that began 18 years ago to attract mixed-use and high end office to the area. We need to start, and stay committed to a long term plan that will spawn developments over time.

Preliminary review and comment on draft development guidelines for Huntington Pointe site:

Group 1: Since the market is not the best, allow it to be a temporary site – leave the trees, mow, and act as soon as possible when the market moves. Be patient and proactive.

Group 2: Change the first goal to read “Build City Wide Assets” rather than neighborhood. Add F.) Work to attract long term residents. Liked second and third goals. Didn’t think “I. Consider integrating civic facilities onto the site (i.e. library, community or cultural center, police substation, athletic fields, etc.)” needed to be there.

Group 3: Support Group 1 with idea to use as temporary site until market kicks back in. Ready the site to maintain a neutral value. Look at businesses in need of relocating.

Group 4: Agree that the land should just sit. Possible use as a temporary park, but don’t let land sit in disrepair. Land bank it – use as positive as possible. Don’t put back what we’ve taken out.

Group 5: Agree with goals. Like the campus concept, environmentally friendly especially with the creek nearby. Maintain public access to the creek.

Panelists: General approval (no concerns were raised).

Attachment E: News Articles

Brooklyn Park residents envision Huntington as a keystone to redevelopment of entire area

By Natalie Spray • Sun Newspapers

(Created: Wednesday, March 5, 2008 3:02 PM CST)

One blighted property in Brooklyn Park could become the keystone to improving the entire Zane Avenue corridor, if the redevelopment goals of local residents succeed.

About 40 people attended the first in a four-part series of workshops Feb. 26 to brainstorm possible scenarios for the 11-acre Huntington Pointe Apartment site, 7454 Brooklyn Blvd.

Huntington Pointe is one of several complexes in an area known as the Zane Avenue corridor. Since the late 1980s, the city has tried to address problems associated with apartment deterioration, a high crime rate and negative public perception of properties in the area.

Last year, the city acquired the property and is nearly finished relocating tenants from the 306 one-bedroom units. Demolition is planned for this spring.

This process, led by the Corridor Housing Initiative, allows the city and community to work on the front end of development and set the stage for specific sites, said Gretchen Nicholls, CHI program officer.

Development experts discussed various ideas for redevelopment on the site at the first meeting.

"We're here to help you realize your goals for this site," said Michael Bryd, owner of Formworks Development LLC.

He called the site a "very buildable piece of property." It is in a good location, has city support for redevelopment and is bounded by Single Creek on one side.

Byrd stressed the image projected by redevelopment options will be a big consideration.

How the site relates to surrounding properties will also be key in its redevelopment success, said Andrew Dresdner, urban designer and architect with Cunningham Architecture Group.

There must be clear, obvious and structured transitions because the urban development hinges on the quality of the public spaces surrounding the site, he said.

Several city plans and policies will ultimately guide the site's redevelopment.

The land is currently designated as part of the Village Creek Redevelopment Area, and the site is zoned for mixed use, said Planning Director Cindy Sherman.

Possible redevelopment scenarios could include office space, retail stores and up to 30 percent residential development, she said.

In addition, the Stable Neighborhood Action Plan task force studied the Zane Avenue corridor and made suggestions for area improvements.

The SNAP study indicated the city's demographics are changing to larger family sizes, and the current housing stock doesn't meet that need, said Jason Aarsvold, economic and redevelopment director.

In addition, the property, built in the 1960s, is no longer competitive with area rental units, he said.

The Huntington Pointe apartments rented for \$519 to \$539 per month - much lower than the regional average.

The city wants to create a mix of housing, while at the same time reduce the number of units in the area, strengthen neighborhoods and improve the building landscape and amenities, Aarsvold said.

In addition, the city has made a commitment to replace the affordable housing lost from demolition over the next five years, he said.

Residents say they are concerned the city may not be able to recoup the money invested in the site, and ultimately the negative image of the area may deter redevelopment.

Ideas for the parcel ranged from a cemetery to entertainment venues and included owner-occupied housing, recreation and park spaces, restaurants, retail and social service centers.

The best thing the city can do is decrease the supply of apartments and increase the quality of what remains, said Jim Soderberg, who owns three apartment communities in the Zane Avenue corridor.

"Brooklyn Park needs low-income housing like a sinking ship needs more anchors," he said.

Ultimately, attendees said they want to make the site an area destination.

Small retail and restaurant developments could easily reflect the diversity of the community, said resident Danielle Strong.

There were a lot of diverse perspectives shared, and so there will be a lot of work moving forward, Nicholls said.

Most importantly, change should be accomplished by leveraging strengths, eliminating weaknesses, and doing it incrementally, Dresdner said.

"Change is hard," he said. "When it does these things it goes over better and lasts longer."

The second workshop is scheduled 6:30-8:30 p.m. Tuesday, March 11, at the Zanewood Recreation Center, 7100 Zane Ave. N.

The evening will include a block exercise, where participants place blocks on a map of the site to help visualize the redevelopment, Nicholls said.

Discussion will center on proposed development and whether those scenarios are doable, she said.

Comment on this story at our website, <http://www.mnsun.com/>.

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Residents test development scenarios for Huntington Pointe site in Brooklyn Park

By Natalie Spray - Sun Newspapers
(Created: Wednesday, March 19, 2008 9:56 PM CDT)

Brooklyn Park residents played with wooden blocks to get a better feel for what could be developed on the city's Huntington Pointe Apartment site.

At the second of four Corridor Housing Initiative meetings on March 11, more than 30 participants built and tested potential development scenarios on large aerial photos of the 11-acre site at 7454 Brooklyn Blvd.

The discussion showed several viable options for the site, which could uplift the neighborhood and erase its negative image, said resident Jann Doss.

Facilitators from the University of Minnesota Metropolitan Design Center organized participants into three groups. They were directed to create projects with different housing, civic and mixed uses.

Barbara Raye with the Center for Policy Planning and Performance said all participants discussed creating green space to reinforce a sense of community.

The housing group initially looked at 112 units, all owner occupied and 20 percent considered affordable. The redevelopment project was estimated to cost \$13 million on top of the \$14 million already invested in the property, said group facilitator Frank Fitzgerald.

When the units were increased to 201 units, with 50 percent affordable, the project totaled \$45 million but only cost the city \$10 million, he said.

The group then proposed making one-third of the units rentals, some at market rate and some affordable. That project totaled an estimated \$40 million, and cost \$5 million in city dollars, said Fitzgerald, a landscape architect at Close Landscape Architecture.

The civic group used all 11 acres to create such areas as a police sub-station, a library, athletic fields and an amphitheater, said facilitator Joanne Richardson.

The \$30 million project, plus the \$14 million already invested, would cost between \$75 and \$125 per household every year for 30 years, she said.

Brooklyn Park resident Dave Johnson said he'd love to just see the area become a big park or wooded area, but doubts the city will do that because it won't recoup any money.

The table assigned to create a mixed-use scenario focused its development around a sports theme, said facilitator and research fellow Katie Thering.

The major attraction was a sports center, which would contain sports-related medical offices and retail stores, she said.

With the help of a financial investor for the main sports facility, the project could be feasible, Thering said.

The group tried to think regionally, about what would be unique to the area, Raye said.

No matter what type of development occurs, the city will have invested nearly \$14 million in acquisition, relocation and demolition before moving to redevelopment.

"We undertook the project knowing it wouldn't recoup the entire investment, said Jason Aarsvold, development and redevelopment director. "The more money that does come back, the more improvements can be made in other parts of the city."

Some costs will be recovered when the city sells the land to a developer, he said.

The next housing meeting - scheduled 6:30 to 8:30 p.m. Tuesday, March 25, at the Zanewood Recreation Center, 7000 Zane Ave. N. - will feature a developer panel discussion.

"It's an important project that will have a large impact on the city," Mayor Steve Lampi said. "We need all the help we can get."

Comment on this story at our website, <http://www.mnsun.com/>.

Expert panel suggests patience for Huntington redevelopment site

By Natalie Spray - Sun Newspapers

(Created: Wednesday, April 9, 2008 9:27 PM CDT)

A panel of development experts recently suggested the city of Brooklyn Park delay redevelopment of the Huntington Pointe Apartment site until the market rebounds.

"It's an important area and you get one chance to do it right," said Colleen Carey, president of the Cornerstone Group. "You don't want it to be mediocre just because the market is mediocre."

While experts expressed their opinion of the 11-acre site at 7454 Brooklyn Blvd. in a panel discussion March 25, the final plan for redevelopment is up to participants in the final Corridor Housing Initiative meeting April 15.

"It's a small part of Brooklyn Park, but it's important to us, that's why we're all here," resident Thomas Alfred Hanson said. "We need long-term visioning. The city needs to get something in there that starts a development process."

The Brooklyn Park Economic Development Authority took ownership of the apartments in July, and plans to relocate the tenants, demolish the buildings and redevelop the site.

Panelist Mike Black, who is a land development project manager for Royal Oaks Realty, said now is the time to plan.

He suggested building public space with private investors. The right plan will entice a private developer, he said.

A sense of community can be created no matter if it's a public or private development, Carey said.

In Vancouver, British Columbia, Canada, developers were allowed to build a denser project as long as they created a public amenity. It resulted in something useful to everyone, she said.

Ron Mehl, development principal for Hopkins-based Beard Group, said a negative stigma attached to the site makes it harder to charge a rent for commercial space that would recoup the city's investment.

Park Place Promenade, at the intersection of Highway 610 and Regent, rents spaces for \$25 per square foot, while Pedestrian Plaza, located two blocks north of the Huntington site, rents for \$12 per square foot, Mehl said.

Housing may also be a difficult sell to developers, Carey said. Her real estate company creates multi-family housing and mixed-use developments.

"I'm inclined to think other uses are more appropriate than housing," she said.

Many residents at the meeting expressed a desire to create a park or community sports field.

Mary Pat Black, parks and facilities manager for Brooklyn Park, said she would love to see additional park land on the site, but it would cost money to develop and maintain.

She suggested gardens or public art to achieve a similar sense of community space.

The last of four community meetings, held next week, will finalize development guidelines for the Huntington Pointe site.

This process isn't just visioning, it's "tempered with reality," said Barbara Raye, facilitator for the Center for Policy Planning and Performance. "Feasibility is necessary."

If the city makes the property available at little to no cost to developers, it has bargaining power for a public amenity, she said.

"Try to be as flexible as possible, because the market is tough right now," Mike Black said. "Express your desire, but entice a developer to sell you something."

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Huntington Pointe study group finalizes recommendations for site

By Natalie Spray - Sun Newspapers

(Created: Wednesday, April 23, 2008 10:05 PM CDT)

Members of the Huntington Pointe study group are so adamant that the 11-acre apartment site not contain housing they removed the word from its name.

The last of four Corridor Housing Initiative meetings was held last week, where participants finalized development guidelines for the site scheduled for demolition this summer.

The final document will be presented to potential site developers to guide presentations toward what the community envisions in the area, said Gretchen Nicholls, Corridor Housing Initiative program officer.

The process "helps us get closer to what the community wants," Mayor Steve Lampi said. "The council is committed to making this site the best it can be. You all had a part in that."

The group's recommendations include holding the property until the market changes and requesting developer proposals for the site.

Many participants wanted a destination-type use for the site, but recognized a major user would be needed to start the development process.

The development guidelines also include three main goals: to build community assets and character, to connect amenities with the surrounding area and to consider a variety of development strategies to strengthen the tax base.

Resident Wini Froelich said the plan shouldn't be too detailed.

"If you shut down that possibility, you shut the door and say to the developer, 'We aren't flexible,' " she said.

A lot of ideas for civic uses have been presented, but that doesn't help a developer. The development guidelines can help the city request those amenities from a project, Nicholls said.

Resident Jon S. Rohe said the site should serve as a gateway into the city and augment Shingle Creek on the property's east side.

Councilmember Jeanette Meyer agreed, and said the idea of creating public space around the creek is important.

Taxpayers fund restoration, and it should be available to them, she said.

The Economic Development Authority, meanwhile, awarded a contract for demolition of the complex at its April 14 meeting.

Minneapolis-based Ramsey Excavating came in with the lowest of 12 bids submitted. Its \$502,000 bid was half the cost estimated by the city's consultant Peer Engineering. Bids ranged from \$502,710 to more than \$1.2 million.

In better economic times, most bids would have been closer to the \$1 million estimate, said Bob Schreier, director of community development.

Peer Engineering completed the required additional asbestos testing and hazardous materials reports, and prepared the demolition specifications.

Councilmember Jeff Lunde said the consultant created very specific contract terms, and saved the city money through the bidding process.

Budgeted EDA funds from tax increment financing districts will be used to pay most of the demolition cost.

Terms of the purchase agreement require the former owner, Dominion, to pay for some lead-based paint and asbestos abatement.

Appliances and other salvageable materials from the site have been sold, for a net profit of \$41,900.

Ramsey Excavating has 120 days to raze the nine 34-unit buildings and 14 accessory structures. In addition, the site's swimming pool, parking lots, sidewalks and lighting will be removed, said Kim Berggren, development project manager.

The contractor is also required to maintain all the trees on the property, level the ground and plant seed once demolition is complete.

Preliminary work will include obtaining the appropriate approvals from the Minnesota Pollution Control Agency, disconnecting utilities and asbestos remediation inside the buildings. Exterior work may not be observed for at least month, Berggren said.

In other business, the EDA established an interfund loan - which would allow the city to recoup some development costs from the Huntington Pointe site should a tax increment financing district be created in the future.

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Attachment F: Workshop attendance list

Brooklyn Park / Huntington Pointe Redevelopment Site Corridor Initiative

Workshop Attendance

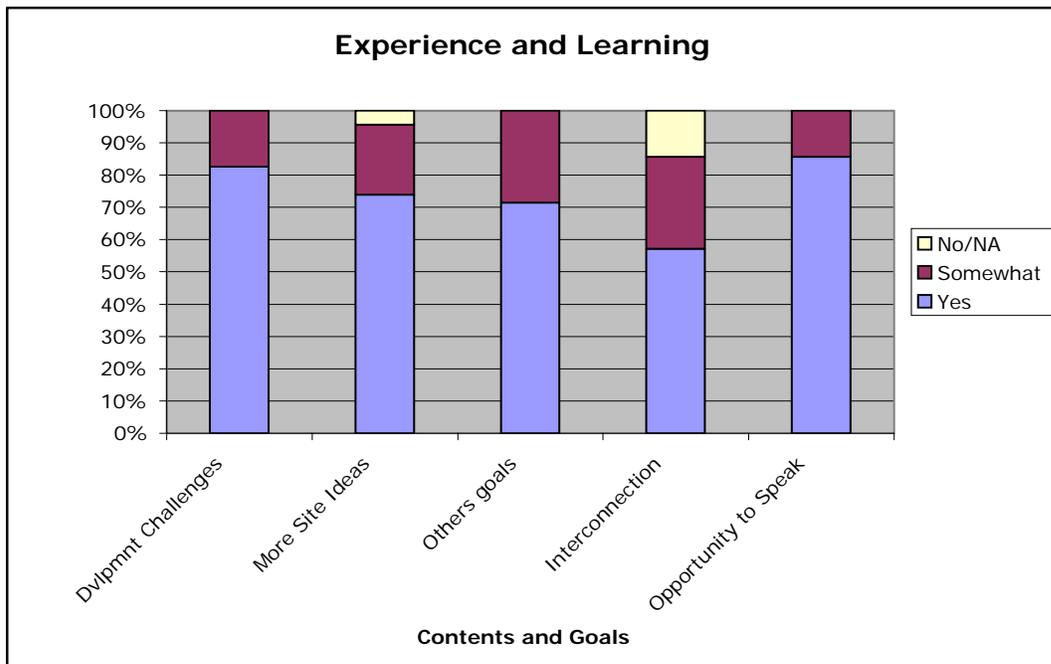
<u>Wksp 1</u>	<u>Wksp 2</u>	<u>Wksp 3</u>	<u>Wksp 4</u>	<u>Name</u>	<u>Organization</u>
X		X		Kaylord Sanders Jr.	The IJN Center & Consultant Group
X	X		X	MaiKue Xiong	
X	X	X	X	Karen Wendt	resident
X		X		Ken Benson	resident
	X	X		Debbie Benson	
X	X			Dave Sladek	
X	X			Kris Sladek	
X				Danielle Strong	future resident
X	X			Joan Ginsberg	Village Townhomes
X	X	X		Gordy Aune Jr.	
X	X	X	X	David Johnson	
X		X	X	Tonja West Hafner	resident
X		X	X	Wini Froelich	BPWDT
X	X	X	X	Kevin Brisky	resident
X	X	X	X	Wendy Brisky	resident
X	X	X		Dan Obermiller	resident
X				Peter Woods	
X	X	X	X	Dick Gunderson	Blondies / resident
X	X	X	X	Mary Ellen Vetter	
X		X		Diane Hughes	PICA Head Start
X	X	X	X	Dick Picquet	
X				Chris Fletcher	resident as of 4-1-08
X				Janet Fletcher	resident as of 4-1-08
X	X	X	X	Mike Richards	resident
	X			Marietta Richards	resident
X	X	X	X	Mike Vanderheyden	
X		X		Mike Trepanier	Brooklyn Park City Council
X		X	X	Mike Scully	
X		X	X	Carrie Scully	
X				Scott Robbie	
X				Jim Soderberg	Soderberg Apartment Specialists
X				Fay Holland	community member
X		X		Eugene Dix	African American Action Committee
		X		Lorraine Rhodes Dix	African American Action Committee
X	X	X	X	Margie Lindberg	
X	X	X		Sue Meyer	Huntington Place
X				Mekoms (?) Levy-Pounds	
X	X			Natalie Spray	Sun-Post
X				Rev Steven Larson	Redeemer Covonant Church, Bama Ministers
X				Lucille Sundquist	homeowner
X	X			Thomas Alfred Hanson	homeowner
X	X	X		Tony Bianco	homeowner
X	X	X	X	Steve Lampi	Brooklyn Park Mayor
	X	X	X	Jann Doss	
	X			Julie Spanlei	
	X	X		Mari Lecours	Community Stabilization Project
	X	X	X	Jim Seufert	
	X	X	X	Jon S Rohe	retired, interested citizen
	X	X		Curtis Holub	Brooklyn Lutheran Church
		X		Beth Strehler	

<u>Wksp 1</u>	<u>Wksp 2</u>	<u>Wksp 3</u>	<u>Wksp 4</u>	<u>Name</u>	<u>Organization</u>
		X		Brett Hildreth	resident
		X		Alan C Wilson	citizen
		X		Elmer Rosenving	
			X	Jeanette Meyer	City Council
			X	Terry Gearin	City Council
			X	Jeanne Peterson	
			X	Ray Klotz	
			X	Charles O. Sado	
				<u>GUEST PANEL</u>	
		X		Colleen Carey	The Cornerstone Group
		X		Mike Black	Royal Oaks Realty
		X		Ron Mehl	The Beard Group
		X		John Duffy	Duffy Development
		X		Mary Pat Black	Parks and Facilities Management
				<u>STAFF</u>	
X	X	X		Andrew Gillett	Hennepin County
X	X	X	X	Jason Aarsvold	Brooklyn Park
X	X	X	X	Kim Berggren	Brooklyn Park
X	X	X	X	Robert Schrier	Brooklyn Park
X	X		X	Cindy Sherman	Brooklyn Park
X	X	X		Kaydee Kirk	Brooklyn Park
				<u>CHI TEAM</u>	
X	X	X	X	Gretchen Nicholls	Twin Cities Local Initiatives Support Corporation
X	X	X		Andrew Dresdner	Cunningham Architecture Group
X				Michael Byrd	Formworks
X	X			Katie Thering	Metropolitan Design Center
	X	X	X	Barbara Raye	Center for Policy Planning and Performance
	X			Alan Arthur	Aeon

Attachment G: Evaluation Summary

CHI/Brooklyn Park Evaluation

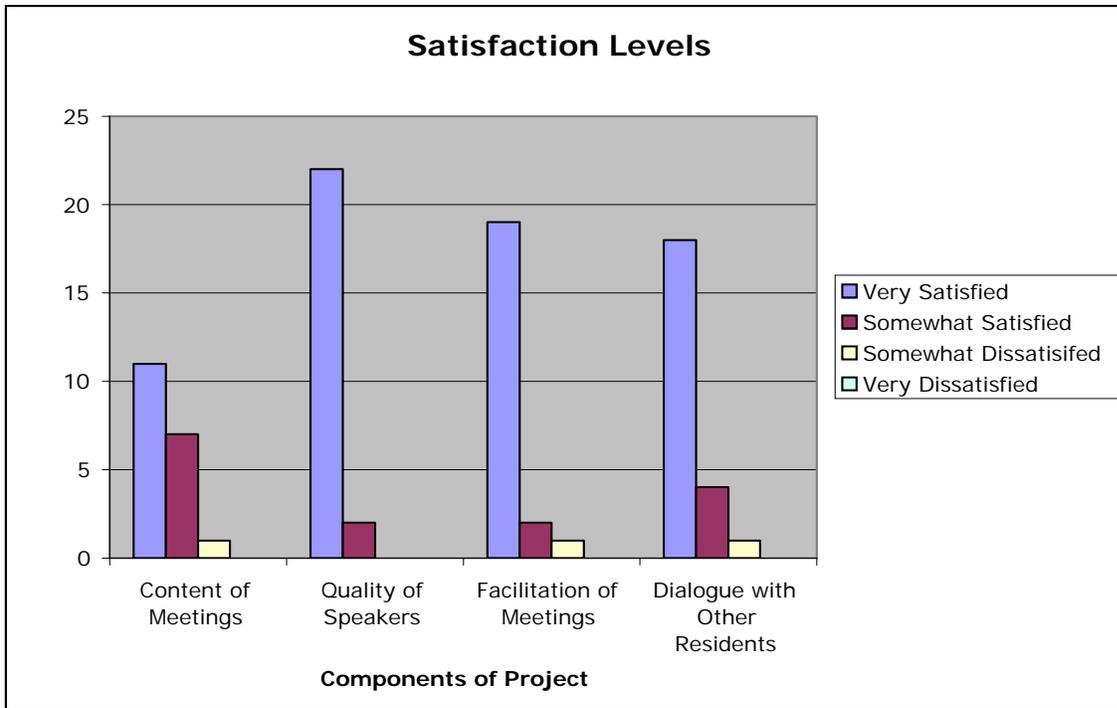
Twenty-three persons completed at least some of the questions on a final evaluation form distributed during the fourth meeting on April 15, 2008. The level of satisfaction with the process, content, dialogue, and facilitation was very high. Participants also agreed that the project will have some positive long-term impact and were glad that the City of Brooklyn Park participated in the project.



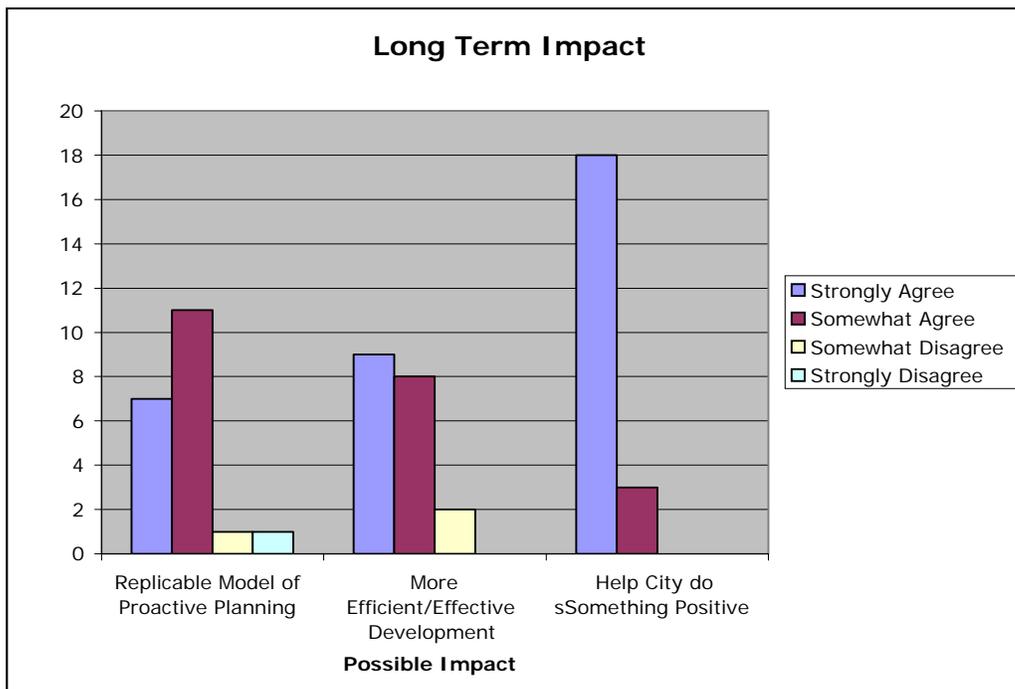
The majority of participants were residents and residential property owners in Brooklyn Park, but business and commercial property owners also participated. The majority has been in the area for over 20 years (14), but the range extended to those between 4-9 (4) and 10-19 (4) years as well. The majority identified themselves as white/Caucasian, adults and attended all four meetings.

Overall satisfaction was very high. Individual participants identified the strengths of the project to include: bringing in outside developers for a “real world” understanding, using a consensus process, the facilitation of meetings, email reminders, the open discussion in both small and large groups, letting everyone speak but still moving forward, the building block exercise, and having the City present but not leading the discussion.

Individual comments also suggested a few things that could be improved such there being a little too much “nit-picking”, getting the notes from the last meeting along with the email reminder notices, more information from the City about its thoughts on the site, an early agreement on terminology, a little more control of side conversations, a mission statement, and for one person the block exercise was potentially a duplication of what had been said in previous discussions.



The long-term impact of the project was also positive from the perspective of participants. The final comments included a thank you to the City for including the community in a very good program that supports involvement and a desire to be kept up-to-date on future development.



Regent Site Vision

7479 Brooklyn Boulevard

June 2019

Goal #1 – Build Community Assets and Character

- 1) Incorporate design features and amenities that create a sense of place and serve as a gateway
- 2) Maintain, enhance, and accentuate neighborhood green space that is connected to Shingle Creek and its trail systems, especially through community garden space and/or edible landscaping
- 3) Create engaging, pedestrian-friendly streetscapes, especially along Brooklyn Boulevard (wide sidewalks or shared street concept)
- 4) Design for safety (eyes on the street)
- 5) Design and orientation must be respectful of residential and commercial uses
- 6) Consider auto traffic flow that minimizes access to Brooklyn Boulevard

Goal #2 – Connect Amenities with Surrounding Area

- 7) Capitalize on natural areas of the site (Shingle Creek)
- 8) Ensure plans are developed to connect to the regional trails, parks, and access to the creek
- 9) Integration of all transportation modes, with a destination location that ties to Shingle Creek (possibly a pedestrian corridor or shared street concept)
- 10) Integrate additional amenities on site (walkways, fountains, gardens, public art, etc)

Goal #3 – Consider a variety of development strategies that strengthen the tax base

- 11) Preferred land uses are:
 - a. small business, especially business incubation and social entrepreneur space
 - b. mixed use
 - c. regional destination type use or major anchor user
 - d. medical or other offices
 - e. transit hub
 - f. light industrial use (jobs)
- 12) Housing types that diversify the area housing stock, with a focus on senior housing, owner-occupied housing, and rental housing with multiple bedrooms
- 13) Off-street parking located behind, below, or above buildings
- 14) Connect new jobs with local residents
- 15) Use green technologies to support environmental goals