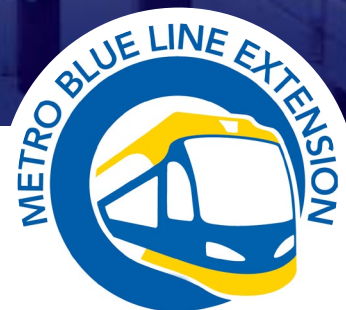


Corridor Management Committee

June 13, 2024



BROOKLYN PARK | CRYSTAL | ROBBINSDALE | MINNEAPOLIS



Today's Topics

- Call to Order & Welcome
- Approval of May 9 Meeting Summary
- Community and Business Advisory Committee Reports
- Anti-Displacement Updates



The public can submit written comments to Nkongo Cigolo (Nkongo.Cigolo@metrotransit.org)

Approval of May 9 Meeting Summary



Community and Business Advisory Committees Report



Anti-Displacement Updates





City of Minneapolis - Anti-Displacement Updates

METRO Blue Line Extension
Corridor Management Committee

5/9/2024

Existing City of Minneapolis Strategies

Investments in
people,
businesses,
and places

- **Anti-Displacement Policy Network Participation**
- **Affordable, accessible housing**
 - Renter protection policies (Right to Counsel, Stable Homes Stable Schools, GBI Pilot)
 - Affordable housing development subsidies and incentives (AHTF, LIHTC, IZ, TIF)
 - Affordable housing preservation incentives (NOAH Preservation, 4d)
 - Homeownership supports (down payment assistance, rehab loans, land trusts)
- **Small business support**
 - Business technical assistance
 - Ownership & Opportunity Fund
 - Small business grants and loans
 - Real estate strategy support
- **Cultural District investments**

City's Commitment to Anti-Displacement

The City is fully committed to anti-displacement strategies – BUT cannot foot the full bill

We need the BLE Project Office to lead -

- Create a plan
- Identify desired outcomes
- Identify how the money will be spent, on what, and when

City will review design plans and evaluate what is needed for City to grant municipal consent



Needed Anti-Displacement Commitments

Identified in City comment letter sent to CURA and Hennepin County in June 2023

Supporting people, households, and businesses impacted by direct building and property impacts

- Develop a specific plan for near-term property takings that provides opportunities for people to stay in the neighborhood

Supporting businesses and community members through construction phase impacts

- Develop a specific plan for addressing direct construction impacts (parking, access issues, wayfinding, etc.)

Developing strategies for inclusive economic growth

Secure substantial flexible resources to support anti-displacement strategies beyond traditional transit uses



Needed Anti-Displacement Commitments cont.

Investments in People

- Direct housing cost assistance for low-income renters and homeowners
- Increased resources for down payment assistance, shared equity models, and ownership opportunities
- Incentives and other mechanisms for the creation of affordable ownership units

Investments in Businesses

- Basic operating subsidies to small businesses
- Dedicated pool of attorneys to advise and represent business owners about their leases or other real estate option needs.
- Dedicated service providers for direct marketing support

Investments in Places

- Real-time advance notice of construction plans for residents and businesses (street & sidewalk closures, utility shut offs, etc.)
- Plan and resources to incorporate arts and culture in and around station areas that is representative of cultural importance in the area



Ongoing Work and What is Next (City-Led)

Continued implementation of City-wide anti-displacement and wealth building strategies

Conduct station area planning – for developing housing, business, economic development, and resiliency strategies

Continue implementation of a parking strategy

Review design plans and evaluate what is needed for City to grant municipal consent





Brooklyn Park

Paul Mogush, Planning Director

May 2024

TPAC and CMC

ADWG Recommended Policies/Actions in Brooklyn Park

Current activity

- small business grants/support
- zero to low interest loans
- workforce programs
- commercial and residential land trusts
- inclusionary zoning
- NOAH preservation

Some activity

- mandatory relocation assistance
- cultural placekeeping/placemaking
- financial resources for organizing/right to organize
- limit investor purchasing

No activity

- right to counsel
- land disposition policy
- rent stabilization
- tenant opportunity to purchase
- right to return
- universal basic income/guaranteed basic income
- tenant screening reform

Additional Anti-displacement Policies/Actions in Brooklyn Park

Some activity

- Public acquisition and/or community land ownership

No activity

- expand business tenant rights
- additional benefits for property owners and renters directly impacted
- first right of refusal to public entities
- subsidize or limit tax increases for existing property owners and/or

Public ownership and investment to support small business

- Northwind Plaza
 - Purchased Oct 2021
- Brooklyn Park Small Business Center
 - Opened Aug 2023
- 8 businesses
 - 7 locally-owned
 - 4 BIPOC-owned



Workforce Development

- 3 Programs serving Brooklyn Park and Brooklyn Center
 - Brooklyn Internships
 - Youth Entrepreneurship Program
 - Career Pathways
- 2023 Program Statistics
 - \$455K in wages and stipends to youth in Brooklyn Park and Brooklyn Center
 - 572 program participants
 - 108 internships coordinated with 22 employers

Race / Ethnicity	
Asian or Asian American	20%
Black, African, or African American	51%
Hispanic or Latinx	9%
Native American or Alaska Native	1%
White or Caucasian	2%
Mixed	9%
Other/Did not disclose	8%
City of Residence	
Brooklyn Park	44%
Brooklyn Center	33%
Other (Suburban Hennepin County)	23%
Other Demographics	
Opportunity Youth (homeless/ runaway, pregnant/parenting, foster care, and/or justice involved)	7%
Low Income	66%
First Generation High School Grad or College Student	26%
First or Second Generation Immigrant	52%

Business Micro-Lending

- Brooklyn Park Development Corporation micro-lending
 - Commercial micro loans: 27
 - Emergency micro loans: 14
- \$1,000-10,000
- 2% interest rate
- Limited underwriting



Micro-Loan Serving Session 2023

Naturally Occurring Affordable Housing (NOAH) Preservation

- \$6.8M NOAH investments preserved 1,394 units since 2017
 - Autumn Ridge
 - 366 units, \$1.2M loan
 - Brooks Landing and Brook Gardens
 - 170 units, \$400,000 loan and bond financing support
 - Huntington Place
 - 834 units, \$5M reimbursement loan
 - Evergreen Apartments:
 - 24 units, emergency elevator repair grant/loan
- \$4M in single-family home rehab loans and down payment assistance
 - Mostly to BIPOC and low-income households



New Affordable Housing

- Tesman Ridge Apartments
 - 71 units at 85th Ave BLRT Station
 - Mix of affordable units
 - Duffy Development
 - Status: Under construction
- Decatur Apartments
 - 350 units
 - 60% AMI, with 5% at 30% AMI
 - Developer: Real Estate Equities
 - Status: Under construction



Tesman Ridge Apartments

What is needed?

1. Coordination of shared priorities and actions, centering community voice and participation in decision-making
2. State and County law changes, programs, and funding to support ADWG recommendations

OUTCOMES BY JURISDICTION: BROOKLYN PARK:



- Keeping the rich culture of the corridor in place and enhancing it so it thrive



- Improving the climate for businesses post-construction, and prioritizing the development of spaces for small businesses



- Providing opportunities for existing residents and businesses to stay in place and feel supported



- Supporting the development, preservation, and access of safe and affordable housing and housing choice



- Ensuring that youth feel safe on and around the lightrail, and feel excited and proud to remain in their communities.



Anti-Displacement Efforts at the City of Robbinsdale



Participation

City Participation has included Active Participation in:

- Anti-Displacement Work Group (Spring 2022)
- Bottineau Community Works Steering Committee
- LRT Internal Working Group
- Hennepin County Specific
- Blue Line Now! (City group)
- CMC, TPAC, CAC, BAC



Starting in 2022...

In the spring of 2022, the ADWG was presented information about 27 different policies and programs that had been attempted in similar projects across the country. The City of Robbinsdale was clear from the start of this effort – to be successful, we will look for larger agencies to take the lead.

- Early on, the City of Robbinsdale recognized that the City did not have capacity, resources, or other means to take on things like a Land Disposition Policy, Land Trusts, or Land Acquisition Investment Fund(s)
- There were some programs and policies proposed that were outside the jurisdiction of cities, e.g. Anti-Displacement property tax funds



Robbinsdale Priorities

Throughout the process, it was made clear that Robbinsdale, Minneapolis, Crystal, and Brooklyn Park share a number of priorities.

That said, each City is unique in their existing resources, future capacity, and ultimately priorities within the parameters of Anti-Displacement.

Again, the City of Robbinsdale hopes to see Hennepin County, the Metropolitan Council, and State of Minnesota take a leadership role in Anti-Displacement efforts. This may be through policy or providing resources to cities along the corridor.

CRYSTAL/ROBBINSDALE:



- Addressing indirect construction impacts



- Improving the climate for businesses post-construction, and prioritizing the development of spaces for small businesses



- Improving infrastructure around the project



- Supporting the development, preservation, and access of safe and affordable housing and housing choice



- Keeping the rich culture of the corridor in place and enhancing it so it thrives



- Ensuring that there are sufficient resources to support policy implementation, organizing efforts, community development and ownership, and other anti-displacement strategies



Recent Policy Updates

- TOD Overlay District was adopted originally in April of 2019. Among other things, it was meant to promote
 - Pedestrian-oriented streets with building constructed to maximum setbacks with parking primarily behind or below buildings
 - Increased building heights, particularly along County Road 81 – thus encouraging higher density
 - Reduced required park to one space per bedroom in the West Broadway Corridor and one space per dwelling unit in the station area which includes the downtown area.

**A recent amendment earlier this year fine-tuned the TOD standards in reaction to the re-routing of the LRT to County Road 81 and an assumed station location near 40th Ave. N.*



Recent Policy Updates cont.

- Specifically related to the Downtown area, the City of Robbinsdale:
 - (March of 2024) Updated City Code re: Conditional Uses, to promote mixed-use redevelopment by requiring a minimum amount of commercial use.
 - (March of 2024) Updated the TOD Overlay District to realign district boundaries with the revised station area. This also included the clarification of rear yard setbacks.
 - The City used the Anti-Displacement lens to advocate for the Downtown LRT Station to be south of 40th Ave N – in large part, this was to support existing residents in multi-family units.



Recent Policy Updates cont...

- It should be noted that Robbinsdale was ahead of the curve by having reduced parking requirements in the Downtown Architectural Design Guidelines overlay district since the early 2000's or earlier in anticipation of the availability of regional transit service with busses, BRT, or LRT going back to the Hubbard Marketplace Transit center.
- The reduction of parking requirements was approximately a 50% reduction overall in required parking and it could be argued that further reductions in parking requirements would be problematic. Subsequent redevelopments have shown that commercial development sometimes has parking requirements that exceed the City Maximums (Walgreen's and Hy-Vee).



Future Efforts

- The City of Robbinsdale will continue to explore opportunities related to Anti-Displacement. As Robbinsdale has the challenge and luxury of addressing development on a more limited scaled, we foresee our efforts to be anecdotal.
- In closing, the City of Robbinsdale would reiterate that we are eager to see where the State, Metropolitan Council, and Hennepin County intend to take the lead.





Minneapolis Park and Recreation Board

connection to

Blue Line Extension Anti-Displacement Efforts



POLICY BASIS

Parks for All, the MPRB Comprehensive Plan 2021-2036

- Includes a summary and definition of MPRB's perspective on gentrification and displacement (page 11)
- Includes specific language:

Goal 4: *Work from our strengths and determine our role in partnerships*

Strategy 9: *Partner with other agencies at various stages of the development process, and leverage agency relationships to further anti-displacement approaches, foster healthy and equitable community development projects and capital improvement, and advocate for housing availability.*



INTERVENTIONS

Analysis by MPRB staff suggest there are four key “interventions” that connect with MPRB work in some way.

- Land disposition policy (*strong prohibition on disposition of parkland established in City Charter; requires district court approval*)
- Small business support
- Workforce programs
- Cultural placekeeping/placemaking



SMALL BUSINESS SUPPORT

MPRB owns commercial/industrial buildings on the River in north and northeast Minneapolis.

MPRB is seeking to acquire additional property from willing sellers along the river to implement the RiverFirst vision.

This land is being leased to tenants while MPRB waits for the opportunity to transform the riverfront to a green ribbon of parks.

- Possible spaces for temporary relocation?
- Possible partnerships to acquire riverfront buildings, provide temporary space, then convert to green space?

DURING

DURING
AFTER



WORKFORCE DEVELOPMENT

MPRB operates significant youth employment initiatives, geared at the 14 to 24-year-old age group, including programs on the north side (Teen Teamworks).

Partially funded by the State, these programs are meant to be a pathway to MPRB employment in green/natural resources and trade careers.

- Possible to connect these programs to construction needs on the line?
- Possible to utilize MPRB's north side youth connections to enhance the employment pathway?

BEFORE
DURING

BEFORE
DURING
AFTER



CULTURAL PLACEKEEPING/PLACEMAKING

MPRB is allocating almost \$30 million between 2018 and 2027 in the neighborhood parks near the line, all guided by years of community conversations with today's community residents (from children to elders).

Parks are home to many of the north side's cultural touchstone festivals, as well as the arts, sports, wellness, and fun that help make this a great place to live.

According to Trust for Public Land data, the north side has access to fewer acres of parkland within walking distance than higher wealth areas.



CULTURAL PLACEKEEPING/PLACEMAKING

- Amidst the years of inconvenience during construction, how can park programs, facilities, and events be enhanced to provide respite and calm? **DURING**
- Can we do more to ensure capital projects in parks provide the kinds of joyful community spaces people want? And that make this feel like home? **BEFORE**
AFTER
- Are there additional worthwhile park or park-like spaces that could provide more opportunities for gathering, arts, socialization, and fun? (*especially when people use transit*) **AFTER**

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 - Connect with staff for your questions or schedule a presentation
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