



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Concurrent Housing and Redevelopment Authority, City Council and Planning Commission Work Session

### November 18, 2019

<b>CALL TO ORDER</b>
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The work session was called to order by Chair Supple at 5:45 p.m. in the Bartholomew Room.

- HRA Members Present:* Mary Supple, Chair; Erin Vrieze Daniels; Pat Elliott; Maria Regan Gonzalez; and Sue Sandahl.
- Council Members Present:* Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; Simon Trautmann; and Ben Whalen.
- Planning Commission Members Present:* Allysen Hoberg, Chair; James Rudolph; Kathryn Quam; Sean Hayford Oleary; Peter Lavin; Bryan Pynn and Susan Rosenberg.
- Staff Present:* Katie Rodriguez, City Manager; John Stark, Director of Community Development/HRA Executive Director; Julie Urban, Housing Manager; and LaTonia DuBois, Administrative Assistant.
- Others Present:* Representatives from the Locus Architects, NHH Properties, Boisclair Corporation development team and Representatives from Broadway Investors

<b>Item #1</b>	<b>CONSIDERATION OF TWO POTENTIAL DEVELOPMENT PROPOSALS FOR 6501 PENN AVENUE SOUTH.</b>
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Julie Urban, Housing Manager, gave background on this site, a brief recap of the work session in September and outlined the direction needed from policy makers and some key talking points. Housing Manager Urban also mentioned an evaluation form for policy makers to complete to help with guidance.

Housing Manager Urban introduced development team Locus, NHH and Boisclair. The Locus, NHH and Boisclair, the development team presented their vision focused on people, place and possibility. They expressed their desire to focus on affordability and equity using a 3 phase approach to the development, focused on future development and the need to be inclusive. Phase A; increases commercial potential, dwelling unit count up to six stories. Phase B; creates an L shape plan to include townhomes, about 10 units, with a large green space in the center. Phase C; expands to the South offering more commercial on ground floor and bringing more street activity to Penn Avenue.

The Locus, NHH and Boisclair development team presented the intent to offer a variety of subsidy depending on financing, they intend to submit application to the Minnesota Housing requesting either a 9 or 4 percent tax credit, proposing income averaging of 30 – 80 % AMI also proposing S811 units, project based rental assistance administered from Minnesota Housing, with referrals coming from the Department of Human Services. They explained the accessibility of the proposed development, including units for hearing and vision impaired and full accessibility.

Chair Supple read questions submitted by Disability Advocates, to which the development team responded they would be all inclusive and accessibility would be available to the outside sidewalk without using the parking lot.

The development team offered more ideas pertaining to commercial space and open/green space to feed the residents and the neighborhood.

Planning Commissioner Hayford Oleary inquired about Phase B; and how much the three properties are worth versus how much would be required to develop the 10 townhomes and about moving on with Phase A with the assumption that Phase B would work and why they chose townhomes opposed to apartments.

The development team agreed that Commissioner Hayford Oleary's assumption was correct and the land cost would be high, but that they plan to work with different programs through Met Council and the state to make the figures work. Mentioned that site plans change throughout the development process and this is step one.

Council Member Whalen inquired about the competition to receive funding and how the project and affordability would change without the funding.

The development team explained that they are affordable housing developers and they would keep working to get the funding and they have the experience to score high.

Planning Commissioner Lavin was discouraged by language being used regarding the time line and uncertainty about the townhomes and concerns for partial development.

The development team explained the time line is part of the affordability process. Spoke of a HUD pilot program that allows faster underwriting time.

Chair Supple called on the next development team, Broadway Investors.

Broadway Investors presented three different options. First Option; A being a Mixed Use 5 story building located on the current Bumper to Bumper site. Second Option; B would be a Mixed Use building that scrolls over to the East and covers the three residential parcels to the East. Option; C incorporating the first two options as well as the property to the South with a Mixed Use Commercial building lower level units and 4000 square feet of restaurant, co-working office space and a tap house. Levels 2-5 will consist of approximately 160 apartment units with affordability being 20% of units at 50% AMI, explained parking options, green space. Plans to use relationship built with Fraser for accessibility, current plan offers 3-4 ground level accessible units. Broadway Investors explained overall design features and vision with an innovative and active space providing walkability, accessibility and rooftop decks.

Planning Commissioner Lavin inquired about excess parking due to popularity of a tap room.

Broadway Investors explained the current plan falls in line with parking requirements.

HRA Commissioner Vrieze Daniels inquired about mix of unit size and the green wall.

Broadway Investors explained the units would be a mix of 1 bedroom, 2 bedrooms, 1.5 bedroom and studio apartments and they are looking into plants that can withstand cold Minnesota winters for the green wall.

Planning Commissioner Lavin inquired about acquiring the lots to the East.

Broadway Investors spoke of already having a contract with one of the single family home and are still under negotiations with others.

Chair Supple asked Broadway Investors to define what they mean by fully accessible.

Zero step into units as well as bathrooms, roll under cooktops, etc. and roll in showers. People would be able to get into the building without accessing the parking lot.

Planning Commissioner Hayford Oleary asked for clarification on eastern parking and green wall and expressed dislike about blank wall on surface lot facing Oliver.

Director Stark went over staff thoughts and offered explanation.

**ADJOURNMENT**

The work session was adjourned by unanimous consent at 6:55 p.m.

Date Approved: December 16, 2019

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Mary B. Supple  
HRA Chair

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LaTonia DuBois  
Administrative Assistant

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John Stark  
Executive Director