

DRAFT

Citizens for a Loring Park Community
Land Use Committee
Monday, April 28th, 2008
6:30 pm to 8:30 pm
@ Loring Park Office Building, Room 207

Attendance: Jeff Corey (Northern Communities Land Trust), John van Heel (110 West Grant), Elana Gaarden (City of Lakes Community Land Trust), Jeff Washburne (City of Lakes Community Land Trust), Jana Metge (CLPC), Richard Sandberg (Loring Green East), Jan Sandberg (Loring Green East)

I. 6:30-6:45 p.m. Call to Order—Dick Sandberg, CLPC Land Use Committee Chair

Dick led introductions of the seven people in attendance.

Motion by John van Heel, seconded by Richard Sandberg, to approve the March 24, 2008 minutes.

Motion passed.

Announcements

- **Adjust date for May meeting** (May 19th) to avoid Memorial Day
 - 1501 Nicollet Ave. Project – Rebecca Brown/CPED Staff and OutFront Minnesota staff
 - Hennepin County Transit and Community Works presentation – Phil Eckhert, Director
- **Community Sing** – June 5, 2008 at 7:00 p.m. in Loring Park. Dan Choinard will accompany the singers
- **Loring Park Garden Kick-Off** – May 3rd from 10:00 a.m. - noon

Reports

- **NRP Phase II Plan progress** – Jana Metge
The working continues to meet and refine the plan.
- **Post Office Landscaping** report – Jana Metge / John Van Heel
John reported that the Post Office will install three trees along 12th Street in 2009 pending input from the Park Board since the trees would be adjacent to the curb.
- **HPC walking tour** – John van Heel
There may be an opportunity for a waling tour after completion of the historic survey in Loring Park, possibly in conjunction with National Night out
- April 26th **Hennepin Lyndale Design Charrette** – John Van Heel
A recent meeting of design professionals and neighborhood folks began work to redefine the Hennepin-Lyndale Corridor as a gateway to downtown Minneapolis, balancing cars, bikes, pedestrians, and transit. The corridor currently has numerous safety and esthetic problems.
- **Loring Greenway** Status and Next Steps – John Van Heel
A meeting is scheduled for Tuesday.

II. 6:45– 7:15p.m. City of Lakes Community Land Trust (CLCLT) – Jeff Washburne, Executive Director and Elena Gaarden, Board chair presenting.

The mission of the City of Lakes Community Land Trust (CLCLT) is to provide and foster stewardship of permanently affordable home ownership opportunities for low- and moderate-income families throughout Minneapolis. All CLCLT homeowners enter into a long-term agreement with the CLCLT to preserve the affordability of the home. The agreement is designed to connect the homeowner — usually a first-time homeowner — with the community, and to keep the house affordable for future generations. It does this by including a resale formula that determines the home's sale price when a CLCLT homeowner decides to sell

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Jeff distributed materials describing the City of Lakes Community Land Trust and opportunities with CLPC. Over the past three years, they have assisted nearly 70 homeowners with five re-sales to date. The properties included 20 condos, 22 townhomes, and 26 single family homes. A total of 180 persons (90 adults and 90 children) have benefited. The recent foreclosures have opened up a number of opportunities for homebuyers working with CLCLT. CLCLT has partnered with Urban Homeworks (which is buying a number of foreclosed properties) and selling them via contract for deed to homebuyers who currently do not qualify to buy the home outright.

CLCLT has worked with multi-family projects designating certain units as affordable within CLCLT guidelines. There are now some new opportunities to work with “stuck” condo projects. It is more difficult to work with partially occupied projects because existing homeowners would need to acknowledge that some units would be affordable.

A number of neighborhoods have supported the Homebuyer Initiated Program (HIP) with amounts varying between \$30,000 and \$150,000.

They were not aware of neighborhood plans that addressed land trusts but there could be an opportunity for this. For example, state generally a goal of a certain number of perpetually affordable units of housing the neighborhood without naming the land trust.

Discussion of strategies for encouraging Loring Park residents to consider home ownership include the homebuyer initiated program and new thinking about multi-family buildings. An informational session for renters that would introduce them to the CLCLT model is another idea. Jana suggested linking to the CLPC Web site.

III. 7:15– 7:45p.m. Westside Convention Center Project/Grant Street – John Van Heel

John will propose a motion from Land Use that would go to the Board about the maintenance issues that not been addressed

IV. Agenda Items for Future Meetings:

- June Land Use meeting will feature Cathy ten Brooke, Director of the City County 10-year plan to reduce Homelessness – Heading Home Hennepin.
- 1500 Nicollet Development Proposal
- Loring Parking Ramp and possible development on block between 10th and 11th on Hennepin
- Berger Fountain
- Lunds Grocery Store