



Bottineau Community Works Steering Committee

September 20, 2021



Agenda for approval

1. Welcome/Introductions
2. Partner updates/announcements
3. Approve April 6, 2021 and July 19, 2021 minutes
4. Adoption of revised meeting schedule
5. Overview of 2021-22 Bottineau Community Works Focus Areas
6. Station Area studies
7. Housing in the Bottineau Corridor

Partner Updates & Announcements

Approval of Minutes

Approval of revised meeting schedule

Bottineau 2021-2022 Focus Areas

Focus Areas 2021 - 2022

DRAFT Bottineau Community Works 2021-2022 Focus Areas

OBJECTIVES

- Expand **wealth-building opportunities** for residents and business owners
- Create **sustainable development** that meets community goals and desires
- Increase access to, and skills readiness for, **family-sustaining jobs**
- Make our communities more **walkable and bikeable**
- Amplify the success and vibrancy **of cultural and community assets**

PROCESS

- Build a **shared understanding** among public agencies and key stakeholders of **issues, priorities, potential tools, and strategies**
- Identify **local expertise** and momentum
- Identify **assets and strategies with the most potential**, and most **community support**, to achieve the objectives
- Recommend **strategies for collaborative implementation** by BCW and community partners in 2022 and beyond

TOD DEVELOPMENT

Developing key sites/guiding land use

- Corridor-wide value capture
- Land banking, site acquisition, land trusts
- Zoning requirements

Affordability of commercial space

- Identify wealth-building ownership models such as commercial land trusts, cooperative ownership, etc.
- Pilot programs or policies that support and preserve small businesses and commercial space

Supporting business incubator models

Shared Learning	BCW initiatives	Support the effort of others
<ul style="list-style-type: none"> • Bus tour highlighting development/potential for BCW Steering Committee • Workshop for BCW Steering Committee on tools and challenges of commercial affordability 	<ul style="list-style-type: none"> • Partner with cities in planning for 4-5 new LRT station areas • Support other station area planning efforts as needed • Implement 2 pilot projects to support commercial affordability • Visioning process for publicly owned land • Implementation of corridor marketing and branding work 	<ul style="list-style-type: none"> • Anti-displacement working group • Town Center planning (Crystal) • Small business center (Brooklyn Park)

SMALL BUSINESS SUPPORT

Access to small business capital

Technical support for small business recovery and growth

Coordinate resources with COVID recovery efforts

Support for business ownership/site ownership models

Shared Learning	BCW initiatives	Support the effort of others
<ul style="list-style-type: none">• Workshop for BCW Steering Committee on community wealth-building efforts with Nexus, LISC and others• Workshop for BCW Steering Committee on ways to support businesses during challenges/construction	<ul style="list-style-type: none">• Outreach to businesses within ½ mile of planned station areas• Technical assistance, including microgrants, through August 2021, funded by McKnight Foundation	<ul style="list-style-type: none">• Connections to Elevate Business resources, which will continue to be available after August 2021

WORKFORCE CONNECTIONS

Connect residents to jobs
- workforce development, skills building, employer relationships

Grow jobs along the corridor
- business expansion and support

Last mile connections between stations and employment centers

Shared Learning	BCW initiatives	Support the effort of others
<ul style="list-style-type: none">TBD	<ul style="list-style-type: none">Work with partners to identify strategies to connect employers with workers in the corridorPromote resources available through Elevate Business and other business support programs	<ul style="list-style-type: none">Assist in efforts to identify funding for priority last mile connections



INFRASTRUCTURE INVESTMENTS

Public realm improvements

Bike/ped connections

Shared mobility

Stormwater & green infrastructure

Environmental assessment and remediation

Shared Learning	BCW initiatives	Support the effort of others
<ul style="list-style-type: none"> TBD 	<ul style="list-style-type: none"> Bike/ped connections from greenspace in Golden Valley/Robbinsdale to future station 	<ul style="list-style-type: none"> Explore road and intersection improvements in Brooklyn Park and Crystal Assist in efforts to identify funding for priority infrastructure connections and public realm improvements Connect to existing environmental programs for development Coordinate wayfinding plan with city efforts in Brooklyn Park



PLACEMAKING

Highlight cultural assets along the corridor and at planned station locations

Use placemaking to support artists and businesses in the corridor

Greenspace and parks

Shared Learning	BCW initiatives	Support the effort of others
<ul style="list-style-type: none">• Create subcommittee to explore greenspace along Bottineau Corridor• Explore collaboration opportunities with Trust for Public Land	<ul style="list-style-type: none">• Develop an arts and placemaking plan for construction	<ul style="list-style-type: none">• Collaborate on placemaking at 85th Avenue plaza• Explore collaboration opportunities related to the Center for Innovation and the Arts (Brooklyn Park)

Station Area Studies

Station area studies – draft scope

1. Review of previous plans, studies, policies, options

2. Explore opportunities of alignment options:

- Transit/transportation benefits and impacts
- redevelopment opportunities with specific sub-alignments/station locations
- Pedestrian connectivity needs and opportunities based on sub-alignments
- Impacts and changes to key redevelopment parcels

3. Examine parking needs, including:

- Park and Ride location and connectivity
- Other commercial parking needs, parking management strategies in district

Station area studies

- Coordinate station area studies with Community Engagement work, project team, engineering, city council/staff; work session briefings, etc.
- Possible developer review and comment
- Start with Robbinsdale and Crystal, work with Minneapolis as alignment develops; could work with Brooklyn Park as well
- Next steps: feedback from Steering Committee, meetings with city staff and project staff to refine scope, consultant selection process

Housing in the Bottineau Corridor

HENNEPIN COUNTY MINNESOTA



Affordable Housing in the Bottineau Corridor

Spencer Agnew, Hennepin County Housing and Economic Development

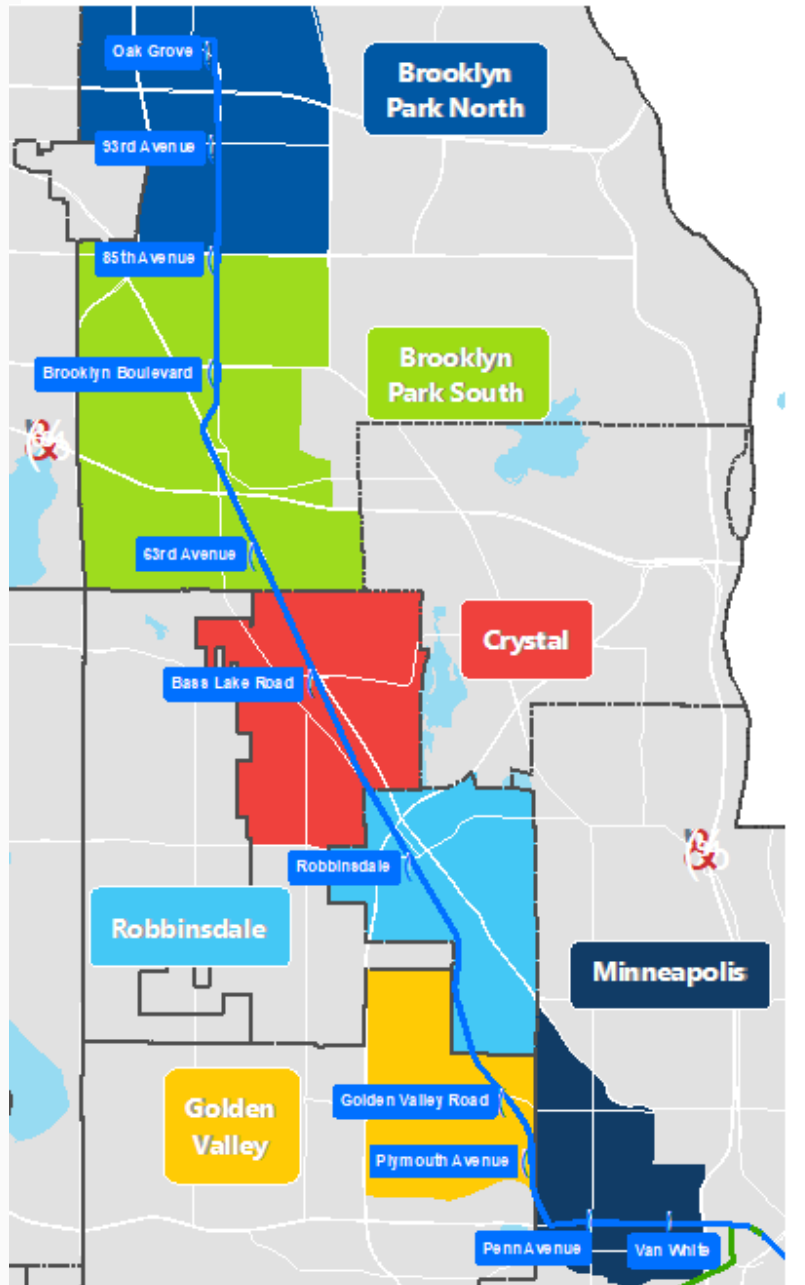
FTA Pilot Grant Housing Studies

- Phase 1: Housing Inventory
- Phase 2: Gaps Analysis
- Phase 3: Investment Framework

Affordability Levels

Income Level	30% AMI	50% AMI	60% AMI	80% AMI
Income Limits	\$22,000 (1 person) \$32,000 (4 person)	\$37,000 (1 person) \$52,000 (4 person)	\$44,000 (1 person) \$63,000 (4 person)	\$59,000 (1 person) \$84,000 (4 person)
Affordable Rent and Home Price	Rent \$550-\$800 Own \$100,000	Rent \$900-\$1,300 Own \$180,000	Rent \$1,100-\$1600 Own \$215,000	Rent \$1,500-\$2,200 Own \$275,000

Study Area Geographies



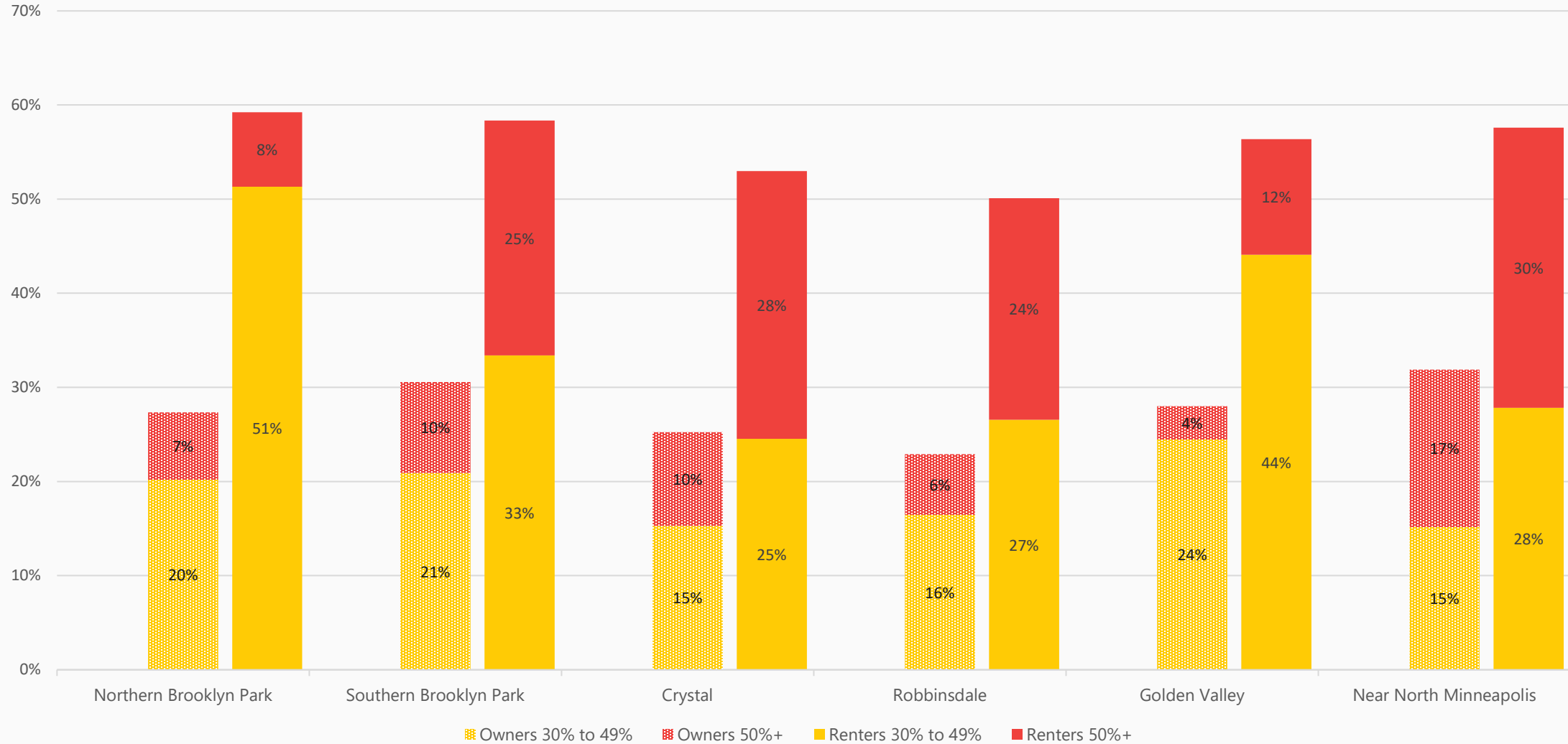
- Census Tracts that touch the ½ mile station area
- Conform to city boundaries
- No overlap between study areas

90% of housing units are affordable at 80% of AMI



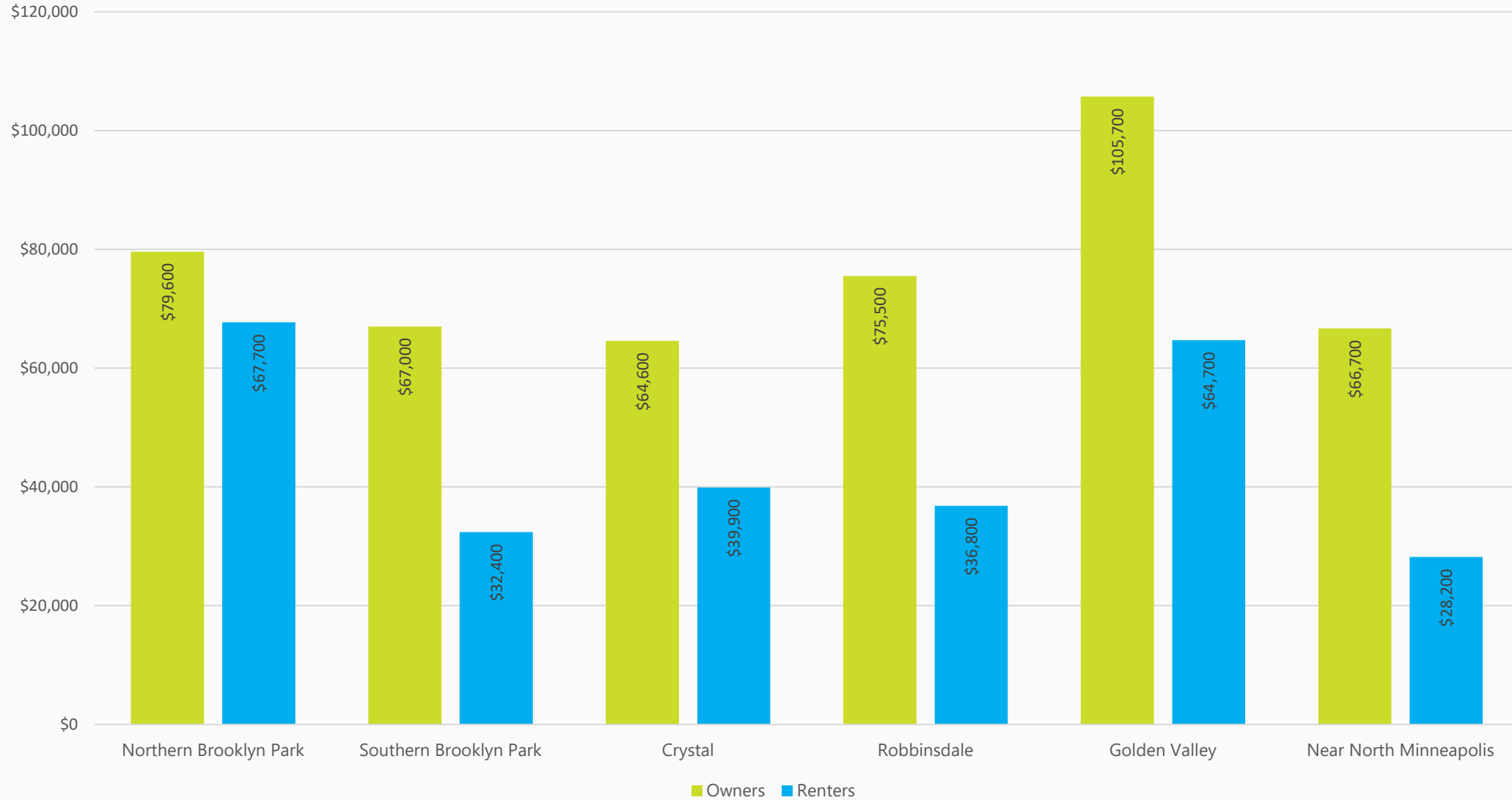
Many renter households are cost burdened

Housing Cost Burden by Tenure

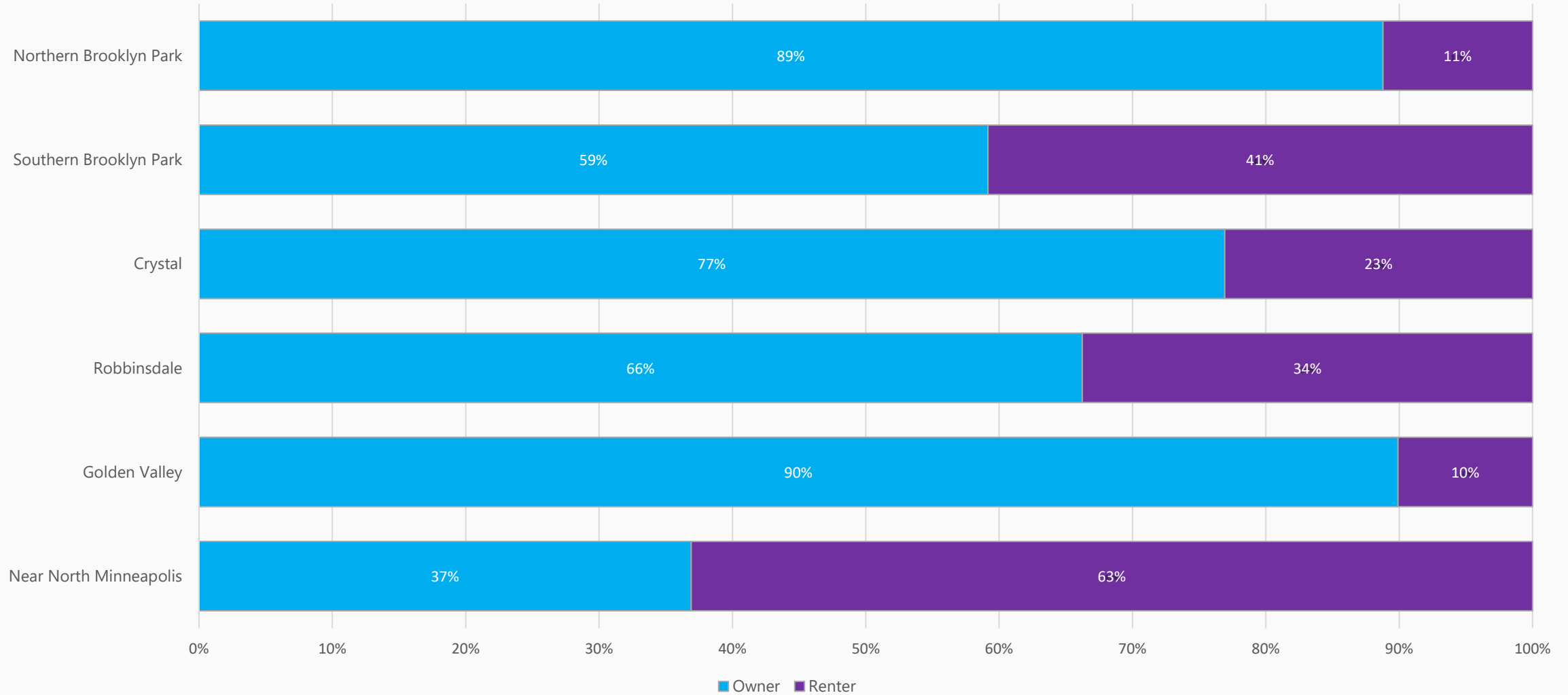


Renter households make half the income of owners

Median Household Income by Tenure

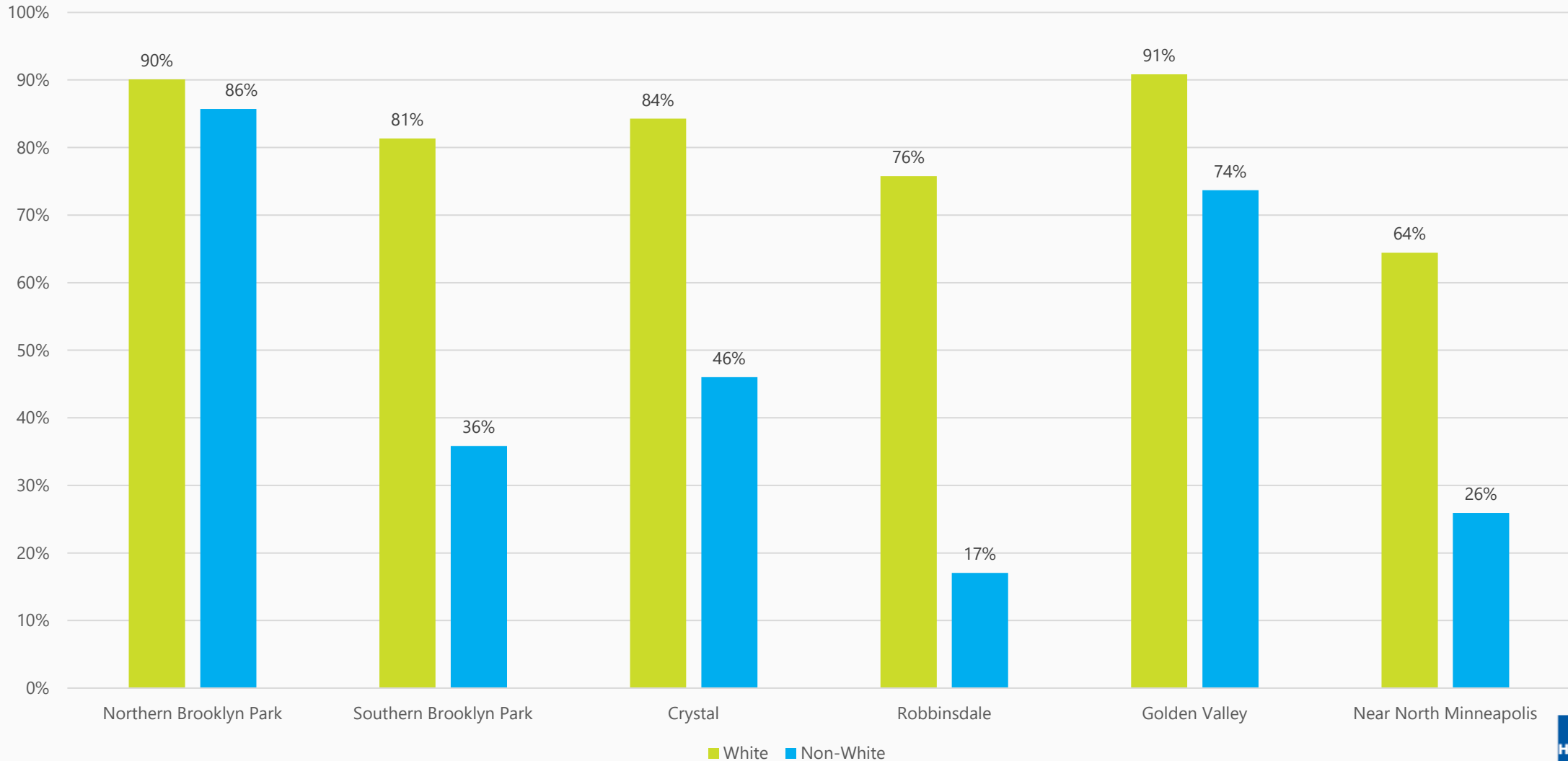


Majority of households own homes



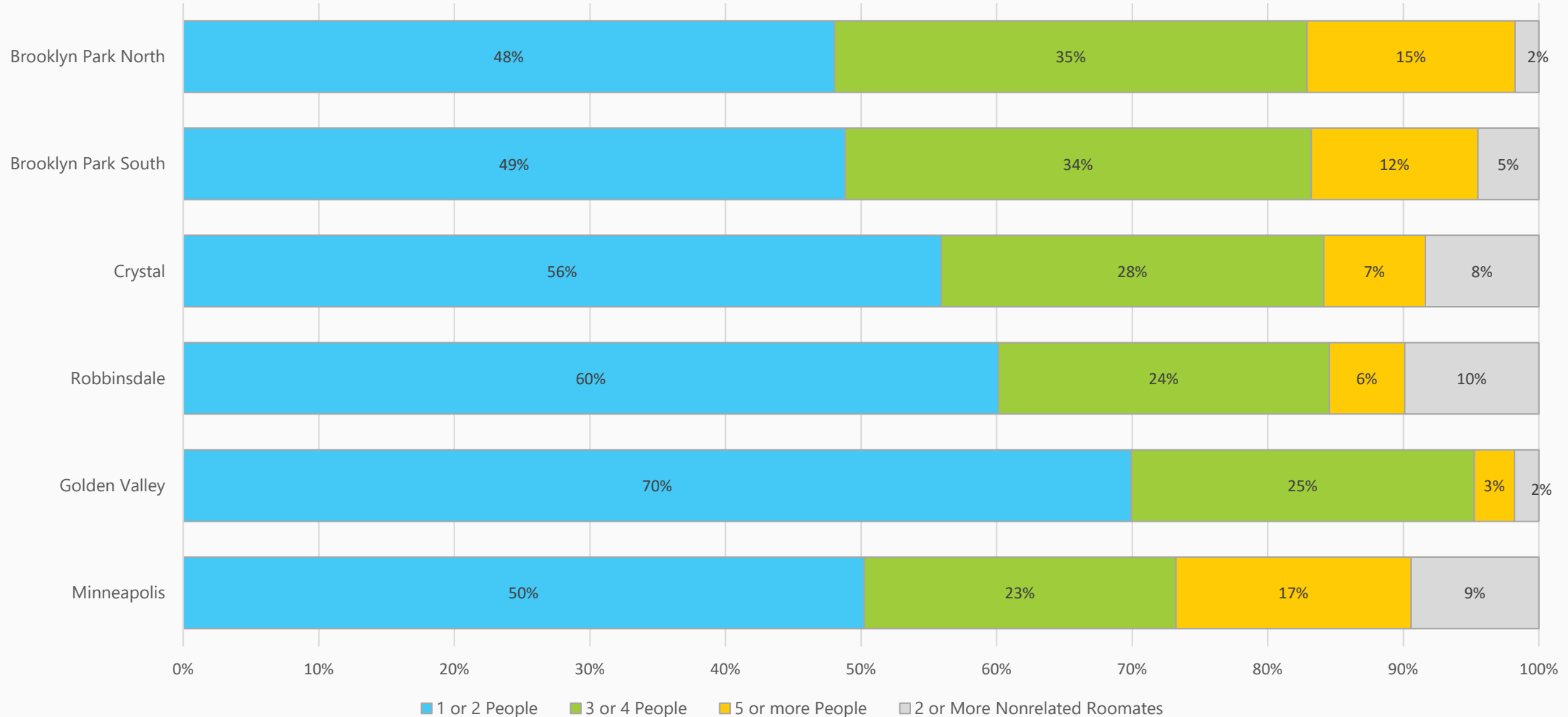
Racial disparities in homeownership rate

Homeownership Rate by Race/Ethnicity



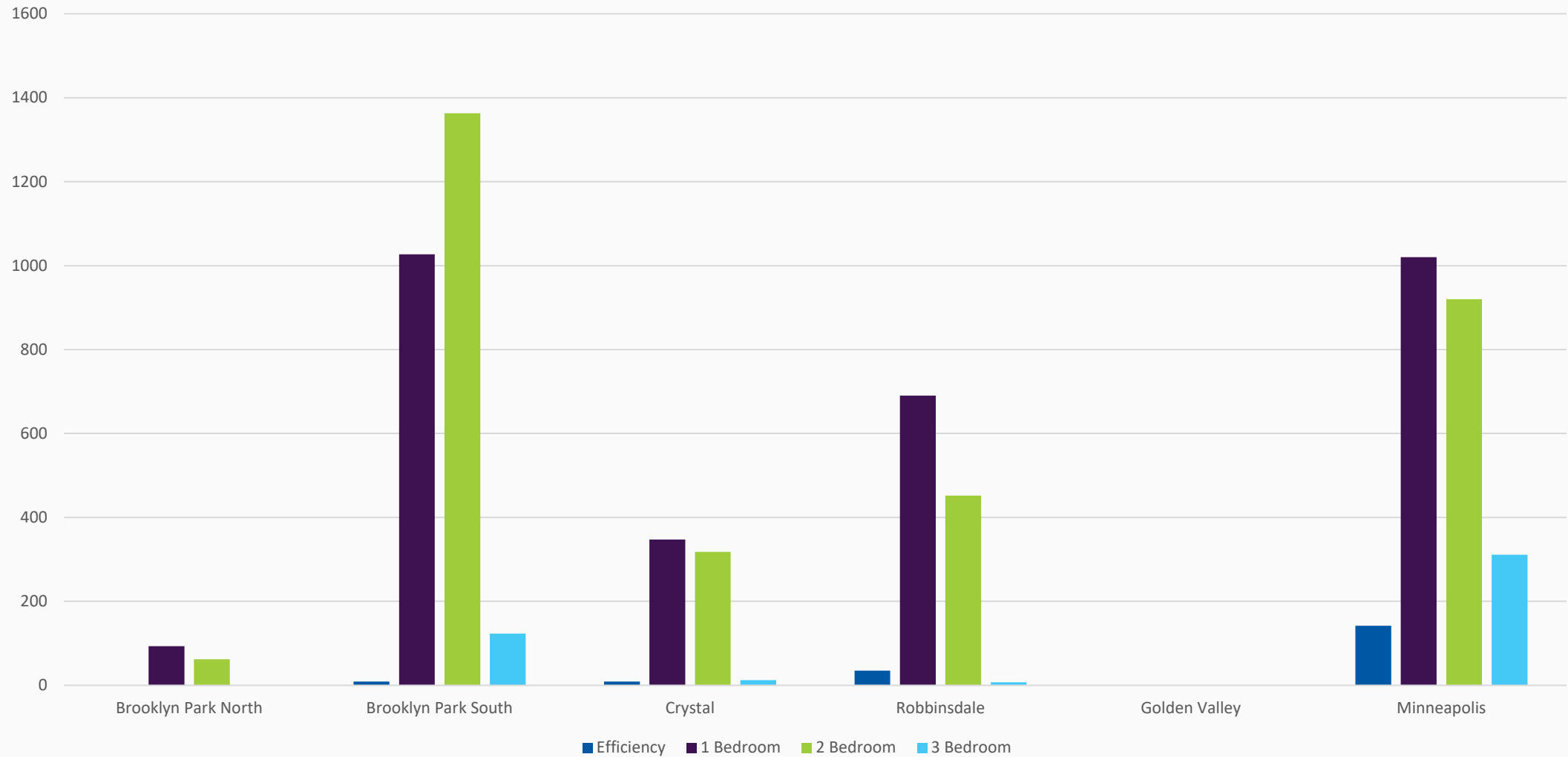
Over half of households are 1 or 2 person

Household Size



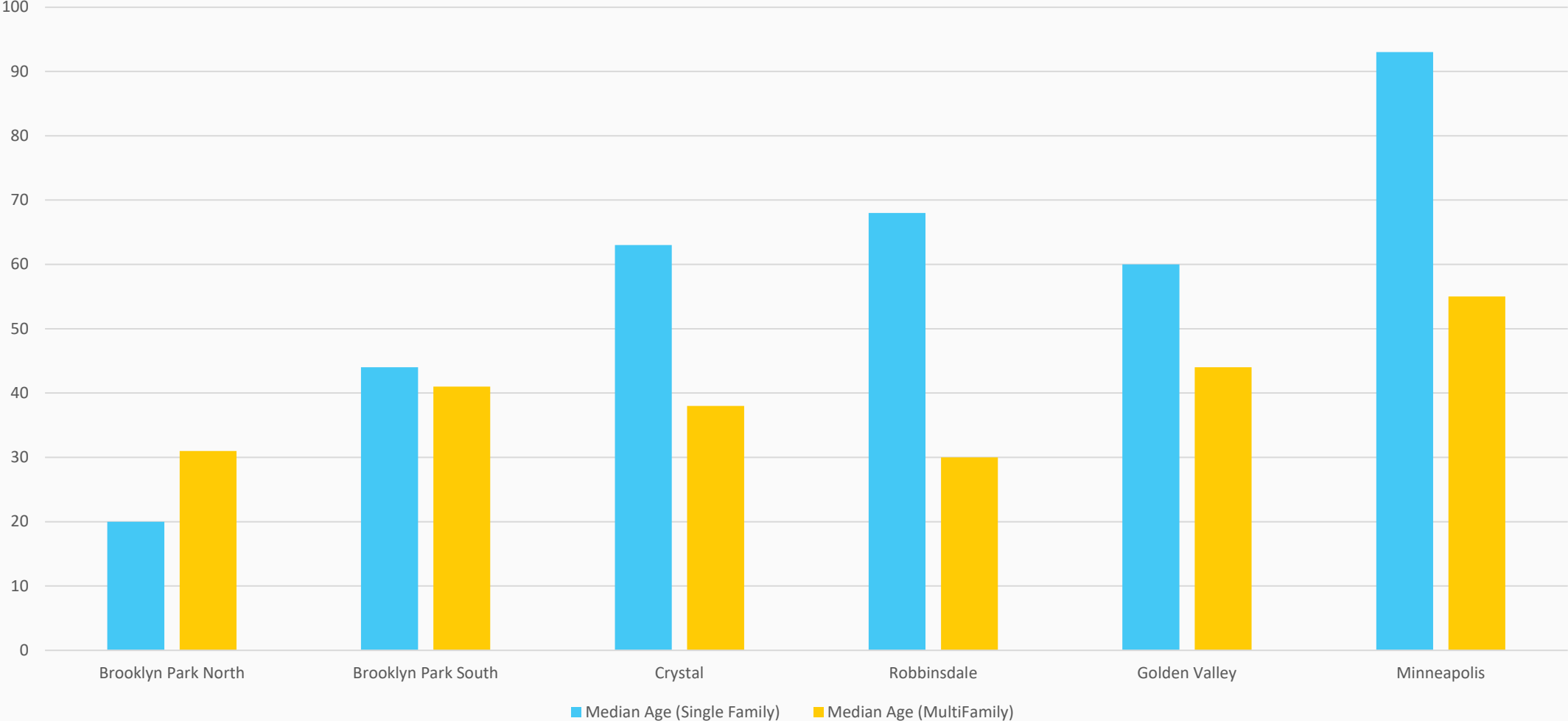
Much of corridor lacks 3+ bedroom multifamily units

Multifamily Units by Bedroom Count

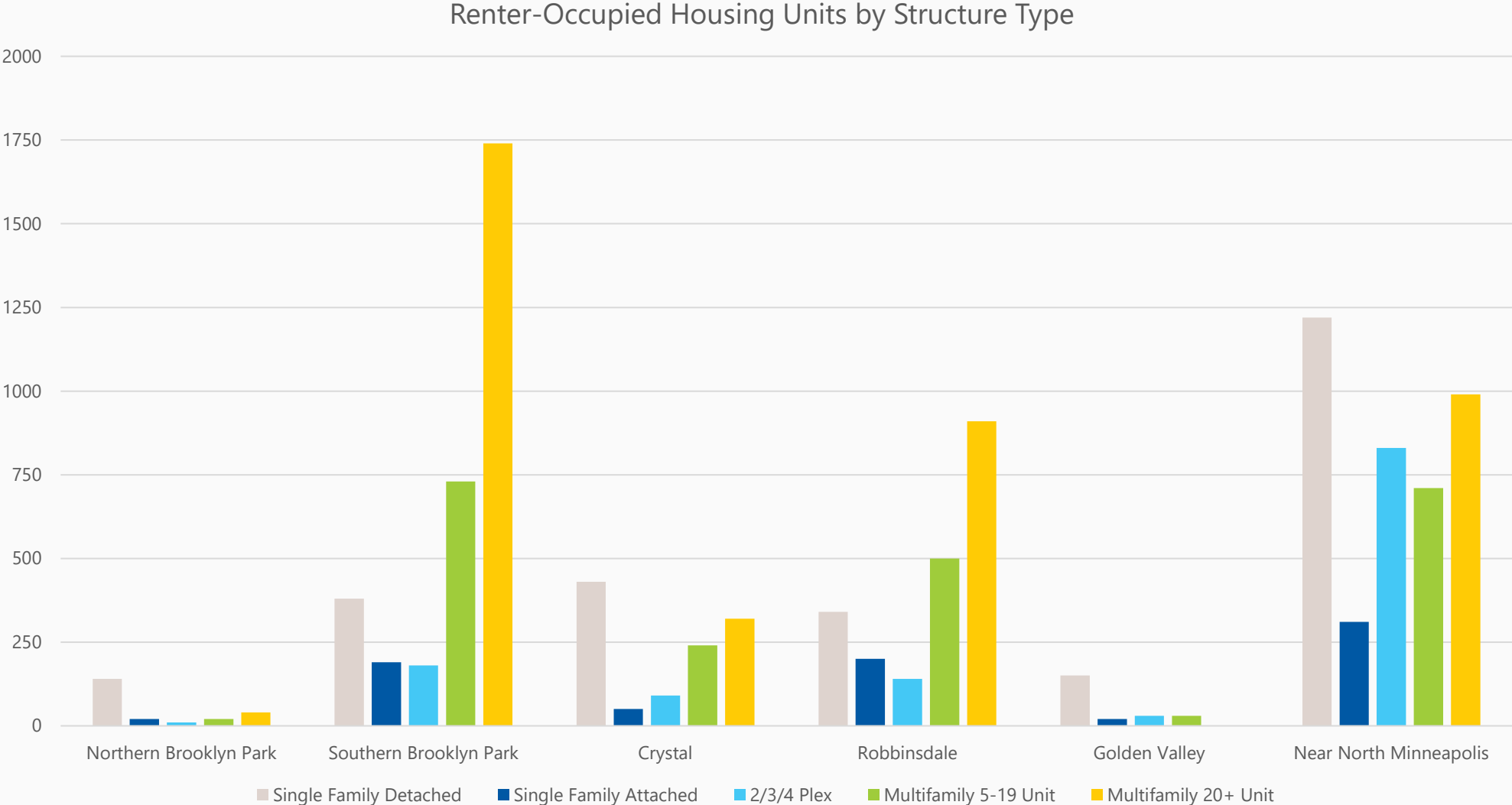


Like the population, the housing stock is getting older

Median Building Age

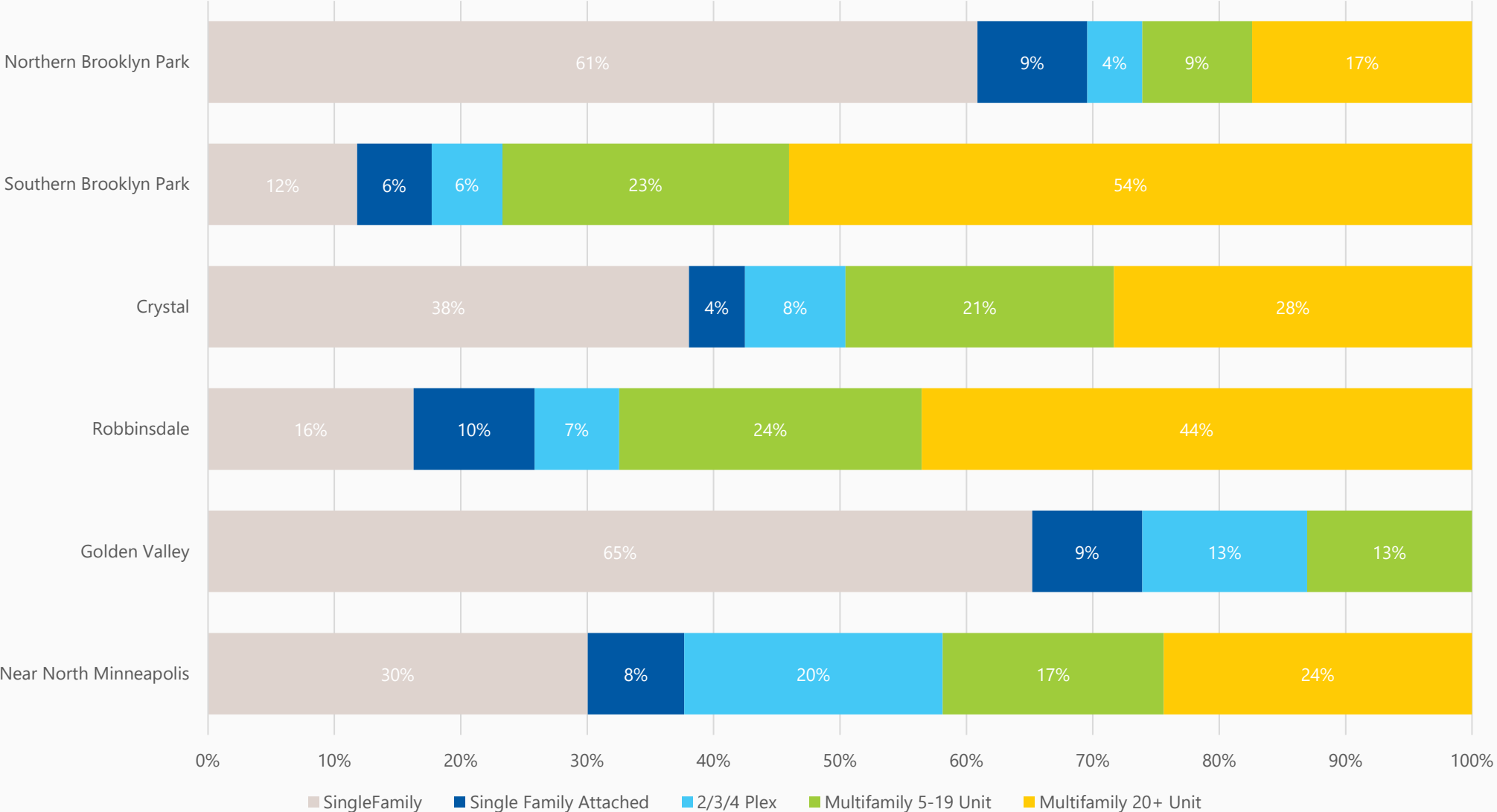


36% of corridor rental units are in 20+ buildings

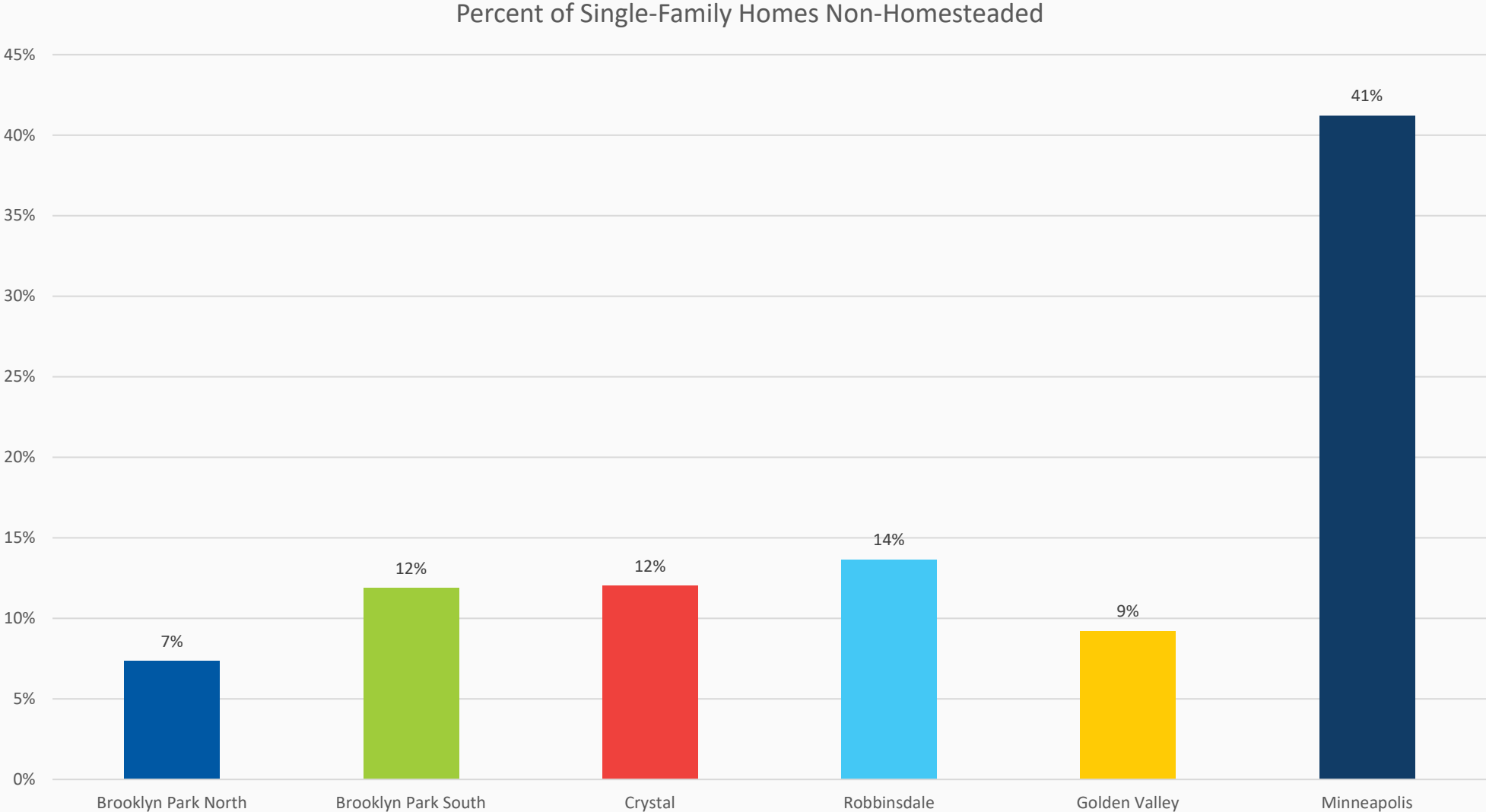


25% of corridor rental units are single family homes

Structure Type of Renter-Occupied Housing Units



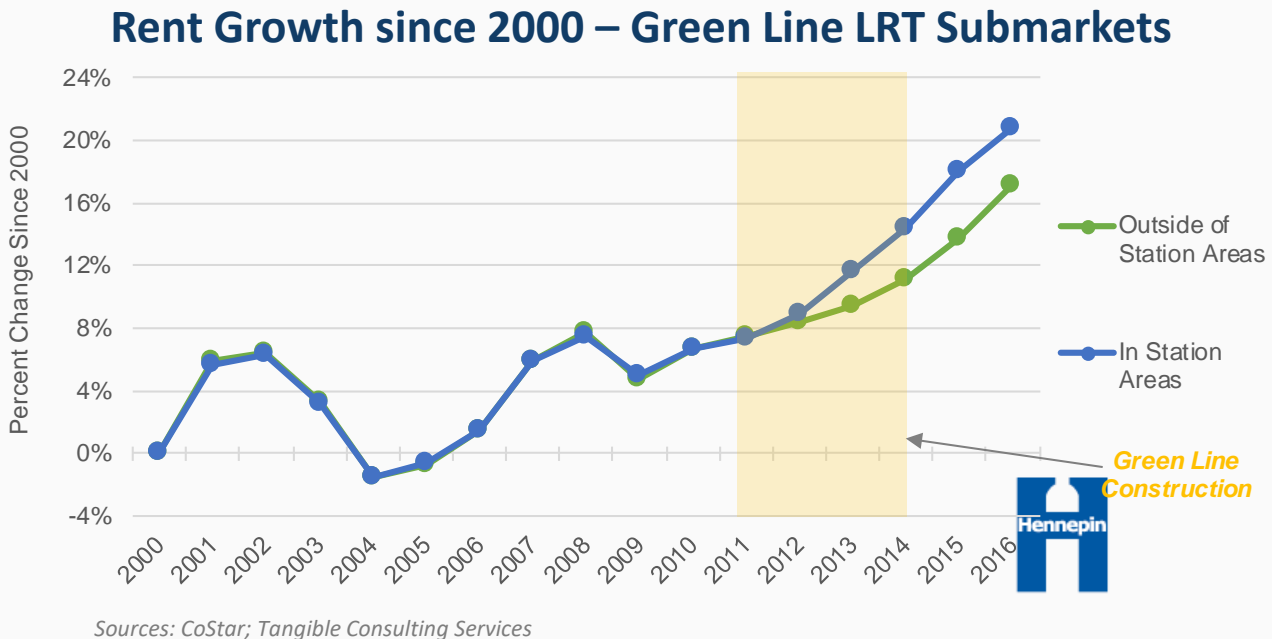
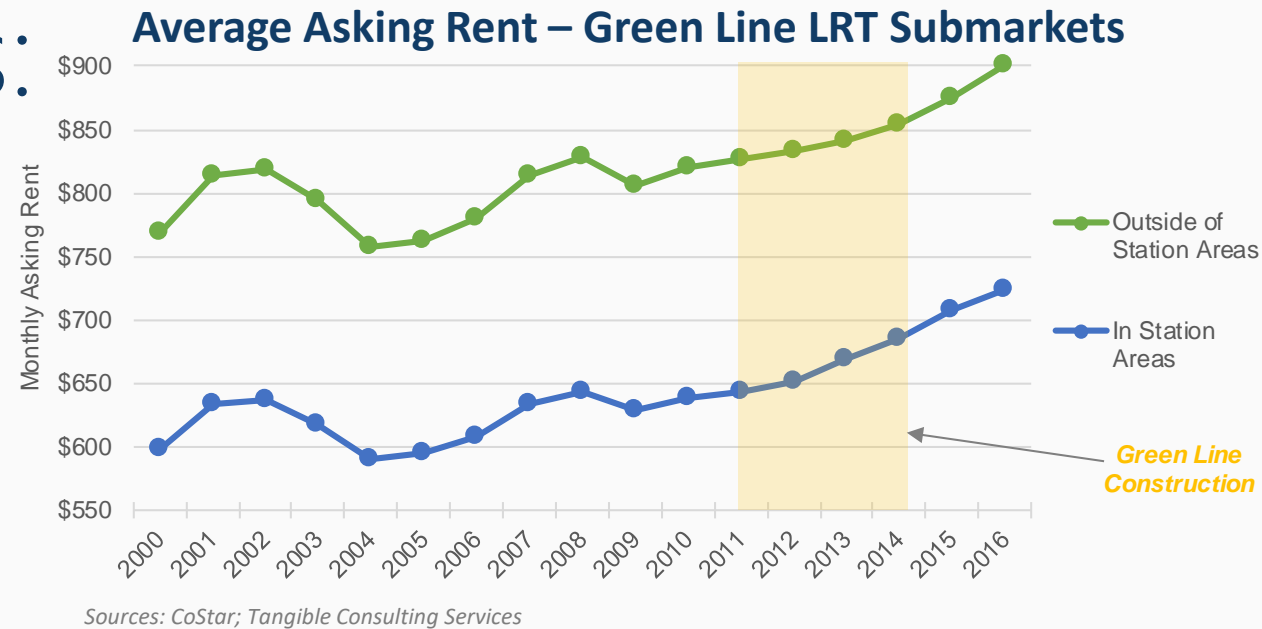
Varying rates of non-homesteaded single family homes



Housing Gaps Analysis: Key Findings

- LRT IMPACT

- Green Line LRT
- Market Rate Properties
 - Test: 1/2-mile station areas
 - Control: near stations, but outside 1/2-mile radius
- Average rents 2000-2016



Housing Gaps Analysis: Key Findings

- Multifamily housing is older and new product is needed throughout the Corridor

76%
*of the rental housing stock within one mile of the Corridor is **more than 40+ years old***



Investment Framework

- Preserve existing “NOAH” affordable housing
- Support development of new housing
 - Affordable <50% AMI *and* market rate
 - Family-size units
 - Senior housing
 - Medium density
- Affordable homeownership

Expanded recovery programming 2021-2024: Rental Housing

Action	What	Why	How
Project based subsidies	Project-based subsidies to further lower rent rates in county-funded capital projects	Create more units at or below 30% AMI in county financed projects	Pair project-based operating subsidies with traditional capital financing
Single Room Occupancy	Finance creation of single room occupancy housing	Fills critical gap in housing market for lowest income populations, reduces shelter reliance	Strategic property acquisition, single room occupancy taskforce toolkit
NOAH Rehab/Preservation	Preserve and/or rehabilitate naturally occurring / unsubsidized affordable rental housing.	Maintain affordability and address backlog of deferred maintenance in key properties.	New pipeline funding stream
Affordable Hsg Accelerator	Finance new affordable units with focus on areas impacted by unrest and BIPOC developers	Double affordable housing production in short-term	Provide financing to priority projects to bypass 2-3 year funding processes and lessen backlog on stretched state resources
Covid Cost Escalation	Help previously-funded projects address gaps due to construction cost increases	Ensure projects aren't delayed or terminated due to COVID cost escalations	New pipeline funding stream

Expanded recovery programming 2021-2024: Homeownership

Action	What	Why	How
Barriers to Homeownership Study	Learn about barriers to homeownership from moderate-income BIPOC renters	To develop Homeownership Recovery activities focused on reducing disparities in homeownership.	Commission point-in time study
Homebuyer Empowerment	Expand investments in affordable homeownership development, such as the land trust for long-term affordability, and activities identified in the Barriers Study	Reduce disparities in homeownership	Create designated competitive HRA fund for homeownership
Tax forfeit homes disposition	Increase availability of affordable homes through tax forfeit homes disposition	Reduce disparities in homeownership; stabilize neighborhoods	Transfer tax-forfeit homes to affordable housing developers to repair and sell to moderate-income homebuyers

Expanded relief programming 2020-2021

Action	What	Why	How
Emergency renter assistance	Expand emergency financial support to help vulnerable households pay for rent and utilities	Prevents households in crisis from experiencing housing instability and entering shelter	\$56M from ERA through tenant and landlord programs, Flexible funds once exhausted Navigators Legal representation and resources at housing court
Homeowner assistance	Homeowner counseling and financial assistance to low income homeowners impacted by COVID-19	Prevents households in crisis from experiencing housing instability and foreclosure; stabilizes neighborhoods; prevents further disparities in homeownership	\$2.2M of CDBG-CV for MN Home Ownership Center
Housing outreach navigation	Promote emergency housing assistance resources and assist vulnerable residents in accessing assistance	Ensures access for communities most harmed by health and economic impacts of COVID-19	\$150K of CDBG-CV to culturally-relevant organizations

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Questions

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