



## Legislation Text

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**File #:** 23-918, **Version:** 1

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**Meeting Date:** February 2, 2023

**To:** Members of the Housing & Redevelopment Authority

**From:** Melissa Hanson, Housing Coordinator

The HRA Board shall be given an update on outstanding HRA/City and housing related items.

**Action Requested:**

There are a number of outstanding items related to and connected to the HRA, City, and housing in the community. Below is a summary update on each item. The Board has the opportunity to discuss or ask questions about each item individually if desired.

**Summary Report:**

Northfield Racial and Ethnic Equity Collaborative - NREEC

The NREEC is now housed under and with Northfield Promise. Northfield Promise is a community movement to enable all Northfield area children to thrive, from cradle to career. This work is accomplished by connecting and aligning resources, programs and community members to collaborate toward measurable results on 10 benchmarks throughout every child's life. By aligning all major community institutions around this shared set of measurable benchmarks, we will achieve community-level change for children and youth growing up in Northfield, Minnesota. The NREEC strives to improve outcomes for BIPOC (Black, Indigenous, and people of color) children and youth and those experiencing poverty by addressing needs and implementing changes in housing, employment/workforce, and civic leadership policy and infrastructure. The superintendent (Matt Hillman) of the Northfield Public Schools and the administrator (Ben Martig) of the City of Northfield serve as organization co-chairs. January 25, 2023

Association of Public Management Professionals

HRA staff presented with Edina HRA and Hennepin County to the Association of Public Management Professionals (APMP). APMP is a group of young local government officials who are in preparation to become City Manager/Administrator one day. HRA presented information on how Northfield is addressing affordable housing in our community. January 19, 2023

Manufactured Home Communities

City staff has been in contact with representatives from Xcel Energy regarding the move of Waterford Town Hall. One challenge of this move is the necessity to take down power lines along highway 3 in the north part of town, therefore disrupting service for some of our most economically vulnerable populations for approximately 4 hours. See attached Power Outage Map (Att. 1). As soon as an alternative date is identified, the City will make sure that the information is shared expeditiously.

### Training

Community Development staff participated in the Urban Land Institute's pro forma basics. As part of any affordable housing development requesting any type of Tax Increment Financing, reduced permit fees, land subsidy, etc., the developer is required to provide documentation, such as a pro forma, showing that the project would otherwise not be able to move forward without some type of public assistance. January 18 & 25

### Development

#### Cedar Meadows

The development site is located in the northwest corner of North Avenue (330th Street) and Cedar Avenue (Eveleth Avenue). See attachment (Att. 2) for layout of the property. Thirty (30) day comment period for the EAW ended on December 20, 2022.

<https://www.northfieldmn.gov/1560/Terrace-Companies-Residential-Developmen>

#### Spring Creek II

See attachment (Att. 3) for layout of the property. Framing of building B is completed and house wrap is on (Att. 4). Building D is also framed (Att. 5).

#### Kraewood Apartments

See attachment (Att. 6) for renderings of the building. Kraewood footing and foundation walls are in progress (Att. 7).

<https://www.northfieldmn.gov/1471/Kraewood-Development>

#### Local Housing Trust Fund

A draft policy for Northfield's Local Housing Trust Fund is included as an attachment (Att. 7). Application for matching funds not yet available from MHFA. Staff is including this information for discussion at the next HRA meeting.

#### Fair Housing Month April 2023

As a requirement for receiving Community Development Block Grant (CDBG) funds, the City of Northfield is required annually to reaffirm our commitment to Fair Housing. Historically this has been done through Resolution. HRA has partnered with Northfield Library and staff liaison to the Human Rights Commission (HRC) to highlight Fair Housing. The HRA and HRC will create a 4 member subcommittee to craft and prepare a Fair Housing Statement for the City of Northfield.

On Wednesday, April 12, 2023, there will be a workshop based on The Sense of Urgency written by Jodi Pfarr. The workshop will be at Carleton College Weitz Center room WCC236- Larson Family Meeting Room. This training is for individuals with leadership roles in our community as well as those who drive policy decisions. Attached is a course description (Att. 8).

#### Phase II of Rental License Ordinance Update

Administration, Community Development and HRA Staff provided updates and information to the city attorney. Phase II has been delayed in part to the issues that needed to be addressed at Viking Terrace. Administration would like to see a draft of the changes go to HRA for input prior to Council in the first quarter of 2023. It is anticipated that draft policy will be presented at March 2023 HRA meeting.

#### Northwest Area AUAR

The City Council ordered an Alternative Urban Area-wide Review (AUAR) for the Northwest Area of the City.

The study area encompasses approximately 780 acres, located north of North Avenue, East of Holyoke Avenue and west of Cedar Avenue. An AUAR is a Minnesota-specific hybrid of the environmental assessment worksheet (EAW) and environmental impact statement (EIS) review processes. The City (known as the Responsible Governmental Unit, or RGU, in environmental review processes) can use an AUAR as a scenario planning tool to understand how different development scenarios will affect the natural and built environment of the community before any development occurs. The process is designed to look at the cumulative impacts of anticipated development scenarios (at least two) within a given geographic area. Environmental analysis information from an AUAR can be used to inform local planning and zoning decisions. This process has the benefit of offering both scenario planning and mitigation measures. It is updated every five years until development has occurred that meets (or is less intense) than those in the scenarios.

Part of the process is to prepare a Scoping EAW document. The Scoping EAW and details associated with the Order will be shared with the Planning Commission, the Environmental Quality Commission, and the Economic Development Authority in February. Each of those bodies will also review the AUAR in April. The area is identified as an area of potential light industrial development. Neither scenario includes any residential development. The public is invited to comment on the proposed development scenarios and relevant issues to be evaluated in the AUAR prior to issuance of a final AUAR order. The 30-day comment period will begin on January 31, 2023. Comments will be accepted through 4:30 PM on March 2, 2023. The Draft Scoping EAW and related documents are available on the EQB Monitor site beginning 1/31/2023: [EQB Monitor Archive | Minnesota Environmental Quality Board \(state.mn.us\) <https://www.eqb.state.mn.us/notices>](https://www.eqb.state.mn.us/notices).

#### 2045 Comprehensive Plan

The Community Development (CD) Department issued a Request for Qualifications (RFQ) from qualified consultants to develop the 2045-horizon Comprehensive Plan. Submissions are due January 20, 2023. We received eight (8) responses. A review group will be set by the City Council and recommendations are expected by March 2023. The HRA is expected to participate and will receive update throughout the 12-18-month process.

#### **Alternative Options:**

N/A

#### **Financial Impacts:**

N/A

#### **Tentative Timelines:**

N/A