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

Agenda for approval
Partner Updates & Announcements
Approval of Minutes
Approval of revised meeting schedule
Bottineau 2021-2022
Focus Areas
Focus Areas 2021 - 2022

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**

<table>
<thead>
<tr>
<th>Shared Learning</th>
<th>BCW initiatives</th>
<th>Support the effort of others</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Bus tour highlighting development/potential for BCW Steering Committee</td>
<td>• Partner with cities in planning for 4-5 new LRT station areas</td>
<td>• Anti-displacement working group</td>
</tr>
<tr>
<td>• Workshop for BCW Steering Committee on tools and challenges of commercial</td>
<td>• Support other station area planning efforts as needed</td>
<td>• Town Center planning (Crystal)</td>
</tr>
<tr>
<td>affordability</td>
<td>• Implement 2 pilot projects to support commercial affordability</td>
<td>• Small business center (Brooklyn Park)</td>
</tr>
<tr>
<td></td>
<td>• Visioning process for publicly owned land</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Implementation of corridor marketing and branding work</td>
<td></td>
</tr>
</tbody>
</table>
## 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

<table>
<thead>
<tr>
<th>Shared Learning</th>
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</tr>
</thead>
<tbody>
<tr>
<td>• Workshop for BCW Steering Committee on community wealth-building efforts with Nexus, LISC and others</td>
<td>• Outreach to businesses within ½ mile of planned station areas</td>
<td>• Connections to Elevate Business resources, which will continue to be available after August 2021</td>
</tr>
<tr>
<td>• Workshop for BCW Steering Committee on ways to support businesses during challenges/construction</td>
<td>• Technical assistance, including microgrants, through August 2021, funded by McKnight Foundation</td>
<td></td>
</tr>
</tbody>
</table>
## 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**

<table>
<thead>
<tr>
<th>Shared Learning</th>
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<th>Support the effort of others</th>
</tr>
</thead>
<tbody>
<tr>
<td>• TBD</td>
<td>• Work with partners to identify strategies to connect employers with workers in the corridor</td>
<td>• Assist in efforts to identify funding for priority last mile connections</td>
</tr>
<tr>
<td></td>
<td>• Promote resources available through Elevate Business and other business support programs</td>
<td></td>
</tr>
</tbody>
</table>
## INFRASTRUCTURE INVESTMENTS

**Public realm improvements**

**Bike/ped connections**

**Shared mobility**

**Stormwater & green infrastructure**

**Environmental assessment and remediation**

<table>
<thead>
<tr>
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<th>Support the effort of others</th>
</tr>
</thead>
<tbody>
<tr>
<td>* TBD</td>
<td>* Bike/ped connections from greenspace in Golden Valley/Robbinsdale to future station</td>
<td>* Explore road and intersection improvements in Brooklyn Park and Crystal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Assist in efforts to identify funding for priority infrastructure connections and public realm improvements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Connect to existing environmental programs for development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Coordinate wayfinding plan with city efforts in Brooklyn Park</td>
</tr>
</tbody>
</table>
**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

<table>
<thead>
<tr>
<th>Shared Learning</th>
<th>BCW initiatives</th>
<th>Support the effort of others</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Create subcommittee to explore greenspace along Bottineau Corridor</td>
<td>• Develop an arts and placemaking plan for construction</td>
<td>• Collaborate on placemaking at 85th Avenue plaza</td>
</tr>
<tr>
<td>• Explore collaboration opportunities with Trust for Public Land</td>
<td></td>
<td>• Explore collaboration opportunities related to the Center for Innovation and the Arts (Brooklyn Park)</td>
</tr>
</tbody>
</table>
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
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

<table>
<thead>
<tr>
<th>Income Level</th>
<th>30% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Limits</td>
<td>$22,000 (1 person)</td>
<td>$37,000 (1 person)</td>
<td>$44,000 (1 person)</td>
<td>$59,000 (1 person)</td>
</tr>
<tr>
<td></td>
<td>$32,000 (4 person)</td>
<td>$52,000 (4 person)</td>
<td>$63,000 (4 person)</td>
<td>$84,000 (4 person)</td>
</tr>
<tr>
<td>Affordable Rent and Home Price</td>
<td>Rent $550-$800, Own $100,000</td>
<td>Rent $900-$1,300, Own $180,000</td>
<td>Rent $1,100-$1,600, Own $215,000</td>
<td>Rent $1,500-$2,200, Own $275,000</td>
</tr>
</tbody>
</table>

Hennepin County
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

Housing Affordability

Affordable at 30% AMI and below
Affordable at 31-50% AMI
Affordable at 51-80% AMI
Affordable at 81%+ AMI

- Own
- Rent
Many renter households are cost burdened

Housing Cost Burden by Tenure

Northern Brooklyn Park: Owners 30% to 49% (20%) Owners 50%+ (7%) Renters 30% to 49% (51%) Renters 50%+ (8%)

Southern Brooklyn Park: Owners 30% to 49% (21%) Owners 50%+ (10%) Renters 30% to 49% (33%) Renters 50%+ (25%)

Crystal: Owners 30% to 49% (10%) Owners 50%+ (25%) Renters 30% to 49% (15%) Renters 50%+ (28%)

Robbinsdale: Owners 30% to 49% (16%) Owners 50%+ (6%) Renters 30% to 49% (24%) Renters 50%+ (24%)

Golden Valley: Owners 30% to 49% (44%) Owners 50%+ (12%) Renters 30% to 49% (4%) Renters 50%+ (24%)

Near North Minneapolis: Owners 30% to 49% (28%) Owners 50%+ (17%) Renters 30% to 49% (30%) Renters 50%+ (15%)
Renter households make half the income of owners

Median Household Income by Tenure

<table>
<thead>
<tr>
<th>Location</th>
<th>Owners</th>
<th>Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern Brooklyn Park</td>
<td>$79,500</td>
<td>$67,700</td>
</tr>
<tr>
<td>Southern Brooklyn Park</td>
<td>$67,700</td>
<td>$64,600</td>
</tr>
<tr>
<td>Crystal</td>
<td>$75,500</td>
<td>$39,900</td>
</tr>
<tr>
<td>Robbinsdale</td>
<td>$66,700</td>
<td>$36,800</td>
</tr>
<tr>
<td>Golden Valley</td>
<td>$105,700</td>
<td>$64,700</td>
</tr>
<tr>
<td>Near North Minneapolis</td>
<td>$120,000</td>
<td>$66,700</td>
</tr>
</tbody>
</table>
Majority of households own homes

- Northern Brooklyn Park: 89% Owner, 11% Renter
- Southern Brooklyn Park: 59% Owner, 41% Renter
- Crystal: 77% Owner, 23% Renter
- Robbinsdale: 66% Owner, 34% Renter
- Golden Valley: 90% Owner, 10% Renter
- Near North Minneapolis: 37% Owner, 63% Renter
Racial disparities in homeownership rate

Homeownership Rate by Race/Ethnicity

<table>
<thead>
<tr>
<th>Location</th>
<th>White</th>
<th>Non-White</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern Brooklyn Park</td>
<td>90%</td>
<td>86%</td>
</tr>
<tr>
<td>Southern Brooklyn Park</td>
<td>81%</td>
<td>36%</td>
</tr>
<tr>
<td>Crystal</td>
<td>84%</td>
<td>46%</td>
</tr>
<tr>
<td>Robbinsdale</td>
<td>76%</td>
<td>17%</td>
</tr>
<tr>
<td>Golden Valley</td>
<td>91%</td>
<td>74%</td>
</tr>
<tr>
<td>Near North Minneapolis</td>
<td>64%</td>
<td>26%</td>
</tr>
</tbody>
</table>
Over half of households are 1 or 2 person

Household Size

- **Brooklyn Park North**
  - 1 or 2 People: 48%
  - 3 or 4 People: 35%
  - 5 or more People: 15%
  - 2 or More Nonrelated Roomates: 2%

- **Brooklyn Park South**
  - 1 or 2 People: 49%
  - 3 or 4 People: 34%
  - 5 or more People: 12%
  - 2 or More Nonrelated Roomates: 5%

- **Crystal**
  - 1 or 2 People: 56%
  - 3 or 4 People: 28%
  - 5 or more People: 7%
  - 2 or More Nonrelated Roomates: 8%

- **Robbinsdale**
  - 1 or 2 People: 60%
  - 3 or 4 People: 24%
  - 5 or more People: 6%
  - 2 or More Nonrelated Roomates: 10%

- **Golden Valley**
  - 1 or 2 People: 70%
  - 3 or 4 People: 25%
  - 5 or more People: 3%
  - 2 or More Nonrelated Roomates: 2%

- **Minneapolis**
  - 1 or 2 People: 50%
  - 3 or 4 People: 23%
  - 5 or more People: 17%
  - 2 or More Nonrelated Roomates: 9%
Much of corridor lacks 3+ bedroom multifamily units
Like the population, the housing stock is getting older.
36% of corridor rental units are in 20+ buildings

Renter-Occupied Housing Units by Structure Type

- Single Family Detached
- Single Family Attached
- 2/3/4 Plex
- Multifamily 5-19 Unit
- Multifamily 20+ Unit
25% of corridor rental units are single family homes

Structure Type of Renter-Occupied Housing Units

- **Northern Brooklyn Park**: 61% Single Family, 9% Single Family Attached, 4% 2/3/4 Plex, 9% Multifamily 5-19 Unit, 17% Multifamily 20+ Unit
- **Southern Brooklyn Park**: 12% Single Family, 6% Single Family Attached, 6% 2/3/4 Plex, 23% Multifamily 5-19 Unit, 54% Multifamily 20+ Unit
- **Crystal**: 38% Single Family, 4% Single Family Attached, 8% 2/3/4 Plex, 21% Multifamily 5-19 Unit, 28% Multifamily 20+ Unit
- **Robbinsdale**: 16% Single Family, 10% Single Family Attached, 7% 2/3/4 Plex, 24% Multifamily 5-19 Unit, 44% Multifamily 20+ Unit
- **Golden Valley**: 65% Single Family, 9% Single Family Attached, 13% 2/3/4 Plex, 13% Multifamily 5-19 Unit, 13% Multifamily 20+ Unit
- **Near North Minneapolis**: 30% Single Family, 8% Single Family Attached, 20% 2/3/4 Plex, 17% Multifamily 5-19 Unit, 24% Multifamily 20+ Unit

Legend:
- Single Family
- Single Family Attached
- 2/3/4 Plex
- Multifamily 5-19 Unit
- Multifamily 20+ Unit
Varying rates of non-homesteaded single family homes

Percent of Single-Family Homes Non-Homesteaded

- Brooklyn Park North: 7%
- Brooklyn Park South: 12%
- Crystal: 12%
- Robbinsdale: 14%
- Golden Valley: 9%
- Minneapolis: 41%
Housing Gaps Analysis: Key Findings

• LRT IMPACT
  • Green Line LRT
  • Market Rate Properties
    • Test: ½-mile station areas
    • Control: near stations, but outside ½-mile radius
  • Average rents 2000-2016

Average Asking Rent – Green Line LRT Submarkets

Rent Growth since 2000 – Green Line LRT Submarkets

Sources: CoStar; Tangible Consulting Services
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

<table>
<thead>
<tr>
<th>Action</th>
<th>What</th>
<th>Why</th>
<th>How</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project based subsidies</td>
<td>Project-based subsidies to further lower rent rates in county-funded capital projects</td>
<td>Create more units at or below 30% AMI in county financed projects</td>
<td>Pair project-based operating subsidies with traditional capital financing</td>
</tr>
<tr>
<td>Single Room Occupancy</td>
<td>Finance creation of single room occupancy housing</td>
<td>Fills critical gap in housing market for lowest income populations, reduces shelter reliance</td>
<td>Strategic property acquisition, single room occupancy taskforce toolkit</td>
</tr>
<tr>
<td>NOAH Rehab/Preservation</td>
<td>Preserve and/or rehabilitate naturally occurring / unsubsidized affordable rental housing.</td>
<td>Maintain affordability and address backlog of deferred maintenance in key properties.</td>
<td>New pipeline funding stream</td>
</tr>
<tr>
<td>Affordable Hsg Accelerator</td>
<td>Finance new affordable units with focus on areas impacted by unrest and BIPOC developers</td>
<td>Double affordable housing production in short-term</td>
<td>Provide financing to priority projects to bypass 2-3 year funding processes and lessen backlog on stretched state resources</td>
</tr>
<tr>
<td>Covid Cost Escalation</td>
<td>Help previously-funded projects address gaps due to construction cost increases</td>
<td>Ensure projects aren’t delayed or terminated due to COVID cost escalations</td>
<td>New pipeline funding stream</td>
</tr>
</tbody>
</table>
## Expanded recovery programming 2021-2024: Homeownership

<table>
<thead>
<tr>
<th>Action</th>
<th>What</th>
<th>Why</th>
<th>How</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barriers to Homeownership Study</td>
<td>Learn about barriers to homeownership from moderate-income BIPOC renters</td>
<td>To develop Homeownership Recovery activities focused on reducing disparities in homeownership.</td>
<td>Commission point-in-time study</td>
</tr>
<tr>
<td>Homebuyer Empowerment</td>
<td>Expand investments in affordable homeownership development, such as the land trust for long-term affordability, and activities identified in the Barriers Study</td>
<td>Reduce disparities in homeownership</td>
<td>Create designated competitive HRA fund for homeownership</td>
</tr>
<tr>
<td>Tax forfeit homes disposition</td>
<td>Increase availability of affordable homes through tax forfeit homes disposition</td>
<td>Reduce disparities in homeownership; stabilize neighborhoods</td>
<td>Transfer tax-forfeit homes to affordable housing developers to repair and sell to moderate-income homebuyers</td>
</tr>
</tbody>
</table>
### Expanded relief programming 2020-2021

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

Spencer.Agnew@hennepin.us, 612-348-2205
Questions

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Andrew Gillett
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