Legislation Details (With Text)

File #:	Min 19-24 **Version:** 1		
Type:	Approval of Minutes	**Status:**	Archived
		In control:	Housing & Redevelopment Authority
		Final action:	6/12/2019

Title: Approving the April 24, 2019 HRA Board meeting minutes

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/12/2019	1	Housing & Redevelopment Authority	Adopted	Pass

Approving the April 24, 2019 HRA Board meeting minutes

ROLL CALL

Present 7 - Commissioners Brendmoen, Busuri, Jalali Nelson, Noecker, Prince, Thao and Chair Tolbert

CONSENT AGENDA

1. Approving the March 27, 2019 HRA Board meeting minutes
   Adopted as set forth in MIN 19-20

2. Approving the April 10, 2019 HRA Board meeting minutes
   Adopted as set forth in MIN 19-21

   Moved by Commissioner Brendmoen, Consent Agenda is Adopted
   VOTE: Yeas - 7 Nays - 0

FOR DISCUSSION

3. Resolution endorsing and approving the Minneapolis/Saint Paul Housing Finance Board's Low Income Housing Tax Credit Procedural Manual and Qualified Allocation Plan for 2020, Citywide

   Dr. Bruce Corrie, HRA Executive Director, introduced Kayla Schuman, PED Housing Director, to present the Commissioners with proposed amendments to the Qualified Allocation Plan, QAP, for 2020 as noted in the HRA Board Report, dated April 10, 2019. Ms. Schuchman also reviewed major changes for 2020 Credit Program including a new IRS regulation that allows for income averaging set-aside as well as the Tenant Selection Plans will be required for submission as part of 2020 Credit Application.

   Commissioner Thao presented an amendment to the Tenant Selection Plan to include one site selection priority point to be awarded to projects that have rental deposits that do not exceed more than one month's rent, and two site selection priority points to be awarded to projects that will not deny rental applications based solely on previous rental history and credit history. And an amendment to the

Application Submission that requires housing providers to develop criminal background screening that implements HUD guidance issued in April 2016 regarding the Fair Housing Act and the use of criminal history in tenant screening as a condition of receiving 2020 Low Income Housing Tax Credits.

Moved by Commissioner Thao, Resolution is Amended
VOTE: Yeas - 7 Nays - 0

Commissioner Prince presented an amendment to Site Selection Priority #2 - New Affordable Family Housing to award nine Site Selection Points for new construction of affordable family housing that is located inside a Qualified Census Tract - recognizing the need for new construction of affordable family housing citywide. Currently, the HRA Board awards twelve site selection priority points to new affordable family housing constructed outside a Qualified Census Tract.

Moved by Commissioner Prince, Resolution is Amended
VOTE: Yeas - 4 Nays - 3 (Commissioners Brendmoen, Jalali Nelson and Chair Tolbert)

Commissioner Prince presented an amendment to Site Selection Priority #5 - Larger-Side to increase the Site Selection Priority Points from five points to six points for larger-sized family housing where at least 50% of the units have three or more bedrooms.

Moved by Commissioner Prince, Resolution is Amended
VOTE: Yeas - 7 Nays - 0

Moved by Commissioner Brendmoen, Resolution is Adopted As Amended.
VOTE: Yeas: - 7 Nays - 0

PUBLIC HEARINGS

4. Resolution giving preliminary approval to the proposed issuance or amendment of conduit revenue bonds for the Cretin-Derham Hall School Project, 550 South Albert Street, under Minnesota Statutes, Sections 469.152 through 469.1655; District 15, Ward 3

   Dr. Bruce Corrie, HRA Executive Director, stated that Cretin-Derham Hall is a well-recognized school in Saint Paul. They are requesting the HRA issue Conduit revenue bonds to assist in the refinancing of existing HRA debt and to finance the construction of a new approximate 6,000 square foot entry/gathering space addition to their main entrance and to finance infrastructure updates in their facilities.

   Moved by Commissioner Brendmoen, RES PH 19-114 is Adopted
   VOTE: Yeas - 7 Nays - 0

5. Resolution approving and authorizing execution of a development agreement for the sale and development of HRA-owned parcels known as the Saxon Ford Site to Frogtown Meadows, LLC, District 7, Ward 1

   Dr. Bruce Corrie, HRA Executive Director, stated that this project has been in the making since 2008; they are requesting the HRA the approval of a development agreement with Frogtown Meadows, LLC for the sale and development of an HRA-owned parcel at the northwest corner of University Avenue and Galtier Street.

   Moved by Commissioner Thao, RES PH 19-116 is Adopted

VOTE: Yeas - 7 Nays - 0

STAFF REPORT

6. Housing Trust Fund quarterly update

Res SR 19-31 laid over to the May 8, 2019 HRA Board meeting

ADJOURNMENT

Moved by Commissioner Prince, the HRA Board meeting is Adjourned
VOTE: Yeas - 7 Nays - 0