

CITY OF FALCON HEIGHTS
Regular Meeting of the City Council
City Hall
2077 West Larpenteur Avenue

AGENDA
January 23, 2013

- A. CALL TO ORDER: 7:03pm
- B. ROLL CALL: LINDSTROM __X__ HARRIS __X__ GOSLINE __AB__
LONG __AB__ MERCER-TAYLOR __X__
FISCHER __X__
- C. PRESENTATIONS:
1. Public Initiatives Effort – Jon Commers
Jon Commers of Strong Towns presented information on the Public Work Model for Our Times effort of which the city is a partner. (C-1 attached)

2. Update from Greater Metropolitan Housing Corporation/Housing Resource Center (GMHC)- Suzanne Snyder
Suzanne Snyder presented information on GMHC. (C-2 attached)
- D. APPROVAL OF MINUTES: January 9, 2013 Approved
- E. PUBLIC HEARINGS:
- F. CONSENT AGENDA: Beth Mercer-Taylor Moved Approval 3-0
1. General Disbursements through 1/17/2013: \$84,136.44
Payroll through 1/15/2013: \$13,330.49
2. Approval of City License
- G: POLICY ITEMS:
1. Fire Department FEMA grant acceptance Pamela Harris Moved Approval 3-0
- H. INFORMATION/ ANNOUNCEMENTS:
Council member Beth Mercer-Taylor
The Grove Park ice rink will be established, weather dependent.

Council member Pam Harris
Planning Commission met last night and worked on Special Events Ordinance.

Mayor Peter Lindstrom
Community Forum on Gun Violence, January 29, 2013, 7:00pm at City Hall
Winterfest, January 27, 2013, 1pm-4pm at Community Park

Council member Chuck Long/via written comments

Park board met and discussed noxious weeds in parks, board will be reaching out for ideas/expertise from U of M and DNR.

I. COMMUNITY FORUM:

Grayton Becke, 1905 Albert Street North

- Home: 1897 Albert Street- Dumpster sitting out. Has a concern about city not having an ordinance against dumpsters in yard.
- Home: 1906 Albert Street- Concerned they are renting the home without a rental license.

J. ADJOURNMENT: 8:25pm

C-1



With The People: A Public Work Model for Our Times

THE PUBLIC WORK OF COMMUNITY DESIGN

Minnesota citizens pay taxes to fund public systems we share. We also volunteer at rates unmatched nationally. However, the way we engage public systems is primarily as consumers, not designers or producers of these critical goods. We miss valuable opportunities to contribute citizen resources to the common good that extend far beyond financial payment.

We also have skills to rethink and redesign the systems on which we rely for food, education and training, water, public safety and housing. Engaging people directly in the design of these systems will add valuable and underutilized perspective to public decision making, while building civic muscle and problem-solving capacity.

Funded by the Bush Foundation, this initiative is a partnership between the City of Falcon Heights, Strong Towns, Center for Democracy and Citizenship at Augsburg College and the College of Design, University of Minnesota. The goal of the initiative is to explore and expand the capacity of Falcon Heights residents of all ages to produce public goods. One approach is using a public achievement model to stimulate the generation of ideas, this initiative will expand the pool of assets available for investment in Falcon Heights and its people. Two groups of young people will be involved:

Elementary and secondary students are one significant contributory group for the initiative. Nearly 1,200 people under age 18 live in Falcon Heights. Many of these residents attend Falcon Heights Elementary School, Brimhall Elementary School, or Roseville High School, potential partners in the initiative. Some students are involved in Project Return at the Capitol View Educational Building. Organizations such including Northwest Youth and Family Services are also involved in the work.

Young adults, including the over 9,000 students at the University of Minnesota pursue courses at the campus located within the City represent the second key demographic for the initiative. Young adults – including the “Millennials” who have come of age in the last ten years, bear values and attitudes about their social and physical environment different from recent generations. On issues including work, housing preferences and policy topics like agriculture and climate change, young Americans bring a distinct perspective to the public discourse. 1666 Coffman residences is a potential partner in this work.

Adults other than students present the third population to be tied into the community design work. Parents of school-age children, retirees and other adults bring life experience and skills to the process in ways that young people do not. The exchange of ideas among young and old and in between will develop civic muscle for use in the present and future, in Falcon Heights and globally.

Implementation of the recommendations that emerge is an extension of the initiative, to be explored in partnership with the City, the University, the Roseville School District, and others. The process of engaging participants in the public work of building their community also produces important outcomes, in the development of the skills required to produce a broad range of public goods.



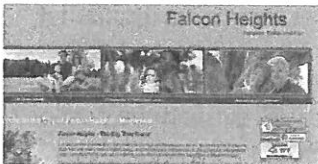
OUTCOMES

This public work initiative in Falcon Heights will explore the potential of municipal governments to coordinate non-financial contributions to the commonwealth as an aspect of effective future public investment and governance. Suited to a time ripe for social innovation, they represent alternative approaches to how we manage critical public systems. The initiative aims for the two tandem and self-reinforcing outcomes:

one, by investing our skills in public purposes, citizens **co-produce public goods** that we value but have allowed to diminish in recent years, and;

two, by engaging in this co-production, we **build skills and relationships, and rebuild** an important element of civic muscle.

ABOUT THE PARTNERS



City of Falcon Heights

The City of Falcon Heights is a community of roughly 5,600 residents, adjacent to Saint Paul to the south and featuring two prominent regional assets: The University of Minnesota's Saint Paul campus, and the grounds of the Minnesota State Fair. The core partners in the initiative are the people of Falcon Heights. Mayor Peter Lindstrom, the City Council, and City Administrator Bart Fischer are directly involved in the visioning and implementation of the pilot project. <http://www.falconheights.org/>



Strong Towns

Strong Towns is a new nonpartisan, nonprofit organization focused on partnering with communities to redesign themselves for long-term financial, environmental and social viability. The organization is virtual and highly entrepreneurial in ways consistent with its mission. Jon Commers is co-founder of Strong Towns. <http://www.strongtowns.org/>



Center for Democracy and Citizenship, Augsburg College

The Center for Democracy and Citizenship collaborates with a variety of partners to promote active citizenship and public work by people of all ages. The center's work is grounded in the belief that a healthy democracy requires everyone's participation, and that each of us has something to contribute. Dennis Donovan has been a part of Public Achievement since its infancy when he was principal at Saint Bernards School in St. Paul, Minnesota. Elaine Eschenbacher is the Associate Director of the Center for Democracy and Citizenship at the Augsburg College. <http://www.augsburg.edu/democracy/>



College of Design, University of Minnesota

The College of Design encompasses the full range of design disciplines at the University of Minnesota. Faculty, students and staff in the college seek to advance the quality and value of the natural, designed, and social environments with an emphasis on sustainable, socially responsible, civically engaged, user-sensitive, and collaborative design work. Tom Fisher is Professor and Dean and Virajita Singh is a Senior Research Fellow and leads the design thinking outreach and research in the College of Design. <http://design.umn.edu/>

C-2

**Greater Metropolitan Housing Corporation
HousingResource Center™ Services**

Presentation to Falcon Heights City Council

January 23, 2013

Greater Metropolitan Housing Corporation

The Greater Metropolitan Housing Corporation (GMHC) is a nonprofit housing organization established in 1970.

Our purpose is to preserve, improve and increase affordable housing and assist communities with housing revitalization.

To accomplish our purpose we:

- Support development of affordable housing with predevelopment loans
- Build or renovate homes to sell to moderate income families and individuals
- Provide ethically priced and sound mortgage financing to homebuyers
- Deliver community-based housing services through the HousingResource Center Program

Partnership with Falcon Heights

Since 2004, the City of Falcon Heights has partnered with GMHC to provide Housing Resource Center services to its residents.

Housing Resource Center Services

The Housing Resource Center provides homeowners with high quality, individualized assistance:

- Home improvement financing
- Construction Consultations
- Information and referrals

Home Improvement Financing

- Ramsey County Deferred Loan Program
- Minnesota Housing Loan Programs
 - * Fix up Fund Secured and Unsecured
 - * Rehabilitation Loan
 - * Emergency and Accessibility Loan
 - * Rental Rehabilitation Loan

Ramsey County Deferred Loan

- Owner-occupied households: property valued at or below \$251,750
- Households may earn up to 80% Area Median:e.g. \$64,400 for a household of 4
- Up to \$15,000 no-interest, deferred loan
- Households up to 50% of Area Median: Loan forgiven 10% per year for 10 years
- Households between 51% and 80%: Due on Sale, transfer of title, or no longer principal residence

Minnesota Housing Loans

Fix up Fund: Regular Secured

- Owner-occupied; Household income up to \$96,500
- Maximum loan \$35,000 @ 5.99%
- Maximum term: 20 years
- Up to 110% loan to value after rehab
- Minimum credit score: 620
- General improvements: interior & exterior

Minnesota Housing Loans

Fix up Fund: Unsecured

- Owner-occupied: Household income up to \$96,500
- Maximum loan \$10,000 @ 6.99%
- Maximum term: 10 years
- No loan to value limit
- Minimum credit score: 680
- General improvements: interior & exterior

Minnesota Housing Loans

Fix-up Fund: Basic Energy Conservation

- Owner-occupied: household income up to \$96,500
- Maximum loan: \$7,500 @ 4.99%
- Maximum term: 10 years
- Up to 110% loan to value after rehab
- Minimum credit score: 620

Minnesota Housing Loans

Rehabilitation Loan

- Owner-occupied: household income up to 30% Area Median: \$45,100 for a family of 4
- Maximum loan: \$27,000, no-interest deferred
- Forgiven after 15 years
- No credit score minimum

Emergency and Accessibility Loan

- Up to \$15,000
- Same terms as above

Minnesota Housing Loans

Rental Rehabilitation Loan

- Investment Properties: Any number of units
- Maximum loan: \$25,000 for a 1 or 2 unit property
- Maximum loan: \$10,00 per unit for 3 or more units; up to a maximum of \$100,000
- 6% interest rate; maximum term 15 years
- At completion of rehab 75% of units must be occupied by households at or below 80% area median income

Construction Consultations

GMHC Construction Manager is available to all Falcon Heights residents to provide consultations by phone, at the Center or at their homes at no cost to the resident.

Construction Consultations

- On site assessments
- Determine possible solutions
- Write a scope of work
- Product selection
- Contractor information
- Bid review
- Inspection of work

Information and Referrals

- Professional staff available to assist with a wide range of housing issues.
- If not a service provided by the HousingResource Center, can direct callers to the appropriate source.
E.g., foreclosure prevention counselor; home buyer education courses; energy assistance programs

Contact Us

Housing Resource Center - NorthMetro

**1170 Lepak Court
Shoreview, MN 55126**

651 486 – 7401

Web Site: www.gmhchousing.org

HousingResource Center - NorthMetro

City of Falcon Heights Monthly Status Report

March 1, 2004 - December 31, 2012

	Year-												TOTAL															
	Mar-'04	Jan-'04	Dec-'04	Jan-'05	Dec-'05	Jan-'06	Dec-'06	Jan-'07	Dec-'07	Jan-'09	Dec-'09	Jan-'10		Dec-'10	Jan-'11	Dec-'11	Jan-'12	Dec-'12	Year- to- Date									
Number of Calls	31	70	92	92	76	75	65	39	35	0	2	2	1	1	1	0	1	2	1	0	2	0	2	0	12	499		
MHFA Fix Up Fund/Rehab/Rental																												
Loan Applications Rec'd	0	3	2	0	0	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Loans Closed	0	3	2	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Ramsey County Deferred Loan																												
Loan Applications Rec'd	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Loans Closed	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	3
Construction Consultation Report																												
Consultation Phone or Walk-in	12	21	33	18	43	16	15	14	0	4	1	8	2	1	3	1	3	1	0	0	0	0	2	2	2	2	24	196
Site Visits, Inspection	6	12	16	2	31	9	53	8	0	2	1	3	3	0	2	0	2	0	0	0	0	2	0	2	0	0	13	150
Scopes of Work	2	1	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
TOTAL SERVICES PROVIDED	51	110	147	96	157	92	107	59	0	8	5	12	6	1	6	4	1	6	4	1	0	6	2	6	2	51	870	

NOTE: These numbers reflect the number of CLIENTS serviced. In many instances a client will receive more than one service.