

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

Respondent	Date of Comment	Topic	Comment
1	3/23/18	Content	<p>"The one issue I have heard the most frequently from Camden community members was easily "problem properties," (most often) rental properties with chronic criminal activity on the premises, which lowers safety and livability of whole blocks. While I frequently hear from both homeowners and renters impacted by this issue, I have seen how it has continued to put a significant strain on the relationship between homeowners and renters in our community due to increased negative perception of and frustration at renters."</p> <p>Lifetime Ward 4 resident. Recently a house on my block has become a rental property / "hotel." Mind you, the block it's on has 3 houses on it and it is the smallest one (Building area plus basement 1856) on the block in a low density neighborhood. His rental property now has 3 SUV's, 2 cars and a boat at the property. 1 SUV is parked in the driveway while 4 vehicles park on the street. Now you want to include multi-family buildings in neighborhoods???? Single family? rental houses are already multi-family buildings; you just want to make them bigger with even more vehicles and parking issues—along with issues stated above. This, along with Bike lanes, is one of the WORST policies this city can do!</p> <p>Way Way too much social engineering destroying the quality of life in this city!</p>
2	3/23/18	Content	<p>I am trying to understand the difference between the two maps. My address (3733 – 42nd Ave S) yields: Proposed Future Land Use as Urban Neighborhood and Proposed Built Form as Corridor 4.</p> <ol style="list-style-type: none"> 1. What is the difference between the two maps? On rereading I really can't figure it out. 2. Please don't use such analogous color schemes – contrasting colors are much easier. I believe it's on the Built Form map the colors are close and do not match up at all with the color rectangle of the descriptions above. <p>Thank you!</p>
3	3/23/18	Content	I do not support building a four plex anywhere people want to. Thank you.
4	3/23/18	Content, planning process	<p>The plan will turn Minneapolis into a Detroit. It focuses on blaming society for the ills of the individual and repeats the mistakes of LBJ's Great Society and War on Poverty.</p> <p>I know that even before you get started I will probably have moved out of the city that can't provide the basic services but fans the class-warfare that shouldn't exist at all.</p> <p>Quit while you are ahead---forget who everyone identifies as and where they came from and focus on individual responsibility and the goal of the Founding Fathers for the Country as listed out in the Common Sense</p>

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			<p>pamphlets and other writings that explained the Constitution and Bill of Rights to the citizens of the Republic.</p> <p>You of course will not listen to anyone who thinks the concepts are horrid, but if I don't say my piece I won't be at peace.</p>
5	3/23/18	Content	Where is education in your 2040 plan??
6	3/24/18	Content	<p>Minneapolis must address the broken public education system. Unsustainable budget deficits for the last 5 years, the average high school building on the south side is over 90 years old, incompetent leadership on the board and in the administration. Now we are facing draconian cuts at Washburn and Patrick Henry while the student population grows. This is crazy and we will lose families as a result.</p> <p>If you want to grow the city you must address the failing public educational system. New leadership and oversight is critical. We must rethink how school board members are selected and find experienced leadership to develop a strategic plan to provide every student in the city with a high quality education.</p>
7	3/24/18	Content	<p>I live in the senior building called Nokomis Square at 5015 35 Ave. When I was married in 1979 we lived on 5221 36th Ave.</p> <p>Nokomis are of Mpls. is not a big money place. The airport noise is a negative although it is better now than it was in 1979. The small houses are the norm in this community <1000 sq feet is normal. This makes them affordable and really easy to run them into the ground.</p> <p>We have a lot of drugs in the neighborhood now. There is a special blight around 36th and Hwy 62. The crime rate has gone up and I believe some is coming from that area.</p> <p>I am still working and have been panhandled many time at 6:00 AM at the Super Americal on 34th Ave and 51th Street. These patrons are pretty strung out. We have had multiple armed robberies this year. I have seen a mother bring her kids in at 6:00 AM and purchase chips w melted cheese, salsa and soda for breakfast for her 4 kids. She is trying to make it work.</p> <p>My concerns is that the area could be in trouble. The Falls and the park land around it is a wonderful place as is Nokomis lake and associated parks. We are loosing Hiawatha Golf course.</p> <p>We see very few police in our hood. Park police a bit more often. That helps.</p> <p>The woods could turn into a very scary place in the future.... Us seniors may choose to be else ware.... We need customers for our only local grocer. It rivals Byerly's and others but for....</p>


			<p>Super America's problems recent were threatened by the city to revolt there license if the issues persist. That could become a really nasty trend.</p> <p>This area has a lot of history. It would be a shame for the larger Minneapolis community to have this neighborhood become a slum.</p> <p>I have no problem with minorities living here and anticipate that we will have more ethnic diversity in our building soon. It can be a wonderful thing. It won't happen if the neighbor hood falls apart.</p> <p>Any efforts to bring the community together is a great thing. The cost to live here is a great plus for families, but only if the community stays politically active for it's self.</p>
8	3/25/18	Content, planning process	<p>Hi Andrew, I found out from Nextdoor Standish that the zoning for my home is proposed to change to 'Corridor Mixed Use'. I am very concerned that my home will suddenly become non conforming zoning and will only be good for tearing down for a development. Am I losing all of my equity? Why are we not being notified about this change? It is one thing to loosen up zoning to allow additional building types, it is quite another to change zoning completely. We keep hearing 'no one will be forced' but this type of change would remove options for me. The Minneapolis 2040 website has lots of goals and aims but I could not find an answer to my questions.</p>
9	3/25/18	Content	<p>I am writing to express my opposition to the current proposal for fourplex zoning. I have two specific concerns: 1) the need for appropriate design standards to mitigate the negative effects of increased density and 2) the likelihood of a proliferation of poorly managed and maintained absentee landlord rental units.</p> <p>With a background in Urban Planning, I do not believe that increased density necessarily diminishes the quality of life in single-family neighborhoods provided that appropriate design standards are required. I am concerned that the current proposal requires no off-street parking and does not address requiring setbacks consistent with existing single-family homes. Fourplexes should not be a large, plain box, but should have the architectural trim and façade variations common among existing older homes.</p> <p>My primary concern, however, is that the new fourplex units will be attractive investments for non-professional absentee landlords. Let me be clear - I am not opposed to rental housing. We have a large apartment development two blocks away and a public housing unit across the alley. Both are well-managed and cause no problems for neighbors. We likely have many additional single-family rentals in the neighborhood of which I am unaware because they cause no problems. Having lived adjacent to an absentee-landlord owned, problem property for years, however, I know the detrimental effect that these properties have on a neighborhood.</p>



			<p>Large rental developments (200+ units) tend to attract institutional investors which use professional management to maintain the investment. Smaller apartment complexes do not have the monopoly of scale to attract institutional investors, and are more commonly owned by independent investors. Minneapolis has a long and troubled history with absentee landlords. Although having an on-site owner/landlord would solve many problems, I doubt than can be legally required, and I am certain it would be impossible to enforce over time. In short, before further consideration of the fourplex proposal, Minneapolis should demonstrate that it has the ability and willingness to effectively address code enforcement and nuisance issues that affect quality of life and neighborhood stability.</p> <p>Thank you for your time and your careful consideration of this issue.</p>
10	3/25/18	Content	<p>Good morning, As a resident of the Howe neighborhood in Minneapolis living along 43rd Ave S, I find it hard to believe that the east side of 43rd Ave, north of 38th St is being considered for "interior 3" zoning. I could see "interior 3" along the main corridors like 42nd Ave and 38th St but not "interior 4" along those routes or "interior 3" in the neighborhoods off these main streets. Please consider only allowing "interior 3" zoning along main arterial streets in the greater Longfellow area such as 42nd Ave and 38th St but only allow at most "interior 2" zoning off the main streets. Being rezoned to "interior 2" should be enough of a change from now until 2040 and I hope it will be enough to appease the developers with interests in our city. If density is the goal then rezoning as I have mentioned will help achieve that goal without overwhelming the current residents that make this neighborhood unique. If you have the time, please let me know your thoughts on the current city proposal or please cover this issue in your newsletter. When buying a house, I did look at the zoning maps and bought with them in mind. I know things change and I am willing to accept "interior 2" zoning but the current proposal appears to be in opposition to creating livable neighborhoods for current families/voters. Thank you,</p>
11	3/26/18	Planning Process	<p>Where is the document? I cannot find a copy anywhere on your website.</p> <p>As I understand the time line you were supposed to have a document with the changes to zoning. I want to see this document and not your 100 plus "goals" which are broad without any specifics.</p> <p>I want to know specifically what you are changing in the zoning document. Please provide a link to the actual PDF text of what you are proposing to change to the zoning code. Minneapolis Zoning Code - Ordinance Title 20 what changes are you proposing for Title 20?</p>
12	3/26/18	Content	<p>Rather than allowing developers to turn single family homes into 4 rental units consider only new construction of 4 unit affordable condos. Landlords are increasing rent faster than inflation and people are being priced out and forced to move. A mortgage is a stable investment in the</p>

			<p>community. We should be encouraging home ownership. An affordable trend is two families purchasing a duplex together, so both units are owner occupied. The conversion of single family homes to divided up rental units is destabilizing communities. In apartments and conversions if the owner lives in one of the units or in the neighborhood he or she is more likely to maintain the property and care about the community. Some that don't even live in the Metro area just see it as an investment. When you own a property your rent doesn't go up beyond what you can afford and you care about about your neighborhood.</p> <p>I have observed another disturbing trend. Even when there is off street parking or a garage on the property landlords have begun charging renters to use it. This forces students and others to park on the street or move.</p>
13	3/26/18	Content	<p>Hello, I'm concerned about the prospect of four-plexes being built in our neighborhood and would like to know your position on this proposal. Thank you!</p>
14	3/26/18	Content	<p>I am very concerned about the proposal before the city council and the planning commission regarding rezoning the entire city of Minneapolis to allow a fourplex to be built on any block in the city. I have owned my house for 39 years and I feel that this would be a very destructive zoning change without accomplishing your diversity goal while changing the character of the neighborhoods. I'm concerned that this inexperienced city council will try to rush into such a huge zoning change and I'm also concerned that the very progressive activists that support this change will attempt to shout down any opposition in the hearings before the city council. Please do not let this happen and please work to defeat this destructive zoning change.</p>
15	3/27/18	Content	<p>We need more public transportation in the city instead of some of the bike paths on the roads that no one rides on. The powerful bike lobby should not dictate what Minneapolis does. Not everyone in the city is able to bike! Please remove the bike paths along 26th and 28th streets. There is a wonderful bike path on 29th street that people can use.</p>
16	3/27/18	Content	<p>The form wasn't submitting on the land use section of the comp plan. And for the record, I am living in Portland only for my graduate degree, at which time I should begin my process of returning to Minneapolis-Saint Paul. (Not entirely carpetbagging) My comments are thus; Interior 2 should go up to 3 floors, Interior 3 should be up to 4 floors, Como near the U of MN should become Interior 3 from Hennepin to Elm. Downtown east should be zoned Core 50, it is downtown and provides a reasonable direction for downtown density expansion, and is still near Marq2 transit and LRT. 50th should have its Interior 3 continue to 49th and 51st, or step down to Interior 2, but not go all the way to interior 1. Especially near France/Xerxes and the major business node there (including that in Edina). I think some of the stepdowns along corridors could be a little more gradual, Corridor ->Int 3 ->Int 2 ->Int 1 is more reasonable than Corridor -> Int 3 -> Int 1. The westside of Hiawatha should all be at least interior 2. Why are we asking for all the TOD the Blue Line is starting to</p>

			and may continue to generate have to cross a wide state highway? Make Broadway on the north step down slower especially! (And work with Metro Transit to improve NSide crosstown service.) The Northside deserves its own Lake Street, its own dynamic main street worthy of attention, and maintaining Interior 1 and 2 so close to the road makes the densities needed to accomplish that impossible.
17	3/27/18	Content, planning process	<p>Thanks for the substantive discussion. Much more of this needs to happen at the policy level before such a sweeping change to the city's comprehensive plan is ratified.</p> <p>It seems undeniable that this blanket zoning will invite speculative investors to buy, tear down, build, and flip properties within stable residential neighborhoods. There appears to be a conscious decision to destabilize residential neighborhoods. This only will feed an already excessively exuberant speculative real estate market.</p> <p>Folks have been asking for studies so here you go...</p> <p>The stated goal is more affordable housing. But an analysis of market forces impacting Minneapolis real estate paints a different picture.</p> <p>For example, Colliers international is very bullish on the Twin Cities real estate market. They feel that the affordability ratio for property related to median income in the Twin Cities is way too low compared to other cities with similar median incomes. So they feel that there is lots of room for growth in the speculative real estate market due to low vacancy rates and relatively high incomes.</p> <p>There is also plenty of room for flipping because they feel that people in the Twin Cities should be willing to pay significantly more for housing. See their graph on the bottom of page 3. (I would say if people wanted to pay the prices required to live in Denver, Seattle, and Boston they would live there.)</p> <p>And because this market has attracted national and international attention, their analysis states that these types of investors will tend to flip properties faster than the local guys so there is still room for others to get in on the action. They seem to think this market will be strong for at least two or three more years. And every time a seller makes a profit, that cost has to trickle down.</p> <p>See their analysis statement on transactional activity at the top of page 2.</p> <p>http://www2.colliers.com/-/media/Files/UnitedStates/Markets/Minnesota/Minneapolis-St-Paul/Research/2017-Year-End-Apartment-Minneapolis-St-Paul-Market-Report-Colliers.ashx?la=en&hash=3246F8973FDB1FB91567AC9DE56A1A12B24C9</p>

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18	3/27/18	Content	<p>Hi Linea, I have read about the proposed plans for increasing density in the city of Minneapolis by allowing 4-plexes to be built throughout the city. I have lived in the city most of my life and recall when the zoning changes were made in the early 60's to allow apartment buildings to be built just about anywhere. That change dramatically changed the feel of Minneapolis and not in a positive way. Architecturally the buildings were uninspired, not well built and did not fit into the neighborhood. Plus they did not provide adequate parking for those living in the apartments. We cannot undo what was done in the past but I am deeply concerned about this new rezoning proposal. I understand we need more affordable housing yet I am not convinced rents will go down by adding 4-plexes. These will be new buildings and the owners are going to want top dollar for rent. In the meantime, the whole look and feel of the cities will change and not for the better. For rents to go down, rent control laws will need to be passed and enforced.</p> <p>I propose members of the city and county councils along with the mayor start looking at other options and thinking out of the box. Below are some thoughts.</p> <ul style="list-style-type: none"> • Enforce regulations that current rental units are kept up to code and are livable for the renters. That way people will be more willing to rent existing spaces. • For rental buildings that are ready to be condemned, have them torn down and build new up to code and date rental properties with adequate off street parking • Look at spaces that are being vacated such as old super markets, strip malls, churches and figure out ways to use those spaces for multiple family units. If K-Mart ever leaves Lake and Nicollet, this area could be used for large apartment complexes. • Require that builders start providing adequate off street parking for the numbers of people living in the rental units. We live on 50th and Aldrich where time after time new restaurants have gone into the corner of 50th and Bryant without providing off street parking. Now the lot where Joe's Brake shop is located will be redeveloped with yet another restaurant and no off street parking being provided. This parking issues is a huge problem for our neighborhood and no one within the city seems to care. Time and time again our driveways are blocked by parked cars which is a huge frustration for all of us. I realize this is another issue all

			<p>together but it will become relevant if the rezoning goes through for the 4-plexes.</p> <ul style="list-style-type: none"> If the zoning changes are made, PLEASE require the contractors to build buildings that architecturally fit into the neighborhoods rather than a super modern design that will lower the value of our neighborhoods. <p>Thanks for taking the time to read through this. I know you are working hard for us and I appreciate your efforts. The people on our block were so impressed that you came to our block party last year with your little baby.</p> <p>Have a good day.</p> <p>Kind regards,</p>
19	3/28/18	Content	<p>I was dismayed to see that my street had been rezoned to a corridor 4 status. This is one of the best neighborhoods in which I have ever lived. The small homes are people friendly. I dread the thought of my house being taken away from me in order to fit into this rezoning even though I know it won't happen today. Please rethink your position for established neighborhoods.</p>
20	3/29/18	Content	<p>I am opposed to the proposed change in zoning throughout all of Mpls to allow four plexus for a number of reasons</p>
21	3/29/18	Content, planning process	<p>Thank you for your reply.</p> <p>Just a few thoughts.</p> <p>Our city elected officials repeatedly call for more density in our city. As a former AICP/MSUP city planner, I have developed and implemented comp plans.</p> <p>My question is this: What are the benefits of greater density? Yes, we must surely put to use underutilized property in the city. We need look no further than Wards 4 & 5.</p> <p>Drive (or better yet, bicycle) those wards. Acres upon acres of underutilized property.</p> <p>Our Mpls 2040 comp plan must also address the fact that our basic infrastructure is not keeping pace with the demands of the people who already live here.</p> <p>Consider transit, schools, storm water management, traffic, parks, digital infrastructure.</p> <p>For example, we have scores of intersections throughout the city that function at LOS F many hours of the day.</p> <p>More people = more demands on our systems.</p> <p>I agree we need to be bold, but we also need to be smart.</p> <p>Minneapolis does have many small houses that provide affordable home ownership.</p> <p>One of the unintended casualties of the "four-plex" solution will be the demolition of those smaller owner-occupied houses to be replaced by rental units.</p>

			<p>I am not convinced affordable housing for Mpls is in a “crisis”. Such a description is a bit dramatic and overshadows the fact that we have always been challenged by a need gap in affordable housing. My immigrant grandparents raised 5 children in a two bedroom “Sears catalog” house on 24th and 15th Ave. Challenged by poverty, but not a crisis.</p> <p>Similarly, out of graduate school, I was working as a planner with a pile of student loans and 3 roommates in a dumpy duplex. Again, challenging, but not a crisis.</p> <p>Twenty years ago the buzz word for comp housing plans was affordable “life-cycle” housing for the community. The contemporary clichés are now “equity and sustainability”. Whatever is in fashion for the moment, the challenges to address the gap for affordable housing are complex and nuanced. As a housing advocate you understand this. You also understand that creating more supply will not necessarily equate to lower housing costs. We have ample evidence for this over the last decade.</p> <p>I have been honored to help bring to reality several housing projects in the city- Lydia House, Claire Housing, Anishinabe Bii Gii Wiin Housing, 1822 Park, East Elliot Village, and others.</p> <p>The real gap is that people lacking education and skills have less earning capacity and less ability to afford housing. How do we, as a city, address the education and skills gap? How do we increase the quality “head of household” employment opportunities within the city? How do we encourage our police, firefighters and school teachers to live in the city they serve?</p> <p>As I noted below, affordable housing policy is not just a Minneapolis issue. We must engage officials at the state, county, and metropolitan levels to participate in sharing solutions. Thank you for your public service.</p>
22	3/29/18	Content	<p>Thank you for your response. I would support growth, including fourplexes, along business nodes on major bus routes of Lyndale, Nicollet and Chicago and the surrounding block or two. That makes sense.</p> <p>But are those limits expressed in the draft Comprehensive Plan? If not, why not?</p>
23	4/2/18	Content	<p>Hello,</p> <p>As a resident of Southwest Minneapolis and a home owner along 50th Street, I understand that we can’t have both progress and the status quo.</p>

			<p>That said, my home falls in the affected area for rezoning. My concerns would be as follows:</p> <ol style="list-style-type: none"> 1. Will 50th be widened like we've seen happen with excelsior blvd? 2. I understand that rezoning isn't development in of itself but it does open the door for developers to apply economic pressure to existing residents by devaluing single-family homes (I.e. building a four-story structure next to a single family home.) What protections are there for home owners to stave off these negative influences and preserve our investments? 3. What's to stop the city and interested parties from invoking eminent domain to fast-track this kind of development?
24	4/2/18	Content, planning process	<p>Please read the letter to the editor in Sunday, 4/1/18 StarTribune by Jack Cann on the proposed comp plan/zoning code revision and the impact on affordable housing. I have concerns about the zone code changes. I support additional density, but believe those advocating this code revision in the City's comp plan have not thoroughly assessed the impact to diverse neighborhoods and communities. Our city is not the 10th ward. Also I am particularly offended by those who espouse the view that more housing will result in more affordable housing. We have experience that demonstrates this view is wrong. For example, the University area has many new housing projects with the impact of the demolition of affordable units and certainly only an increase in rents for the U community. Our Northside colleagues rightly point out that there are many vacant lots in their community.</p> <p>I would be pleased to discuss these issues with you. Please have more analysis of the impact before adopting the comp plan revisions. Please understand that to achieve more affordable housing in our city; the city government needs a program to require developers to fund affordable housing, incentives for "sweat equity" and additional initiatives to ensure we have affordable housing in Minneapolis. Thank you for your consideration of my beliefs.</p>
25	4/3/18	Content	<p>I am writing to express concern with the Minneapolis 2040 plan as respects the unregulated construction of 4 plexes throughout Minneapolis single-family neighborhoods. There needs to be much more discussion of potential adverse impacts on the existing housing stock of such a policy. Height and lot coverage requirements, design and materials standards, parking, rental building management standards, all need to be addressed. If the goal is more affordable housing choices, then affordability requirements need to be built into the the standards as well.</p>
26	4/3/18	Content	<p>I have always been impressed that you seem to take my request seriously. I have two items where I'd appreciate your advocacy.</p> <ol style="list-style-type: none"> 1. The "idea" of allowing four plexus through the city is a BAD idea. I live in Longfellow (Howe). I want list out all the reasons why this is an untoward idea. I am strongly opposed to such a misguided idea. (It is

			<p>ideas of this sort that cause people to support Trump --- ideas which include our Governor and former major funneling Minneapolis citizens to Ziggy without any representation on our part.) I ask that you vigorously oppose this misguided notion --- there is no evidence that this will in anyway result in affordable housing --- read Evicted.</p> <p>2. My wife and I commute via bike 6 days / week year around from Howe to Midtown via the Parkway and Greenway. This year some non-biking person has decided that it is unnecessary plow the Greenway east of Minnehaha to the River, yet it seems important that the Greenway is plowed from Minnehaha Westward. This happened this morning and several time through the winter. It is preplexing what the logic that led to this decision? Will you please pursue why this is happening and get it changed for next year? (I should note that the Park Board is plowed in a consistent and timely manner.)</p> <p>I'd appreciate hearing from you as you consider and address these matters.</p> <p>A Howe resident who has consistently supported you.</p>
27	4/3/18	Content	<p>Linea, I am very concerned about the Minneapolis 2040 plans. My beloved family home is right in the zone to be replaced with commercial/multi-family dwellings. I'm losing sleep and just so upset. We have put our blood, sweat, and tears into our home and the idea that someone would suggest it get tore down in the name of progress is just sickening. It isn't a McMansion, its a modest 100-year old home. We are first-time home owners with a young child and we had hopes and dreams of this being our forever home. Now I think I need to move before our roots in this community get too deep and the place we love turns its back on us. I'd like to ask that you make everyone in Ward 13 aware of the plans. I wouldn't have even known about this if it wasn't for a neighbor on NextDoor. It feels like this massive plan to destroy our homes is being snuck in without proper notification that private property will be re-zoned and a target will be placed on my family's back. Thank you,</p>
28	4/5/18	Content	<p>Wow. Where to start.</p> <p>I'm a fairly liberal person, went to school in Ann Arbor Michigan, but I live on Xerxes Avenue between 50th and 51st, and have apparently been zoned in Corridor four. This allows buildings up to four stories on these lots. This is a 40 foot wide lot. I already am experiencing a monster home that has been built next to me, that has remained unoccupied for 3 1/2 years, (but that is another story).I have experienced loss of sunlight and loss of privacy. I can't imagine having a 4 story building next to me, or indeed, even on this property when I sell it.</p> <p>This plan is a completely misbegotten idea, unworkable and untenable, and any other un word you can think of. It's just stupid. Put me down as a no...</p>
29	4/5/18	Content	<p>Hello,</p> <p>I've read through the minneapolis 2040 plan and see that my property at 4809 Bryant Ave S would change in zoning from the current R1 to the</p>

			<p>Corridor 4. That's a very radical change in what is allowed to be built, and we made a huge investment in this house just 2 years ago in order to raise our family in the neighborhood and support the great schools (and pay 3x the property taxes i used to pay in the nokomis neighborhood) . The goals of the plan are laudable, but the effect on us of just this zoning change would seem to be very negative. We have a duplex next door, and if it were turned into a plex that would be absolutely fine with me. But if a 4 story apartment building went up, dwarfed our house and cut out daylight that would be a disaster.</p> <p>Do you have any research on what happens to properties that are rezoned from R1 to the equivalent of the new Corridor?</p>
30	4/5/18	Content	<p>I've reviewed the mpls2040 plan and do not support the proposed rezoning of my property from R1 to the new Corridor 4. It's a radical change for us homeowners on Bryant ave. I have no problem with the 4-plex proposal, but to call this a transit corridor with 4 story buildings is detrimental to my neighborhood.</p>
31	4/6/18	Content	<p>My name is _ and I drive an automobile. I feel like I am coming out of the closet by saying this. I don't drive a car because I especially like driving. I drive because I don't have a choice.</p> <p>The proposed Comprehensive Plan does not support a balanced transportation system where the needs of all travelers are considered. It doesn't talk about the need to help people move quickly and easily around the City. It doesn't talk about helping people get to jobs or parents getting their kids to school. Instead, it diminishes the ability of many people to live in the City. It supports narrowing streets, reducing lanes and slowing traffic. It reduces parking lots. It allows buildings to be built without parking. It proposes jacking up parking meters to discourage people from driving. It proposes replacing single family homes with fourplexes, substantially increasing street parking. It makes it less likely you can park next to your house or park at your destination. It literally says the needs of drivers come last.</p> <p>Who is harmed by this? Me. And people like me.</p> <p>I don't have the privilege of taking a lesser paying job I can bike or walk to it. I have known what it is to be hungry and not know where you will sleep. My dad entered retirement with no savings and my mom works at Kmart at age 78. I have a child. I have a partner whose company has been on shaky ground. Finding the best paying job that I can means being able to drive. I often work 12-hour days, 8 hours at one job and 4 hours at another. Two-thirds of Minneapolis residents are like me, having to rely on a car to get to work.</p> <p>I have an eleven-year-old daughter. 20% of Minneapolis residents are children under the age of 18. Another 10%-15% of residents are parents. It is almost impossible to survive as a parent without a car. Not only do you have to get a cranky six-year-old to school in the middle of winter, you have to get them to their grandparents, to soccer, to camps, to their friends, to the doctor. And being a parent, I don't have the luxury of extra</p>

			<p>time to walk or bike. This plan makes it harder to be a parent and harder to be a child in our city.</p> <p>I am 54 years old. I have arthritis and will probably have to have my left knee replaced. Depending on whether I have a flair-up, I often limp. I have other medical issues. About 10% of the folks under age 65 have disabilities that affect their mobility. And about a third of the City is over the age of 45, that point when waking up in the morning starts to hurt. Most of these people need a car to live.</p> <p>I have three sets of grandparents to take care of, two in the suburbs. One moved out to Richfield after a giant tower was built in her neighborhood with no parking. My mother-in-law died in January and before that, my partner was visiting her almost every day. She could only do that with a car. About 10% of population in Minneapolis is over the age of 65 and most need a car to live independently.</p> <p>I am also female. I am judged by my clothes, how my hair looks, how clean I am and what my shoes look like. I don't have the privilege of many young men who can walk in to work wet, dirty, smelly and with bad hair. About half of the City is women. And about a third of the City is persons of color, who are also judged by their appearance. Most of these people need cars.</p> <p>Don't we need to do something about climate change? Ford and GM announced in October that they will be converting most of their fleet over to electric cars in the next five years. Car emissions are going to drop, not because we declare war on driving in Minneapolis, but because the marketplace is changing.</p> <p>We need to stop pretending that everyone is young, childless, physically able, male, white and privileged enough to give up job opportunities. We need to work to reduce travel time so people can be with their families. We need to ensure that people can park near their homes and at the end of their trips. We need policies that make people's lives easier, not harder. We need a balanced transportation system that works for everyone.</p>
32	4/6/18	Content	<p>Why is there higher density proposed for the blocks several lots inward from 50th St. (Aldrich through Fremont Av. S.) but not higher density proposed along that stretch of Lyndale Ave., which is a main thoroughfare and also not far from transit? Does not make logical sense to me. I would prefer to keep the character of homes on the former streets and have higher density zoned on the latter. There are already apartment buildings on Lyndale Ave. S. at 52d and 54th. Not a stretch to add more of them slightly further north on Lyndale.</p>
33	4/7/18	Content	<p>Hello. I am unsure if my specific comment on the map on the website was submitted, so I am submitting our comment via email.</p> <p>My wife and I live at 2701 West 28th Street, which is proposed to be designated an Interior 3 location. We fully support this proposal and believe it is in alignment with the overall growth plans for the city of Minneapolis. The proposed designation is also in harmony with existing uses, as our block already has an existing multifamily condo property</p>

			(2713-2719 W 28th St) that fits in the neighborhood very well as an alternative to single family homes.
34	4/11/18	Content	<p>Thank you for attending the SENA meeting tonight. I didn't get a chance to say hello but when I attended the meeting, I'm embarrassed to say that I got you mixed up with Jeremy Schroeder in Ward 11 who was at the public safety meeting last night, and not you! I apologize. I did say to myself, wow, Andrew looks very different in person than in his picture. Anyway, I overall am pretty excited about the plans that SENA has. I still have deep concerns overall about how we are really addressing affordable housing for those at 30% or below the AMI, which is primarily clients I work with and try to find housing for. I hope you will continue to advocate for affordable housing for all. Initially, I thought the 4 plex development and changes in zoning would be great, but now I am not so sure. We have limited affordable houses and I want them to be protected somehow from both developers building huge \$500,000 houses but I also don't want expensive apartments to pop up throughout the neighborhoods that really aren't going to be affordable either. I think allowing some zoning lifted in areas that have limited affordable housing would be helpful or lifting zoning around areas close to public transportation but it should be equal in all communities, especially encouraging affordable housing (and by that I mean at least 50% AMI or lower) in wealthier neighborhoods (such as ours).</p> <p>I wonder if there can be money for landlords willing to work with Section 8 vouchers if they do face issues regarding the Section 8. Just like SENA was proposing grants to homeowners, I wonder if landlords could get assistance or incentives for working with subsidies. Section 8 requires inspections and updates based on those inspections which may be a deterrent to landlords. There may be money lost if there are more evictions for folks on Section 8 (I don't know if this is true or not) so maybe we can somehow support landlords in lost revenue if needed. I'm not sure how it would work or if it would work at all but trying to find housing for my clients who get under \$10,000 a year makes me want to pull out all my hair! Thanks again for coming tonight and continuing to advocate for our community.</p>
35	4/12/18	Content	<p>2040 City Plan Linea - I'm in favor of the upzoning of all residential lots. I'm in favor of the added density to be added to transit and bus routes. I want additional density and amenities. Just got back from Portland and that city is just amazing from all that it offer people on foot and bike. Minneapolis should and can step up it's game to be less suburban. See you at the next community listening session regarding this topic.</p>
36	4/13/18	Content, planning process	<p>Hello,</p> <p>I have several general comments, and I've also provided a specific set of comments on one issue.</p> <p>General comments:</p> <p>a) the plan "peanut butters" everything without clearly identifying 3-5</p>

			<p>priorities</p> <p>b) the plan is very abstract, almost cookie-cutter, and details truly matter—it could be the plan for almost any similar sized midwest city</p> <p>c) a crucial flaw is that the plan is too pollyannish — be frank and call out problems and tackle them head on with specific timelines/objectives</p> <p>d) how will you (honestly) measure the success or failure of this plan?</p> <p>e) there is no acknowledgment of how other much more successful and ambitious cities have addressed (and resolved) similar problems</p> <p>f) the policies don't seem to fit together are are too siloed</p> <p>Here's something I sent in on policy #18:</p> <p>My wife and I walk everywhere here, and have lived in a number of truly wonderful walkable cities, and while the action steps above are useful (although very abstract) Minneapolis is very very far from being a pedestrian oriented city. Unlike pedestrian oriented cities like Boston, New York, San Francisco, being a pedestrian here is seen as a third-class citizen and thus pedestrian-friendly policies and designs are not integrated into the overall scheme of the city. For example, sidewalks are allowed to be built of inappropriate materials for rain or snow, building overhangs are not considered, snow removal is sporadically enforced, traffic lights are timed for cars, lighting is overlooked, commercial design focuses on parking garages, and street safety is ignored, etc. The first step in trying to improve the situation is to frankly admit how dreadfully poor the current situation is and then begin to tackle the (interrelated) problems head-on instead of all the hand waving and “cosmetic” approaches.</p> <p>Best wishes on a difficult project. There is so much unrealized potential in Minneapolis.</p>
37	4/13/18	Content	<p>Hi Linea, I am concerned about the 4-plex units being proposed for single family zoned sites. One of my biggest concerns is not having adequate parking. Many areas of the city have streets that are barely passible because of all of the cars. It is important to many of us to have what I consider a livable city. That includes parking for friends/relatives not too far from home. I don't want to live in an area where one must jockey for a parking spot all the time-which might be a block or two away.</p> <p>To make an already challenging situation in my neighborhood worse, I believe would inspire many homeowners to consider selling and move to another area. On my street, the parking situation is difficult many times due to the concerts and events at Lake Harriet, the condo owners in 2700 and other near by places--frequently including cars from folks living over on 43rd street. And now a business/apartment building going up at 43rd and Upton where they are taking away Sebastian Joe's parking lot for the building.</p> <p>Home ownership helps stabilize a neighborhood. It is important to have</p>

			livable communities. As I age, the idea of not being able to find parking in front of my house or within a block of my house would indeed drive me away.
38	4/15/18	Content, planning process	<p>Although I've sent in some comments on the 2040 proposed rezoning that I collected from neighbors, I wanted to send my own as well. The proposed plan has numerous serious issues, but I'm focusing on these three:</p> <ul style="list-style-type: none"> • The way this was done, using a blanket, one-size- fits-all approach, is the wrong way to achieve the stated goals of increased density and affordable housing. Within each neighborhood, different solutions (duplexes, accessory dwellings) and sites (appropriate parcels for higher density) could be found that are less disruptive and damaging to the neighborhoods than the current proposal if neighborhood leaders, residents and council members were a part of the process. This is way too drastic of a change to be left to a small group of planners and activists. • The "Transition Zones" from the higher density transit corridors to the side streets are more damaging to the fabric of the neighborhood than even the fourplex proposal is. On my block of Aldrich Av. S., a quiet side street, ¾ of the homes could be replaced not just by fourplexes, but by large scale, multi-lot apartment complexes. While my house is not in the transition zone from what I can see, the house next door (as well as the entire other side of my block) is. So while there are rules concerning the size of a single family house next door, this new zoning would allow a massive apartment building to be constructed there, which would much more detrimental. <p>To me, a proper "transition" from 2-3 story apartments (which are what seem more appropriate on streets with limited bus routes like Bryant Av.) would be a duplex or a fourplex (if the lot was large enough). A multi-lot apartment building next to a single family home is not any kind of transition.</p> <ul style="list-style-type: none"> • When we and thousands of others across the city bought and improved our homes to raise our families, we chose them due to their location and because they were on quiet, charming blocks

			<p>filled with mostly older single family homes. What this zoning proposal seems to say is that if you want to live on a quiet block with mainly single-family homes, you need to go to the suburbs or Saint Paul.</p> <p>Homeowners have invested heavily in their homes and neighborhoods based on the zoning as it now stands, and to make this type of radical change does serious damage not only to home values, but adds a huge question to others looking to move to Minneapolis. My taxable home value went up nearly 25% this year, but if the possibility of a large apartment building going in next door is thrown in I can't imagine anyone wanting to buy it, let alone at the new valuation.</p> <p>This proposed plan would destabilize the most desirable and stable neighborhoods in the city.</p> <p>People would move out, and those that stay would not invest their hard earned money in additions/renovations/maintenance, as any predictability about what can be built around them is gone.</p>
39	4/16/18	Content	<p>The following was published in the April Riverside edition of Southside Pride:</p> <p>The Minneapolis City Council Housing Policy and Development Committee will hold a public hearing on May 2 to allow "public verbal input pertaining to the Draft 2018 Consolidated Action Plan (CAP)." Your participation is important. The city is required by HUD to listen to you and pass along your criticisms to the federal government that cuts the checks. The city has a grant from HUD for more than \$14 million. And it's no surprise who will benefit most from this pot of money: big developers, the Minneapolis Police Department and city bureaucrats.</p> <p>Developers have a shot at \$2,066,717 for new construction of homes or rental units. They could do conversion and rehab units for transitional housing for \$900,120. Or, they could get a piece of tearing down or rehabbing condemned buildings for up to \$1,440,353. But the biggest prize is in affordable housing. The city has \$3,202,122 that it wants to spend on 155 units. They say the program will be citywide. Mayor Frey and Council President Bender say they're going to upzone the entire city and put fourplexes everywhere, but the fine print says the multi-family units will be constructed "on community commercial and transit corridors as defined in Minneapolis Plan"—in other words, not in southwest Minneapolis, not by Lake Harriet or Lake Bde Maka Ska or Lake of the Isles. Increased density will go into the already densely populated inner city where transit corridors converge and businesses concentrate. The poor get more.</p> <p>Last December I wrote about how poor communities get upzoned and</p>

			<p>then eliminated: “Zoning is a problem today for people in the Glendale Public Housing Project. Developers want to move out the mostly people of color, tear down the existing homes and triple the density. The residents object.</p> <p>“Council Member Lisa Goodman, when confronted with an attempt to increase density and change the nature of a neighborhood in her Uptown/Kenwood ward, said, ‘When you buy a house, which is your single biggest investment, one of the things that you take into consideration is the location and what the neighborhood looks and feels like surrounding you. To upend that and make a dramatic change without the neighborhood and neighbors agreeing to it is, I think, unconscionable.’ ”</p> <p>The folks in Glendale said, “ ‘Unconscionable’ clearly characterizes any proposal to demolish our community, and replace it with a privatized, gentrified and densified development against our will for the luxury of wealthier white community and the developers who will make millions out of our displacement.”</p> <p>This exchange illustrates the racist, NIMBY (Not In My Back Yard) mentality that will resist any fair distribution of density and affordable housing throughout the city. They’ll put it in Glendale, but they wouldn’t dream of putting it by Lake of the Isles. And it lays bare the hypocrisy of Frey and Bender. They must have known it wouldn’t fly on the Minneapolis Gold Coast even though there are bus lines and commercial centers even on the west side of the city.</p> <p>The HUD grant requires that the programs be “equitable.” It doesn’t seem equitable to put all the housing density on one side of town.</p> <p>The city has set aside \$827,400 for block clubs. That would be great if the money were going to the block clubs, but the money is going to the Minneapolis Police Department to monitor the block clubs. The emphasis is on control: detention rather than prevention. They do a good job teaching fear and loathing. We’re afraid of crime and we hate people who make us nervous—like poor people.</p> <p>It would be so much better if block clubs were organized by the City Health Department. They could talk about job opportunities, educational opportunities, nutrition and where to get good food and assistance with housing and paying utilities. That kind of program would do a lot more to prevent crime than continuing the fear and loathing.</p> <p>Another example of the tone deaf MPD is their \$100,000 BUILD program where cops (95% of whom are from the suburbs) pal around with gangster wannabees. It’s a great way for the cops to shoot hoops and get overtime pay, but I don’t think they’re convincing many kids that they’re an older brother who wants to be their best friend forever.</p> <p>And, by contrast, the Domestic Abuse Project, that provides advocacy for victims of domestic violence, gets only \$69,200, and Mid-Minnesota Legal Aid gets \$23,650 to help victims of discrimination in housing.</p> <p>City bureaucrats get more than their share in administrative costs. The City’s Civil Rights Department gets \$321,644 to review contracts. The Finance Department gets \$161,181 to review contracts. The Department</p>
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			<p>of Grants and Special Projects gets \$167,818 to review contracts. And the Planning Department that comes up with all these ideas gets \$1,205,842. That's \$1,856,485 for overhead.</p> <p>Please try to attend the public hearing of the Housing Policy and Development Committee on Wednesday, May 2, at 1:30 p.m. at 317 City Hall. Let's try to get some of those dollars out of the hands of developers, the police and city bureaucrats and into the pockets of people who need them.</p>
40	4/17/18	Content	<p>Hello,</p> <p>I'm writing to log my concern with an aspect of the plan that impacts streets that are adjacent to major transit routes. I cannot support tagging these streets for Interior 3 or Corridor 4 level development. Multi-lot apartment buildings are not suitable for these streets. Four-plexes are fine.</p> <p>There is plenty of potential for such large complexes to be built on the existing transit routes themselves.</p>
41	4/17/18	Content	<p>I wanted to send you a quick note in strong support of the 2040 comprehensive plan. Most importantly, I'm happy that the plan allows the entire city to make the next step up in density, which is sorely need to be able to address our housing shortage. Especially in our ward, we need to to expand the options available to gently increase density or our kids are going to wind up priced out of the neighborhood when they're looking to buy.</p> <p>A few specific observations:</p> <ul style="list-style-type: none"> - Further guidance on the massing of buildings allowed in the residential categories could help reduce concerns. I see lots of people jumping to conclusions about building size based on the allowed number of units. "Small-scale residential structure" sounds like buildings in keeping with existing structures to me, but it seems not to be enough to reassure people they aren't getting something massive next door to their house just because it would now be allowed to be more than one unit. - Lowry Hill and west of Hennepin: A look at the built form map makes it look like these neighborhoods are getting special treatment relative to the east side of the street. Why doesn't the route 25 bus merit Corridor treatment? I think it's less frequent service, but nonetheless, the expensive, exclusive neighborhoods are exactly where adding unit to share land costs can increase accessibility. - Regarding skyways: From the street it can be difficult or impossible to tell what businesses are available on the skyway level. Street-level signage that identifies what's on offer up in the skyway would be helpful, along with the always agreed upon in concept but never implemented better connections to the street level. The Thrivent stairway to the street, for example, should not be locked to the street or signed as private.

			Buildings with skyway access should have street level signs saying so, etc.
42	4/17/18	Content, planning process	<p>When _ and I attended the planning input session last fall at Van Cleve Park there was no upzoning proposal for the City land uses. We are very disappointed in the "fourplex" language and zoning changes that are being recommended.</p> <p>This plan is not the vision residents have for the City of Minneapolis.</p> <p>The 2040 comprehensive plan, as written, is a developer's vision for Minneapolis.</p> <p>Last spring, the City threw out the small area plans the neighborhoods spent years and many thousands of dollars and hundreds of hours to create. Look at all the small area plans the neighborhoods have done and you will see what the resident vision is for our City. Those plans do not include changing the zoning.</p> <p>Almost none of this 2040 comprehensive plan fits the vision resident stakeholders have in Minneapolis of our future vision of the City.</p> <p>The Eastside 2040 citizen engagement session on May 12th coincides with our Beautify Bottineau Flower & Vegetable gardening event. Someone from Bottineau will attend the 2040 Plan engagement meeting despite this conflict. We understand that no date would fit all schedules.</p>
43	4/17/18	Content	<p>Hello Councilperson! This is just a short note to register my concern about the "Transitional Zones" in the 2040 Minneapolis plan and what they might mean to Lynnhurst neighborhoods. I am all for the relaxing of the fourplex zoning, but having multi-lot apartment buildings on non-transit route streets is not acceptable. We purchase homes on blocks for reasons, yes we need to be flexible, especially in light of the affordable housing crisis mpls. is currently facing, and fourplexes will help with that, but larger buildings will have an adverse impact on our neighborhoods. Thanks,</p>
44	4/19/18	Content	<p>I live in the Hiawatha/Longfellow neighborhood in South Minneapolis. I have lived here for 18 years and own my own home. I live on a bus route, which I knew about when I moved in and accepted in exchange for my wonderful house and neighborhood. I love my city. I lived in Powderhorn after college, then back to the suburbs when I got married, then we moved back to the city because we both love Minneapolis and wanted our then little children to attend Minneapolis schools. I am a teacher in the Minneapolis Public Schools and teach in the neighborhood that I live in.</p> <p>As part of the comprehensive plan, I understand that the city proposes to change zoning to allow 4-plexes on typical size lots that would currently be zoned for single-family homes. On it's face, it sounds good. We all want affordable housing and more diverse neighborhoods. There are, however, questions and concerns that come along with this.</p>

			<p>First, how do we ensure that these are affordable and not expensive condos that cost much more than the single-family houses around them. Second, I am concerned about developers “swooping” in and buying up single-family houses to build these 4-plexes, keeping families from moving into them and causing beautiful old homes to be torn down with profits going to the developers (because the developers could offer more money for these properties). A third concern is where this multi-family housing is going to go. I have heard rumors that none of these will be in Southwest or around the Lakes. And also, that they will be clustered around transit. Because I live on a bus route, our street already has a lot of multiple family housing, primarily duplexes, with a few four-plexes and apartment houses at the end of the street. I chose to live in my neighborhood because it has mainly single-family housing, but also a diversity of other housing options. I don’t think that filling my street up with multi-family housing is the type of neighborhood that I want to live in. We are planning to stay here and “age in place.” I don’t want to continue to live on a street lined with primarily multi-family housing. I think there needs to be a cap, of sorts. A maximum number of multi-family units per block. The new housing can be spread out. If transit is the driver of where these go, people can walk a few to several blocks to catch a bus or board the light rail.</p> <p>Please consider these concerns and questions as you fine tune the plan. This type of housing can be a good thing for the city if it is planned and carried out in a thoughtful, equitable way. It needs to be open to ALL neighborhoods with a cap on the number of these domiciles per block so that they are not all clustered together, forming a ghetto of sorts.</p>
45	4/20/18	Content	<p>I see nothing in the draft plan that addresses the number one problem seniors and the disabled face in Minneapolis every winter: unshoveled sidewalks. The city’s weak sidewalk shoveling ordinance allows lazy homeowners and business owners to avoid shoveling their sidewalks. When is the city going to put some teeth in the ordinance to give them a real incentive to shovel? I have submitted ideas over the years to no avail. Evidently city government officials care more about funding playgrounds for billionaires than about improving the quality of life for city residents. Let’s change the status quo for the benefit of all.</p> <p>Incidentally, I called the mayor’s office about this issue two months ago. A staff person told me they would get back to me. I have not heard from them since. I also emailed Lisa Bender, president of the City Council, about this. She did send me a nice reply. Whether she and the Council can get any changes made to the ordinance remains to be seen. Thanks for listening.</p>
46	4/21/18	Content, planning process	<p>Dear Councilman Johnson, I am deeply concerned that some members of The City Council and Mayor Frey are trying to ram through a hasty and ill-considered up-zoning for much of the city of Minneapolis in the roll out of Minneapolis2040. They claim to be responsive to public concerns. In fact,</p>

			<p>the reverse seems to be happening. I don't recall the Mayor or any Council Member running in the last election on a platform of radical up-zoning and the shredding of existing zoning regulations—regulations that have evolved over a century and more to protect the quality of life and livability in neighborhoods. Indeed, to the point, I'm well aware that Peter Crandall, the Senior City Planner, chose to suppress many of the negative comments, both postcards and letters, I and other ECCO neighbors offered the Minneapolis Planning Commission in regard to the Sons of Norway up-zoning, withholding them from the Commission and the public record—a highly unprofessional action in violation of his responsibility to pass on citizen concerns. Any Minneapolis2040 proposals should be implemented only after the fullest opportunities for citizen dialogue and comment across the entire city—opportunities that are not, as are now in the works, feel-good, sales-pitchy open house “family-friendly activities created by local artists, as well as free food from local businesses,” as the website proclaims. Minneapolis residents don't need “family friendly activities” and “free food”; they need and deserve a series of open meetings where those of us who dissent from the direction taken can speak up and get on the record—a public record, unlike the citizen comments solicited via Minneapolis2040, that are suspiciously unavailable for the public to view. These proposed and very extensive changes in zoning policy should be made only after careful review of their long term effects on existing stable and livable neighborhoods—impacts such as much heavier traffic, much scarcer parking, overly-dense residential neighborhoods, over-crowding in city parks, the bulldozing of existing modest homes to make way for larger and taller buildings, loss of sunlight and open space for present homeowners, etc., etc. When a renter selects a neighborhood in which to invest time and energy for the long term, or a homeowner invests years or decades of time and a majority of earnings to buy a home in a primarily residential neighborhood, she or he has a reasonable expectation that the city will continue to protect the qualities and livability of that neighborhood. And it must be the neighbors within a neighborhood who determine what constitutes “livability,” not downtown planners and politicians. Minneapolis residents who wish to live in “density” already have ample opportunities to do so without destabilizing existing neighborhoods. Some will object that this is elitism, that existing residential zoning is to blame for the lack of affordable housing in Minneapolis. But in reality there's no good evidence that the proposed up-zonings will in fact ever provide any significant increases in affordable housing—and will far more likely have the opposite effect, raising rents and the prices of modest homes. So far, the building of scores of new apartment blocks around the University of Minnesota and all the way from Lake and Nicollet out to Highway 100 in St. Louis Park has not lowered rents. Nor has Seattle, after a major building spree—sparking much citizen concern over exactly the issues raised here—seen rents lower. Perhaps our political leaders should explore how developers can be incentivized to create dense, low-cost, and attractive housing in some of the much neglected areas of our city, as</p>
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			<p>well as build along any of the many commercial corridors that are open to density right now. And explore how the city might revisit the possibilities of urban homestead programs to assist those with lower incomes to escape the rental cycle and become themselves owners who build equity in their homes over the long term. It seems clear that much of the rush to spot zone and up-zone in certain popular neighborhoods is driven by a convenient ideology of “density,” which claims that unleashing speculative forces by up-zoning is the answer, without any realistic assessment of whether destabilizing existing neighborhoods can contribute anything toward providing adequate affordable housing. Thus “density” is offered as a cure-all for the lack of affordable housing—allowing developers and proponents of up-zoning to characterize those in opposition as uncaring and elitist. The overall strategy seems to be to pit citizen against citizen: renters against home owners, bikers against drivers, young against old, those in need against those comfortably off. Yet we will all be dealing with the consequences of letting short-term real estate speculators redesign our neighborhoods to benefit their bottom lines And, of course, the ideology of “density” fits perfectly with the current willingness of deep-pocketed developers to buy, build, raise rents, flip properties, cash in, and carry away money from our still-attractive and livable city. Minneapolis should have learned by now from its sad history of very bad “development” decisions. To name a few: the reprehensible sale in the 1950’s by the Park Board of a large and gorgeous section of Theodore Wirth Park that used to lie above Brownie Lake, a sacrifice to commercialism of a once a pristine, hilly oak-savannah (where the derelict Prudential building now stands close to 394 west of Penn); the razing of the Metropolitan Building downtown; the razing of various historic buildings along Washington Avenue south of downtown; the razing of homes in the Seven Corners area and erection of the cheap and unattractive Cedar-Riverside Towers; the failed efforts to make downtown “vibrant” at Block E; and now, finally, millions spent on a Nicollet Mall facelift that still accepts the noise and exhaust fumes from bus traffic when an open pedestrian mall such as exists on Pearl Street, for example, in downtown Boulder, Colorado, could be genuinely attractive to city dwellers. Once again, some of The City Mothers and Fathers seem determined to slay another goose that has been laying golden eggs. WHY? Have they been raking in dollars from developers for their campaign war chests? Do they think that pitting homeowners against younger people and renters will, on balance, further their political careers? Do they anticipate lucrative positions in real estate after leaving politics? Why have they made neighbors who want reasonable and carefully considered zoning standards the enemy? Sincerely,</p>
47	4/21/18	Content, planning process	<p>Dear Councilwoman Palmisano, I am deeply concerned that some members of The City Council and Mayor Frey are trying to ram through a hasty and ill-considered up-zoning for much of the city of Minneapolis in the roll out of Minneapolis2040. They claim to be responsive to public concerns. In fact, the reverse seems to be happening. I don’t recall the Mayor or any Council Member running in the last election on a platform</p>

			<p>of radical up-zoning and the shredding of existing zoning regulations—regulations that have evolved over a century and more to protect the quality of life and livability in neighborhoods. Indeed, to the point, I’m well aware that Peter Crandall, the Senior City Planner, chose to suppress many of the negative comments, both postcards and letters, I and other ECCO neighbors offered the Minneapolis Planning Commission in regard to the Sons of Norway up-zoning, withholding them from the Commission and the public record—a highly unprofessional action in violation of his responsibility to pass on citizen concerns. Any Minneapolis2040 proposals should be implemented only after the fullest opportunities for citizen dialogue and comment across the entire city—opportunities that are not, as are now in the works, feel-good, sales-pitchy open house “family-friendly activities created by local artists, as well as free food from local businesses,” as the website proclaims. Minneapolis residents don’t need “family friendly activities” and “free food”; they need and deserve a series of open meetings where those of us who dissent from the direction taken can speak up and get on the record—a public record, unlike the citizen comments solicited via Minneapolis2040, that are suspiciously unavailable for the public to view. These proposed and very extensive changes in zoning policy should be made only after careful review of their long term effects on existing stable and livable neighborhoods—impacts such as much heavier traffic, much scarcer parking, overly-dense residential neighborhoods, over-crowding in city parks, the bulldozing of existing modest homes to make way for larger and taller buildings, loss of sunlight and open space for present homeowners, etc., etc. When a renter selects a neighborhood in which to invest time and energy for the long term, or a homeowner invests years or decades of time and a majority of earnings to buy a home in a primarily residential neighborhood, she or he has a reasonable expectation that the city will continue to protect the qualities and livability of that neighborhood. And it must be the neighbors within a neighborhood who determine what constitutes “livability,” not downtown planners and politicians. Minneapolis residents who wish to live in “density” already have ample opportunities to do so without destabilizing existing neighborhoods. Some will object that this is elitism, that existing residential zoning is to blame for the lack of affordable housing in Minneapolis. But in reality there’s no good evidence that the proposed up-zonings will in fact ever provide any significant increases in affordable housing—and will far more likely have the opposite effect, raising rents and the prices of modest homes. So far, the building of scores of new apartment blocks around the University of Minnesota and all the way from Lake and Nicollet out to Highway 100 in St. Louis Park has not lowered rents. Nor has Seattle, after a major building spree—sparking much citizen concern over exactly the issues raised here—seen rents lower. Perhaps our political leaders should explore how developers can be incentivized to create dense, low-cost, and attractive housing in some of the much neglected areas of our city, as well as build along any of the many commercial corridors that are open to density right now. And explore how the city might revisit the possibilities</p>
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			<p>of urban homestead programs to assist those with lower incomes to escape the rental cycle and become themselves owners who build equity in their homes over the long term. It seems clear that much of the rush to spot zone and up-zone in certain popular neighborhoods is driven by a convenient ideology of “density,” which claims that unleashing speculative forces by up-zoning is the answer, without any realistic assessment of whether destabilizing existing neighborhoods can contribute anything toward providing adequate affordable housing. Thus “density” is offered as a cure-all for the lack of affordable housing—allowing developers and proponents of up-zoning to characterize those in opposition as uncaring and elitist. The overall strategy seems to be to pit citizen against citizen: renters against home owners, bikers against drivers, young against old, those in need against those comfortably off. Yet we will all be dealing with the consequences of letting short-term real estate speculators redesign our neighborhoods to benefit their bottom lines And, of course, the ideology of “density” fits perfectly with the current willingness of deep-pocketed developers to buy, build, raise rents, flip properties, cash in, and carry away money from our still-attractive and livable city. Minneapolis should have learned by now from its sad history of very bad “development” decisions. To name a few: the reprehensible sale in the 1950’s by the Park Board of a large and gorgeous section of Theodore Wirth Park that used to lie above Brownie Lake, a sacrifice to commercialism of a once a pristine, hilly oak-savannah (where the derelict Prudential building now stands close to 394 west of Penn); the razing of the Metropolitan Building downtown; the razing of various historic buildings along Washington Avenue south of downtown; the razing of homes in the Seven Corners area and erection of the cheap and unattractive Cedar-Riverside Towers; the failed efforts to make downtown “vibrant” at Block E; and now, finally, millions spent on a Nicollet Mall facelift that still accepts the noise and exhaust fumes from bus traffic when an open pedestrian mall such as exists on Pearl Street, for example, in downtown Boulder, Colorado, could be genuinely attractive to city dwellers. Once again, some of The City Mothers and Fathers seem determined to slay another goose that has been laying golden eggs. WHY? Have they been raking in dollars from developers for their campaign war chests? Do they think that pitting homeowners against younger people and renters will, on balance, further their political careers? Do they anticipate lucrative positions in real estate after leaving politics? Why have they made neighbors who want reasonable and carefully considered zoning standards the enemy? Sincerely,</p>
48	4/23/18	Content	<p>What does it mean when the city has a policy to facilitate acquiring and combining parcels to enable large multifamily developments. Is the city planning to use eminent domain to enable private developers to take property the city thinks isn't fully maximized (e.g. single family homes) against the will of homeowners?</p> <p>How will the tax treatment of parcels in these upzoned areas be treated? If you own a single family house but the city has determined it would like</p>

			<p>a 4+ story building on that lot will the property tax treatment of that parcel change?</p> <p>When the city says th3 Corridor 4 buildings should be up to 4 stories, but options to go above that will be evaluated what does that mean? How hard will it be for a developer to get a taller building approved instead? Once you approve 1 or 2 what level standing will the city have to deny any others? The city has a very bad record of holding buildings to current code, allowing variance of hight pretty regularly- so what is the real risk that these corridors dont' get 4 stories but get 6+?</p> <p>thank you-</p>
49	4/27/18	content	<p>I am absolutely against higher density housing zoning to replace residential or 2-family housing. The parking and traffic congestion are already unpleasant problems in my neighborhood (57th and Nicollet, with trips to 54th and Lyndale to library and Walgreens). It takes twice as long to get around the neighborhood as it used to take.</p> <p>Also, I am a senior citizen and must drive to most destinations. Your proposed policy is agism! You want to eliminate cars and have everyone take buses or walk or bike. For your information, there are plenty of citizens in your precinct who must use cars for physical reasons, in order to get around. The City Council members are all young, but you are supposed to represent all of the citizens in your precinct, not just the young ones.</p> <p>Finally, who says Minneapolis has to supply more housing, there are plenty of suburbs where housing is available. You current council members want to make all these changes to Minneapolis, but you will eliminate all the very qualities that make it a great place to live!</p>
50	4/28/18	Content	<p>I am absolutely against higher density housing zoning to replace residential or 2-family housing. The parking and traffic congestion are already unpleasant problems in my neighborhood (56th and 1st Avenue South). It takes twice as long to get around the neighborhood as it used to take, during snow emergencies the new complex on Nicollet those renters move all their cars in front of my home, they didn't move their cars causing the plows to by pass in front of my home, leaving a huge ridge. The monster huge house built kiddie corner behind me on 5600 Stevens was made by a person who used left over materials, it has sat on the market for months, the driveway is so small a car can't park without being in the alley. It is an eye sore, the theory you we need more affordable housing however you allow them to build a huge home that is not affordable. Most of the population is single, why wouldn't you provide bungalow or 1 1/2 story homes versus multiple units in small lots? It's all about money, isn't it, not quality of life for existing tax paying home owners.</p> <p>The bike lanes on Nicollet are rarely used.</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

			It is shameful that you hide the changes and are not up front with neighbors.
51	4/28/18	Content	I am adamantly opposed to 4 plexes in the neighborhood. There are no meetings scheduled in our community to discuss this. We should have a forum for our community.
52	4/30/18	Content	<p>I am writing to voice my disapproval to change the zoning in single family homes neighborhoods. I want to preserve the feeling of neighborhoods and people who have lived together as the kids grow up. Rentals plopped in between single family homes disrupts that feeling and creates transient people who come and go year after ear. Renters never have the same interests as home owners, as they can just pack up and go at any time. I also think you will have a bunch of developers come in and buy up single family homes for the purpose of creating rentals. This will deplete the single family starter homes in the city, and jack up the costs of the remaining homes left.</p> <p>Who says density is good? Are these plans based on some study that says humans and cities are happy the tighter they are packed together? I find that hard to believe. Minneapolis has always been such a "livable" city and this plan puts it on the path to be in the next Chicago.</p>
53	4/30/18	Content	<p>We are dismayed and alarmed at the city's 2040 plan to replace single family homes! We are investing a lot of time and money into home improvements. This plan would cause us to stop - and to move! Absolutely do not support this!!It will destroy our neighborhood and our quality of life.</p>
54	4/30/18	Content	<p>I am alarmed by the city's 2040 plan for Lynnhurst single family homes. Why destroy the character and existence of the BEST single family neighborhoods in the city? Destroy them you will with this plan. People will stop investing in their homes because they will have no future. Stop this!</p>
55	5/2/18	Content	<p>To whom it may concern,</p> <p>I live in a residential single-family house at 1771 Logan Avenue South, in Lowry Hill. Do not rezone the Franklin corridor from Hennepin to Cedar Lake.</p> <p>The entire neighborhood is comprised of residential single-family houses, along with Kenwood. We have a lot of kids in our neighborhood, and they enjoy riding bikes, playing in each other's yards and just being kids in a quiet neighborhood. Your draft plan would zone parcels within a few blocks for construction of up to 4 stories, all along Frankly Avenue from Hennepin to Cedar Lake. That would destroy the character in the neighborhood, which has been in place for over 100 years. Further, that is not an appropriate scale of development for this residential neighborhood. The draft designation ignores the scale of development that city residents have followed for more than 100 years at this location. We purchased our property because Kenwood and Lowry Hill are quiet,</p>

			residential locations. There is no need to destroy that neighborhood to allow more and larger apartment and condo buildings. I was very disturbed to see the kenwilworth trail zoned for a high density designation. Please do not designate Corridor 4 as high density, and keep its zoning the same.
56	5/3/18	Content	<p>I am a resident of the East Isles neighborhood. I work at the University of Minnesota, and I am a mother of 2 young children. I live on Irving Avenue. I am extremely concerned about the proposed transit plans, including adjustments being made to Hennepin Avenue and additional bike lanes.</p> <p>As a resident on the only street that travels continuously between Mount Curve and Lake street, I see this road used daily by fast-driving commuters looking to bypass Hennepin Avenue. Decreasing from a four lane to two lane road with a bike lane will make this worse, and specifically make my road unsafe for my children.</p> <p>Although I support bikes/bike commuting, this is an entirely un-feasible commute option for at least 3 months out of the year. Further, if buses and cars are forced to share a lane in each direction on hennepin (a heavily used bus route), traffic flow on this street will completely stop. Buses will either have to pull into the bike lane to let passengers off or riders will be forced to cross the "bike lane" to get to the sidewalks and bus stops. This seems like a very bad idea. If a bike lane is added to Hennepin, the parking lanes should be closed to parking at all hours and hennepin should be kept a four lane road.</p> <p>I would also like to comment in general on some of the other proposals. I very much support maintaining landscaping and green spaces- this must include requirements by developers to maintain adequate set backs from the curb and minimize encroachment- this has NOT been followed in our area, and the extremely dense and expensive housing has done nothing to improve the character of this neighborhood. I do not find that encouraging increasing density has improved access to housing or affordability. I feel that the city should hold developers to high standards, and should have a process in place to limit variances that diminish the character of the neighborhood at the expense of residents for the profits of corporations.</p> <p>I will be commenting on the 2040 website as well, but I think it is reprehensible that the website only opened recently with mere months to comment on a sweeping plan that will affect every Minneapolis citizen.</p>
57	5/3/18	Content	<p>Hello,</p> <p>My name is _ and I am a student at Macalester College in St. Paul. I recently wrote a paper in which I critiqued Minneapolis 2040 for a geography course I'm taking. That said, I wanted to offer my recommendations for improving Minneapolis 2040 and share that I really appreciate all the work you're done to solicit community feedback and</p>

			<p>include it in the development of Minneapolis 2040.</p> <p>All the best, Calvin</p> <p>My List of Recommendations for Minneapolis 2040</p> <p>Adopt housing policies that will ensure the production of affordable. In doing so, suggest concrete policies that 1) require new residential developments to include affordable housing, and 2) require neighborhoods to maintain a certain percentage of affordable housing units. Currently, Policy 33: Affordable Housing Production, encourages the production of "housing units that meet the changing needs of Minneapolis residents in terms of unit sizes, housing types, levels of affordability, and locations." It lists six action steps which include "pursuing policies, tools, and programs that ensure long-term housing affordability" and "expanding tools and resources to produce new housing affordable to those at or below 30, 50, and 80 percent of area median income." Though these action steps make clear that there is a need for increased affordable housing units, they don't include mandates that will ensure affordable housing is actually constructed.</p> <p>Require all new residential developments within interior 3, corridor 4, corridor 6, and transit 10, 15, and 20, as defined by the 'Built Form Map,' to include affordable housing units. To incentivize investment in these districts, consider offering subsidies to new residential developments in which 20% of new units constructed are affordable to those at or below 50 percent of area median income. Doing so prioritizes construction of affordable housing in close proximity or adjacent to METRO stations.</p> <p>Adopt policies that encourage city government to contextualize Minneapolis as part of a larger metropolitan region. In doing so, consider Iris Marion Young's notion of differentiated solidarity, which "notifies and affirms that locally and culturally differentiated groups dwell together in a wider region whose structural and environmental conditions affect them all, and where action and interactions often have distributive consequences that tend to benefit some over others." These policies may include 1) planning for future transportation lines that connect Minneapolis with surrounding cities, including St. Paul, Bloomington, Richfield, Edina, Saint Louis Park, Golden Valley, Robbinsdale, and Brooklyn Center, 2) creating a metropolitan school district in an effort to combat school segregation and disproportionate allocation of resources between white students and students of color, as well as between wealthy students, and students living below 350% of the federal poverty line, and 3) working with the Metropolitan Council to develop methods for more equitable resource distribution.</p>
58	5/7/18	Content	<p>I wanted to say that I am supportive of the Minneapolis 2040 Plan. I support the proposed increases in allowed density, as I believe it will ease</p>

			<p>the rise in rents and home prices. Clearly many people want to live in our wonderful city, so we should keep building places for them to live! The increased density will also support more businesses, which is a win for everyone. I also support the proposed transit, biking and pedestrian improvements. Buses are my primary mode of transportation, followed by biking and walking. Thank you,</p>
59	5/7/18	Content, planning process	<p>Dear Andrea Jenkins,</p> <p>Here is my response to the 2040 Comprehensive process:</p> <p>Wanted: Tutor to help me navigate the interactive 2040 Comprehensive Plan.</p> <p>I am beginning to feel there is a decided effort by our city council leaders not to get feedback before this plan is pushed through, and that would be a terrible mistake. Seriously, for those of us who are not used to interactive sites, do not have ready access to computers, are not digitally literate, or don't have loads of free time (and to be clear, this site takes hours) this process DOES NOT WORK.</p> <p>So what are my options? I can go to meetings where city planners will answer my questions, and then I can share my concerns by sticking post-its onto the station "vision," saying what I like and don't like. Maybe I'm getting cynical, but going to a meeting that asks me to respond to complex issues on post-its does not feel like a substantive discussion.</p> <p>In the past four years, the city council missed a great opportunity to work with neighborhoods on the issue of bike lanes, density, and development issues. Instead of a shared vision, many residents feel they are living with an imposed vision of the city. Now the council is confronted with a growing backlash across the city as they push an even more extreme 2040 comprehensive plan. What we need are meetings where communities can come together and ask questions of our city council representatives, learn from each other's questions, and get answers from our elected representatives, the people driving this vision.</p> <p>Why not extend the period for feedback? We should have meetings in the every neighborhood, city council leaders in attendance, instead of solely city planners who can pass the buck and say "We're taking our mandate from those above," which I heard at a recent meeting on the renovation of Hennepin Avenue. When the question arose about handicap accessibility, the city representative made it clear she was not the person who made the decision, she was only implementing it.</p> <p>Despite post-it meetings all over the city, there's very little sense that our city council wants real feedback and real engagement in this process. They should extend the time frame for this plan until we have a transparent, inclusive process. Each neighborhood is different, and each</p>

			<p>neighborhood deserves a meeting where we can ask questions and get answers from our elected representatives.</p> <p>And here is my too-big-for-post-it feedback on the land use section of the plan:</p> <p>Two narratives are operating in the current council's massive campaign for density – one narrative is the very real and serious issue of affordable housing, and the other narrative is that density is necessary and will help affordable housing. However, many new studies suggest that in cities much like Minneapolis, unbridled development has driven up apartment prices, worsening affordable housing. Those who question the link between density and affordable housing, whether skyscrapers in Marcy and Uptown, or fourplexes across the city, are labeled racist, classist, elitist nimbies, when nothing could be further from the truth. Already in many neighborhoods gentrification is pushing out longtime renters, and, meanwhile, developers are building glitzy new buildings with high rental prices to bring in wealthier renters. Is this progress?</p> <p>I would like to see evidence of cities where the density push has succeeded without raising housing prices and destabilizing neighborhoods? In Seattle, a city to which Minneapolis is often compared (although it doesn't have our winter) density and growth drove prices higher, creating a surplus of apartments, but housing did not become more affordable to the bottom third. It became less affordable. Ditto in Denver and San Francisco.</p> <p>Minneapolis is ripe for outside speculators to come in and buy up property. What will happen if speculators buy, develop, raise rents, then flip properties? This will destabilize neighborhoods, not help them. What costs will the city and taxpayers absorb in creating new infrastructure in roads, sidewalks, and sewers to serve the developments, and how the neighborhoods impacted do or don't benefit. I applaud the city's focus on affordable housing, but I think it is better done by rent control and vouchers than by pushing density on neighborhoods that are already functioning well.</p> <p>Thank you,</p>
60	5/8/18	Content	<p>I submitted a comment to the city in regard to the 2040 plan. I attached it below. I just thought I would send you my thoughts as well.</p> <p>"I live in Howe and I do agree with the overall goal of increasing housing density to address the supply issue. I live in an area that would be impacted by the proposed coding change to that would allow 4 unit dwelling units in lieu of single family homes. I disagree with allowing unlimited multiunit housing in my neighborhood. Perhaps allowing up to 2-4 units per block would be a good compromise. Additionally, any new construction should blend in with the unique neighborhood we live in. I do not want to live next to a cheaply built new construction building that looks like it should be in the suburbs.</p> <p>In conclusion, I think the number of allowed multi-dwelling units in single</p>

			<p>family home neighborhoods be limited per block. Additionally, the building code for these new construction units should insure they blend into the neighborhood. "</p> <p>I did think of one other thing as I was writing this... The city already allows accessory dwelling unit construction. I think further encouraging this would help increase supply of housing. Perhaps the city could consider property tax breaks for owners that decide to convert their detached garages into accessory dwelling units and then rent them at an affordable price to tenants.</p>
61	5/8/18	Content	<p>Thanks for reply. I would not support four-story residential buildings between 38th and 46th street or north to Lake street. Perhaps an exception to this would be immediately adjacent to major transit routes, like the new BRT on 46th Street. Im not sure what the building code is currently along 46th street, but allowing multistory residential buildings there would make the most sense. Allowing tall residential buildings there could potentially hold just as many residents as scattered 4 story buildings in Howe and Hiawatha.</p>
62	5/8/18	Content	<p>I am the owner of a single family house at 4945 Colfax Ave South. I just had the chance to review the proposed 2040 plan, specifically as pertains to land use. Based on this proposal, the two adjacent houses closer to 50th could be torn down and an apartment building erected. This is inconceivable to me and I strongly oppose such a change. Never would I imagine that Minneapolis would propose such a change to the zoning of my block. What is proposed would negatively effect our block in many ways. An apartment building would introduce transient renters to our block, people not invested into the overall well-being of our street. While apartment buildings add to the character of Uptown, they do not fit with the character of our specific Lynnhurst block. Currently our block is dominated by families with children. We look out for each other and each other's children. This would change with an apartment building at the end of the block. Such a change would adversely effect my property value and the values of those of my neighbors. My house in particular would be adversely effected as there is no buffer property between mine and the properties that would be subject to such a land use change. Effectively this plan allows my two neighbors to the south to sell their properties to developers but I would be the one stuck living next to an apartment building with the starbucks in the lower level. Whomever devised this plan probably doesn't live in one of the areas of proposed land use change.</p>
63	5/8/18	Content, planning process	<p>It would have been more intentional and more effective if the City of Minneapolis' Comprehensive Plan 2040 followed a similar approach taken by the Park Board. Under the leadership of Adam Arvidson, the NSAMP group and its related initiatives are looking at make improvements to parks on a community-by-community basis, understanding that each community is unique and has its own assets, needs and challenges.</p> <p>thank you</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

64	5/8/18	Content	(see attachment: 050918 CF_The City of Minneapolis and North Minneapolis (1))
65	5/8/18	Content	To Council Member Palmisano: I am the owner of a single family house at 49_ Colfax Ave South. I just had the chance to review the proposed 2040 plan, specifically as pertains to land use. Based on this proposal, the two adjacent houses closer to 50th could be torn down and an apartment building erected. This is inconceivable to me and I strongly oppose such a change. Never would I imagine that Minneapolis would propose such a change to the zoning of my block. What is proposed would negatively effect our block in many ways. An apartment building would introduce transient renters to our block, people not invested into the overall well-being of our street. While apartment buildings add to the character of Uptown, they do not fit with the character of our specific Lynnhurst block. Currently our block is dominated by families with children. We look out for each other and each other's children. This would change with an apartment building at the end of the block. Such a change would adversely effect my property value and the values of those of my neighbors. My house in particular would be adversely effected as there is no buffer property between mine and the properties that would be subject to such a land use change. Effectively this plan allows my two neighbors to the south to sell their properties to developers but I would be the one stuck living next to an apartment building with the starbucks in the lower level. Whomever devised this plan probably doesn't live in one of the areas of proposed land use change. Sincerely,
66	5/9/18	Content	Hello Linea, I'm writing about the city's 2040 plan, which would call for some rather dramatic zoning changes on my block and the surrounding area -- potentially dramatically changing the character of my residential block by allowing large 3-story multifamily complexes on Aldrich, and 4 stories to the west on Bryant. This kind of density just isn't appropriate for this neighborhood. Our street comes alive with single family homes with beautiful gardens and trees...I'm concerned this zoning change could damage what people love most about our quiet, family-oriented neighborhood. Where do you stand on this issue? Thanks,
67	5/10/18	Content, planning process	Linea, I just want to let you know that I oppose almost everything I have seen yet about this plan which I only became aware of when Mike Hess sent a summary out to our block list on April 2nd. Prior to that I had the 2014 Residential Infill Text Amendments and no subsequent update to that. I know there is an opportunity to request a one year extension from the Met Council to give Minneapolis residents more time to digest this significant proposal and make the adjustments needed to save Minneapolis. The deadline for that request is May 31st. Can you recommend what I can do to help the council understand that a high proportion of residents have still never heard of this plan? Most of those I have found who have heard of it for the most part do not

			<p>understand it or the impact.</p> <p>What do you need to support DELAY THE VOTE?</p>
68	5/10/18	Content	<p>Council Member Palmisano, I have looked at the minneapolis2040 housing policies allowing higher density housing in SW and elsewhere. I suspect most of the feedback you get will be negative; however, as a resident of SW Minneapolis on a block affected by proposed policy 5, I would like to comment that I would welcome thoughtful additional housing up to 4 units in residential neighborhoods, particularly as planned near such commercial nodes as 50th and Bryant, 50th and Penn and 46th and Bryant. Not only do I believe this is sensible change from a density, diversity and economic development perspective, but as I age out of my single family home I would appreciate more rental/condo options in my existing neighborhood.</p>
69	5/11/18	Content, planning process	<p>The draft plan contains a lot of goals. Here's my feedback and questions based on my experience with organizational strategic plans:</p> <ol style="list-style-type: none"> 1. I count 14 goals. The usual advice for organizations is to not have more than a small handful of goals since organizations aren't really able to focus on more than a few things. How will we be able to work for improvement in all of these areas without getting confused and expending resources in scattered and dissipated efforts? 2. Will there be any objectives associated with these goals? That is, will there be any measurable criteria that tells us whether or not we have met these goals after 20 years of work? Goals without any empirical measurements of success aren't very strong or helpful. There's a lot of "increase" "improve" etc. Will we consider these goals met if we inch these up ½%? 5%? more? When will these goals be met? All of them 20 years from now? Will any be focused on for accomplishment sooner? <p>One other suggestion: See if you can cut the verbiage by at least 25%, more if you can. I've been part of writing these kinds of things and my reading of it indicates a 50% cut would not remove anything of substance or importance. It will make it much more likely to be read, improve clarity greatly, and make it much more accountable and useful in the future as we work to this plan. Right now, it takes way too much time to get through this. Executive summaries are nice, but good, clear, concise presentation is critical to making it useful to more than a few insiders, which, I assume, is your intention.</p> <p>Thanks for the opportunity to comment and participate.</p>
70	5/11/18	Planning process	<p>Dear Mayor Frey and City Council Members-</p> <p>Please find attached a letter requesting the City Council to submit for passage a resolution authorizing a pro forma time extension for the Minneapolis 2040 Comprehensive Plan submission to the Metropolitan Council.</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

			<p>The 2040 Comprehensive Plan is simply too important a document to not take the time to insure transparency, full public engagement and every effort to get it right. Respectfully submitted-</p> <p>(see attachments: 051118 TK 1 of 2__May 11 Letter, 051118 TK 2 of 2_Resolution re Comprehensive Plan)</p>
71	5/11/18	Planning process	<p>Dear Mayor Frey and City Council Members-</p> <p>Please find attached a letter requesting the City Council to submit for passage a resolution authorizing a pro forma time extension for the Minneapolis 2040 Comprehensive Plan submission to the Metropolitan Council.</p> <p>The 2040 Comprehensive Plan is simply too important a document to not take the time to insure transparency, full public engagement and every effort to get it right. Respectfully submitted-</p>
72	5/12/18	Planning process	<p>Linea,</p> <p>As your constituent, I ask that you vote to extend the process for public comment on the draft Minneapolis 2040 Comprehensive Plan, in order to foster transparency and to allow sufficient community engagement. As you know, the draft Plan is lengthy and very complex, and has profound implications for the future of our City. The Minneapolis website proposes a month of community engagement meetings in May 2018, with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.</p> <p>Many residents, including myself, find the website overwhelming and need more time to navigate the site and make informed comments. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. Attached is a sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you,</p>
73	5/13/18	Planning process	<p>Dear City Council Members and Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. It is my understanding that the Met Council has authorized a simple process by which the City can do this.</p> <p>A week or so ago I spent 6-10 hours studying the Website for the 2040 Comprehensive Plan. I wrote a long document about it, so I could organize my thoughts and figure out which of the 97 policies, each with numerous action plans, I had comments or concerns about—and, frankly,</p>

			<p>i am still unable to grasp and absorb everything that's on the site. Of course, I won't send you the document I wrote because I know you likely will not have, or will not take, the time to read it. Hopefully you will read my comments on the site as well as those of other residents who have the time and inclination to enter their comments there. I suspect that the majority of citizens will have neither.</p> <p>I am aware that you took two years and made efforts to gather information from various groups around the city. I learned about the information you gathered by reading the raw data now posted. People made multiple good suggestions and I can see how the plan's policies and strategies attempt to address many of the desires expressed. However, of course, since this was data gathering, there was no opportunity to comment on what the city ultimately proposed in the draft.</p> <p>The draft, as you know, was only revealed to the public on March 22, with a deadline of July 22 for people to read, absorb and comment on it. My observation is that some strategies look quite problematic and could have serious negative consequences if implemented, and some looked very positive. But for the latter, as they say, the devil is in the details. It's unclear how the City will do what it proposes, especially in situations where the current and past behavior of the City Council and planners has reflected the opposite approach. Furthermore, I understand from Brian Schaffer, Principal Project Coordinator of the Long Range Planning Division, that the comments that will be gathered through the site and at the open houses and meetings in a box will not be shared with the general public until around the time that the revised plan is released some time this fall. And, like the comments that are currently on the site, there will be no opportunity to respond to others' ideas, unless they happen to be acquaintances or fellow attendees at a particular open house. Therefore, citizens will not have the opportunity to learn from or discuss ideas with residents around the city or to have an ongoing back and forth discussion with city planners.</p> <p>I include a sample proposal that you can submit to the Met Council before their May 31 deadline.</p>
74	5/13/18	Planning process	<p>I am concerned that the draft Plan is being pushed through too quickly, without sufficient time for public review, understanding and input. The review period is too short and does not allow time for residents to actually understand what is in the Plan and its implications for our community and city. There is no reason to rush this 2040 Plan through for approval. The Met Council will accept requests to extend the time period for up to a year to enable people to review and formulate their comprehensive plans. Please express support for efforts by residents to slow down the process for this critical document that will shape the future of our City and our neighborhoods. I urge you to sponsor a</p>

			resolution for the City Council to ask the Met Council before May 31 for an extension of time for public review and comment of at least six months.
75	5/13/18	Content	<p>Mayor Frey,</p> <p>I'm in favor of the city wide upzoning that the 2040 plan suggests.</p> <p>I like the increased density in the major corridors and the upzoning for up to 4 plexes on all city lots. I'm also in favor of more retail amenities on the corridors.</p> <p>Let's become a major city (currently a second tier city) since we're currently landlocked with the only option to increase population is more density.</p> <p>Also please start in SW Minneapolis. It's so suburban over here and needs a jolt.</p> <p>Also, More bike lanes and more protected bike lanes.</p>
76	5/13/18	Content	<p>I have a number of concerns about the Minneapolis 2040 plan. I actually own some small rentals in the city. I also finance development and rentals in my capacity of a banker. I actually think a bad side effect of this plan that nobody has reflected on is that older vintage structures that add charm and history to our area will get torn down at an accelerated rate if this plan goes into effect. I think if the city wants more affordable housing they should make it easier to add density to existing structures. I personally converted a duplex into a four-plex and I found the process to be very difficult and expensive due to the city process and requirements. I was preserving a 1917 structure, vastly improving its safety by replacing all of the old wiring and plumbing as well as providing more density by adding a unit in the basement and the attic. It had previously been illegally operated as a triplex by the prior owner and had dangerous knob and tube wiring.</p> <p>></p> <p>> I feel one solution it to allow all existing R2B duplex and triplex properties in the city to increase density and occupancy to R5 but if they are torn down the zoning would revert back to R2B otherwise developers would buy and tear them down to put up large apartments versus preserving the existing buildings. While not adding as much density as large scale structures it would still add significantly to the housing stock (and do so at a more affordable price point) while keeping the scale and charm of the neighborhoods.</p> <p>></p> <p>> I would also prefer not to see zoning allow four-plex buildings in every area. I just don't think it's appropriate and once again would cause tear downs to accelerate but this time in areas like Linden Hills. People already are upset about the number of tear downs here in this area.</p>

			> > Thanks
77	5/13/18	Content, planning process	<p>Dear Linea and jacob,</p> <p>Our street, Ewing Ave, is slotted to have 4 plexus or apartments zoned for the west side of the street which is SFH. I shared info about the 2040 plan with my neighbors ON the side that will be effected by this plan and NOT ONE NEIGHBOR WAS AWARE OF THE RAMIFICATIONS OF THE 2040 plan. I would like to extend the time that all of us neighbors that will be affected by this plan get to take a look at it, so that you are transparent, and allow community members to provide feedback. If you don't allow this extra time for everyone to familiarize themselves with the plan, the council members will make the decisions without engaging the community in discussions about this plan.</p> <p>WE NEED MORE TIME TO LOOK THIS PLAN OVER AND PROVDE FEEDBACK.</p> <p>Thanks for listening</p>
78	5/13/18	Content	<p>Mayor Frey,</p> <p>I am concerned that the increased density pursued by the City Council is a revenue generator to fund their special interests. The City runs on revenue from the taxpayer. Will we get any consideration to get taxes lowered?</p>
79	5/13/18	Planning process	<p>Dear Andrea</p> <p>I usually think I pay attention to what is happening in the city and the state,</p> <p>but I am only just now hearing details of the Minneapolis 2040 plan. In this national climate, I think creating positive change at the local level is about the best way to stay sane and improve lives.</p> <p>Please don't rush through to approve something that hasn't been subject to wide discussion and looked at from many angles.</p> <p>A bit more time taken now, but result better decisions, and especially a much better feeling about decisions that will affect us all for decades.</p>
80	5/13/18	Content, planning process	<p>Dear Council Member Palmisano,</p> <p>As a constituent of yours, I'm writing to ask you to sponsor a resolution for the City Council to ask the Met Council to extend the time period for public review and comment on the Minneapolis Comprehensive Plan for at least 6 months (preferably 1 year).</p> <p>I've lived in Linden Hills since 1988, and I've seen charming home after charming home torn down by real estate speculators and replaced with cookie-cutter suburban-style homes. My neighborhood is becoming less and less affordable for young families, and we're seeing more and more turnover in the new homes that are being built. It is destabilizing to the</p>

			<p>neighborhood, as well as making the neighborhood unaffordable. What has made Linden Hills an attractive neighborhood—it's architecture, and the preponderance of families that choose to stay in their homes for extended periods rather than move every few years to advance their careers—is eroding.</p> <p>As we've watched this happen over the past decade or so, and as the city has consistently ignored residents' efforts to block construction that violates city codes by rubber stamping variance requests by developers, many of us have been left feeling that we have no voice in determining the future of our neighborhoods, and that the city government is owned by developers. I'm asking you to take a stand to give us back our voice.</p> <p>Thank you for your service to our community. I appreciate all that you do. I'd be happy to discuss my concerns with you if that would helpful.</p> <p>Sincerely,</p>
81	5/13/18	Content, planning process	<p>Dear City Council Members and Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. It is my understanding that the Met Council has authorized a simple process by which the City can do this.</p> <p>A week or so ago I spent 6-10 hours studying the Website for the 2040 Comprehensive Plan. I wrote a long document about it, so I could organize my thoughts and figure out which of the 97 policies, each with numerous action plans, I had comments or concerns about—and, frankly, I am still unable to grasp and absorb everything that's on the site. Of course, I won't send you the document I wrote because I know you likely will not have, or will not take, the time to read it. Hopefully you will read my comments on the site as well as those of other residents who have the time and inclination to enter their comments there. I suspect that the majority of citizens will have neither.</p> <p>I am aware that you took two years and made efforts to gather information from various groups around the city. I learned about the information you gathered by reading the raw data now posted. People made multiple good suggestions and I can see how the plan's policies and strategies attempt to address many of the desires expressed. However, of course, since this was data gathering, there was no opportunity to comment on what the city ultimately proposed in the draft.</p> <p>The draft, as you know, was only revealed to the public on March 22, with a deadline of July 22 for people to read, absorb and comment on it. My</p>

			<p>observation is that some strategies look quite problematic and could have serious negative consequences if implemented, and some looked very positive. But for the latter, as they say, the devil is in the details. It's unclear how the City will do what it proposes, especially in situations where the current and past behavior of the City Council and planners has reflected the opposite approach. Furthermore, I understand from Brian Schaffer, Principal Project Coordinator of the Long Range Planning Division, that the comments that will be gathered through the site and at the open houses and meetings in a box will not be shared with the general public until around the time that the revised plan is released some time this fall. And, like the comments that are currently on the site, there will be no opportunity to respond to others' ideas, unless they happen to be acquaintances or fellow attendees at a particular open house. Therefore, citizens will not have the opportunity to learn from or discuss ideas with residents around the city or to have an ongoing back and forth discussion with city planners.</p> <p>I include a sample proposal that you can submit to the Met Council before their May 31 deadline.</p> <p>Sincerely,</p>
82	5/13/18	Planning process	<p>Pls extend the reviewal period. Most of my neighbors with whom I've discussed it have no idea what I'm talking about.</p> <p>It's a dumb idea, and rushing it through without consulting those whom it will most affect is disingenuous at best, and frankly, evil at worst.</p> <p>Affordable housing is an admirable idea, but perhaps effort and funds would be better spent on education. I was able to purchase a home in SW Minneapolis because I put myself through college working 4 jobs at once. My mother wasn't college educated, and my father died when I was nine. If I can do it, so can anyone else who aspires to live in this area.</p> <p>You can't plunk people in an "upscale" area if they don't have the means to stay here, i. e., paying a mortgage from proceeds earned at a commensurately well paying job.</p> <p>Thank you for considering my point of view. It's widely held amongst my neighbors familiar with Mpls2040.</p>
83	5/13/18	Planning process	<p>Dear Linea,</p> <p>As a long time resident of your ward, I am concerned about the 2040 Pkan being rushed through a process that has not been transparent. The review period is too short and does not allow time for residents to actually understand what is in the Plan and its implications for our community and city. There is no reason to rush this 2040 Plan through for approval. Please encorage the Met Council to extend the time period for at least a year to enable people to review and formulate their comprehensive plans. I support efforts by residents to slow down the process for this critical document that will shape the future of our City and our neighborhoods.</p>

			Sincerely,
84	5/14/18	Content	<p>Please do not implement this plan of making the neighborhood available for fourplexes.</p> <p>I live in linden hills - purchased my duplex 4 years ago, and it is my retirement financial lifesaver. I have so much of my money tied up in the duplex, and if it were to lose value it would be s big issue, as I approach the time when I would need to sell it to move into assisted living.</p> <p>When I went to my first national night out for our block, the neighbors were ecstatic that I would be owner-occupied. We have 2 duplexes in our block and its enough. Many young families have moved in, with little children, and there's a real sense of community. More multi family housing would change that.</p> <p>Also, there's only room for 1 car in front of each house, as we have no alleys. That's already s problem sometimes.</p> <p>I can see if there could be areas where one side of a block could be set aside for a pocket of brownstone-like fourplexes that could be lovely. And a community of people living in fourplexes could establish a good sense of community.</p> <p>Picking areas across from public spaces, playgrounds, schools, parks etc, could work.</p> <p>I'm trying to be calm, but I'm not calm. I'm furious. As a Democrat, I plan to begin voting republican at the city level the minute I get a chance. I just wish this hadn't happened right after an election.</p>
85	5/14/18	Content	<p>Dear Mayor Frey,</p> <p>I'm writing in opposition to my block, 4600 Aldrich Ave. So., being included as an Interior 3 Built Form area. It is very upsetting that the city would encourage destruction of blocks of single family homes to make way for condos and apartments. This is a threat to the stability of Minneapolis and to the personal investments we on the block have made to our homes and to the health of our neighborhood. I plan to attend the meetings and to persuade you to alter the plans. This is unacceptable. Thank you for acting as our advocate.</p>
86	5/14/18	Planning process	<p>Mrs. Palmisano,</p> <p>Please act in respect to your community and the future if our neighborhoods You actions have already devastated linden hills.</p> <ul style="list-style-type: none"> • Plan is being pushed through too quickly, without sufficient time for public review, understanding and input. • review period is too short and does not allow time for residents to actually understand what is in the Plan and its implications for our

			<p>community and city.</p> <ul style="list-style-type: none"> • There is no reason to rush this 2040 Plan through for approval. The Met Council will accept requests to extend the time period for up to a year to enable people to review and formulate their comprehensive plans. • Slow down the process for this critical document that will shape the future of our City and our neighborhoods. • Ms. Palmisano please sponsor a resolution for the City Council to ask the Met Council before May 31 for an extension of time for public review and comment of at least six months. • After all you have been party to the ruination of a once beautiful neighborhood and have allowed builders to get away with many many violations-and this WILL be addressed. <p>Sincerely,</p>
87	5/14/18	Content, planning process	<p>Dear Mayor Frey, Council Member Palmisano and City Council Members-</p> <p>Thank you all for your public service. My name is Brian_, resident at 4605 Aldrich Av S. since 1997. My kids attend Washburn High School and Page Middle School, I'm a volunteer youth hockey coach and volunteer invasive species/ naturalist for the Minneapolis Parks and volunteer cross country coach at Washburn (Go Millers!).</p> <p>While my family and I wholeheartedly support more transit corridors, fewer cars and development of more housing options in certain areas, we are seriously concerned that the current Minneapolis 2040 plan both goes too far in its current state and has not had enough time or public hearing with residents and neighborhood organizations. We are requesting that the City Council vote to ask the Met Council for at least a 6-12 month delay so that taxpayer residents and neighborhood groups have adequate time to review the significant impacts of this plan.</p> <p>In my particular neighborhood on the 4600 block of Aldrich south, this plan will rezone and give the green light for up to 4 story, multi-lot apartments going up on my block of single family homes. The 2040 Plan goes way too far in changing too many single family home blocks. We purposely bought our home and renovated it multiple times in a single family home neighborhood, not one with multiple level apartments.</p> <p>Please vote to delay the 2040 Plan by at least 6-12 months so that all of us have the chance to review the impacts to our homes, investments and neighborhoods.</p> <p>Thanks again for your public service,</p>
88	5/14/18	Planning process	<p>May 14, 2018</p> <p>Re: Minneapolis 2040 – What’s The Rush?</p> <p>Dear Council Member (All):</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster</p>

			<p>greater transparency and to allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.</p> <p>The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A suggested sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Casey Finne, Ward 10 cc: Mayor Jacob Frey CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____</p> <p>RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS</p> <p>WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and</p> <p>WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and</p> <p>WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and</p> <p>WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and</p> <p>WHEREAS, at its January 10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and</p> <p>WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and</p> <p>WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process.</p> <p>WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls.</p> <p>NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF</p>
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			<p>MINNEAPOLIS, MINNESOTA, AS FOLLOWS:</p> <p>1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019.</p> <p>2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019.</p> <p>Adopted by the City Council of the City of Minneapolis on May 25, 2018.</p> <p>Approved:</p> <p>_____</p> <p>Mayor Jacob Frey</p> <p>Attested:</p> <p>_____</p> <p>City Clerk Casey Carl</p>
89	5/14/18	Planning process	<p>Linea,</p> <p>Following up on my earlier email:</p> <p>I am very concerned that some City officials and staff seem to assume that more building will result in affordable housing, but without citing any evidence to support that claim. People have been unable to find research findings that support the theory that adding more units will automatically mean more affordable housing, and the City is not providing any such findings. Housing issues are very complex and there are no simple answers to the lack of affordable housing. The experience in Seattle seems to show the opposite effect—more unaffordable housing. Please sponsor a resolution to ask the Met Council to extend the timeframe for completion of the Minneapolis Comprehensive Plan.</p> <p>Thank you,</p>
90	5/14/18	Content	<p>P.S.</p> <p>A recent study by the Center for Urban & Regional Affairs (CURA) at the University of Minnesota concluded that promoting density by encouraging speculation and market forces does NOT promote affordable housing and can promote the opposite:</p> <p>https://www.twincities.com/2018/02/25/if-denser-housing-alone-wont-stabilize-rents-what-will/</p>
91	5/15/18	Content	<p>I wanted to pass on feedback from myself and my neighbors about the 2040 plan specifically related to the build form vision for the city.</p> <p>I used to think living a block off a busline was an advantage but that was before the cities intent to run 4-6 story buildings down the street (including my lot because I'm near a corner) and 3 story buildings all around us. This is a pretty quiet neighborhood far from downtown. Far from uptown. We didn't chose to buy a house here, make major improvements and then have the city moving uptown/downtown to our block.</p> <p>I have no problem with the 4plex idea providing the city can actually enforce the building size limits - 2.5 story buildings the size of the big SF infill houses should be Ok as long as they fit on the lot (don't grant</p>

			<p>variances that make a mockery of the codes and ordinances on the books). I would encourage you to continue your push for building affordable housing on vacant lots so we don't spend money on tearing down buildings to replace them with new housing. I think the tax credit idea for landlords who have a % affordable units is good.</p> <p>I also think legitimizing the 3 story brownstone style apartments that dot the neighborhood makes sense, and allowing more of them to be built where they'd fit. Those are appropriately sized for this part of the city. However, the idea of 4+ story (where the plan explicitly states, and I paraphrase "4 story, unless we like it, and then it can be taller". Talk about open ended!!) down Bryant Ave, down 46th, down 50th street is completely out of character with this part of the city. Your quest for density should not come at the displacement of these desirable neighborhoods.</p> <p>I have a large 2.5 story apartment building behind our house. They have garages so there isn't any onstreet parking problems, and the building is quiet - as neighbors go, it's a non issue. But I try to imagine a 6 story building in it's place. I don't think I'd get the sun on my yard until much later than I do now, and I'd have almost no view of the sky from the back of my house. And as a bonus, dozens of people looking at me all day. That's not right for this far from the density centers of the city.</p> <p>You need to re-think the plans for these massive buildings so far from downtown along streets that happen to also carry buses. I would also like to see a regional approach to this housing question. Richfield is right down the road. Isn't there something in it for them to be part of the solution? Minneapolis does not have some of the geographic isolation issues of other highly constrained cities and with only about 10% of the metro population we can't expect to solve all the twin cities problems.</p> <p>Thank you for your time and I look forward to seeing what revisions to the 2040 plan are coming based on public feedback</p>
92	5/15/18	Content	<p>If you can figure out where to put 8-12 cars per a four unit building on already crowded streets I'm all for it. Since the nimby and I got mine screw you I hate public transportation crowd has bottled up any sensible light rail or public transport, cars will be needed for decades to come. Even one per block is unmanageable. Streets with apartments are already impossible to park on and moving that many cars during snow emergencies or heavens forbid one sided parking with massive snowfalls is crazy making. More high rises with underground parking makes more sense</p>
93	5/15/18	Content	<p>Thank you for this thoughtful response to the 2040 comprehensive plan. I would certainly hope that education in the city would be a big part of this plan. I am disappointed to see it missing, at least in the top priorities. We also understand you have been following the disturbances at and around</p>

			Southwest high school. Thank you for your involvement in that Issue.
94	5/15/18	Content, planning process	<p>Glad you agree. MPS is the 2nd largest land owner in Mpls and has incredible impact on the city. I would love a partnership or committee working to find out how to work together.</p> <p>Hope to see you at the planning meeting .</p>
95	5/15/18	Content	<p>As a City resident since 1965, I am aghast at the 2040 zoning and land use plans which will destroy the Tangletown neighborhood of single family homes in favor of greater and overused density of the neighborhood. Having worked with underserved populations my entire career and most recently prior to retirement in creation/development of affordable housing, I recognize a need, but to destroy long-time historic neighborhoods is in itself abhorrent. I would be more than willing to provide further input, as needed. Thank you.</p>
96	5/15/18	Content, planning process	<p>Dear Mayor Frey,</p> <p>I live at 4645 Aldrich Ave South and I have concerns regarding the density proposals for the vision of the city. I am a firm believer in urban density and recognize that our policies have created significant inequities in our city.</p> <p>That said, I do not support what is currently being proposed for three reasons.</p> <ol style="list-style-type: none"> 1. It appears to be about city developers not density. The proposed buildings and height would destroy neighborhoods and quality of living. I think 4 plexes make sense but some of the proposals would turn neighborhoods into commuter areas with 4 and 6 story apartment buildings. This is of significant concern and I believe more about developers turning a profit than affordable density. 2. Climate Change: tearing down homes and rebuilding has significant impact on the environment. We do not have a strong public transportation system to support what is being proposed so people will continue to drive cars, creating more congestion, traffic and producing more carbon. 3. Education: with the recent proposed cuts to Washburn school district AND this density proposal, I am left wondering what will happen to our public schools? How will budget decisions line up with the proposed density? I don't see it happening and it makes me question what this is really about other than profit for developers. <p>I have done my best to be educated in the short time frame and I would like to request an extension so we can learn more about what is best for the city as its residents.</p>

			Thank you
97	5/15/18	Content	I cannot see how upzoning in Lynnhurst will lead to more affordable housing. City planner at MLK open house admitted to me that the only way this will happen will be when the new, expensive high density housing later depreciates, and it will then become affordable! Please give this issue more consideration before voting on 2040 plan. Also parking is a big concern.
98	5/15/18	Planning process	<p>Dear Ms. Palmisano,</p> <p>I've heard other resident share concerns that the 2040 plan is moving quickly and would like to ask that the review period be extended to ensure all residents have the opportunity to actually understand (and provide input on) how this will impact our neighborhoods and the city as a whole.</p> <p>It is my understanding that the Met Council will accept requests to extend the time period for up to a year to enable people to review and formulate their comprehensive plans. I urge you to sponsor a resolution before May 31st asking the Met Council before May 31 asking for an extension of time for public review and comment of at least six months.</p> <p>Thanks for your service as our counsel member and for your consideration of this request.</p>
99	5/16/18	Content	<p>here are my thoughts:</p> <ol style="list-style-type: none"> 1. more dense housing is good 2. density and more transit is good 3. identifying industrial nodes is good. the city needs a broad range of industry and to support businesses from small start ups to large manufacturing. manufacturing and production provide good jobs. city cannot thrive if all we have are condo's coffee shops and greenspaces 4. Increasing commercial nodes and retail? small retail is more likely to be built non-union also wonder about sustainability with market forces such as amazon 5. no brainer 6. generally fine. concerned about prohibition on drivethrus gas stations and auto services. Discourage would be better than prohibit. absolutes always make me nervous 7. yes 8. yes 9. yes 10. allow for vacations when it makes sense 11. yes 12. yes 13. yes 14. yes 15. yes 16. yes 17. yes 18. yes

			<p>19. yes</p> <p>20. yes</p> <p>21. yes - pipelines?</p> <p>22. yes</p> <p>23. yes</p> <p>24. yes</p> <p>25. yes</p> <p>26. yes</p> <p>27. yes</p> <p>28. yes</p> <p>29. yes</p> <p>30. yes</p> <p>31. yes</p> <p>32. yes</p> <p>33. yes</p> <p>34. yes</p> <p>35. yes</p> <p>36. yes</p> <p>37. yes</p> <p>38. yes</p> <p>39. yes</p> <p>40. yes</p> <p>41. yes - include lessons learned from prime place</p> <p>42. yes</p> <p>43. yes</p> <p>44. yes</p> <p>45. no mention of labor. local hire is fine but don't create silos. apprenticeship and prevailing wage requirements</p> <p>46. yes - also consider impacts of materials on workers who install them</p> <p>47. yes</p> <p>48. yes</p> <p>49. yes</p> <p>50. yes</p> <p>51. yes</p> <p>52. partner with existing apprenticeships and labor organizations. require use of apprenticeship programs on project subsidized</p> <p>53. yes</p> <p>54. yes</p> <p>55. yes</p> <p>56. yes</p> <p>57. yes see #4</p> <p>58. yes see #4</p> <p>59. yes</p> <p>60. yes</p> <p>61. yes</p> <p>62. yes</p> <p>63. yes</p>
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100	5/16/18	Content	<p>To Whom it May Concern,</p> <p>I'm submitting a comment which is a follow-up to conversations I had with Brian Schaffer and Joe Bernard on May 15, 2018 about the placement of a Goods and Services Corridor ("Corridor") and the associated built form zoning of Corridor 4 and Interior 3 along 42nd Ave S in the Longfellow/Cooper neighborhood. As my comment below will explain, I believe the Corridor should be altered to follow the route that the 9 bus takes along 34th Street E. to 36th Ave S.</p> <p>As I understand it, the goals of Corridors along with associated built form zones (Corridor 4 and Interior 3) are to infuse more commerce</p>

			<p>throughout the city and to provide more affordable housing within an easy commute to jobs, commerce, and transportation. To that end, almost all of the Corridors follow existing bus routes - doing so ensures that people have better access to commerce and jobs and are less reliant on cars.</p> <p>The Corridor along 42nd Ave S. in Longfellow is a noted exception: whereas the 9 Route leaves 42nd to jog west down 34th Street before heading north again on 36th Ave, the Corridor simply continues north up 42nd ave.</p> <p>It's possible that the placement of the 42nd Ave. Corridor was base on calculations of car traffic along that road. If that is the case, I will note that, as a resident on 43rd Ave., I can attest to the fact that the vast majority of traffic seems to be morning and evening commuters going from Longfellow/Cooper to Lake street, likely so they can head into St. Paul. It isn't local traffic and not the sort of traffic that's relevant for local commerce.</p> <p>More importantly, 42nd Ave north of 34th Street is much more narrow than it is south of 34th Street. That section of 42nd Ave. currently fits car traffic (but likely not bus traffic) in both directions and parking on one side only. Without tearing up the boulevard (and the mature trees along it), you could not fit parking on both sides of the street and could not fit bike lanes, let alone buses and bike lanes and/or parking.</p> <p>I don't think it makes sense to keep that portion of 42nd designated as a Corridor. First, businesses would be unlikely to develop properties there because the infrastructure wouldn't support them - people couldn't get to those businesses by bus, bike, or by car because there would be no place to park. Second, to the extent higher density housing develops along the associated Corridor 4/Interior 3 zoning, those residents wouldn't have the same, easy access to a bus route that residents living along other corridors would. Keeping the Corridor along its current route doesn't seem to meet the main goals of that aspect of the 2040 plan.</p> <p>It seems like having the Corridor follow the 9 Route would make the most sense. First, it's the traditional transportation route in the neighborhood, dating back to the streetcar era. Second, there are already businesses along 34th Street across from Longfellow park. Third, 36th Ave is wide enough to accommodate buses, bikes, and parking. Finally, you could extend the Corridor to reach all the way into Seward. It seems like that relatively minor alteration would better meet all of the goals for this new designation.</p> <p>I appreciate you taking the time to read this comment.</p>
101	5/16/18	Content, planning	<p>Hi Linea - thank you for your communication on Mpls 2040 and other issues in our neighborhood.</p>

		process	<p>This process feels extremely rushed to me and many of my neighbors. Please consider sponsoring an effort to extend the comment period.</p> <p>Specifically - I am concerned about interior 3 application to blocks off of transit routes. Please walk down Washburn and imagine 3 story apartment buildings. Combining lots and allowing 3 story buildings will destroy the quality of life in this neighborhood (parking, noise, pollution, etc). This is a great neighborhood (besides the ever increasing property tax burden) - please listen to the feedback from the people who live here.</p> <p>Thanks,</p>
102	5/16/18	Content	<p>Hello Andrew,</p> <p>My wife Eleanor and I are new homeowners in the Howe neighborhood at 3652 38th Ave S. We have met a few times and have enjoyed chatting with you! In any case, we wanted to get in touch to voice our support, in general, for the housing policy changes in the Minneapolis comprehensive plan. Specifically, we support the policy that would allow 2-4 unit homes to be built in neighborhoods that currently only allow for single family homes. This would include all of the Longfellow community area including Howe.</p> <p>Currently there are a number of existing 2-4 unit homes in the area, and they blend in well with the surrounding community. If we allow more of these homes to be built, that means that we can gradually add density to the community and provide the opportunity for 2-4 unit homes to become "starter homes" where one owner lives in the property and rents out the other units; or in other cases these homes will become rental dwellings that offer an alternative to large real estate projects.</p> <p>I think that our personal story is illustrative. In fact, we were ONLY able to afford a single family home in Longfellow because of a 2-unit home in Chicago that we purchased as a "starter home" in Chicago and helped us build the equity we ultimately needed to purchase our current single family home. We were able to buy the home with an FHA mortgage that enabled us to put a lower down payment; and then we were able to live affordably in the home by renting out the other unit to a family member who was also living in Chicago. The mortgage + taxes was around \$2,000 and we rented out one of the units for \$1,100. That means our monthly housing expense for owning a home became much more affordable.</p> <p>There are many existing 2-4 unit buildings in Minneapolis where people are doing the same thing. Maybe they are renting the other units out to family, friends, or other people who want a place to live in the neighborhood. But there could be more homes like this, and changing zoning would help create them over time.</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

			<p>We hope that you will support the policy change that would allow for 2-4 unit homes to be built all over Minneapolis. It is sound housing policy that will allow for neighborhoods like ours to grow organically, as new people continue to want to live in the city.</p> <p>Thank you for reading.</p>
103	5/16/18	Planning process	Please allow for more input and evaluation of the details
104	5/16/18	Content, planning process	<p>Hello,</p> <p>I am a resident at 3758 Washburn Avenue N. I have owned my home for 11 years. I bought my home when I was only 23 years old and I am so glad I invested in my community. I grew up in north Minneapolis and am thankful for the vibrant culture I experienced and all the city has to offer. I am concerned about current plans to increase housing density and award contracts to developers who lack interest in the ultimate trajectory of the city. I have been travel nursing for two years and I am currently in school in Philadelphia but I come home often and I am shocked at how different it is every time. I understand we need to grow as a city and population but with that growth comes increased expenses. I am extremely concerned about increasing housing and rental prices and I hope all consideration is given to keeping our city affordable for the working class and people of color. I was recently looking up rental prices and was utterly shocked by the fact that even as a master's prepared nurse practitioner I'd have to spend a significant amount of my income on housing were I to rent. I ask that you slow down the process of the city's 2040 plan and fully analyze the implications in light of the values that make Minneapolis a great place to live. Give the community an opportunity to engage. Ask the residents what we feel about everything happening around us. I like that we are not NY or San Francisco or *insert countless rapidly gentrified cities.* Let's continue to be different and special and thoughtfully plan the shape our city will take over the next several decades without succumbing to short-sighted market and development pressures.</p> <p>Respectfully,</p>
105	5/16/18	Planning process	<p>Hello,</p> <p>I attended a meeting last night regarding the 2040 plan and one thing was evident among the constituents. No one fully understands this plan or its implementations and most had deep reservations regarding several aspects of the plan. I have heard through several outlets that public engagement was widespread and if that was the case, more people would fully understand the 2040 plan and feel included in its creation. At this point, there are many people who have not even heard of Minneapolis 2040. I feel not enough time and public debate has occurred on this subject to effectively develop a solid plan which involves all stakeholders.</p>

			<p>I formally request that the city council extend the process for consideration of this Minneapolis 2040 Comprehensive Plan to foster greater transparency and allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in the fall of 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.</p> <p>I further request that official commentary on the 2040 plan website be made public.</p> <p>The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. I have attached a sample resolution.</p> <p>Thank you for your attention to this matter,</p> <p>(see attachment: 051618 SV_Resolution re Comprehensive Plan_v2_20180511)</p>
106	5/16/18	Content, planning process	<p>I have concerns about the 2040 development plan. I have been seeing some issues with it in regard to development along Bryant Avenue. I sounds like it may push out some low income residents and seniors out of their housing and not be the affordable housing the it is proposed to be. It appears to be a boon to developers not necessarily new or existing residents. Perhaps we could slow the process down a little and delay some of these projects for a year until all affected residents (36th and Bryant in the very near future) have a chance to evaluate it. Thanks.</p>
107	5/16/18	Content, planning process	<p>Hi Linea - thank you for your communication on Mpls 2040 and other issues in our neighborhood.</p> <p>This process feels extremely rushed to me and many of my neighbors. Please consider sponsoring an effort to extend the comment period.</p> <p>Specifically - I am concerned about interior 3 application to blocks off of transit routes. Please walk down Washburn and imagine 3 story apartment buildings. Combining lots and allowing 3 story buildings will destroy the quality of life in this neighborhood (parking, noise, pollution, etc). This is a great neighborhood (besides the ever increasing property tax burden) - please listen to the feedback from the people who live here.</p> <p>Thanks, Jesse _</p> <p>Built Form Guidance: New development in the Interior 3 district should reflect a variety of building types on traditional size city lots, along with combining of parcels for multifamily buildings. As the lot size increases, allowable building bulk should also increase. Building height should be 1 to 3 stories.</p>

108	5/17/18	Planning process	<p>The State requires a Comp Plan every 10 years. Will there be one for 2030?</p> <p>And if not how do you get around the State guidelines for a Comp Plan once a decade?</p>
109	5/17/18	Content	<p>The Minneapolis2040 plan is being billed as supporting increased density for the purpose of affordability and racial equity.</p> <p>The following article from Seattle shows how that is not always true.</p> <p>http://livableballard.org/density-debate/</p> <p>Certainly, increased density would not translate into affordability where I live in South Minneapolis. At an open house, a city planning employee admitted to me that new high density housing in this neighborhood would only become "affordable" once it depreciates in a number of years and even newer, more expensive housing construction occurs. It seems to me that the 2040 plan in its current iteration benefits high end developers, not citizens of Minneapolis who are looking for a moderately priced place to live. Why not instead support rehab of existing homes in affordable neighborhoods or construct apartment buildings in those neighborhoods, specifically along current or planned light rail lines?</p> <p>Please consider this as you decide on the future of our city.</p> <p>Thank you,</p>
110	5/17/18	Content	<p>Where is the Shoreland Overlay District supported in the 2040 Plan materials?</p>
111	5/17/18	Content, planning process	<p>I just heard from a neighbor about the proposal to add 3 and 6 story buildings to my neighborhood along Nicollet Ave and Belmont Ave South. Wait a minute there! (And how did I miss this? Was there notification some where such as in our property tax bills?) Why would you want to add to the noise (airport) and congestion that will destroy a lovely part of the city further? What about the health of Minnehaha Creek and the hawks that try to reproduce in our neighborhood despite the, at times, 1-2 minute apart deafening sound of large planes overhead? Instead, how about lower cost subsidized single family homes and duplexes. And how about lower taxes. I'm retired and struggling to pay them. Please reconsider and respond.</p>
112	5/17/18	Content	<p>Dear Linea,</p> <p>Thank you for your response and concern about my "bitter" letter to the City Council members.</p> <p>Typically, you are the only one who has responded, and the city council member who represents the ECCO neighborhood, Lisa Bender, has typically not responded.</p> <p>This note to thank you will be brief because I am leaving for London in a few days to attend a meeting of an international group called Democratizing Democracy, which has headquarters in Greece and is focusing on urban</p>

			<p>problems regarding jobs, density, and adequate affordable housing and health in neighborhoods that are being gentrified.</p> <p>In brief, until the council members begin to listen to and include neighborhood groups in their planning and respond honestly to their needs, corruption and destruction will reign in Minneapolis. Thus far, it seems to me that the mayor and council members are speaking with forked tongues and are not taking the concrete necessary steps to avoid gentrification and to use the people's tax money to repair the infrastructure of Minneapolis instead of focusing on superficial bike lanes and other trivial projects. We are now inundated with real estate speculators and politicians who do not represent democracy and do not live in the neighborhoods they want to change. Philosophically and politically, the changes in Minneapolis are negative, and they also include the privatization of public education and the corporation of the university.</p> <p>Unfortunately, I do not have time to write in depth about all of this, but when I return from London, I should be glad to speak to you and other members of the Council, if they are truly willing to listen to reason. If not, their charade will gradually be exposed and resisted.</p> <p>Sincerely,</p>
113	5/18/18	Content	(see attachment: 051818_Alliance Housing Incorporated_Scan of letter to Mayor A Jenkins)
114	5/18/18	Planning process	<p>Dear Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. It is my understanding that the Met Council has authorized a simple process by which the City can do this.</p> <p>I understand from Brian Schaffer, Principal Project Coordinator of the Long Range Planning Division, that the comments that will be gathered through the site and at the open houses and meetings in a box will not be shared with the general public until around the time that the revised plan is released some time this fall. And, like the comments that are currently on the site, there will be no opportunity to respond to others' ideas, unless they happen to be acquaintances or fellow attendees at a particular open house. Therefore, citizens will not have the opportunity to learn from or discuss ideas with residents around the city or to have an ongoing back and forth discussion with city planners.</p> <p>Thank you for your attention to this matter.</p>

115	5/18/18	Planning process	<p>Hello Mr. Mayor,</p> <p>This is just a short note urging you to help slow down the adoption process for Minneapolis 2040. It is obvious that communities are only now getting engaged with what it contains and entails. You and the city council need more time to collect feedback from the public.</p> <p>I realize the plan is directed at a very real problem, but I think there are some very valid concerns being expressed about things such as re-zoning streets adjacent to transportation routes to allow for multi-lot apartments.</p> <p>Thanks,</p>
116	5/18/18	Planning process	<p>I plan on getting to the Minneapolis2040 meeting, but just in case I don't and to help you prep for the kind of questions/concerns you will see raised see below and respond ASAP as well as at the meeting. Thanks Minneapolis2040 Questions/Concerns Names, titles, backgrounds of all politicians supporting 2040. Length of time living in Minneapolis and previous city/state residency. Attended school in Minneapolis public schools? Campaign contribution audit(3 years) Who decided on the goals? Why a focus on disparities and not a focus on current residents needs(lower taxes and better city services)----a lot of emphasis on identity-politics and none on individual responsibility Developers / Quid Pro Quo Who are they? Who owns them? Will the 4 plexus and 4 and 6 story apartment buildings blend with current pre-war architecture that abounds in Minneapolis? Do current homeowners have input and will it be honored? Any ties to officials of the 2040 plan? 2040 officials and party donors - any real estate holdings in the effected 2040 corridors? Did any of the members of the 2040 team receive Quid Pro Quo in any form? Will eminent domain be employed? If so, how will homeowners be compensated on their investment? Financial impact City services, police, fire, healthcare and schools Estimated impact on taxes to current residents Police response times(greater crime like Chicago) Impact to real estate values of current residents Audit the Process---the plan reads like an Orwellian masterpiece which means non-DFL voices were not heard or acknowledged. Dates, notes, email/communication of discussions meetings prior to public "feedback" meetings What news media stories of 2040 exist other than a short blurb I could find on KSTP's website? Who supplied info? Fair and balanced data provided? Legal We're any laws broken? Has any assessment of 2040 financial impact to current homeowners? Has this been communicated via mailing, city bills, other city utilities to current homeowners.....I only know because of a communication to Nextdoor community website which is not an official city website.</p>
117	5/19/18	Content	<p>To whom it may concern -</p> <p>We are long-time residents of the city of Minneapolis and have resided at our current address, 5017 Belmont Ave. South, for almost 29 years. We have raised our family here, are proud parents of a Minneapolis Public</p>

			<p>Schools graduate, and have more than simply money invested in our home, neighborhood, and the City. Both of us have worked within the City for most of our careers.</p> <p>We love this City and want to see it continue to grow, and while the the goals of Minneapolis 2040 are laudable we must strongly voice our opposition to proposed rezoning that could potentially impact our quality of life through changes to property taxes as well as property values.</p> <p>In reviewing the "Built Form" maps our location on Belmont will be rezoned to allow 3-story apartment buildings while the area immediately behind us that faces Nicollet Ave. will be rezoned to allow 6-story apartment buildings. Both actions leave many questions to be answered and would seem to us to be disruptive to the current high quality residential environment which attracted us to this neighborhood and which we we hope to enjoy for many more years.</p> <p>Thank you, and feel free to reach out with any questions.</p>
118	5/19/18	Planning process	<p>I'm writing to encourage a slow down of the zoning change decisions to give our neighborhood a chance to consider and comment.</p> <p>We live on the 4800 block of Ewing S. My understanding is that the plan is to encourage 4-plexes on the even (west) side of Ewing with no allowance required for parking. That's a bad idea.</p> <p>Please slow down and take some time with this. I am knowledgeable and sympathetic to both the need to slow down suburban flight (my view through the prism of urban density) and--as a retired county social worker whose constituency was the hardest to house-- the need to provide low income housing.</p> <p>Thanks for your consideration</p>
119	5/20/18	Planning process	Is Policy 87 missing or is there a numbering error?
120	5/20/18	Planning process	<p>Hello,</p> <p>Wow! The draft must be something so fantastic or so dysfunctional that ALL trying to educate themselves for the community meetings will come in blind. On multiple links I have tried to view plans and details. My Fulton Neighborhood News cited a web site. Safari says it does not exist.</p> <p>Without fully seeing the details I am handicapped.</p> <p>From word on the street and the BITS!!!! of info I am seeing, I have huge concerns!</p> <p>The City Plan. Seems to be really NO PLAN! Throw our neighborhood to the development Wolves. This is Crazy!</p>

			<p>I am for diverse housing around transportation avenues. You can not expect a block to absorb added living without accounting for parking.</p> <p>PLAN our city. Don't put it up for the highest bidder. In Fulton, we have been dealing with predatory developers with POOR designs that threaten the character of our neighborhood. This draft seems to add meat to the bone.</p> <p>If we do not think this through the SOUL of Minneapolis will be lost.</p> <p>The parameters of the plan are to broad and not well thought out.</p> <p>At a time when people are returning to the city, it would be a grave mistake to destroy the characters of our blocks and our neighborhoods.</p> <p>I am hoping Minneapolis will look to the mistakes of the past, look at what is working now & not fall into a future development that destroys what has brought development back.</p> <p>Real concerns. The information is not assessable, an even greater concern. What is Worthington hiding?</p> <p>I will be at the meetings listing, learning and voicing.</p>
121	5/21/18	Content	<p>Please don't allow 4-unit housing on any lot in South Minneapolis!</p> <p>This is a disaster plan for some neighborhoods like Linden Hills, where I have lived for 30 years.</p> <p>Renters don't care about or invest in neighborhoods the way that owners do. Multi-unit homes/rentals will decrease property values in the neighborhoods over time.</p> <p>They will also make navigating and parking in the neighborhoods even more difficult for seniors, people with disabilities, and visiting guests. Increased parked cars and congestion make the neighborhoods less kid-friendly too.</p> <p>Expanding multi-unit housing will create a less appealing neighborhood and force a flight of current residents out of the city. The city needs to stop stripping out the charm from Linden Hills and neighborhoods like it. This approach will only hurt Minneapolis over time.</p>
122	5/21/18	Content	<p>I cannot express enough my extreme disappointment at this plan. Why not limit it to main corridors? Or along public transportation routes near a light rail if the concern is public transportation access? Why not put more affordable housing downtown where density is what people want?</p> <p>Neither myself nor my husband want a fourplex going up on either side of our home. We do not want more cars parked on our street (you do not</p>

			<p>take into account friends visiting all these people in their fourplex and parking on the street and completely altering the neighborhood feel, nor do you consider parking from fourplex residents should they all have more than one car per unit. And I guarantee many will have more than one car per residence). The plan doesn't adequately address infrastructure (including septic, water, roads, etc).</p> <p>We just purchased a new home in a neighborhood because it is single family homes. That was the main selling point for us.</p> <p>If 2040 gets implemented in its current form the first thing I will do is put my house up for sale and move out of the city borders. As a couple with dual incomes and no children, we easily afford a move two blocks away into Edina.</p> <p>Thank you for your time.</p>
123	5/21/18	Content	<p>Hello Linea,</p> <p>My young family and I moved into Armatage neighborhood last year after living downtown in a condo for a few years. We moved to the southwest Minneapolis area because we wanted to get away from the over-cramped living of downtown and be in a more family friendly area. We bought a small 1950's house and hope to have our kids grow up in this neighborhood. I'm very concerned about the zoning changes being proposed in the Minneapolis 2040 plan, particularly the multi-family housing being zoned for streets such as the one I live on. I understand that in order to sustain the growing population of Minneapolis, changes will need to be made. There is already some multi-family housing on the main transit routes of my neighborhood, and I'm totally supportive of adding on or making changes to the areas where this makes sense.</p> <p>I do not want that crowded atmosphere of downtown following my family to what we thought was a quaint neighborhood with the freedom for our kids to play outside without constant traffic and parking jams on our quiet street. I fear that if some of these zoning changes go through, my family and other young families will be driven from a city we so love.</p>
124	5/21/18	Planning process	<p>Jacob,</p> <p>I trust that you're settling into your new role.</p> <p>I wonder if you could enlighten me about how best to respond to concerns around the Minneapolis 2040 plan.</p> <p>There seem to be a lot of opportunities via neighborhood forums. My concern is that the collective voice of the neighborhood be heard AND that it is clear whether or not there is the opportunity for feedback to influence any changes.</p> <p>It seems to me that the story / history of individual neighborhoods is being lost (with local neighborhood plans being superseded), together with a cohesive engagement with parks / green-space / environmental corridor planning.</p>

			If we really are moving towards a car-free future, why is there so much emphasis on a homogeneous, grid view of housing?
125	5/21/18	Content	I am against putting apartment buildings in residential neighborhoods! It would make parking a problem and knowing my neighbors is important to safety and well-being. I'm not sure I understand why you want to disrupt quiet neighborhoods. It's similar to building monstrosity houses in quaint neighborhoods. The big buildings look nothing like the houses that have been there for years. They block the sunlight for their neighbors and take up the whole lot. Most of them are just big boxes with no redeeming features. Please vote against this proposal Sent from my iPhone
126	5/21/18	Planning process	The public is WOEFULLY uninformed about the potential ramifications of this plan. Why was this information not disseminated to EVERY Minneapolis resident by email, mail, and phone? This is a huge change that will affect every single city resident, and it is being rushed through far too quickly. More time is needed to consider changes and alternatives.
127	5/21/18	Planning Process	<p>I'm writing to add my voice to the requests for the city to request a delay in submitting the 2040 comprehensive plan. It's striking how few people in the city know this plan is under review and feedback is being collected. When they do hear about it discussion turns to the build form map and concern about the massive density increases proposed for some areas. This is a big deal for the city and other important topics in the plan are not getting any airtime.</p> <p>However outreach was done it does not seem to have been adequate for a plan of this scope and comprehensiveness - it lives up to it's name. More time for public input and feedback would be appreciated.</p> <p>Thank you.</p>
128	5/22/18	Content, planning process	<p>Dear Jack,</p> <p>Thanks for coming to the CLPC meeting tonight.</p> <p>Around the table tonight sat many of the members of the Loring Park Neighborhood Master Plan Steering Committee members who worked 2 years on Loring Hill Design Guidelines, 2 years on Nicollet Design Guidelines, 3 years and NRP funds on the Loring Park Neighborhood Master Plan, and 2 years on a rezoning study. Prior to that the neighborhood worked 10 years with Stevens Square and Whittier neighborhoods on a NRP funded Nicollet Ave transportation study, a NRP funded Nicollet Ave marketing study and a NRP funded Nicollet Ave Opportunity Development site report. Prior to that the 3 neighborhoods, with their NRP money, created 'Eat Street' and revitalized the Nicollet Corridor with family owned, local and minority businesses hiring hundreds of employees mostly minority. They created the brand, the streetscape, the lighting, and the Eat Street Service District.</p> <p>Around the table were the folks who organized with Heather on the Mpls</p>

			<p>Comp Plan 2040 Gathering held at Plymouth Church in January - actually requested this meeting because they were not about to ask residents to give up family time for a planning exercise over the holidays.</p> <p>Around the table were people who have been to countless meetings about this Comp Plan 2040. The frustration you see is not because they have not been involved, but rather because they have - because what they value, they see is not protected - what they value is not easily recognizable in this complicated plan - and their past detailed valuable work has been thrown out.</p> <p>I see 20-40 stories in areas we zoned as 6 thru our Small Area Plan. I see height jump up from 4 stories to 8 stories after recently being rezoned following completion of our Small Area Plan. I see first floor retail surrounding the park, as well as height - again not in our Small Area Plan. I see our goal of protecting and enhancing existing affordable historic rental housing in Loring wiped out by the proposed built form plan.</p> <p>I see volunteers' time disrespected and thrown out - redoing a new plan for them with them not at the table. It is audacious and it is NOT equity.</p> <p>The number 1 stated goal is equity. Protecting Nicollet workers and those small family owned businesses thru this 2040 plan & its policies should be the #1 goal. I see no teeth in any policies which will, as Nasra stated tonight, protect the folks who are here. Revitalized this city. Put their life's investment into their family owned businesses.</p> <p>Protecting the existing 100 year old affordable historic rental apartments would be a top goal and protecting / marketing the individual character of each individual neighborhood yet another goal. Folks visit cities not to look around and see the same thing everywhere but to tour historic areas, Eat at Ethnic restaurants, enjoy the culture of communities and the sense of place it creates. The Convention Center Master Plan talks about this as a benefit which Minneapolis has over other cities.</p> <p>But not if local unique interesting character is thrown out for block built buildings which all look the same with corporate tenants. We then have the suburbs. Not the unique city.</p> <p>I see a built form plan which totally contradicts the stated values and goals as presented in the Mpls Comp 2040 plan. I see thousands of hours of volunteer times actually sitting in discussions with developers - businesses - institutions - residents and discussing land Use and built form parcel x parcel and that plan developed tossed to the wind.</p> <p>I see the Downtown expanding south thru this proposed built form plan at the expense of eradicating the Loring Park Neighborhood, a community which neighbors have fought for 46 years to preserve.</p>
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			<p>I see complicated ways to give input, requiring time that no one I know has when they work 2 jobs to just pay their bills, or go to school, or manage a family. I have hundreds of friends who are musicians and artists and they don't even know this is going on. Neighbors where English is not the first language in the home, if at all. I would not even know where to start to explain it to any of them and the impact it could have on them.</p> <p>I see a lost opportunity to not have included in an Engagement Phase sit down discussions with neighborhoods along the way, as a part of the planned engagement. Neighborhoods created many ingenious solutions to complex problems throughout the NRP process from the Midtown Greenway to the Home Ownership for South Mpls Initiative to the Midtown Exchange to thousands of units of housing along Bloomington Ave and in the Midtown Exchange and saved dozens of Parks, just to name a few. I have worked in neighborhoods for 30 years and when working on plans neighborhoods have always looked to their neighbors and looked at city wide Goals and at Met Council plans. And if folks didn't, then that should have been caught along the way and those discussions encouraged by the City before a plan was approved, not used it as an example now.</p> <p>I listen to the HPC meetings regularly and hear recommendations and then watch house after house, building after building, church after church destroyed. Demolished. I see neighbors appealing and suing the city over decisions. And to say a goal is to 'depoliticized the plan' to make it easier for developers vs having a project blow up at the Council level. I am sorry, but the Council approved Principles of Community Engagement and they say that residents have a right to have a voice on every project which impacts them. Projects would not 'blow up' if developers worked with neighborhoods, if the city processes respected residents. The folks paying for all of these city operations.</p> <p>I also do not see the language from the Council Action as proposed by CM Goodman which passed Unanimously displayed on Goal #14. That Council action was 'Neighborhood Organizations play a core and vital role within the City of Minneapolis.' I see that wording no where.</p> <p>I do not see equity. I see the Word and I see contradictions between the word - the built form plan - and direct action steps and strong policy statements which will enforce and protect each goal statement.</p> <p>To Ensure equity means to listen to those impacted by these decisions. House by house, block x block, neighborhood by neighborhood - city wide. Involvement builds social capital and social capital builds a city.</p>
129	5/22/18	Content	You have many goals and policies.

			What are the top three goals?
130	5/22/18	Content	<p>Dear Council Member Johnson:</p> <p>Thank you for the opportunity to comment on the City of Minneapolis's Comprehensive Plan draft. Alliance Housing's work makes it possible for individuals and families to create homes for themselves, regardless of income and background. Specifically, we build, renovate and manage quality rental housing for individuals and families with very low incomes who may need a second chance. We are most interested in providing comments on the housing chapter and policies.</p> <p>We'd like to make three points:</p> <ol style="list-style-type: none"> 1. Focus resources on those with the lowest income and the projects with the longest term commitment to affordability. 2. Increasing the number of, as well as improving and retaining rooming houses. 3. Rental screening criteria that compliments Affirmative Fair Housing Marketing Plans <p>We commend the Mayor for recommending \$50 million in affordable housing funding annually. Additional resources are necessary to tackle the gap between incomes and rent and the supply of quality, affordable rental housing. The City's current resources fund projects with a variety of affordability levels and for a portion of affordable units in market rate buildings. We would argue that strategy spreads resources too thin, favors projects at 60% area median income affordability and leaves those with the lowest income with too few options. We'd recommend that the majority of public investment is tied to rent subsidies or capital dollars for tenants with 30% of area median income.</p> <p>The draft plan includes a recommendation to improve or retain existing The numbers of rooms in Minneapolis has been greatly diminished with downtown and some neighborhood redevelopment. Sleeping rooms offer a simple and dignified option for adults with very low wages and incomes. Alliance operates 44 sleeping rooms in Whittier, Powderhorn and Central neighborhoods. Our properties with rents averaging \$350 per month are an asset to the tenants and the neighbors. We recommend that the City make it possible for responsible owners and managers to increase the number of sleeping rooms available in Minneapolis.</p> <p>The draft plan notes and affirms that owners of City-assisted housing projects must market affirmatively within Fair Housing laws. While this is important, many owner and managers use very strict rental screening criteria that severely limits access to individuals and families with poor credit, evictions or criminal convictions. These criteria disproportionately affect persons of color and very low income persons. Some screen out problems from 10+ years ago or for life. Alliance Housing gives nearly</p>

			<p>everyone a second chance regardless of background. Our properties are well-run and have rent loss and occupancy rates on par with the affordable housing industry. We recommend the City require more sensible rental screening criteria on assisted housing project.</p> <p>I would be happy to answer questions about any of my comments.</p>
131	5/22/18	Content	<p>No way..this is ridiculous..planning. This area is very congested..already.I live and sail on lake beda maka ska..and already the lske is so difficult to sail because of all the high rises..and they look terrible.</p>
132	5/22/18	Planning process	<p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill that goes to each household in Minneapolis. That did not happen. Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p>
133	5/22/18	Content	<p>Hi Jeremy,</p> <p>Thank you for attending the Tangletown neighborhood association meeting last night. I thought it was an informative meeting.</p> <p>I understand and support the desire for affordability and density in Minneapolis. My younger sister would love to live in Tangletown but she's a renter and feels like she's "stuck" in Uptown. Changing zoning to allow fourplexes throughout the city seems like a great solution.</p> <p>My concern is the language in Policy 38: "Affordable Housing near Transit and Job Centers" and the statement that the city will, "Identify and pursue opportunities to acquire and assemble property for larger-scale development near transit stations and along transit corridors."</p>

			<p>I live in a single family home on Lyndale (surrounded two blocks in every direction by exclusively other single family homes and duplexes). Living on a busy street is the only way I'm able to afford a home in Tangletown. Should the city elect to "acquire" my house through eminent domain or highest and best use taxation, they would force me out of my neighborhood.</p> <p>I hope that you might consider advocating for myself and my neighbors on transit corridors by working with the city to provide definitions and restrictions to the "acquire and assemble" statement. I don't mind having the option to sell my property to a developer, but the thought of being forced into it by the city is heartbreaking.</p> <p>I'm also wondering if you have, or would consider, personally walking down every street in Ward 11 with a significant proposed density change (those marked as Interior 3 and Corridors 4 and 6). I have particular concerns about the Tangletown streets from Belmont down to Minnehaha that are proposed as Interior 3. If you've been to this area (the 'tangled' part of Tangletown) you would know the rich character of these homes and streets. It would give me more confidence in the plan if I knew that the person representing us at the city had personally been to the streets affected.</p> <p>Thank you again for your participation at the meeting last night. I am (mostly) excited to live in a progressive city, and am hopeful that the 2040 plan can be tailored into something that is a great fit for Minneapolis.</p> <p>Regards,</p>
134	5/22/18	Planning process	<p>May 23, 2018 Re: Minneapolis 2040 – What's The Rush? Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill that goes to each household in Minneapolis. That did not happen. Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for</p>

			<p>plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached. Thank you for your consideration. cc: Mayor Jacob Frey Sincerely, Beth _ Ward 10 CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____ RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and WHEREAS, at its January10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process. WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls. NOW, THERFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS: 1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019. 2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019. Adopted by the City Council of the City of Minneapolis on May 25, 2018. Approved: Attested:</p> <p>_____ Mayor Jacob Frey</p> <p>_____ City Clerk Casey Carl</p> <p>(see attachment: 052218 BP_Resolution re Comprehensive Plan_v2_20180511)</p>
135	5/22/18	Planning process	<p>May 23, 2018</p> <p>Re: Minneapolis 2040 – What’s The Rush?</p> <p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p>

			<p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill that goes to each household in Minneapolis. That did not happen. Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p> <p>cc: Mayor Jacob Frey</p>
136	5/22/18	Content	<p>Hi Andrea - please add my voice as one of many who is not in favor of the current version of the Minneapolis 2040 plan. My concerns are:</p> <ul style="list-style-type: none"> - Increased density, four plexes almost anywhere & increased density along corridor routes - I do not want apartment buildings along my block or nearly next door. - I also do not agree that parking spots are not required with the increase in density. Not saying every unit should have off street parking but there should be a rule that says (at a minimum) one parking spot for every two units or even better two spots for every three units. - how are the schools going to deal with the increase in students? It seems the Minneapolis Public Schools are already failing our students (my niece, a senior this year) said class size runs as high as 40 students per class. Additionally the schools are running short of cash now - how will increased density help? <p>I have many more concerns as do many of my neighbors (just read the Nextdoor threads).</p> <p>Please consider what your constituents want, not what developers and the Met Council want.</p> <p>Thank you,</p>
137	5/23/18	Content, planning process	<p>I'm a lifelong SW Mpls resident who has seen the before and after.</p> <p>Then (1970's when I was a kid)</p>

			<p>Families couldn't move out of Mpls fast enough. Lack of engaged neighborhoods, poor city services, run down housing, "we'll take anything we can get" commercial development, nuisance crimes run amuck and the like made it an unattractive place to raise a family.</p> <p>Now (2018 where we live in our third Mpls house and our third that we've spent lots to improve because we think these city neighborhoods are worth it. And yes, we also pay really high taxes)</p> <p>Much to my immense pride the city is thriving and now Mpls is a highly desirable place to live. We have distinct, strong and supportive neighborhoods, prideful homeowners who improve and maintain their homes, well maintained parks and trails, thriving restaurants, coffee shops and other small businesses and good schools. I still wish Mpls had more aesthetic integrity and wouldn't allow cheap properties to be constructed but I though some progress had been made (because of resident pressure and resident pressure only).</p> <p>Why I have a problem with 2040</p> <p>Renters do not engage and participate in neighborhoods. Landlords do not build properties from quality materials that are aesthetically appealing and they do not maintain the landscape. This is why YOU CAN ALWAYS TELL WHICH PROPERTIES ARE RENTALS.</p> <p>W 50th Street is already jammed with cars. The side streets are jammed with cars. Cars are not going away. You are beyond naive to think you can force the issue and "make" people bike or use MTC buses (the only option around here)</p> <p>What about the environment? New construction means loss of trees, grass, flowers, shrubs not to mention overwhelming lakes, streets, sidewalks, water and sewer lines.</p> <p>I resent the way this plan has been rolled out. So eager to be the darling of progressive urban planning the council and mayor decided to be sneaky and do what they think is best and looks good on paper.</p> <p>Here's the bottom line. These are single family neighborhoods. And they've made Mpls great. Don't mess with what's not broken.</p>
138	5/23/18	Content	<p>I was shocked to see the proposal for high density development near the lakes. My business has been located at 3947 Excelsior Blvd, since 2001, near France Ave. My business is very impacted by the ever increasing traffic congestion, pollution and long driving delays due to the surge in development in the area. Please don't ruin the beauty of our lakes by changing from the 6 story maximum building height. Develop on land that needs to be repurposed and stop driving small businesses out of their spaces. Thank you,</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

139	5/23/18	Content	<p>I have lived in Minneapolis my whole 56 years of life. It's a city that has a lot of character and charm. I have seen the city council make great progress and also ruin some great things over the years. Changing single-family zoning to multiple unit dwelling zoning is a bad idea and I know many residents share in my thoughts for a variety of reasons. Everyone loves the neighborhoods their charm and the diversity they each offer. Crowding in more people and redesigning these communities is sure to ruin the quality of life that makes these neighborhoods desirable. My husband and I have worked hard to bring ourselves from rental to owning a charming house in the Kenny neighborhood. Over the years I have seen forced diversity and growth ruin thriving communities. Progress isn't measured in the many numbers that consume our lives. I'd hate to see my beloved Minneapolis turn into yet another big dirty city!</p> <p>Thank you to whom ever may take a minute to read my thoughts.</p>
140	5/23/18	Content	<p>I'm sorry to say I can't support this plan. It might be that your mandate isn't broad enough. From what I can see you are hamstrung by having just 4 action areas based on the 2014 Thrive MSP: Transportation, Water Resources, Regional Parks, and Housing.</p> <p>Without having a focus on three more incredibly crucial areas of equity including Jobs, Public Health, and Education, the 2040 plan is not a plan so much as a gerrymandered map of public interests that doesn't come close to creating an actually comprehensive plan.</p> <p>I am a resident of the city and I say no. I will share suggestions after the meeting at Southwest High School tonight.</p>
141	5/23/18	Content	<p>Hello,</p> <p>My name is Brian. I'm a Minneapolis resident that moved back to the city after 20 years in San Francisco, I've been back 2 years and live in Fulton with my family.</p> <p>I think the zoning of 4 plexes in ANY residential neighborhood in Minneapolis is an ill conceived and short sighted idea. Minneapolis is a huge city that can accommodate both multi unit dwellings as well as single family neighborhoods. The city can benefit from increased property tax revenues AND build housing without hap hazard development</p> <p>Cities like San Francisco have no choice but to increase density through rezoning, they are less than 1/2 the size in land mass with nearly 3 times the population density. One point here, even they have single family dwelling zoning in some parts of the city.</p> <p>Rezoning may be good, but a blanket policy over a largely residential city is dumb, I don't see who is winning any votes with that.</p> <p>Those are my thoughts, I look forward to getting involved in the planning process as a voter.</p>

142	5/23/18	Planning process	<p>Dear Council People,</p> <p>I and many of my neighbors are requesting an extension for feedback time for the 2040 plan. Most of the active engaged residents of my neighborhood have not heard of this plan. We have received nothing through the US mail or our phones (like we do for snow emergencies), and therefore none of my neighbors who are not online or have access to a computer are able to learn about this. Many of us are not on social media. It's not fair to aim this at the young people that are engaged in social media, but not give others that are not a chance to review the plans. These residents have been discriminated against and will not have a voice in this plan. Also in reviewing the initial planning meetings for residents to give a voice only happened at the global market and in North Commons-does that feel fair the you excluded many of the other neighborhoods in MPLS (where major changes are being proposed) from providing initial feedback. There are radical changes proposed to our neighborhood, and we need more time to gather with each other, discuss and come up with feedback which we should be given ample time for since it is our city. It looks like from the agenda tonight, we will only be given 20 minutes to discuss the housing changes section which is hardly enough time to touch the surface of our resident's concerns. This plan is so comprehensive that we need more time than less than 2 months. Please ask for a year extension so we can all have ample time to review and take part in the feedback.</p>
143	5/23/18	Content	<p>Council Member-I'm sorry I was unable to attend the meeting happening tonight at Southwest but I would like to register comments about the plan.</p> <p>It seems as though a one size fits all approach is at work here. There also seems to be gross over-simplification of how people might want to live in the future and this plan only addressed that assumed lifestyle. By accommodating all types of housing in all neighborhoods, you eliminate the possibilities of people choosing different lifestyles and housing types and yet remaining in the city.</p> <p>I chose my neighborhood-Armatage-specifically because of proximity to friends, family and church. In the 21 years I have lived here, most friends with children chose to move to the suburbs specifically because of concerns with the schools. But the neighborhood still meets many desires including quick access to places of employment. I have friends who live downtown and in Uptown, neither of which I would choose because of density, traffic, noise etc. I lived in the middle of Washington DC and I'm choosing to not do that type of neighborhood again.</p> <p>However if this plan goes through, I can once again be subjected to the type of neighborhood I dislike. There won't be anywhere for people like me, who desire a quieter and less dense place, to live in Minneapolis. Why not continue to provide choices within the city limits? If the city</p>

			<p>doesn't, it's quite easy to find neighborhoods with the type of access and amenities we like here just a short distance away, but outside the city limits.</p> <p>Minneapolis is turning its back on many residents by chasing this density is all approach. I hope the city reconsiders and that you are persuaded by constituents and can persuade others on the council too. I mostly fear that train has left the station. And along with it will leave stable taxpayers who have had enough.</p> <p>Thank you for listening.</p>
144	5/23/18	Planning process	<p>Members and Mayor Frey,</p> <p>Please review. I will look forward to your feedback and will be available to you for discussion.</p> <p>(see attachments: 052318 JD 1 of 2_Comp-Plan-Extension-Request-Form, 052318 JD 2 of 2_May 23 2018 delay comp2040)</p>
145	5/23/18	Planning process	<p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>I request the city council extends the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement.</p> <p>I recently heard about this process and haven't seen information send to Minneapolis residents. I found out about Linea Palmisano meeting by NextDoor, an app I rarely check, last night and I had plans for today's meeting. I understand people are being told about this HUGE change mostly by social media. How many people really keep up on social media for this type of information.</p> <p>Why weren't the residents informed by notices electronically with Minneapolis Water Bills or by notices in the monthly bills, or another system guaranteeing all residents hear about it.</p> <p>Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.</p> <p>The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p> <p>(see attachment: 052318 EG_Resolution re Comprehensive Plan_v2_20180511)</p>
146	5/23/18	Planning process	<p>Please pass along my thanks to Heather Worthington for coming out tonight to Palmisano Presents at Southwest High. I loved all the facts she shared about the city and its history. I think that really helped show the</p>

			<p>depth of knowledge and consideration going into the 2040 plan. Plus it was just fun to learn! It was too bad we had to beat a few limited issues to death instead of being able to dive a little deeper into subjects like transit. Keep up the bold work and looking to the future. I have to believe our best times are still ahead of us; anything else is just depressing. -andy</p> <p>P.S. the guy working the website and providing live fact checking (Ben?) was a silent hero... He probably gets comparatively little recognition at these events. Maybe that's a blessing.</p>
147	5/23/18	Content, planning process	<p>I am concerned about housing affordability. We need rational, informed planning, but this planning needs to embrace housing affordability in order to preserve livability in Minneapolis. Too many tenants (and others) are being evicted from affordable housing at this time. This requires thoughtfulness and careful consideration of diverse perspectives. Please sponsor a resolution to extend the comment period.</p>
148	5/24/18	Content	<p>The proposal to increase residential density around the Bde Maka Ska lake area seems to be an especially bad idea to me. On a nice day you cannot get one more vehicle on the parkway around that lake already. Increasing the density will only make it impossible!!! Please, and most respectfully, don't allow any more multi-story buildings near that lake!</p>
149	5/24/18	Content	<p>Dear CM Johnson,</p> <p>My wife and I own a home in the Hiawatha neighborhood. We attended the Greater Longfellow Town Hall last night to express our support for the Minneapolis 2040 draft comp plan, but didn't get a chance to speak. What I planned to say into the microphone is that my wife and I have friends who are living the housing crisis right now, and we desperately need more housing in the city — especially more affordable housing, but also more diverse housing options (including, yes, fourplexes everywhere). We strongly support upzoning in residential areas and allowing for more mix-used development.</p> <p>I believe there are many residents like my wife and I who support greater density and also transit/bike/ped options, but whose voices are often drowned out by loud, angry NIMBYs who don't want to budge from the status quo. I hope you and other city leaders have the sense to ignore voices that refuse to accept any sort of growth or densification.</p> <p>I think the draft 2040 comp plan is actually very inspiring. It represents exactly the kind of city I want to live in 20 years from now. As you refine it, please don't deviate from your goals of creating a more accessible, sustainable city.</p> <p>Thank you for your consideration.</p>
150	5/24/18	Planning process	<p>I'm quite dismayed to discover that in order to comment on anything on your website, I need to sign up to various updates and mailing lists.</p> <p>It stinks of a PR company controlling / stifling the conversation. Also, really, do I only have until July 22, 2018 to comment on city policy for the</p>

			<p>next 22 years?</p> <p>(Not to mention that none of your site's charts display properly on mobile.)</p> <p>I also think it's a full-out crisis situation when you report that black people in Minneapolis have a 47% rate of finishing high school and for Native Americans it's 27%. This is an issue that cannot wait until 2040 to be solved.</p> <p>It's absolutely abhorrent in MN that we have these abysmal education rates. We need to act now, not later.</p> <p>Please get a grip on what issues are right now and what are for later. And let up on website deadlines for allowing your constituents to tell you so.</p>
151	5/24/18	Planning process	<p>Dear City Council Members and Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. The Met Council has a simple process by which the City can do this but they need a request from you by May 31.</p> <p>The 2040 Comprehensive Plan site is voluminous, with 97 policies, each with numerous strategies. It is inaccessible to those who don't have the time, internet skills or internet access needed to navigate it. The draft plan was only revealed to the public on March 22, with a deadline of July 22 for people to read, absorb and comment on it. This is simply not enough time to truly engage the public in meaningful conversation about a plan that is not only extremely comprehensive but that is more radical than any plan put forward in the country to date. http://www.startribune.com/does-density-promote-affordability-economists-say-yes-minneapolis-residents-are-skeptical/483166061/</p> <p>Mayor,</p> <p>Just an additional thought on this. I have spoken with the planners and understand that for them this is something which has been in the works for sometime, including community interaction efforts</p> <p>But.. for the vast majority of Minneapolis citizens the reality of this just hit when the preliminary plan was posted and you and Lisa Bender made your comments in the media</p> <p>The plan still isn't available in a pdf form which for many is a requirement for intelligent absorption</p>

			<p>If it is possible to include a second cycle where the initial comments from July are incorporated and more detail added then sent out for another review I feel that a much more informed plan would result. This might only add 3 -6 months to the overall process but would help immensely in both the quality of the plan and the feeling that we citizens were included</p> <p>Staying with the existing process schedule adds significant downside risk from both political and quality perspectives</p>
152	5/24/18	Content, planning process	<p>Dear Mayor Frey and City Council Members,</p> <p>I own four properties in the City of Minneapolis. Three investment properties and one property in the Wedge neighborhood of Uptown that I reside in. I am writing in my opposition to the 2040 Comprehensive Plan as a plan, as well as the haste in which it is being pushed through. This is far too important of a plan and its far reaching impact requires much more time for analysis, discussion and public outreach and comment than it is being given.</p> <p>I have had a chance to review the document and quite frankly find it completely unacceptable as a plan for our city. It does not honor the history and tradition of unique neighborhoods with unique cultures of their own nor the historic architecture that many of our neighborhoods are fortunate enough to possess. In the plan, I see no honoring of these traditions. I do not see any evidence of honoring our unique, classic pre-World War Two architecture....the envy of many newer cities that will never have the gems we have. I only see a wrecking ball in these plans for the majority of our neighborhoods. What replaces irreplaceable, gorgeous architecture is ugly, cheap, mass manufactured Ikea looking structures made of the cheapest materials and void of any unique character whatsoever. If the goal is to create an ugly city, Comprehensive Plan 2040 certainly does that!</p> <p>Also missing is any consideration to affordable housing and badly needed transportation. This seems to have been inspired by City Planners in concert with developers allowing zero input from affordable housing activists and organizations that are concerned with disadvantaged people of our city that do not have access to affordable housing or transportation. The plan seems to unrealistically depend on bikes and walking as transit, ignoring the fact that six months out of the year few people can do either. Much less older people, physically challenged and other disadvantaged communities cannot bike.. The building of mass transit is sorely lacking. This city needs street cars, light rail and even subways if it is to grow and become a thriving city of the future. But before that mass transit infrastructure is built, the car is going to have to be given consideration in these plans.</p>

			<p>A thriving city of the future must also respect and honor its past and its unique culture, honoring the parks, neighborhoods, independent business, architectural traits and most importantly the people that live in Minneapolis and love it for the City it is. This plan seems to ignore the above altogether. This plan smells of a city that doesn't know who it is, doesn't honor who it is, and frankly doesn't care! Tearing down classic housing and old commercial properties in order to slap up the cheap looking, gimmicky architecture portrayed in the plan would be an outrage. An outrage equal to the short sighted planners of the past who destroyed the architectural jewel. Metropolitan Building and its peers in the Gateway District! It is beyond time that our Mayor and Council Members learn that tearing down our past does not a great city make?!</p> <p>Sincerely,</p>
153	5/24/18	Content, planning process	<p>Dear Mayor Frey and Council Fletcher,</p> <p>I have many concerns about the Mpls 2040 plan, especially the proposed actions to increase density and diversity. I live in a very dense area of the city and enjoy its many positives. However, this does not mean I don't want to preserve the beauty and architectural integrity of Minneapolis' many lovely neighborhoods. I vigorously oppose changing zoning restrictions to allow the erection of multiple unit housing in virtually any Minneapolis neighborhood. This is a serious move that, once enacted and begun, cannot be undone. One consequence could be the destruction of the continuity and beauty of neighborhoods that are some of the biggest attractions to residents and visitors alike. There are good reasons why other large cities have rebuffed efforts to loosen zoning restrictions.</p> <p>Also, the idea that scarce parking options will force the use of mass transit, bikes, or walking is a joke for those of us who are older or impaired. Our mass transit system is scanty and doesn't easily take citizens to many places they must go and winter and age and time and family factors greatly influence when and how walking and biking are reasonable options. Using "the stick" (no parking available) is mean-spirited and might have serious consequences. Many might simply avoid those areas where parking is at a premium.</p> <p>Please delay the final decision on the 2040 plan to gather more info and opinions. Please come up with other, more thoughtful actions to achieve your goals. Some of the present proposals are destructive and won't achieve your goals anyway.</p> <p>Sincerely,</p>
154	5/24/18	Planning process	<p>May 23, 2018</p> <p>Dear Council Members Reich, Gordon, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive</p>

			<p>Plan to foster greater transparency and to allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this time frame is wholly insufficient. Among many neighbors, there is not much understanding about what the 2040 plan would bring about. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is included below. Thank you for your consideration.</p> <p>Sincerely, Sarah _ Ward 8</p> <p>CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____ RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and WHEREAS, at its January10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process. WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS: 1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019. 2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019. Adopted by the City Council of the City of Minneapolis on May 25, 2018. Approved:</p>
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			<p>_____ City</p> <p>Mayor Jacob Frey Attested:</p>
155	5/24/18	Planning process	<p>May 24, 2018 Re: Minneapolis 2040 – What’s The Rush? Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached. Thank you for your consideration. cc: Mayor Jacob Frey Sincerely, ____Frank ____</p> <p>_____ Ward _13_ CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____ RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and WHEREAS, at its January10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process. WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls. NOW, THERFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS: 1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019. 2. The City Coordinator must include</p>

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156	5/24/18	Planning process	<p>May 24, 2018</p> <p>Re: Minneapolis 2040 – What’s The Rush?</p> <p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill that goes to each household in Minneapolis. That did not happen. Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p> <p>cc: Mayor Jacob Frey</p> <p>Sincerely,</p>
157	5/24/18	Planning process	<p>CP Bender:</p> <p>I am writing in protest of the rushed submission of the draft Minneapolis 2040 Comprehensive Plan.</p> <p>I've spent hours online reviewing the plan - it is indeed comprehensive and extremely complex.</p> <p>A plan like this that will have such a profound impact on our city requires extensive public review. The meetings held so far don't provide adequate information about the full extent of the proposed changes and the environmental and lifestyle impacts. They certainly don't provide enough time for full public understanding or comment.</p> <p>Please extend the deadline for comment on the draft Minneapolis 2040</p>

			Comprehensive Plan.
158	5/24/18	Content, planning process	<p>SLOW IT DOWN!!</p> <p>I attended Linea Palmisano's community meeting last night. Council-member, thank you so much for the opportunity to listen, learn and give feedback.</p> <p>With this said, I skimmed an article in the Star Tribune. I was interested and it was on my to do list to investigate, but I am a landscape designer and this spring has been challenging. Then, while attending my son's baseball game, a parent, who lives in Northeast Minneapolis, asked me if I had looked at the plan. Then, I received the Fulton newsletter with a little more info, but a typo that led to nowhere. The web-site Nextdoor finally gave me a way to educate myself with view 2040 draft website.!?!!</p> <p>Not a single letter in the mail or a robo-call from the city. This assumption that Minneapolis residents know what you are planning is false.</p> <p>I asked Ms.Worthington what other communities she had designed. What locations can we visit to get a sense of her vision of Minneapolis. Earlier in the night, Worthington had given us a history lesson about single family home plans coinciding with Theodore Wirth planning our parks. Worthington's answer was a list of her educational credentials, a reference to a Falcon Heights project and another in Edina.?????? Worthington is designing plans for our future. I really have no confidence and am unimpressed.</p> <p>Initially, Worthington educated us how to navigate the 2040 web-site. For myself, I spent time trying to interact with it. Very frustrating and to many loops to get to where I wanted to be. The maps were a joke. They kept kicking me out of where I wanted to be with no back button. After two years? This could be better.</p> <p>My interpretation of the plan. I feel there is no real design plan. The plan just allows real estate prospectors to play with their \$ and build whatever fits within yet to be confirmed rules and complete disregard for blocks and neighbors. In no way are their provisions for affordable housing.</p> <p>As a designer, looks matter to me. Design has transitions and groupings. 2040 has an opportunity to develop entrances into each of our unique neighborhoods that ultimately meet the goals of Minneapolis affordable housing and increased density. To just open any city lot to whatever fits a builder, creates both visual and neighborhood dysfunction.</p> <p>On an environmental level, Worthington's Plan has great red flags. Hard surfaces, increased density creates more run off. The chain of lakes is already stress. Biking is a great idea, but one home/ unit does not equate to one car. Two working parents and young adults at home.....many cars.</p>

			<p>And! It snows. At the meeting, Worthington confirmed that increased density did not included off street parking. Young families do not do well on public transit. The changes to transit do not work for young growing families with working patents.</p> <p>Infrastructure, this year Fulton is undergoing a huge improvement. Our street pipes are being relined. A huge cost and inconvenience but needed. Minneapolis is spending all this money with no eye to the future. If this plan is right, I expect that pipes will have to be bigger and roads rebuilt.</p> <p>Worthington's insinuation that we do not now our city 's history, understand climate change or the economics of owning a home and car, the language is somehow insulting. It seems the focus is on making all the neighborhoods a homogeneous reflection of each other.</p> <p>Instead, Minneapolis neighborhoods are like a family. We all have our own looks, strengths, needs and characteristics that add value to the area. Instead, of trying to make us all alike, Worthington should design on a neighborhood by neighborhood design. What weaknesses and strengths do each have. How can we fund needed improvements to make each neighborhood function better.</p> <p>What makes Minneapolis great is the diversities of our neighborhoods. To make all neighborhoods the same will dim the soul and vitality of Minneapolis</p>
159	5/24/18	Content	<p>Dear Councilman Johnson,</p> <p>I had planned to attend the Town Hall Meeting earlier this week about the Comprehensive Plan but was unable to go. My wife, two young kids, and I live in the Luella Anderson neighborhood of Longfellow, and I have concerns over the proposed changes in residential zoning to allow three and four unit buildings on residential lots that are currently zoned for single family residences.</p> <p>I support providing more affordable housing in Minneapolis, but believe that there are other solutions that should be tried first before changing the zoning of our residential neighborhoods. Around Longfellow, particularly along Lake Street and near Hiawatha, there are numerous commercial and light industrial parcels that appear underutilized, and could likely support high-density housing, which would also be near public transit and major roadways. (For instance, between Hiawatha and the river along Lake St., there are several used car lots, and many one-story commercial buildings). Changing the zoning of these areas to support high-density housing, and/or using tax incentives to spur this development could be strategies to provide more affordable housing in the area without altering the fabric of our residential streets.</p>

			Thanks for reading this!
160	5/24/18	Planning process	<p>ANDREW -</p> <p>There is a lot of discussion or lack of discussion around the City's 2040 Comprehensive Plan. City staff made a "presentation" to our Park Board and referred us to the website - no presentation, zip, nothing. Since then, I have been hearing similar disconnects with the community. Our staff will do their due diligence and vet the plan thoroughly with Board input prior to the 22nd of July. But I have serious concerns if the community, who are not paid staff, will have vetted the plan thoroughly.</p> <p>I understand that the City can ask for an extension. I would encourage you to take that route and make sure this comprehensive vision is transparent and reflective of our community's values.</p>
161	5/24/18	Planning process	<p>Dear City Council Members and Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. The Met Council has a simple process by which the City can do this but they need a request from you by May 31.</p> <p>The 2040 Comprehensive Plan site is voluminous, with 97 policies, each with numerous strategies. It is inaccessible to those who don't have the time, internet skills or internet access needed to navigate it. The draft plan was only revealed to the public on March 22, with a deadline of July 22 for people to read, absorb and comment on it. This is simply not enough time to truly engage the public in meaningful conversation about a plan that is not only extremely comprehensive but that is more radical than any plan put forward in the country to date. http://www.startribune.com/does-density-promote-affordability-economists-say-yes-minneapolis-residents-are-skeptical/483166061/</p>
162	5/24/18	Planning process	<p>Re: Minneapolis 2040 – What's The Rush?</p> <p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I</p>

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163	5/24/18	Planning process	<p>Dear Mayor and Council Members,</p> <p>Please slow down the process of the 2040 Comprehensive Plan to allow for changes and the input of the neighborhoods affected by this plan.</p> <p>Thank you fr your consideration.</p> <p>Sincerely,</p>
164	5/24/18	Planning process	<p>May 23, 2018</p> <p>Dear Council Members Reich, Gordon, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this time frame is wholly insufficient. Among many neighbors, there is not much understanding about what the 2040 plan would bring about. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is included below. Thank you for your consideration.</p> <p>Sincerely,</p> <p>CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____ RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and</p>

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165	5/24/18	Content, planning process	<p>Dear Council Members, I am writing this letter from London, England, where I’m attending a conference on urban planning. I just met a couple from Seattle, one a journalist, who told me, “whatever you do don’t allow upzoning across the city. It will lead to homelessness and lack of affordability.” This has been my gut instinct on the issue of density. Slow down the process. We don’t want to be the next Seattle. Thank you</p>
166	5/24/18	Planning process	<p>Dear City Council Members and Mayor Frey,</p> <p>Given the enormous impact the 2040 Comprehensive Plan will have on every resident of Minneapolis, I strongly urge you to extend the time for evaluation and revision of this plan until December 2019 in order to give everyone who is able the time to discuss, understand, and give meaningful feedback regarding what is being proposed. The Met Council has a simple process by which the City can do this but they need a request from you by May 31.</p> <p>The 2040 Comprehensive Plan site is voluminous, with 97 policies, each with numerous strategies. It is inaccessible to those who don’t have the time, internet skills or internet access needed to navigate it. The draft plan was only revealed to the public on March 22, with a deadline of July 22 for people to read, absorb and comment on it. This is simply not enough time to truly engage the public in meaningful conversation about</p>

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167	5/24/18	Planning process	<p>May 24, 2018</p> <p>Re: Minneapolis 2040 – What’s The Rush?</p> <p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill that goes to each household in Minneapolis. That did not happen. Now, the Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.</p> <p>Thank you for your consideration.</p> <p>cc: Mayor Jacob Frey</p> <p>Sincerely,</p>
168	5/24/18	Planning process	<p>May 24, 2018</p> <p>Re: Minneapolis 2040 – What’s The Rush?</p> <p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. I found out about this proposal in winter, because a friend who works closely on city issues emailed me about it. I had not heard about it from anywhere else. I attended the meeting at Van Cleve Park and asked how citizens were notified. Mostly by social media. I expressed my concerned about the inequity of this, as it left out large swaths of our citizenry: anyone who did not have the means or the know how to work in the electronic age, such as the economically disadvantaged and older folks. I suggested that is might be more equitable to add a note to the water bill</p>

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169	5/24/18	Planning process	<p>ANDREA -</p> <p>There is a lot of discussion or lack of discussion around the City's 2040 Comprehensive Plan. City staff made a "presentation" to our Park Board and referred us to the website - no presentation, zip, nothing. Since then, I have been hearing similar disconnects with the community. Our staff will do their due diligence and vet the plan thoroughly with Board input prior to the 22nd of July. But I have serious concerns if the community, who are not paid staff, will have vetted the plan thoroughly.</p> <p>I understand that the City can ask for an extension. I would encourage you to take that route and make sure this comprehensive vision is transparent and reflective of our community's values.</p>
170	5/24/18	Content, planning process	<p>Hello.</p> <p>I have been spending the past two days since Monday night's Land Use meeting reviewing our Loring Park Neighborhood Small Area Plan and the draft Mpls 2040 Comp Plan.</p> <p>Most importantly, I have been thinking about equity and reviewing established research done on the Loring Park Neighborhood.</p> <p>I first want to reinstate three things:</p> <ol style="list-style-type: none"> 1. I believe it has been a really lost opportunity not to work directly with and include Neighborhood Organizations along the way, at each step, and represented on Tech Teams. Those of us in the field have crucial data, without which creates an opportunity for plan development work to be invalid. 2. Neighborhoods saved this city throughout the 90's with the neighborhood revitalization program doing long range planning, working with existing city wide comp plans and revitalizing a city by creating innovative approaches which could not have happened at a city level. Some examples are, but not limited to turning around the boarded & vacant housing crisis, eliminating pornography halls from commercial corridors, the Midtown Greenway, saving the Sears Site, loans & grants to

			<p>improve rental properties & homes, down payment assistance grants to make ownership affordable, funding to support small business development, Food Coops, revitalizing parks, community safety strategies, and supporting Artists & Art Communities. That work saved this city and goes virtually unrecognized or thanked. People in this city have skills and creative problem solving ideas which could bring answers to any question a 'Tech Team member' were to ask. The answers always have and always will, come from the People. Lack of direct involvement through this process and the unrest occurring now with this draft plan only reinforces that point.</p> <p>3. The existing population of Minneapolis subtracted from the 2040 Comp Plan Met Council projection shows 33,000 new people coming into the city. This may be an under projection by the Met Council, but indeed it is the number given to the city. If there say are 2 people per unit, that is 16,500 units needing to be available - new units or units vacated when folks move elsewhere, outside of the city. Even at 16,500 units needed, with 80 neighborhoods in the City, the count is 206 units per neighborhood. I believe that each and every neighborhood could find places for those units and work to develop them, or partner with another neighborhood to meet those goals. No one asked. Nor did they ask what type of housing is needed city wide and strategically where is the best site for that housing type.</p> <p>Loring is the 2nd most densely populated neighborhood in the city, according to the attached chart below, and yet we have added over 1,000 units since the last census and have 588 more units presently in play.</p> <p>Let's look at Met Council projections and current housing need.</p> <p>33,000 units needed - The Housing need states to date is: 4,000 units for folks without a home, living on the street and folks in shelter; 1,500 supportive housing units (probably more) 500-1,000 sober units (may be a bit high) 10,000 affordable housing units under 30% 5,000 units minimum of Senior Housing 10-15,000 workforce housing (not supported by existing affordable housing)</p> <p>Youth Housing which I don't have a # for. What about new 4-5 bedroom homes which our Somali Community is asking for?</p> <p>Easily, these numbers add up to over the required 33,000 projected by the Met Council.</p>
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			<p>Then, there's the Arts. Minneapolis is known for their Arts, their Theatre, growing emerging Artists and Musicians. Again, research done during our Loring Park Neighborhood Master Plan showed that over 50% of all Minneapolis residents working in the creative economy lived in the Loring Park Neighborhood. The census data goes further, as stated above, that 53.5% of Loring Park residents work in Minneapolis.</p> <p>Let's take a look at Loring Park Density. Attached you will find the data on Density and the Loring Park Neighborhood. What we find is that Loring Park is the 2nd most densely population neighborhood in the City. Stevens Square is the highest densely populated neighborhood in the city.</p> <p>That says to me that Density does not equal height.</p> <p>In summary,</p> <ul style="list-style-type: none"> - The 2040 Plan says we believe in Equity but we don't have handouts or an Executive summary for folks to see clearly what is being proposed vs what they have worked so hard for thru their Small Area Plan. Information is Equity. Pointing to items on a web site which folks can't see clearly and not having info for folks to refer to, to take out to their friends, discuss is not equity. Sending folks to a computer is a singular, individualized approach. <p>It begs the question - Who are you planning for?</p> <p>The answer to that question will address whether or not Equity is really the goal.</p> <ul style="list-style-type: none"> - Mpls 2040 states that we believe in Protecting and Maintaining existing, affordable housing yet proposed in the built form plan for the Loring Park Neighborhood is 6-20 stories. It is zoned for 6. Let's think about the economics and the future of the existing, hundred year old, well maintained and privately owned affordable rental housing. I don't think I need to say more. Common sense will tell you that it will come down, hi rises built, and existing renters displaced. - We believe in Protecting the existing character of a neighborhood, yet proposed is 6-20 stories on Loring Hill where the historic fabric remains. As well as affordable rental housing. Valuations increase - Property Values rise - Folks are pushed out. - We believe in Retaining and Supporting local and minority businesses and increasing minority employment, yet we see two proposals hit Eat Street reducing the number of services on our corridor by 2/3; eliminating on one block alone 7 local businesses, 4 of which are minority owned and their employees on one block, to include the elimination of culturally
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			<p>specific Childcare for 160 families which will lead to potentially additional loss of jobs as a parent stays home with their children.</p> <p>I won't even start in Civic Engagement and how the Harvard model of Collective Efficacy builds neighborhoods. To talk about how people feel here, how non valued after a minimum of 6 years dedicated volunteer effort to create a Small Area Plan and then see it tossed to the wind. They worked in good faith, giving up there lives for 6 years, in good faith. You have demonstrated that it meant nothing. That 'tech teams' know best.</p> <p>Extremely disappointing and short sided in my opinion.</p> <p>Jack said Monday night, maybe we should just dust off the past Comprehensive Plan and update the numbers.</p> <p>Maybe you should.</p>
171	5/24/18	Planning process	<p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, and Mayor Jacob Frey</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement.</p> <p>The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. At the community meeting at SWHS residents were only able to use their voice to ask questions and engage the last 10 minutes of the meeting. The rest of the engagement was handled by residents writing down their questions where peoples passions and emotions were not expressed. It has been very clear on social media and at the meeting at SWHS that a lot of people are upset about this plan. Maybe one reason is we are just finding out about it. SW MPLS, where there is going to be big changes, was never slotted for a community planning meeting in 2016 while other neighborhoods had them scheduled and again during the community engagement meetings, the city never scheduled one in SW Mpls, our Council woman Palmisano had to ask for a meeting. Why was this??</p> <p>Now that most people have just learned about the 2040 plan or will be learning about it by word of mouth since there were no mailings about it or robo calls for our noncomputer using residents, we need more time to gather as neighbors, discuss the plan and come up with feedback to give the city. If a compromise is going to happen, we need more time to come back with feedback. Please don't rush through this process. This CITY IS FOR ALL OF US! Please allow us more time to provide feedback.</p>

			<p>The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. Please ask for an extension.</p> <p>Thank You,</p>
172	5/24/18	Planning process	<p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano, and Mayor Jacob Frey</p> <p>This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement.</p> <p>The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. At the community meeting at SWHS residents were only able to use their voice to ask questions and engage the last 10 minutes of the meeting. The rest of the engagement was handled by residents writing down their questions where peoples passions and emotions were not expressed. It has been very clear on social media and at the meeting at SWHS that a lot of people are upset about this plan. Maybe one reason is we are just finding out about it. SW MPLS, where there is going to be big changes, was never slotted for a community planning meeting in 2016 while other neighborhoods had them scheduled and again during the community engagement meetings, the city never scheduled one in SW Mpls, our Council woman Palmisano had to ask for a meeting. Why was this??</p> <p>Now that most people have just learned about the 2040 plan or will be learning about it by word of mouth since there were no mailings about it or robo calls for our noncomputer using residents, we need more time to gather as neighbors, discuss the plan and come up with feedback to give the city. If a compromise is going to happen, we need more time to come back with feedback. Please don't rush through this process. This CITY IS FOR ALL OF US! Please allow us more time to provide feedback.</p> <p>The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. Please ask for an extension.</p> <p>Thank You,</p>
173	5/24/18	Content	<p>Hi Council Member Palmisano, Thank you for holding the meeting last night at SW High School to review the Minneapolis 2040 plan. It was very informative. As background, the plan, if fully implemented, would have a fairly dramatic effect on my block. I live on the side of Aldrich closer to Lyndale, so my backyard would adjoin with property that could house six-</p>

			<p>story buildings, and the single family homes on my block could be replaced by up to three-story multi-family homes. That said, I'm supportive of the broad outlines of the plan, and I'm not opposed to some of it happening in my area. But I do have a couple of concerns that I thought were worth sharing. First, if we're going to sacrifice our single-family home neighborhood, it should be in support of the principles behind the plan, and not to support making some developer rich. I'm not saying they can't go together, but we really are giving up something here. I love our neighborhood. I love the block parties, the landscaped lawns, and the sidewalks that my kids can bike down. Some of that closeness and intimacy is going to go away if this plan is implemented. If that is in service of affordable housing and equity, I can get behind that. But I don't support just building high-end condos for the rich. Second, it seems like not having the zoning rules/policies/regulations included in this plan is unnecessarily scaring people. When I meet with my neighbors, they are consistently afraid of worst case scenarios – apartment buildings that come right up to the sidewalk, six-story buildings looming over our back yards, etc. Saying in these meetings that the details will come later adds to the fear. If the new development will match the existing character of the neighborhood, let's say that now! It seems like we're being asked to comment on a vague plan and take it on faith that the implementation will line up with how we see our neighborhoods. That can't really be true but, lacking any other information, people aren't assuming reasonable compromise. The assumption is our neighborhood will be destroyed; our streets will look like Uptown (no parking, constant traffic); and our property values will plummet. Defining the setbacks, guidelines and policies for development now would really help people look at this more rationally. Thanks again for your time. It can't be fun up there, and I think people appreciate you doing it.</p>
174	5/24/18	Content	<p>Hello Council Member, Thank you for hosting the forum around Mpls. 2040 at Southwest (May 23). I think you and the woman from the planning team did an excellent job. I also thank you for staying neutral on the plan itself and waiting for the next draft. This note is to urge you to advocate for the re-categorization of several streets in the ward from "Interior 3" to "Interior 1." I live on Aldrich Ave., which is sandwiched already by Lyndale and Bryant. If you compare the 2040 visual rendering of "Interior 3" to what our street actually looks like, you can see that none of us signed-on for something like that. I am more than willing to pay more taxes to help create more affordable housing, better transit options, etc. But, well, I bought a single-family home on a single-family home street for a reason. Thanks for you time,</p>
175	5/24/18	Content, planning process	<p>Councilmember Palmisano,</p> <p>It was a pleasure meeting you and your trusty volunteer sidekick Gabe last night. To finish the thought I had started with you after the meeting, while I am a new resident of the state and have not had time to become conversant on all aspects of the 2040 plan and certainly not the breadth and length of local, county and state government laws, I have read</p>

			<p>enough to understand that this plan is not mandated to handle some of the most important parts of city planning, which are jobs, schools, and public health and safety.</p> <p>Right now my main issue is schools because my daughter is attending Windom Elementary and Windom is experiencing budget cuts along with many other schools. The school board may control funding and set priorities but if it isn't done in conjunction with the 2040 plan it risks, probably guarantees, inadequate preparation for changes within school districts.</p> <p>I'm sure something more articulate will hit me later but the copied text below the signature line is from a post I made on Nextdoor earlier and I think it essentially sums up where I stand.</p> <p>Best regards, Chip J_</p> <p>David, this is not an apples to apples debate. It's an apples to apples, oranges, bananas and grapes debate. I bought an apple, not a fruit salad. I happen to believe that 4-8 mostly unrelated people living on an equivalent lot size is not the same as Charlie Bucket sharing a bed with grandpa. Oh, and you know what else there was in 1950? A chocolate factory in city limits. Now, you get a charter school where that industrial space used to be instead of housing., and no real middle class job growth. The charters are a double whammy because they suck funding out of the public school system and they do it using tax dollars. My NIMBY thingy is education. Schools have been left out of the picture and it's because the 2040 plan only has 4 action areas: Water, Parks, Housing, and Transpo. That's it. I'm sorry but that's not adequate to plan for a city of the future. The mandate isn't broad enough. The school board and any other relevant state and local education administrative bodies need to be part of this process. There is no jobs planning (there is transportation-to-jobs planning but which jobs pray tell are people transporting themselves to?); no school planning; and virtually no public health and safety planning with any teeth, although I am fond of Policy 51. It may be the only one worth keeping frankly. My takeaway from the Palmisano/Worthington meeting last night is that we are not at housing capacity yet but we will reach it in coming years, so of course we need to plan. Maybe granny flats are a good idea but Freyplexing is money in developer pockets, If you want density and you don't want to clog up the roads you build literally on top of public transportation, and that's what we should do along the public transportation corridors. It's the solution most forward thinking cities use. China is all over this. Let's be like them and think about the future and not the past where business interest comes before the public interest. Does anyone remember what happened to communities that overbuilt before the 2008 Mortgage Crisis? All bubbles burst eventually. If you want to use all available spaces efficiently and quickly you levy taxes</p>
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			<p>on all vacant property including unoccupied homes and condos to encourage use of all available spaces and to raise revenue for affordable housing expenditures. The next thing you do is you put money into things like Mid-Minnesota Legal Aid whose mission almost exclusively is fighting in court on behalf of poor tenants. Amy Klobuchar supports Legal Aid and so do I. Stopping evictions is effective triage and if you systematize it by putting it into a comprehensive plan you eventually take slum landlords down. Putting a fourplex next to MInnehaha Parkway puts money in my pocket and in developer pocket. It solves nothing. I may be misguided but I don't believe I'm misinformed. Either way though, we have time to reassess this plan. There's no emergency except for the people who are in danger of being evicted and have no voice in the courts. Last thing, I posted this earlier but it accurately characterizes what's really going on here in Minneapolis, plus it's entertaining: https://www.youtube.com/watch?v=su8LDtmRmw8</p>
176	5/24/18	Content	<p>Re: Minneapolis 2040 – What’s The Rush? Dear Council Member Palmisano, This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient. The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached. Thank you for your consideration. cc: Mayor Jacob Frey Sincerely, Ward 13 a sample resolution as well as the non-scientific poll I took for Fulton and surrounding neighborhoods on Nextdoor is below. CITY OF MINNEAPOLIS RESOLUTION NO. 2018 - ____ RESOLUTION REQUESTING ADDITIONAL TIME WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN “DECENNIAL” REVIEW AND UPDATE OBLIGATIONS WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and WHEREAS, at its January10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018;</p>

Minneapolis 2040 Emailed Comments (Phase 5: 3/22/18 - 6/22/18)

			<p>and WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process. WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS: 1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019. 2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019. Adopted by the City Council of the City of Minneapolis on May 25, 2018. Approved:</p> <p>_____ _____ Mayor Jacob Frey Attested: City Clerk Casey Carl Poll: do you approve of Minneapolis2040 Yes or No? as Minneapolis2040 will be passed without an official referendum, let's have a pseudo one here Yes = density and everyone having a right to fair outcomes and to live anywhere they want No = no density and everyone having a right to fair starting point and to live where they can afford to do so Choose one: NO 78% YES 22% 162 votes</p>
177	5/25/18	Content	<p>Hello. Happy to provide my feedback.</p> <p>Alleys are a notable absence in the plan draft. Today, commercial alleys are treated with lack of distinction from its more residential counterparts. Commercial alleys should be treated with distinction, as building “frontages” along them have opportunities to fully engage the space. A naming system for commercial alleys can help provide navigational and crime prevention aides. Identification can also legitimize the space as being more than just right-of-way, opening them up to residential and small-scale business options. Finally, a more frequent maintenance plan for commercial alleys would only benefit the safety and vitality of our business corridors.</p> <p>Thank you very much for the opportunity to provide meaningful feedback.</p>
178	5/25/18	Planning process	<p>I went to the meeting on May 23rd at Southwest HS. I was happy to hear my City Council person was against this plan. As I sat there with others who were also not happy with this plan I was thinking we could still have a voice and make changes to the plan. At this point I am not sure that is possible. The people who put together the plan have no idea, even though they surveyed lots of people, what the neighborhoods are all about. This plan rips apart the fabric of the neighborhoods leaving behind large structures to hold lots of people. The planners think these large structures will have affordable places for people to live, get real planners,</p>

			<p>you cannot control what a developer/owner will charge. Also, you say there is going to be a huge influx of people. My question is from where are these people coming from? We are already over building the city, why? If this plan goes forward you will destroy the neighborhoods that everyone is seeking. Scrap this plan and start over. This time get more voices involved who have a clue about the neighborhoods!</p>
179	5/25/18	Content	<p>My name is Theo _ , I've been a home owner in South Minneapolis for 16 years, and today I'm writing to provide my feedback to the city's 2040 plan. In general, I find many of the goals to be admirable. However I have several serious concerns.</p> <p>First, housing density. I am troubled that developers and builders have gotten together and decided that density is always good. The 8 new, ugly, boxy apartment buildings in Uptown that have sprung up over the last 6 or 7 years have had a negative impact on that neighborhood, in my opinion. They have not helped low income people, they have not done anything to help the environment, but they do make developers a lot of money and give the city a bigger tax base. The residents however, suffer from lack of available parking, additional congestion, and a once unique neighborhood has been all but destroyed and turned into "Edina light."</p> <p>Secondly, I feel the city and our previous mayor have gone too far with bike lanes. It might feel great to be mentioned in a magazine for being a bike friendly city, but many of these projects have not sought the input of the neighborhoods they go through. Some of them are redundant, with another bike lane just 2 blocks away. I do care about the safety of all our residents, and I want bicycles to be a safe and efficient method of transportation in the city. This too easily can become a vanity project for city officials, especially those pursuing a car-less future. I hope our city officials keep in mind, that for most of our residents, traditional vehicles are essential. I cannot pick up my kids from school on a bike, I cannot take my construction tools and materials to work, on a bike, and an ambulance will probably never be a bicycle. When you decrease road space for cars in favor of bikes, there are losers.</p> <p>Finally, I'm disappointed to not see a stronger emphasis on public safety and crime reduction in troubled areas of the city, especially in North Minneapolis, where there is affordable housing, but the crime situation keeps many people away. I think it is a moral failing that the city has allowed rampant crime in predominantly black neighborhoods, and have instead chosen to spend their time on plastic bag bans, banning flavored tobacco products, and renaming lakes. People are dying in N Minneapolis, and you guys are worried about grape cigars being available for adults. It's sort of disgusting.</p> <p>These issues are troubling enough to me, that when I sell my home, I do not intend to stay in Minneapolis. Instead I'll move to a nearby city, such as New Brighton, that will not misuse my tax dollars for their own feel</p>

			<p>good projects.</p> <p>Have a great weekend!</p>
180	5/25/18	Planning process	<p>Dear Mayor Frey:</p> <p>I am a Minneapolis resident. I love my Lowry Hill East neighborhood and appreciate its liveliness. I am also a clinical social worker and have concern for our community.</p> <p>I am writing to ask you and our City Council to request an extension for the period for comment and revision of the 2040 city plan.</p> <p>I believe we will have a much better plan with a lot more inclusion of ideas from our community.</p> <p>Please let me know what you plan to do.</p> <p>Thank you for your service.</p> <p>Best Regards,</p>
181	5/25/18	Content, planning process	<p>Thank you, Mayor Frey.</p> <p>My main issue with the 2040 plan is education planning. Schools have been left out of the picture I assume because the 2040 plan only has 4 action areas: Water, Parks, Housing, and Transpo. That's it. I'm sorry but that's not adequate to plan for a city of the future. The mandate isn't broad enough. The school board and any other relevant state and local education administrative bodies need to be part of this process.</p> <p>Current and projected population increases are not reflected in decreasing city school enrollment numbers. Increasing density in already dense schools in this section of town when paired with declining budgets due to the aforementioned drop in student enrollment will dilute the high quality of education which will redound to livability in the neighborhood which will further redound to the livability of the city as a whole. Essentially, kids will suffer because grown ups like money. I happen to think that charter schools are a perfect test case for how zoning and schools intersect. You get a charter school where large industrial space could be used for housing. Charters are a true double whammy. They suck funding out of the public school system and they do it using our own tax dollars and public spaces. Charter schools are a public menace both to school funding and affordable housing. This troubling nexus is proof to me that education needs to be baked directly into the plan's recipe. Education is an ingredient not a topping.</p> <p>Further, I hope you can get behind the idea that the 2040 plan needs to work for city residents and that developer profit should not be part of the equation.</p> <p>My impression of a Minneapolis developer: https://www.youtube.com/watch?v=su8LDtmRmw8</p> <p>Your quadrupled affordable housing budget request for next year of 50 million dollars is laudable and I believe that in the short term goes a long</p>

			<p>way to covering potential equity issues while the 2040 plan is revisited during a delay. Your own budget shows me that we actually can help our residents "off the plan" until we've got the right plan.</p> <p>Re affordable housing I would encourage you to put a substantial portion of that \$50 million into programs like Mid-Minnesota Legal Aid whose mission almost exclusively is fighting in court on behalf of poor tenants. I was at the Law Day dinner this year and it's too bad you weren't there. I didn't know you are a lawyer. I hope someone remembered to invite you. :) Among others Sen. Amy Klobuchar made a brief appearance. She supports Legal Aid and so do I. Stopping evictions by providing tenants right to counsel is effective triage, and if you systematize it by putting it into the 2040 comprehensive plan you can eventually take slum landlords down. I'm sure you're aware of the book Evicted by Matthew Desmond. It is essential reading and its solutions should be worked into the comprehensive plan as best as possible. To my mind, Legal Aid does just that.</p> <p>Also, I request that you use direct mail to send a big bold card to every household in the city with an outline of the plan's benefits and its chief criticisms or costs identified thus far. For that reason alone I think the plan could be delayed although substantively the plan does need aggressive reworking.</p> <p>Finally, I request that you advocate for sunshine laws regarding property transactions. There is no way for residents to use the Hennepin County property database to find out if real estate speculation is already occurring or to find out who is behind certain sales transactions. We should be able to run searches based on party names and identifiable terms like LLC to determine who is buying properties. This is all public information. It's how we organize it that is important. Frankly, the raw property data should also be free and rippable. I hope it's the job of the planning commission to study this and spot trends in profit-taking and development brinksmanship, but in addition I think it helps when we open the Windows (computer pun?) and let the sunshine in.</p> <p>Thanks to you and your staff for your hard work, Mayor Frey.</p> <p>Happy Memorial Day!</p>
182	5/25/18	Planning process	<p>Dear Council Member Jenkins:</p> <p>I am a Minneapolis resident. I live in the Lowry Hill East neighborhood. I love the liveliness and diversity of our city. I am also a clinical social worker and have concern for our community.</p> <p>I am writing to request that you, our City Council and our Mayor request that the Metropolitan Council grant an extension for comment and revision of the 2040 city plan.</p> <p>I believe that we will have a much better plan for our city with more input and ideas from ou community.</p>

			<p>Please let me know what you plan to do.</p> <p>Thank you for your service.</p> <p>Best Regards,</p>
183	5/25/18	Content, planning process	<p>Andrea Jenkins: I am opposed to the 2040 plan as it stands now and I demand that you file an extension with the Met Council on 31 May rather than submit the plan for approval. Much more public engagement is needed and the terms and language need to be clarified. The plan as it stands is too vague. The City has not pursued any due diligence in engaging the public and getting feedback. Most people I know have no idea that this plan exists. Some have heard of the four-plexes from watching the news but they believe it's a done deal and that they have no say. I only found out about the plan when Tony Bouza wrote about it in the Southside Pride. The meetings the City are hosting take place a month before the plan is to be submitted, leaving no time for discussion and renegotiation of terms. The last of those meetings takes place after the plan will have been submitted! Your own community engagement representative quit her post in protest of lack of community input to this plan. My understanding of the process in place is that comments submitted on the 2040 website are not going to the City Council but to some third party. This smacks of passing the buck in communications. In order to do your due diligence and have a dialogue with the residents of this city, you must file for an extension on Thursday. We clearly need another year to have a legitimate process. The City is trying to control the narrative on this plan by stating that it will increase affordable housing, but that is laughable and plain wrong. The City is trying to privatize public housing; it has no interest in affordable housing, as evidenced by the City's hiring of Greg Russ to aid its efforts. Uptown and Dinkytown are examples of how gentrification, well, gentrifies. Only wealthy people can afford to house their children there. The idea that gentrification will lead to affordable housing is inane. The assumption that we have to make aggressive, radical development in order to house the hordes of people coming in the next five or ten years is absurd. We don't have to do anything of the sort. We can have a measured plan that will allow for reasonable development for the very modest increase in population we will see as the smaller generation Z comes of age and the hordes of baby-boomers pass on. Our city is first and foremost for the residents who already live here. We come first, before any abstract horde. The City of Minneapolis has a strong history of forging ahead with projects by taking whatever means necessary, sometimes subverting legal processes, and it has a very poor record on preservation. Remember the Metropolitan, the Prescott home, the historic churches handed to Abbott, the light rail impact study that was misrepresented to residents until after the project was completed, and on and on. This 2040 plan does not allow for preservation efforts. The four-plexes are of particular concern and the reason I first started thinking this plan was flawed. Larger footprints would reverse two decades of grassroots environmental efforts including native plant, rain garden, rain barrel and permeable surface programs that improve water and air quality, encourage wildlife diversity, and</p>

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184	5/25/18	Content, planning process	Thank you for your reply. I am confused by *your* reference to a wall. That has nothing to do with my comments; I hope you are not pigeon holing me. Yes, people move everywhere; many people will move away from here. We need time to create a reasonable plan that benefits residents rather than developers. I realize that you all have been working for quite some time on this. But there hasn't been transparency or community engagement. June is too late as 31 May is the deadline. I will call you tomorrow. Thank you for reaching out.
185	5/25/18	Content	Appreciated your comments at the meeting the other night.I can't imagine rents will go down in this area of the city as developers are all about money. I live in a building made as apts and converted to condos early 2000 given the market. It is obvious to me the developer was into the location rather than the quality of the building. This appears the same for all the apts. built in Uptown. In 40 years what will they be. Will they be torn down like our libraries have been after 40 years??? Seems the quality of construction when developers come in to make money is diminished. From my own experience real estate is always about LOCATION, LOCATION, LOCATION. The lakes chain is the CENTRAL PARK of Minneapolis. Low income housing will have to be developed somewhere else as it won't happen here... As for transit, Minnesotans LOVE their cars and you will have to force their dead cold hands off the steering wheel to get them to change. I would only appreciate more traffic controls to be updated in this area. Timers, left turn lanes, quiet buffers on Excelsior/Lake/Minnetonka like St Louis Park has done would be helpful here. We LIVE here,SHOP here,EAT OUT here...yet those PASSING through drive as if they are on a FREEWAY. PLEASE try to do something about the traffic controls in this area. 2040 is a long way off, the years of construction face everyone living here, driving here, shopping here and re-creating near the lakes. UGH!!!! Thanks for all your do.
186	5/26/18	Planning process	Seems this has been in the works for a long time yet I've only just now learned of it through the Nextdoor app. Your dissemination of information about this proposal has been woefully inadequate. With so many possible means of communication this is shameful! Now that it is becoming known despite your lack of real outreach you must give residents real input. Council members MUST provide easily understood information to their constituents and actually listen to their concerns and

			reactions
187	5/26/18	Content	<p>Dear Forum,</p> <p>I have been a resident of Uptown for over thirty years. As you know there has been a great deal of housing construction in my neighborhood over the last few years. In my opinion, and in the opinion of many in my neighborhood and the adjoining neighborhoods it is getting very congested here and it is destroying the quality of life of this area.</p> <p>I feel that the density build-up is built up enough. It needs to stop. Most all of this housing is not affordable to most young people, and people with young families. Thus it is not doing the job it was advertised to do. I love the idea of a walking environment myself, however many of the neighbors who have invested and tended this area are aging, and they need to be able to park their cars in front of their homes, their banks and their shopping places. Soon, I will be one of these folks.</p> <p>I have seen the plans for the Wells Fargo Bank Project and I strongly feel that it is far to large and bulky and does not fit the character of our neighborhood. It also doesn't provide free parking for its neighbor thus NOT adding to the livability of our neighborhood.</p> <p>Our city council member, Lisa Bender, has not responded to the concerns of my neighbors, and we do not know how to get through to the powers that be that we have had ENOUGH of overbuilding expensive condos and apartments.</p> <p>Thank you for listening to these concerns.</p>
188	5/26/18	Content	<p>My husband and I have chosen our retirement home to be a home we recently purchased on the 4600 block of Aldrich. We paid a substantial sum of money for the house because of its location and have put additional money into remodeling three levels.</p> <p>We are moving in next week.</p> <p>We chose this block specifically because we already knew that it was a wonderfully cohesive group of neighbors who take great interest in their homes and each other. Mixed age residents, organic gardens, pollinator gardens, neighbors who keep leaves and grasses out of the street, composters, friends who shovel for others, bi-yearly gatherings...these are just some of the wonderful parts of this neighborhood. It will disappear if this zoning law is allowed to exist.</p> <p>Imagine our disappointment that the city of Minneapolis would actually consider destroying a neighborhood like this! Isn't this a neighborhood the city should be proud of and want to nurture? Imagine our financial dismay act the prospect of being surrounded by multi-story buildings!</p> <p>DO NOT LET THIS LEGISLATION BE PASSED!</p>

			Thank you,
189	5/27/18	Content	<p>(Linea this was sent direct to 2040 just a cc for you)</p> <p>One of my chief concerns about the 2040 build form map is the the excessive density proposed far from downtown along bus lines- for example 46th, Bryant, 50th, penn, Sheridan.....</p> <p>while i am less concerned about 4plexes and i think some low rise apt buildings would be ok on these streets similar to what is there now I'd like to know the impact of property values around apartment buildings compared to houses not by apartment buildings.</p> <p>The argument that propert value would rise due to redevelopment potential is speculative and ignores the substantial cost of the structure on the lot.</p> <p>So before the city liberalizes apartment buildings away from downtown and uptown what are the expected property value impacts on neighboring houses?</p> <p>Thank you</p>
190	5/28/18	Content, planning process	<p>Andrew Johnson: I am opposed to the 2040 plan as it stands now and I demand that you file an extension with the Met Council on 31 May rather than submit the plan for approval. Much more public engagement is needed and the terms and language need to be clarified. The plan as it stands is too vague. The City has not pursued any due diligence in engaging the public and getting feedback. Most people I know have no idea that this plan exists. Some have heard of the four-plexes from watching the news but they believe it's a done deal and that they have no say. I only found out about the plan when Tony Bouza wrote about it in the Southside Pride. The meetings the City are hosting take place a month before the plan is to be submitted, leaving no time for discussion and renegotiation of terms. The last of those meetings takes place after the plan will have been submitted! Your own community engagement representative quit her post in protest of lack of community input to this plan. My understanding of the process in place is that comments submitted on the 2040 website are not going to the City Council but to some third party. This smacks of passing the buck in communications. In order to do your due diligence and have a dialogue with the residents of this city, you must file for an extension on Thursday. We clearly need another year to have a legitimate process. The City is trying to control the narrative on this plan by stating that it will increase affordable housing, but that is laughable and plain wrong. The City is trying to privatize public housing; it has no interest in affordable housing, as evidenced by the City's hiring of Greg Russ to aid its efforts. Uptown and Dinkytown are examples of how gentrification, well, gentrifies. Only wealthy people can afford to house their children there. The idea that gentrification will lead</p>

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191	5/28/18	Content, planning process	<p>Phillipe Cunningham: I am opposed to the 2040 plan as it stands now and I demand that you file an extension with the Met Council on 31 May rather than submit the plan for approval. Much more public engagement is needed and the terms and language need to be clarified. The plan as it stands is too vague. The City has not pursued any due diligence in engaging the public and getting feedback. Most people I know have no idea that this plan exists. Some have heard of the four-plexes from watching the news but they believe it's a done deal and that they have no say. I only found out about the plan when Tony Bouza wrote about it in the Southside Pride. The meetings the City are hosting take place a month before the plan is to be submitted, leaving no time for discussion and renegotiation of terms. The last of those meetings takes place after the plan will have been submitted! Your own community engagement representative quit her post in protest of lack of community input to this plan. My understanding of the process in place is that comments submitted on the 2040 website are not going to the City Council but to some third party. This smacks of passing the buck in communications. In order to do your due diligence and have a dialogue with the residents of</p>

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192	5/28/18	Planning process	<p>25 May 2018 Linea Palmisano: I am opposed to the 2040 plan as it stands now and I demand that you file an extension with the Met Council on 31 May rather than submit the plan for approval. Much more public engagement is needed and the terms and language need to be clarified. The plan as it stands is too vague. The City has not pursued any due diligence in engaging the public and getting feedback. Most people I know have no idea that this plan exists. Some have heard of the four-plexes from watching the news but they believe it's a done deal and that they have no say. I only found out about the plan when Tony Bouza wrote about it in the Southside Pride. The meetings the City are hosting take</p>

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193	5/29/18	Content	Can you tell me where I can find information about the Minneapolis Public Schools in the 2040 draft plan? I have searched for it by name in

			the spotlight search function, but can't really find anything about our schools. Since one of the topics of this plan is increased density, I would like to know how you are fitting the public schools into that vision. Most MPS schools on the south / southwest side of town are already overly full, and I don't know of land available to build new schools. What is your plan to serve the increased number of students that would come with increased density? I don't see schools even mentioned in the Complete Neighborhoods section. I would think that would be crucial part of a complete neighborhood in parts of the city where families chose to live.
194	5/29/18	Planning process	I recently attended a LWVMpls Civic Buzz on the new city plan addressing future housing plans. From the input and discussion I concurred that my suggestion is that the City Council forego any decision until there is more information in the plan and support from the community.
195	5/29/18	Content	Here are our comments on the proposals contained in the Minneapolis 2040 plan: 1. Assuming you live in south Minneapolis, certainly you have experienced how parked-up the residential streets are at any time of the year. And when the streets are narrowed by snow, there is no 2-way traffic. And when a snow emergency is declared, there are not enough curb spots within a reasonable distance for parking. SO— How can you suggest that a single family home (usually with 2 cars) be replaced by a 4-plex (with potentially 8 cars)? What is now difficult would become impossible. Some proponents of the plan say that the 4-Plex would need to provide parking space...really?...8 spaces in addition to the building itself?? And if your answer is that not all rental units would involve 2 cars each, you cannot be sure of that! Good planning requires that you consider the "worst case scenario." 2. Mayor Frey commented that there is really no difference between a tear-down replaced by a Mega-House or a tear-down replaced by a 4-Plex (on the theory that the footprint of the building is similar.) SO— if the house next door to us is torn down and replaced with a 4-plex, even if the owner occupies one of the units, we now have a building where 75% of the occupants are renters, not owners. You cannot tell us that renters have the same commitment to a neighborhood as home owners. The Minneapolis 2040 plan would completely change the sociology and feel of the single family residential neighborhoods that have made Minneapolis such a wonderful place to live. 3. IF what you are proposing is to rezone in such a way that 4-plexes can be built along transit corridors that already have multi-family housing, then there may be some possibilities in the move BUT...move on to point #4. 4. Proponents of the plan (you and the mayor?) position it as a way of providing affordable housing. Really? Really??? Do you think the rent charged for an apartment in a newly-built structure is anywhere near affordable to people living in poverty?? We have read comments by various economists who say that while perhaps in the long run rent might come down, how does the city help those renters who have been displaced by developers upgrading their building and now are being told they can move to a place built under current cost structures? So even if the 4-plexes were allowed along existing transit corridors, it is not at all clear that if your goal is "Affordable Housing" you could then declare,

			<p>"Mission Accomplished." The math is simply not there. The plan strikes us as a wonderful gift to developers. (Please tells us they were not big financial donors to your campaign.) But apart from the developers, tell us how current residents are being helped by this plan and how low-income people will be able to afford new construction under this plan. We think this plan is a bad idea</p>
196	5/29/18	Content, planning process	<p>Dear Andrea Jenkins</p> <p>I am writing as a resident of ward 13, Linea Palmisano's Ward, with regard to the Minneapolis 2040 plan. I am representing myself and my block 55th and Aldrich Ave S.</p> <p>I have read the plan, attended the meetings about the plan, caucused with neighbors, and door knocked in my neighborhood to alert residents about resources to learn more about the plan and to alert neighbors with regard to changes that are coming.</p> <p>While I agree with some of the concepts in the plan (affordable housing, become a healthy sustainable place for all to live, connecting people, celebrate our history and culture) there is much I do not agree with. One of the main concepts I do not agree with is that we need to line all of our corridors with 4-10 story buildings and then back those corridors up with 3 story buildings. This concept is going to destroy our neighborhood landscapes. For example, the corridor I live on is designated to be 6 stories on Lyndale Ave S (between 53rd and 57th) streets. This change to height along with the change to the adjacent block, Aldrich Ave S is causing anxiety to to businesses and the residents on Aldrich Ave S. We are not alone in our response as evidence from the others who attended meetings and are commenting on the plan.</p> <p>I am writing to ask you to not support this plan in its current form and to send it back for revisions. The corridor destinations need to be slashed from the plan and instead each corridor should be allowed to have meetings with businesses and residents to shape a plan that works for all concerned. Per the City Planning Office this was done but based on the response of residents this is clearly untrue. My purpose of writing to you is to help shape your response to the current plan and not destroy our neighborhoods.</p>
197	5/29/18	Planning process	<p>Ms Palmisano,</p> <p>I am requesting that an extension be added to the initial draft of this 2040 plan to allow for neighborhoods to learn and respond to the specifics in the plan. At this point July 22 is the deadline for responding to this draft. Considering this is really the first ward 13 residents are hearing about a plan whose draft will have huge ramifications for our neighborhood, an extension to the initial draft seems reasonable. In addition, I would like to see all plan deadlines be extended.</p>
198	5/30/18	Content	<p>Hello,</p>

			<p>Given the projected mixed-use development which will include an increased amount of commercial space, I think it's critical the City of Minneapolis pro-actively support business attraction efforts for ground floor retail.</p> <p>Are planners aware of the commercial vacancy rate city wide in 2018? What does the future hold for retail?</p> <p>Entrepreneurship is a consistent way for minorities/new immigrants to gain access to the economic mainstream and local business ownership offers a multitude of economic and social benefits to a community.</p> <p>It would be a shame to see this commercial space remain vacant or occupied with national chains that add nothing (or worse detract) from our city's neighborhood character.</p>
199	5/30/18	Content	<p>I think that the 2040 plan should include a requirement for mediation prior to a tenant eviction. Housing mediations are remarkably effective with written agreements over 80% of the time. Mediation is commonly used in many other areas and is required prior to a court hearing for almost all Civil matters.</p> <p>The city of Minneapolis could a implement policy to require a mediation clause in the landlords lease in order to get a rental property license.</p> <p>National studies show that the it costs a landlord between \$1,000-\$2,000 to turnover a unit. Mediation would be a far more efficient and less costly for the landlord. It would faster, cheaper and more humane to encourage the use of mediation to prevent evictions.</p>
200	5/30/18	Planning process	<p>Dear Mayor Frey and City Council Members,</p> <p>I urge you to request that the Met Council extend the time table for Minneapolis citizens to read, discuss, and offer feedback on the 2040 Comprehensive Plan. This major document requires adequate time for Minneapolis residents to read, dissect, mull and discuss. Please help to ensure that more citizens are informed and can offer input.</p> <p>Thank you,</p>
201	5/31/18	Content	<p>Only 1 mention even touching on residents of a school age in the latest plan?</p> <p>This is a MAJOR miss.</p> <p>I don't know how you intend to achieve these goals without an educated populace.</p> <p>I look forward to seeing your next draft that incorporates this.</p>
202	5/31/18	Content, planning process	<p>Parks have a board seperate from the city council, like the schools, but Parks are part of the plan and education isn't? http://www.brightlightsmallcity.com/minneapolis-public-schools-ghosted-by-2040-city-plan/</p>

203	5/31/18	Content	<p>Jack,</p> <p>Thanks for talking to Nancy and me today at the town hall meeting. I am afraid we have missed out on any opportunity to have any real impact. As it was in Madison, the decisions have been made and the prizes awarded by the time the population is assembled to make them feel like they were part of the process. I worked for the city of Madison and had my hand in Capital Projects and it is just how the process works.</p> <p>You mentioned that it is not a matter of "us against them" when speaking of developers. I believe that cities need developers to accommodate growth, but I also believe that their motivation is different than my neighbors and they should be different than yours if you work for us. Neighborhoods and the city must keep a vigil to ensure that developers serve the population and challenge them when they don't. They enjoy an enormous advantage of speaking with a well funded voice and they speak before citizens even know there are projects that may change their environment or even take their homes away from them.</p> <p>I have provided a link to an article by a well known and respected professor of sociology from the U of California Santa Cruz on the topic of neighborhoods and developers. If you plan on having a career in the growth and management of the city, this article will serve you. It might provide you a different perspective.</p> <p>https://whorulesamerica.ucsc.edu/local/growth_coalition_theory.html</p> <p>Regards,</p>
204	6/1/18	Content	<p>Good Afternoon Councilperson Palmisano: As your constituent, I appreciate your service to Ward 13. I have lived in the West Calhoun/Calhoun Isles area for 30 years and want to stay here. A few years ago, you and other community leaders conducted a neighborhood walk around after the untimely death of a young lady. She was hit while crossing West Lake Street and Market Plaza by a delivery driver executing a right turn. This was due in part to the levels of urgency caused by the excessive traffic in the area and the way the stoplights were timed to favor drivers over walkers. (I had noticed that imbalance for a long time.) At that time, it was apparent that a constantly multiplying rate of property development and increased congestion were displacing the ambient and safe streets, parkways, lake paths and commercial areas we enjoyed here one fine and valued day in our neighborhood's past. Councilperson, I am writing to you to lend my voice to oppose more rampant real estate development in this area. After observing these unsustainable conditions that increasing density causes here, enough upward expansion without increasing parking is enough. Respectfully, I cannot are that Minneapolis 2040 can improve the city's habitable, racially- and demographically-balanced, safe living spaces by allowing the unchecked and rash development of more multi-unit, multi-use</p>

			<p>properties in this area. I also cannot envision the addition of more units would help to absorb the costs of such proposed improvements as the Southwest Light Rail Traffic. We're already at our maximum density level, thank you! In fact, what we really need in this vicinity (for example, around West 32nd and Calhoun Parkway) is more parking options. This is a solid use of taxpayer funds and it can produce a steady income by perhaps charging a small, reasonable rate to park there without a permit. I am also a proponent of some kind of permit parking for homeowners in this area. For years, I have left a nice parking spot on a Sunday to attend church only to return afterwards to a tightly congested parking situation. Additional time, sometimes adding up to another 20-30 minutes, is spent just searching for a parking spot along my own street. This is not something I ever expect to see, but some kind of permit parking or a parking ramp in the area would be nice. My condominium complex, Calhoun Lake Homes, has only very limited off-street parking which is offered for \$100.00 per season on a first-come, first-served basis. It's time to consider that aspirations are wonderful but changes planned around idealistic hopes must also take reality (and resource limitations) into account when being implemented. Let's not create a monster in this beloved area and let's heed safety and sustainability considerations when conserving our valuable resources of earth, sky and White Earth Lake water. Thank you for listening, Councilperson! Please let me know if you have any questions on these thoughts. Have a wonderful weekend! Best and kind regards,</p>
205	6/2/18	Content, planning process	<p>We DO NOT want a loosening of zoning in Minneapolis and we find restricting parking spaces in dense areas an ill-thought and mean-spirited plan to "encourage" using other means of transportation. It doesn't take into account our weather, aging, families with children and time restraints, those with restricted mobility,...etc. We beg you to delay this vote for a year so you can develop a more thoughtful plan for this beautiful city.</p>
206	6/2/18	Content	<p>Jeremy,</p> <p>Thank you for a letter that was an actual response to mine. You are a breath of fresh political air in our ward.</p> <p>Much of what you say sounds reasonable and necessary. However, Minneapolis has been ignoring the worst housing problem in our city - slum landlords and housing that is unsafe and, to be perfectly honest, inhumane. Our first priority should be to spend the millions needed to make these already existing buildings safe, secure, and desirable at a low income affordable rent. Why isn't the city council's time being spent dealing with this first? Why aren't building codes being enforce immediately while helping the tenants to stay in safe housing? I want my tax dollars spent here first.</p> <p>In addition,\$1,700 per month is not "affordable" for low income tenants. (Who are we kidding?!) The scheme to build such housing that will</p>

			become "affordable" as it becomes older and less desirable to the well off in our city is a horrible concept. (t.RUMPIAN in fact)
207	6/3/18	Content	Why is there no inclusivity for Minneapolis Public Schools in our 2040 plans? Just because the city doesn't fund it, doesn't mean it's less impactful . How can the city partner with schools to lobby the state and improve?
208	6/3/18	Content	(see attachment: 060318 BC_attachment)
209	5/24/18 and 6/4/18	Content, planning process	<p>Dear Council Members Reich, Gordan, Fletcher, Cunningham, Ellison, Warsame, Goodman, Jenkins, Cano, Bender, Schroeder, Johnson and Palmisano,</p> <p>My husband and I moved here almost three years ago, from the south, and were ecstatic to find that such a beautiful place exists. I cannot imagine what it will be like once the planned building takes place.</p> <p>I only heard about this plan a few weeks ago, so not sure how 'advertised' it has been. I am also not sure that the planners have taken everything into account:</p> <ul style="list-style-type: none"> the amount of congestion, especially on a weekend is huge. There have been numerous accidents over the past few years, involving cars, cyclists and pedestrians. These have occurred everywhere, but especially at the Dean Parkway/Lake Street intersection. Not to mention, a friend's child was hit while riding his bike last week, and thankfully survived even though he cracked the car's windshield If we leave our house on 32nd street at 5:30 pm, to pick up children from the Kenwood School, it takes anywhere from an hour to an hour and a half round trip. It is awful. We make a left onto Excelsior and have to sit through five or six green lights before even moving. We are not land locked but almost, because unless we are willing to sit there, our only other option is to head east on Excelsior why has the other side of the lake/lakes not been considered? Those areas are less land locked by the train, bike path, lakes etc. To add to the congestion, we have an exploding delivery culture in amazon, target, groceries, fast food etc. the run off from these properties into our lakes will be devastating to wildlife and vegetation there will not be enough parking spaces - I know the response to this will be that people will take public transit, but most people still need a car to get to places outside of the city. As it is the parking on 32nd street is a disaster. During the winter not a day went by when it would have been impossible for an emergency vehicle to get through. Heaven forbid there had been an emergency With further congestion how will emergency vehicles get through? some of the buildings seem to allow for no off street parking? How will this work? are you changing the zoning? This has not been made clear. How will this affect homeowners?

			<ul style="list-style-type: none"> the planners seem to think that rents will go down with more condos, apartments, etc. I am not sure this will happen in a place that is so desirable. I only see it as becoming more exclusive. If the city planners want to produce apartments with lower rent, they need to do it a little further away from these lakes. <p>In summation, there is an inappropriate amount of space and infrastructure in this particular area for this type of population density. I encourage you to visit some evening during rush hour</p> <p>There is a reason that this part of Minneapolis attracts millions of visitors a year. These city lakes are our finest asset, and to build here will destroy them. It feels like the planners have no care for the aesthetics that are provided by the green spaces and lakes. I feel saddened by the fact that you are trying to make this beautiful city into just another big city. I have lived in many, and that is not what I came here for. I feel I am not alone.</p> <p>I respectfully ask that our leadership grant more time and more planning for Minneapolis 2040 and consider not only the business side of it but the whole picture.</p> <p>Sincerely,</p>
210	6/4/18	Content	<p>Hi Jeremy,</p> <p>I'm not sure I can make the 2040 info session next week, but I wanted to let you know that I strongly support the plan, especially the parts that serve to increase density in the entire city and near transit. I think the plan does a good job of preserving primarily single family and small multi-family houses where appropriate while meeting demand for more housing near transit. I am a homeowner in Tangletown and several years ago, they built a large affordable housing development just a few doors down from me. I love it! The kids attend school with my kids, they play together and I only want more opportunities like that. I also appreciate market rate apartments like the new ones on Nicollet and 54th that help support that great new bagel shop. I think you are going to hear a lot of pushback on the plan and wanted you to know that some of us love it and think it is the right thing to do for the environment, fighting poverty, and improving the livability of and amenities in our city.</p> <p>Thanks and sorry this is so long,</p>
211	6/4/18	Content	<p>For the public record please include my comments on the Minneapolis 2040 Plan.</p> <p>On the built-form map my 4600 block of Aldrich Av S is proposed to get rezoned to Interior 3 and Corridor 4. Currently my block of 4600 Aldrich Av S is composed of all single family homes. We do not approve of or agree with this block being rezoned to Interior 3 and Corridor 4. We would prefer to keep this block Interior 1 and or Interior 2.</p> <p>In the drawings for Interior 3 and Corridor 4, all of the buildings are built</p>

			<p>right up to the edge of the lot line. We request and require more green space mandated in Interior 2 - Corridor 4.</p> <p>There needs to be language in the plan that protects home owners from eminent domain, i.e. my single family home being taken from me by eminent domain for re-development purposes.</p> <p>For overall comments on the 2040 Plan, we would prefer to see major changes to currently single family home blocks delayed or phased in over time. Start re-development in areas of the city with abandoned or run down housing first and make those areas successful. In addition, concentrate the high density apartment buildings in areas that already have that kind of development potential. For example, do a more complete job of re-developing Nicollet Av S from Eat Street get rid of k_mart eye sore, re-open Nicollet and fully develop the potential along the Greenway, and along Nicollett, Blaisdell, Lyndale, Lake St. etc. before radically altering single family home blocks which are already in good shape and fully occupied by taxpaying owners.</p> <p>In addition, there are parts of the city in which land use is already terrible and wasted. Box box stores and businesses, single story suburban type development that should be changed to business on the ground floor and housing above. 56th and Lyndale is one example, the space could be better built and used. Walgreens operates a 1 story building that looks like it should be in Ham Lake.</p> <p>Lastly, I am highly concerned with loss of green space and lack of environmental standards in the new building and zoning proposal. Not enough green space, not enough mitigation for rainwater runoff. the plan should ensure green building including green rooftops, spaces for pollinators and wildlife and setbacks for green boulevards as well as some requirements for solar and renewable energy.</p>
212	6/4/18	Content	<p>I live in a dense neighborhood (Seward) and believe it is because of many people living in close proximity that we're able to enjoy amenities like thriving neighborhood businesses and access to the Light Rail and other high frequency public transportation options. I am concerned about the lack of affordable housing options in Minneapolis and that the process of neighborhood change means long time residents and newcomers are increasingly paying too much for their housing and are unable to stay and contribute to our city. I fully support incorporating more multifamily housing into neighborhoods, including fourplexes.</p> <p>I want the city to know that a small but vocal minority of people who resist change in their neighborhoods is just that- a small minority. Many of us understand we live in a city and cities change. We can and should do a lot more to make sure that Minneapolis is accessible and livable for all of its residents, not just longtime home owners. I want Minneapolis to think big and think forward in planning for the future, and I appreciate</p>

			the hard work that has gone into the comprehensive plan process. Thanks,
213	6/4/18	Content, planning process	This seems to be a rushed plan. You need to consider our public schools! We are crowded, under funded and making millions of dollars worth of cuts. Minneapolis is NOT ready to grow. Plus, I live with my family of 5, along 50th St. This is a cozy, kid friendly, scooter and tricycle friendly area. We walk to coffee shops and local stores. We do not want to expand the growth in traffic along Xerxes and 50th!
214	6/4/18	Content	Hi Andrea: I have concerns over the proposal to allow 4-plexes anywhere in the city without conditions. While I support higher density and access to lower income families, this free-for-all would destroy the character and aesthetics of our city, making it a less desirable place to live. At a minimum, there needs to be requirements on the look and materials that can be used. There are far too many junky apartments going up around town that will look bad in just a few years due to cheap materials and lack of design. I would prefer to see these types of 4 plexes along transportation corridors where they can best serve the intended population. Thanks.
215	6/4/18	Content	Ms. Palmisano, I am a resident of Ward 13 and interested in the proposed Minneapolis 2040 Plan. Neighbors and friends that have been to a couple of the public meetings have shared the back and forth and been impressed with your candor. Please confirm or clarify what they have relayed: you cannot support the Plan as currently drafted. They further relayed that a primary reason is the inability to get active kids from place to place without a car. This makes total sense and is but one example of how the Plan does not work as written. If you cannot support the proposed Plan based on practical transportation realities, then which of your Council colleagues is/are pushing so hard? Have you misgivings about the Plan's housing or other tenets? I support the general notions, but would like to see the Council first focus on the current needs of current residents: poorly maintained roads, inadequate plowing, bum landlords of what are or could be truly affordable housing if the City would effectively hold them accountable or help them make the repairs. Separately, when 35W closes to bus traffic at 31st street next week and my route (146) has to use 1st Avenue and Blaisdell Avenue to and from downtown, respectively, will the bike lanes be suspended during rush hours to accommodate this extra traffic? I'm not sure whether 1st Ave has a bike lane, but Blaisdell will be in gridlock if buses are not allowed access to the west side of the street. Thank you in advance for confirming your inability to support the Plan as drafted, confirming if you have other misgivings with the Plan, and any intel about rush hour bike lane suspension on 1st Ave and/or Blaisdell. Cheers.
216	6/5/18	Content, planning process	Hello, Please file these comments on the draft Minneapolis 2040

			<p>Comprehensive Plan.</p> <p>Attached is what the Loring Park Neighborhood developed as a part of our Neighborhood Master Plan/Small Area Plan development. A Developers' Guide. Our Small Area plan, approved by both City Council and the Met Council, followed by a ReZoning study (staffed by city planning staff and paid for with city tax dollars) is now our guide for future development in the Loring Park Neighborhood.</p> <p>Our complete plan can be found on our website at www.loringpark.org</p> <p>Our goals match the stated goals in the 2040 Comprehensive Plan. Some of these are:</p> <ul style="list-style-type: none"> • Retain, Protect and Assist existing Affordable Housing. Most of Loring has hundred year old multi unit buildings which rent between \$815 and \$1,000/month. Beautifully, well maintained Apts which do not exist on public subsidy. They are privately owned. Existing affordable rental. • Support Minority & locally owned businesses. As you know Eat Street in Loring Park is being challenged with not only losing seven 15-29 year minority owned businesses in Loring Park, but we are also losing the neighborhood character, it's iconic nature. The 1400 Nicollet proposed ReDevelopment is up in front of the Planning Commission for a Public Hearing on Monday, June 11th. • Support & Grow Minority Employment We are losing minority owned businesses and their staff, right now, on Nicollet Ave. At least 75 folks will lose their jobs with the 1400 Nicollet ReDevelopment proposal. • Support the Creativity Industry and the Arts I can forward the section of our Small Area Plan which addresses recommendations for this goal. Thru a market study done during our Master Plan development, we found that a majority of folks in Mpls working in the creative sector, live in Loring Park. <p>Some Complications with Minneapolis 2040 Comprehensive Plan:</p> <ul style="list-style-type: none"> • Building additional rental units DOES not create more housing at reduced rents. I met with our long Term property owners today. They disagree with this economically false premise. They have worked in the field for decades. This statement has never been true here in Loring Park. • Stevens Square is the most densely populated neighborhood in the city. Loring Park is second. Height does
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			<p>not equal density.</p> <ul style="list-style-type: none"> • Expanding Downtown at the expense of the Loring Park Neighborhood by throwing out our Small Area Plan and recommending 20 story towers contradicts all of the goals set by the neighborhood as reflected in the Loring Park Neighborhood Master Plan, our Small Area Plan. • Recommending 20 story towers on Loring Hill by St Marks, contradicts the OR2 zoning we now presently have in place to protect the Historic Character of Loring Hill in the Loring Park Neighborhood. • Removing regulations guiding for-profit developers? It is regulation which allows for building particular housing types and allows the City and neighbors to guide and direct development. <p>Finally, if Met Council is saying that there is a 33,000 new folks coming into Minneapolis and a gap in housing need, let's dissect that a bit.</p> <p>Say we have 2 folks per unit of housing built. That's 16,000 housing units needed. With 80 neighborhoods, that is 206 units per neighborhood. I have no doubt, if asked, that neighborhoods could not find, or not partner with another neighborhoods to find 206 units each.</p> <p>Looking at it from yet a different perspective, Who are we building for?</p> <p>Here is what I hear. We need: 10,000 Units affordable to working folks & students 4,000 Units for Supportive & Sober housing 2,500 Units for Youth 5,000+ Units for Seniors</p> <p>Then, there are requests for affordable home ownership, to grow equity for families. 4-5 bedroom homes for intergenerational families - A yard to play in and a yard to grow food in.</p> <p>Last, ideas to curb McMansion growth:</p> <ul style="list-style-type: none"> • Take a legislative action to add a demolition tax onto building permits, follow the Park dedication fee as an example. • Limit the number of trees; Richmond, VA does this. They have folks replace trees of a certain size cut down and then replaced within the development plan. • Create a city Ordinance where all demolitions must prove and provide a plan to deconstruct and reuse all items possible within a home. I recently witnessed solid wood doors, leaded glass windows, wood floors, and a myriad of other items bulldozed into the trash pile. This was on the 4100 block of Upton in the Linden Hills neighborhood. Waste. Not green.
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			<p>Awful.</p> <p>Not only is this a green approach, but should produce jobs. Green businesses. These ideas are green and support Minneapolis' Climate change.</p> <p>The Loring Park Neighborhood has been involved with neighborhood development proposals for years. We have had varying levels of involvement with each of the developments, but as the second most dense neighborhood in this city, it can not be said we are an anti-Development neighborhood. We are not.</p> <p>But, we do have expectations for development to fit within the context and the character of this iconic neighborhood. We expect developments to fulfill city goals and Neighborhood stated & approved goals and policies.</p> <p>In the past 7 years, the following properties have been built:</p> <p>301 Clifton Condos 301 Oak Grove Condos The Groveland Condos The Vue luxury Apts Eitel Apts LPM Apts - 362 units 430 Oak Grove Apts 19 unit expansion of the Jeremiah Program 1501 Hawthorne - Renovation for affordable housing available to MCTC Nursing students</p> <p>Approved and being developed:</p> <p>18 W 15th St 1500 Nicollet - 183 units</p> <p>Going thru City Review:</p> <p>Renovation of the Alden Smith Mansion & Redevelopment of adjacent lots with rental 1400 Nicollet - 230 rental units proposed</p> <p>Additionally, 131 Oak Grove, 425 Oak Grove, 419 Oak Grove and 337 Oak Grove all have PRIVATE investment which has rehabbed them. CM Goodman designated them for historic designation. They were all studied and designated. 3 are owner occupied and 1 will be student housing.</p> <p>300 Clifton was already designated historically, but was renovated with private investment, is owner occupied and provides for affordable rental units.</p> <p>Throwing out our Small Area Plan is unacceptable. The built form plan</p>
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			<p>proposed for the Loring Park Neighborhood is unacceptable.</p> <p>We look forward to this bring changed in the 2040 Minneapolis Comprehensive Plan and our recently approved Small Area Plan upheld.</p> <p>Thanks.</p> <p>Sincerely,</p> <p>(see attachment: 060518 JM_DevelopersGuide OCT2013)</p>
217	6/5/18	Content	<p>To the 2040 Minneapolis Team:</p> <p>I'm writing to let you know my very serious concerns regarding the proposed Minneapolis 2040 plan, and specifically the plans for the redevelopment along the north shore of Lake Calhoun/Bde Maka Ska and the Calhoun Village area. I and many of my neighbors are alarmed and concerned about this "plan" which seems like nothing more than a get rich quick dream for developers wanting to cash in on lucrative development potential. This plan has serious flaws and needs to be reworked with input from affected citizens. My concerns are:</p> <ol style="list-style-type: none"> 1. It does nothing to address AFFORDABLE housing (versus "access" to housing, which does not mean 'affordable') 2. it ignores the ENVIRONMENTAL impact the Shoreland Overlay protections provide 3. it negates the concerns and desires of EXISTING homeowners and residents in favor of FUTURE (currently non-existent) apartment dwelling residents provided by increasing the density 4. it discriminates AGAINST people of different (older) ages and family demographics in favor of younger, single and/or childless demographics (look at what Uptown/LynLake has become -- a haven for under 35s with nothing to offer families with kids or older residents) 5. it discriminates AGAINST anyone with a car by deliberately making travel by car MORE frustrating and onerous in favor of walking or biking. The traffic coming into Mpls along Highway 7/Minnetonka Blvd is already horrendous and rife with accidents. Those of us with kids who live in Ward 7 HAVE TO DRIVE our kids to various activities and events scattered throughout Mpls and environs. It's outrageous to penalize us for needing to use a car instead of walking/biking everywhere (which we do, by the way, when we can, and is why we love our trails system). Look at the mess that restricting 26th and 28th streets has caused in terms of traffic. Ambulances trying to get to Abbott Northwestern now have to drive down Lake Street because of the congestion caused by the bike lanes, esp in the winter. There is ONLY ONE ROAD that goes east -west = the convergence of Excelsior Boulevard and Minnetonka Blvd into Lake Street. To add significantly more people and congestion along this route is untenable and will only add to massive congestion and frustration.

			<p>I love my city the way it is, for the most part. I love that we have restricted building heights and easy access to our chain of lakes. That we proactively CHOOSE to protect our environment, even when it's the hard (i.e. expensive) thing to do. That we DELIBERATELY choose to preserve the legacy that Theodore Wirth made over a hundred years ago when he envisioned Minneapolis as a city of lakes and parks for EVERYONE. That we can bike and walk and run around our lakes easily. Yet that we can also (until recently) get around by car also easily.</p> <p>This plan will deliberately ruin the complexion of Minneapolis. Bigger does not mean better. People love Minneapolis precisely because it is NOT a Chicago but because it is a smaller city yet with big city amenities in terms of sports teams, arts, and culture . We do not need to grow our way to greatness by intentionally trying to increase our population and density beyond what our citizens, homeowners and taxpayers are comfortable with and what adds to the allure and attraction of our city.</p> <p>I get that there is always going to be change as we grow older. However, what I DON'T want to happen is for my neighborhood (i.e. Cedar Isles Dean neighborhood & the Calhoun Village/Punch Pizza/Rustica/Whole Foods commercial area) to turn into what the Lake and Hennepin area has turned into = a place with cloned 'cool' condos/apartments that all look and feel the same, and where anyone over 40 and with kids is pretty much out of their league.</p> <p>Thank you for your time.</p>
218	6/6/18	Content	<p>Reviewing some thoughts/observations/concerns regarding the 2040 plan:</p> <ul style="list-style-type: none"> • I am FOR diversity and affordability. But I see no evidence that the 2040 plan will achieve either. In fact, to the contrary, the existing examples of recent new development in Minneapolis – be it private or multi-family dwellings – presents properties that are more expensive than what was replaced. We also see evidence that plans similar to 2040 in places like Austin, Brooklyn and Seattle have served to make those areas less affordable. • Diversity can not be mandated, but is best achieved by a diversity of living options. A variety of rental units – smaller, vintage, larger, modern – as well as a diversity of home choices provide opportunities for economic and lifestyle diversity, which inherently leads to diversity within a community. To remove the diversity of living options serves to homogenize a community – not diversify it. • I am FOR fourplexes conceptually. However, the current 2040 plans offers only the vaguest of guidelines related to fourplexes, and does not include code regarding footprint or height of any such building. New construction should fit in with the scale of the buildings adjacent to and nearby it, this to preserve the character of our neighborhoods, and also in respect the existing neighbors. To prioritize future, anticipated residents at the expense of current ones is disrespectful at best, and cruel and ill-

			<p>conceived at worst.</p> <ul style="list-style-type: none"> Does 2040's four-plex zoning mandate any sort of affordability? Does it even mandate four units? Can it be one very expensive unit with nanny quarters? Where are the definitions and requirements any plan should include? Historically, the zoning commission has been very generous toward developers seeking variances. What are the protections within 2040 that assure a "two and a half story building" is not eased to become a four or five story building? Again, even at "two and a half stories", a story is undefined, and could, in theory, be twenty feet – thus allowing for a sixty-foot structure. I am against the idea that use of bikes and public transportation can be socially engineered by excluding parking from building plans. Where parking is hard to come by, cars will not be eliminated but will rather become the domain of the those who can afford parking, and/or units with parking. Many people depend on their cars for their livelihood, be they couriers, uber drivers, those who work off-hours, those who are on call, or those whose work requires commutability. Prioritizing bikes sounds nice, but comes at the expense of those with mobility issues, the aged, and other communities that deserve a Minneapolis that meets their needs as effectively as it does fit bicycle commuters. Our urban canopy, our urban forest, is one of Minneapolis's most important assets. It defines the aesthetics of our city. It provides clean air, mitigates surface erosion, provides a home for migrating and resident birds of all sorts, provides shade that makes buildings more efficient to cool in the summer. New development impinges our urban forest in an irreparable way. It takes a lifetime to grow a tree. 2040 fails to address how increased density will be managed relative to our schools, our parks, our water quality. I find it ironic that I am assessed on my water bill for non-permiable surfaces on my property, while new construction can cover so much more green space with non-permiable surfaces at minimal additional cost. Our lakes and waterways are already taxed by run-off. Our natural environment deserve consideration, respect, and preservation. The idea that, in essence, overbuilding to create lower occupancy rates is the formula for driving down rents is a recipe for blight. All multi-family structures – old or new, large or small – require a high occupancy rate in order to maintain themselves. Lower occupancy rates result in the need for higher rents (or association fees) in order to cover maintenance costs. Buildings that are not owner-occupied and especially those with out of town or state ownership groups are especially susceptible to blight (i.e., "absentee landlords"). 2040 will serve to transfer ownership of Minneapolis property away from individuals (homeowners, condo owners) and to corporations/developers. Is this really the vision we want for our city? Minneapolis has long had some of the highest home ownership rates in the country. This is something to be proud of! For most individuals,
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			<p>property ownership not only helps to build wealth, but it provides for reduced overhead as one ages toward retirement, or college expenses (as examples). We should be encouraging property ownership, not making it less and less obtainable.</p> <ul style="list-style-type: none"> Those interested in home ownership, especially those interested in more modest or “starter” properties, are unable to compete in the marketplace with builders/developers who can pay above-market rates for properties they will develop into bigger, more expensive homes – at a notable profit. We cannot of course say or mandate who can or can’t buy property in the city. We can however seek to create policy that allows individuals to compete by mitigating policy that makes redevelopment “soft” for corporations/developers, often at the expense of individuals. Teardown and building permit costs should be much higher than they are now...perhaps based, like architect’s fees, on the eventual price of the new property, or based on mean property values in a given neighborhood. Right now, zoning policy favors builders, when it should favor residents. Why the need for such profound change to the building code at this time? Minneapolis’s population has historically gone up and down, and has been notably higher than it is at present. Economic shifts are also inevitable. 2040 is too based in the conditions of the moment, and as such leaves the city vulnerable relative to normal and usual changes in consumer wants, the economy, and population. 2040 as it is stands is not a natural, progressive evolution of code. It is a deliberate, sweeping overhaul that deprioritizes current residents and their associated lifestyle and housing choices. It is drastic, and unnecessary. Minneapolis is itself not an island, but part of a greater metropolitan area. It is misleading to look at occupancy rates and rents in Minneapolis without looking at same as part of a whole. What are the occupancy rates and rents if close-in suburbs like St. Louis Park, Robbinsdale, Golden Valley, Richfield, Edina, Bloomington, St. Paul, Roseville and other relevant suburbs are included in the figures? I am opposed to the current plan. I do not believe it will achieve the branded goals of diversity or affordability, and do not support the lack of quantifiable code in the plan currently. I do not believe the plan is a natural evolution of existing code, but rather a drastic and unnecessary overhaul that inherently favors builders/developers and other profit-takers. I do not believe my comments matter, but I’ve made them here just the same.
219	6/6/18	Planning process	<p>The League of Women Voters Minneapolis was pleased to have the opportunity to review the Housing portion of the Minneapolis 2040 plan. We appreciate the efforts of the City Planning staff to outline some important key objectives of providing affordable living for our residents and an attractive place to live, work and enjoy recreation within the city limits.</p> <p>At our Civic Buzz event on May 15th, 2018 Jack Byers, Manager of Long-Range Planning for Minneapolis, and his colleague Brian Schaefer,</p>

			<p>outlined the Minneapolis 2040 plan with a focus on the Housing section. This event was attended by 75 members of the community and included a lively discussion and Q & A. The audience was particularly engaged in the building, funding and support of low income and affordable housing within the city.</p> <p>Thank you for the opportunity to submit our comments and concerns regarding the 2040 plan. We would appreciate and welcome a response from you to our report.</p> <p>Sincerely,</p> <p>(see attachment: 060618_LWVMpls feedback on 2040 Mpls Comp Plan re housing approved)</p>
220	6/6/18		<p>Please see comments in attachment.</p> <p>Action Item point e.</p> <p>In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures on traditional size city lots with up to four dwelling units, including single family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types</p> <p>Thank you for this consideration (see attachment : 060618 TK_fourplex response06062018)</p>
221	6/6/18	Content, planning process	<p>Thank you for the opportunity to attend public meetings regarding the 2040 Comprehensive Plan for the city Of Minneapolis and to review a PDF version of the draft plan. I have read the Plan in its entirety and would like to offer several observations and suggestions for consideration in the next stage of the process.</p> <p>STANDARDIZE PEDESTRIAN CROSSWALKS AND EDUCATE THE PUBLIC</p> <p>The Plan seeks to encourage walking and other forms of non-automotive transportation. However, as an everyday walker I encounter many well-meaning motorists who are clearly confused (as am I) about what constitutes a pedestrian crosswalk. Some have yellow signs but no painted crosswalks. Some have painted white crosswalks but no signage. Some have both, while still others have sidewalk cut-outs and frequent pedestrian/cyclist crossings but neither a painted crosswalk nor signage of any kind. Crosswalk design should be standardized and the walking and motoring public educated regarding their usage.</p> <p>BE REALISTIC ABOUT BICYCLE COMMUTING</p> <p>I am an avid cyclist who regularly rides more than a thousand miles a season. I was an early-stage Board member of NiceRide and I wholeheartedly support making the city as safe as possible for all forms of</p>

			<p>transportation. However, I find the assumption that I heard at a public meeting at Southwest High School that 15% of the public would commute primarily by bicycle in 2040 to be wildly exaggerated. Canadian cities such as Montreal, Toronto, and Vancouver have been well ahead of the U.S. for years in their design for a bicycle-friendly environment. Their experience is noteworthy because, like Minneapolis, they are northern tier cities. However, their experience of daily bike usage (other than leisure riding after work or on weekends) is in the 2.2% (Montreal) to 4.4% (Vancouver). The Plan assumptions in this regard must be re-thought, as well as their implications for transportation solutions overall. We will not achieve a reduction of 37% of automobile trips if our assumptions regarding public transit and bicycle usage are flawed.</p> <p>REMEMBER THE “STOCKDALE PARADOX” IN SOLVING TRANSPORTATION ISSUES</p> <p>Admiral James Stockdale was the highest ranking POW officer in Vietnam whose resilience enabled him to survive his extraordinary ordeal. He described his approach in what has become known as the Stockdale Paradox; namely, to have absolute confidence that things will work out in the end and at the same time to confront the brutal realities of the moment. This, it seems to me, is a formula worth considering as it relates to transportation in the City. We obviously cannot simply asphalt our way to a workable transportation future. Conversely, nor can we simply assume that everyone will be able to bike, ride public transit, and walk everywhere. The draft Plan speaks only to “...continue to disincentivize driving and driving alone.” My reading of the Plan causes me to conclude that City planners will purposely use transportation gridlock and frustration as a forcing function for getting people to abandon their automobiles in favor of light rail, walking and biking. If so, this represents a deep flaw in logic and planning. As any planner knows, hope is not a strategy. The City Of Minneapolis will not be enhanced if density increases, off-street parking requirements are eliminated, yet nothing is done to solve the transportation congestion that will only get worse in the years ahead. In our neighborhood, it has become virtually impossible to go anywhere by automobile from late afternoon through the rush hour. The anticipated added density west of Dean Parkway in the Calhoun Village area will render that area impassable without a re-design of transportation in that corridor, especially in that “Y” intersection that splits Minnetonka Blvd from Excelsior Blvd.</p> <p>CITE REFERENCES FOR QUOTES, PLEASE</p> <p>One last small thing. There are a number of places in the Plan where quotes are lifted from old documents, helping to explain the genesis of racist or discriminatory policies. Where these are used, I believe it’s important to cite the sources so that someone like myself who would like to read more, may do so.</p>
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222	6/6/18	Content	<p>Dear Jeremy:</p> <p>Thank you for having the meeting tonight at Windom School re the Mpls. Plan 2040 (new zoning plan in the works).</p> <p>I favor the following to be incorporated into the new zoning plan:</p> <ol style="list-style-type: none"> 1. Adequate off-street parking required for all residential buildings including houses, duplexes, four-plexes and larger apt. buildings. 2. Leave the single-family zoning as is for properties not on a major thoroughfare like Nicollet etc. 3. On major thoroughfares, zone properties at either end of each block to allow for a multi-apt. building, but require they have adequate off-street parking and adequate green space such as lawn, trees, etc. to bring the carbon footprint and water runoff equal with single family houses. 4. On major thoroughfares, allow three-story height for the multi-apt. buildings referenced in paragraph #3. Allow more stories for buildings the closer you get to downtown, or for buildings where the majority of neighbors who would be "shaded" by the multi-story buildings agree. 5. If the city council rezones any property, the owner of the property rezoned may benefit financially but the neighbors may suffer financially; the zoning code should require that first owner who benefits financially to pay those suffering neighbors an equal share of that amount of money that is more than the property would have been worth at the old zoning code. <p>NOTE: My earlier note to you sent at 8:19, omitted this language: I think the zoning code should be left as is, with minor corrections such as building height, etc. If that is not possible, then the 5 suggestions I said I favor are really compromises between what I favor (leave as is) and the proposed Mpls. Plan 2040 (which I think goes way too far towards turning Mpls. into a concrete socialist hellhole). Thank you.</p>
223	6/6/18	Planning	Hi Jack,

		process	<p>For the record, I am not getting positive feedback in my world regarding the use of online tools. People feel it is exclusive.</p> <p>Folks have time to write an email. Folks wish their was an executive summary of proposed city wide policies. English is not the first language for many, if at all, and so the website is complex and frustrating.</p> <p>If you are concerned about equity, not having communication in a form understandable and accessible to all is not equity.</p> <p>I have told folks to just send emails to you or to Heather 1) so you read them since the recommendations for Loring are detrimental 2) because we spent 6 years developing a Small Area Plan, followed by a rezoning study, paid for by tax dollars - neighborhood staff time - hundreds of volunteer hours - city staff time, and 3) it is something folks are willing to do.</p> <p>Sincerely,</p>
224	6/6/18	Content	<p>I hope Linea will represent her constituents by voting against 2040. Here are my thoughts regarding the current plan: I am FOR diversity and affordability. But I see no evidence that the 2040 plan will achieve either. In fact, to the contrary, the existing examples of recent new development in Minneapolis – be it private or multi-family dwellings – presents properties that are more expensive than what was replaced. We also see evidence that plans similar to 2040 in places like Austin, Brooklyn and Seattle have served to make those areas less affordable. Diversity can not be mandated, but is best achieved by a diversity of living options. A variety of rental units – smaller, vintage, larger, modern – as well as a diversity of home choices provide opportunities for economic and lifestyle diversity, which inherently leads to diversity within a community. To remove the diversity of living options serves to homogenize a community – not diversify it. I am FOR fourplexes conceptually. However, the current 2040 plans offers only the vaguest of guidelines related to fourplexes, and does not include code regarding footprint or height of any such building. New construction should fit in with the scale of the buildings adjacent to and nearby it, this to preserve the character of our neighborhoods, and also in respect the existing neighbors. To prioritize future, anticipated residents at the expense of current ones is disrespectful at best, and cruel and ill-conceived at worst. Does 2040’s four-plex zoning mandate any sort of affordability? Does it even mandate four units? Can it be one very expensive unit with nanny quarters? Where are the definitions and requirements any plan should include?</p> <p>Historically, the zoning commission has been very generous toward developers seeking variances. What are the protections within 2040 that assure a “two and a half story building” is not eased to become a four or five story building? Again, even at “two and a half stories”, a story is undefined, and could, in theory, be twenty feet – thus allowing for a sixty-foot structure. I am against the idea that use of bikes and public</p>

			<p>transportation can be socially engineered by excluding parking from building plans. Where parking is hard to come by, cars will not be eliminated but will rather become the domain of the those who can afford parking, and/or units with parking. Many people depend on their cars for their livelihood, be they couriers, uber drivers, those who work off-hours, those who are on call, or those whose work requires commutability. Prioritizing bikes sounds nice, but comes at the expense of those with mobility issues, the aged, and other communities that deserve a Minneapolis that meets their needs as effectively as it does fit bicycle commuters. Our urban canopy, our urban forest, is one of Minneapolis's most important assets. It defines the aesthetics of our city. It provides clean air, mitigates surface erosion, provides a home for migrating and resident birds of all sorts, provides shade that makes buildings more efficient to cool in the summer. New development impinges our urban forest in an irreparable way. It takes a lifetime to grow a tree. 2040 fails to address how increased density will be managed relative to our schools, our parks, our water quality. I find it ironic that I am assessed on my water bill for non-permiable surfaces on my property, while new construction can cover so much more green space with non-permiable surfaces at minimal additional cost. Our lakes and waterways are already taxed by run-off. Our natural environment deserve consideration, respect, and preservation. The idea that, in essence, overbuilding to create lower occupancy rates is the formula for driving down rents is a recipe for blight. All multi-family structures – old or new, large or small – require a high occupancy rate in order to maintain themselves. Lower occupancy rates result in the need for higher rents (or association fees) in order to cover maintenance costs. Buildings that are not owner-occupied and especially those with out of town or state ownership groups are especially susceptible to blight (i.e., "absentee landlords"). 2040 will serve to transfer ownership of Minneapolis property away from individuals (homeowners, condo owners) and to corporations/developers. Is this really the vision we want for our city? Minneapolis has long had some of the highest home ownership rates in the country. This is something to be proud of! For most individuals, property ownership not only helps to build wealth, but it provides for reduced overhead as one ages toward retirement, or college expenses (as examples). We should be encouraging property ownership, not making it less and less obtainable. Those interested in home ownership, especially those interested in more modest or "starter" properties, are unable to compete in the marketplace with builders/developers who can pay above-market rates for properties they will develop into bigger, more expensive homes – at a notable profit. We cannot of course say or mandate who can or can't buy property in the city. We can however seek to create policy that allows individuals to compete by mitigating policy that makes redevelopment "soft" for corporations/developers, often at the expense of individuals. Teardown and building permit costs should be much higher than they are now...perhaps based, like architect's fees, on the eventual price of the new property, or based on mean property values in a given</p>
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			<p>neighborhood. Right now, zoning policy favors builders, when it should favor residents. Why the need for such profound change to the building code at this time? Minneapolis's population has historically gone up and down, and has been notably higher than it is at present. Economic shifts are also inevitable. 2040 is too based in the conditions of the moment, and as such leaves the city vulnerable relative to normal and usual changes in consumer wants, the economy, and population. 2040 as it stands is not a natural, progressive evolution of code. It is a deliberate, sweeping overhaul that deprioritizes current residents and their associated lifestyle and housing choices. It is drastic, and unnecessary. Minneapolis is itself not an island, but part of a greater metropolitan area. It is misleading to look at occupancy rates and rents in Minneapolis without looking at same as part of a whole. What are the occupancy rates and rents if close-in suburbs like St. Louis Park, Robbinsdale, Golden Valley, Richfield, Edina, Bloomington, St. Paul, Roseville and other relevant suburbs are included in the figures? Thank you for your consideration. Please feel free to contact me directly to discuss any point here further.</p>
225	6/7/18	Content	(see attachment: 060718 DA_ \$A Foot Bridge for Lake of the Isles)
226	6/7/18	Content, planning process	<p>Hi Jack,</p> <p>I'm seeing that the online program only allows short comments related to the Land Use and Built Form Plans. I noticed in the proposed Built Form Plan that every parcel in Loring Park is proposed for significant increases in height. That is, except for the Basilica block and the adjacent Faux block. There the plan is actually proposing a decrease in allowable height from four and six stories to only three. Why? I find an exception like this can be very helpful for learning what is driving a plan as a whole. I understand the goal of needing to grow the City (I agree with that), but in the section on Built Form and in the goals related to Urban Design I don't see anything on how the built form plan is intended to respond to the existing urban fabric, and particularly historic districts and buildings. If you could give us some information on this, I think it would be helpful for those in Loring Park who are reviewing the plan.</p>
227	6/7/18	Content	<p>I found the following report on Nextdoor from the Windom 2040 review very disturbing. Corridor 4 with taller buildings is the same as corridor 6!! 4 stories is already too tall for corridor 4 far from downtown. This "or higher" is an affront to our intelligence. So are you saying 4 story for market rate but no limit for affordable housing? So we can expect massive tall no parking build outs so long as they include affordable housing?</p> <p>-----</p> <p>"I also attended a 2040 meeting last night in Windom. Was a bit disappointed on many fronts. First, Heather Worthington only stayed for 30 min of our hour and a half meeting, coming 15min late and leaving 45 min early claiming she had double booked herself. The meeting also only</p>

			<p>turned out 15-20 people; a far cry from the roughly 150-200 that showed at SWHS when Palmisano presented.</p> <p>I raised concern with the trigger phrase that has everyone concerned about new development of Corridor 4 (Penn, Xerxes, 50th):</p> <p>"Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals."</p> <p>I mean, if the Plan's goal is higher density and "affordable housing," then what developer WOULDN'T try to justify a taller building that they can pack more people into? A taller building is almost a given.</p> <p>So the response was along the lines of...well we really want that phrase in there because it allows us to negotiate with developers to get what we want (i.e. more affordable units.) Only, variance, after variance, after variance shows us that the City isn't asking for much in return from the developers. "</p>
228	6/7/18	Content, planning process	<p>Hi to all of you who are working hard on behalf of the citizens of Minneapolis,</p> <p>Below is an excerpt from a continuous discussion on Nextdoor as of today that I was asked to share which you might find valuable as you communicate with those of us who live in the city.</p> <p>1. I realize this focus of this discussion is on this specific area of Minneapolis, but as a relative newbie to the cities I wonder how much development is happening and planned for in other areas of the city? It appears to me that there are plenty of areas in Minneapolis that could use some well intentioned and inspired capital investment in retail and housing that would love a chance to build and establish more livable communities where space exists today. Is it that most of this plan is designed for change in areas that are already desirable and thriving, or is the plan to uplift, recreate and promote desirable and livable neighborhoods in all parts of Minneapolis?</p> <p>I'm not sure, but are there any new, beautiful and affordable developments happening right now in more blighted areas of Minneapolis? Are there any slated for the near future? What about high end in these areas? If not, why not, especially if the stated goal is to create equity in housing and community? Is there any focus on uplifting and supporting communities where investment and change could be most effective right now? I don't understand how planning to remove or change the character of any already thriving area aids other potentially very desirable areas that could use help now to become just as desirable and livable?.... I ask this in all sincerity.</p> <p>2. Thanks Constance for your reply. So the cynic in me immediately goes</p>

		<p>to “yes, it’s always about the money”. It does seem that the altruism expressed in this plan is an only slightly veiled opportunity for developers to make a lot of money. Whether this is by intention or just a lucky by-product for them, or both, may never be clear, but it does seem like a given.....hence my original question....what about other areas of Minneapolis? Where is the investment there? While there are many valid questions regarding gentrification and displacement, blighted areas are most often where investment and help is needed, and when done intentionally and effectively they receive the most and longest lasting benefits, not only in housing but in all areas that create sustainable, livable communities. Admittedly I am not an expert on the draft plan Minneapolis 2040, but it does seems to me like there are bigger and deeper issues at play here in Minneapolis.</p> <p>Also, here is my comment sent via the Minneapolis 2040 website comment section as follows....</p> <p>I'm asking that you please do additional outreach and offer and accept more time for public input and recommendations regarding the draft Minneapolis 2040 plan.</p> <p>It seems there are many valid questions and concerns that are not being addressed in an open and inclusive manner, thus creating an atmosphere of misrepresentation and lack of true desire for public and community feedback and participation on your end. As a voter in this city I would like to know that all voices are heard and all input is acknowledged, valued and considered with integrity and respect.</p> <p>Please allow more time for all stakeholders to become informed so that any plan that passes will have legitimacy and broad support of the people who voted for you, live here and for whom it will impact greatly.</p> <p>I personally have many issues with the claim that higher density equates to increased affordability OR quality of life. I have lived in very high density cities and they have not been the least bit affordable. Affordability is subjective at best when all other aspects of everyday life are taken into account. As a parent with children and grandchildren I also look for among other things good schools, green space, safe streets, relevant shopping areas and yes....parking.....I decide where I will shop, play, take my kids or go out to eat, oftentimes dependent on parking availability. My decision to remain in Minneapolis long term is dependent on many of these factors.</p> <p>My guess is that "affordable" means not only smaller, but also lower in quality and aesthetic because this is what make buildings affordable. People who have more money, pay for more/better things.</p>
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229	6/8/18	Content	<p>Density Housing: I object strongly to any proposal to introduce to single home neighborhoods multiplex housing. Part of the beauty and vitality of any city is the diversity and variation of living areas. To politically subject an organic and harmonious evolved neighborhood to city planning trends is dangerous in the long run without careful review and respect to the citizens of those neighborhoods.</p> <p>Bike lanes: I'm perplexed by the bike lanes provided on 26th ave., 28th ave., Portland, and park avenues. No bike riders use them. Let me emphasize the period. "."! They are not being used. We travel those routes frequently and I can count the bicycle riders on one hand... and I'm missing three fingers on that hand! Really. Has the volume of bicyclists expanded so much that major arteries of the cities must be altered to accommodate the flow? Please travel to Munster, Germany to see what real bicycle volume is. I would recommend reviewing (and removal of) the very silly allowance for bike lanes and focus on improving public transportation, park bike lanes and safety. The introduction of the bike lanes was ill considered, are dangerous, and interruptive to regular flow of traffic, normal traffic and emergency needs. Someone has too much time on there hands.</p>

			Thank you for your time and attention.
230	6/9/18	Content	<p>Dear Heather,</p> <p>It was nice to finally meet you today. I have heard many good things about you and your work. Your presentation and participation in the Q&A today reinforced what I have heard!</p> <p>I must apologize...I am a committed supporter of the Land Trust model and have been an active participant in the CLCLT including having served on the Board of Directors for nearly a decade and served as Interim ED when Jeff was on sabbatical. When I hear people say that they don't like the CLT model I am always curious to know why AND provide information. It was impulsive of me to BUTT into your conversation and for that, I apologize.</p> <p>Thank you for your efforts to include all residents and interested parties in the discussion and development of the comp plan. It is yeoman's work and you are to be commended.</p> <p>I have two areas that I am most interested in moving forward, 1) commercial development and 2) housing options and opportunities. I am grateful to have CM Cunningham as a supporter of the transit/commercial corridor idea. As I have spent many years in north Minneapolis working on housing and small business development I know many of the challenges that lay before small business owners. Finding suitable space as a start-up business and growth opportunities. I am thrilled that the draft plan will include commercial zoning for the transit corridors. CM Cunningham suggested Penn, Lowry, 44th, and Fremont. Another consideration may be Thomas from Dowling to 42nd (or mid-4200 block) as there are several commercial uses, institutional uses, and former commercial uses on those blocks. It is also a transit route.</p> <p>As I mentioned in the meeting the north side, in particular, has City-owned vacant lots BUT the School District has much land that once held affordable housing units. Working with the District to come up with a plan on returning the land to affordable housing (using TIF, LiHTC, CLCLT, etc) could build the infrastructure and create housing that is affordable to the families of school children and the teachers and staff of the district.</p> <p>Again, thank you for your commitment. It is much appreciated.</p> <p>Sincerely,</p>
231	6/11/18	Content	(see attachment: 061118_DOC061118-06112018161527)
232	6/12/18	Content	I will not ride my bike in the street. It's too dangerous. Consider improving the sidewalks instead.
233	6/12/18	Content	"Hello. I live in a residential single-family house at 2004 James ave S (corner of Franklin and James). The entire neighborhood is comprised of residential single-family houses. Your draft plan would zone my parcel

			and my neighbors' parcels for construction of up to 4 stories. That is not an appropriate scale of development for this residential neighborhood. The draft designation ignores the scale of development that city residents have followed for more than 100 years at this location. Please revise the designation in the final plan from Corridor 4 to a less-dense designation. Thank you. Sincerely,
234	6/12/18	Content	"Hello. I live in a residential single-family house at 1820 Knox ave s. The entire neighborhood should be comprised of residential apartment buildings. Your draft plan would zone my parcel and my neighbors' parcels for construction of only 4 stories. That is not enough scale of development for this residential neighborhood. The draft designation should expand the scale of development that city residents have followed for more than 100 years at this location. It should work to prevent a housing crisis. Please revise the designation in the final plan from Corridor 4 to a more-dense designation. Thank you. Sincerely
235	6/13/18	Content	Dear Council Member Schroeder, As you look to Minneapolis 2040, I hope you will consider how to mix low, moderate, and upper income units in any housing project of a given size that receives a public benefit of any kind. Based on what I read about the Minneapolis 2040 plan, I don't see it working for all income groups. I don't see it increasing income diversity in every neighborhood in the City Below is how one European city approaches the supply of housing for all income groups. Best regards, Gary & Cheryl "Private developers who collaborate with the city government to build affordable housing must allow the city to rent half of the new apartments to lower-income residents; the developer generally leases the remaining units to moderate-income residents. In some projects, future tenants participate in the planning, design, and construction process and give input on what kind of facilities they would like to have in the building. Rents are regulated by the city government so that none of the residents pay any more than 20 to 25 percent of their household income for housing, compared to the corresponding 30 percent benchmark in the U.S. A unique feature of Vienna's social housing program, Lindstrom noted, is that the city's income restrictions for subsidized units only apply when families first move in. Residents are never required to move out, even if household income levels increase in the following years. This arrangement results in a substantial number of moderate-income residents living in subsidized housing, and this mixing together of residents with different income levels helps with social integration. Since the city has a large stock of affordable housing, these middle-income residents typically do not crowd out lower-income residents. ³ Because the city continues to add new units that are subsidized, about 5,000 annually, and available to lower income residents, housing developments do not devolve into middle-class enclaves nor do they become stigmatized concentrations of poverty." https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_011314.html
236	6/16/18	Content	The continued growth of the City of Minneapolis and how our elected

			<p>officials are planning for it is of utmost concern to me. I have read the plan and do not believe the change in the zoning laws allowing multiplex housing on small single family lots is in the best interest of current single family homeowners. Single family home owners feel this is a way to try and reduce our wealth. Everything I am seeing from groups supporting this plan is negativity on the people who have worked hard to purchase their own home and have even taken a risk to fix up the current stock of old housing. This plan is only in the best interest of developers.</p> <p>Minneapolis continues to be a place where families do not come first and we are made to feel shameful for being successful, educating our kids and being a vital source for our neighborhoods. I have seen this time and time again. Kids are not valued here. There is a lack of infrastructure for them. The schools are underfunded and these same schools lack the modern tools needed like computers, athletic facilities and air-conditioning that suburban kids have. I have lived in the city of Minneapolis for 25 years, first in the Lake Nokomis area and now in my Lynnhurst neighborhood and I can tell you the number one reason I chose to live in the city even after I had my three kids was because of the lakes, the parks and my neighbors. I chose to live in the neighborhood I am in because of the serenity, the open green spaces, the nature (even though you are in the heart of the city, it is still present) and the parks. What will this increased density due to an already stressed lake system? This plan will destroy the only thing that makes this city desirable to live in. The parks, lakes and green spaces. The decrease of green space and the increase in hard surfaces will no doubt affect the lakes in a negative way. I did not choose to live in Uptown, Downtown or Dinkytown or any of the other high density areas in Minneapolis. Also I find it ironic that you continue to insist that businesses must have green spaces and yet you are willing to ignore this for the sake of more dense housing created by developers.</p> <p>Goodby Minneapolis you can find your high paying taxed resident in a developer. A developer who has no interest in creating a connected neighborhood community or who will not care for the neighborhood like single family home owners do. Homeowners actually have a stake in their properties. Your 2040 vision lacks support for families and values singles.</p> <p>Sincerely,</p>
237	6/17/18	Content	<p>Please see my attached letter on the Comp Plan.</p> <p>Thanks,</p> <p>(061718 PS_letter - Comp Plan)</p>
238	6/18/18	Content	<p>What are you trying to do to our city???? There are already new apartment buildings in Uptown that are not full to capacity. The parking and traffic will be atrocious, as if they aren't already bad. And try as you may to encourage biking and mass transit, we are a northern city that will always need cars to get around.</p>

			I totally oppose this plan!
239	6/18/18	Content, planning process	<p>I and my family are a long term residents of Prospect Park and have been following the debate on the multi-storey Vermillion project on University Avenue, not far from the Tower Hill. I have several concerns and had thought that reasonable and thoughtful approach to development the corridor will prevail but was alarmed to hear that 13 storeys for the building were approved. This is a huge variation on the existing zoning laws and an egregious circumvention of the same, accompanied by the absence of any urgent need that calls for it. We also do not understand how the project which started out with 8-storey proposal morphed into a "good compromise" height of 13 storeys!!</p> <p>We would like to see a strong plan for how the increased density will be accommodated for the higher needs for parking, traffic, public amenities that come with it. We are not opposed to high-density living in principle but absolutely opposed to poorly considered and rushed decisions. We voice our urgent appeal to you to not allow this project as it stands.</p> <p>Thank you.</p> <p>Sincerely,</p>
240	6/18/18	Content	<p>I am a home owner in Prospect Park, Southeast Minneapolis. While there are many components of the 2040 Comprehensive Plan which I support, including high density and affordable housing, a comprehensive transportation plan, reduced disparities, and many others, I have great concern about the lack of concern for historic neighborhoods and structures. I am also concerned that we have seen an explosion of apartment and condominium buildings along University Avenue, with little regard for aesthetics, size/height restrictions, quality of building materials and designs, and parking issues. Within 6-12 months of move-in, most of these buildings have already had repair needs and are again covered in scaffolding.</p> <p>Many cities around the U.S. and elsewhere have protected the aesthetics (and therefore what makes them unique and appealing to residents, tourists and other visitors) of their historic neighborhoods and those neighborhoods which abut them, through zoning and other requirements. That is what I expect from the Minneapolis 2040 Plan, and cannot support it as is without that.</p>
241	6/18/18	Content	<p>Prop 2040's plan to rezone the whole city for (up to) fourplexes is alarming. I don't want it at all. Most of the people on Next-door don't want it. All of the neighbors I have spoken with don't want it. Most of the people at the meetings don't want it. Yet, it feels to me for all world that our opinions don't matter and that this plan will happen, regardless of the majority of the residents' desires. I feel unheard. I was born and raised in Camden, graduated from Henry, raised my kids as Millers, and will move out of my lifelong city if this goes through. I'm angry and hurt.</p>

242	6/19/18	Content	<p>Prop 2040's plan to rezone the whole city for (up to) fourplexes is alarming. I don't want it at all. Most of the people on Next-door don't want it. All of the neighbors I have spoken with don't want it. Most of the people at the meetings don't want it. Yet, it feels to me for all world that our opinions don't matter and that this plan will happen, regardless of the majority of the residents' desires. I feel unheard. I was born and raised in Camden, graduated from Henry, raised my kids as Millers, and will move out of my lifelong city if this goes through. I'm angry and hurt.</p>
243	6/20/18	Content	<p>Draft comp plan fails to meet statutory standards.</p> <p>(see attachment: 062018 JC_MPLS Comp Plan comments 6_20_18)</p>
244	6/20/18	Content	<p>My name is ___. I reside at 119 Pratt Street, Minneapolis which is in the Tangletown Neighborhood and have lived here for over thirteen years. The house at this address was built in 1913 and is one of the oldest in the neighborhood. On June 6, 2018, I attended a meeting regarding the draft of the Minneapolis 2040 Plan where Councilman Jeremy Schroeder and City Planner Joe Bernard were present. During this meeting I made comments about this Plan. I was advised to also send these comments to this website.</p> <p>Tangletown is a unique neighborhood where most of the houses are 70 to 100 years old and no two are alike. To my knowledge there are no vacant or empty lots in Tangletown. This is truly a historic neighborhood which could not be reproduced if any houses were torn down. Yet this is exactly what could happen under the proposed Minneapolis 2040 Plan. In the corridor running from 50th Street along Belmont, Elmwood, Valleyview and the first 7 houses on Minnehaha Parkway 6 lots are in Corridor 6 (2 to 6 story multi-family units), 26 lots are in Interior 3 (1-3 story multi-family units) and all the remaining lots in Tangletown are Interior 1 (Small scale residential lots with up to 4 dwelling units, including single family, duplex, 3 unit and 4 unit with 1-2.5 stories). Such a Plan could over the course of a number of years eliminate many of the original homes in Tangletown. This area is currently at capacity as to density and adding additional dwelling units will be a problem. The streets are narrow and even with parking only on one side on some streets two way driving and parking is difficult, especially in the winter.</p> <p>One of my main concerns is that developers and speculators (or strawmen posing as residential buyers) will pay top dollar (even over mark value) to buy single or multiple lots when their financial projections show that they can make a substantial return on their purchase investment by building multi-family units.</p> <p>One of my other concerns is that without restrictions on construction (both height and design) new multi-family dwellings will look out of place and devalue surrounding houses.</p> <p>Please do not let the city's understandable need for additional new housing destroy the unique nature of Tangletown. This would be a catastrophe.</p>
245	6/20/18	Content	<p>Dear Council Member Palmisano:</p>

			<p>I have enjoyed living in my neighborhood for the past 18 years and I strongly oppose the proposed 2040 re-zoning plan for Minneapolis. This plan will not bring affordable housing to Minneapolis but it will degrade the culture and beauty and liveability of our neighborhoods. Putting up 4 plex buildings next to single family homes will lessen the value of the single family homes around it, cut off views and sun, increase parking problems and lessen the overall appeal of living in our neighborhoods. This plan is not the way to make affordable housing available. The 4 plexes will likely be owned by corporations who don't have a stake in the neighborhood and are out to make the most profit.</p> <p>I do not support this proposal and every neighbor I have spoken with agrees. Your constituents do not support this plan and the city must look for other options for providing affordable housing.</p> <p>Thank you for listening.</p>
246	6/21/18	Content	<p>To Whom It May Concern:</p> <p>The Minneapolis 2040 plan is heavy on desired outcomes (e.g., reduced housing disparity), but light on how those outcomes will be achieved. We get many words about current disparity, in say income, but exactly how the city plans to reduce disparity is not clear. Reams of data regarding disparity do nothing to lessen disparity. Racially discriminating in housing is illegal, so what does the city plan to do other than enforce the law?</p> <p>"The City will invest in education, skills training, small business support and other support systems to help residents access opportunities to gain and retain well-paying employment that allows them to grow as individuals." This statement is the sum total of what the plan says about what it will do. Details are lacking to say the least. Moreover, the basis for believing these things will affect disparity are not provided and simply assumed, apparently on intuition or ideological grounds without empirical evidence that investing in these things will lessen disparity. One suspects that the city has already invested in education, skills, training, etc. How did that work out?</p> <p>As is, Minneapolis 2040 is ultimately a political-ideological statement, not a viable plan based on evidence of working. This leads to bad thinking, such as seeing increased density as a desirable goal, when it doesn't of itself address disparity at all. The overwhelming focus of the city on race politics is hammering any effort to plan successfully. Unless planers are free to plan based on solid logic and evidence, rather than having to meet an ideological agenda, no progress toward goals can be expected.</p> <p>Density in particular seems to be thoughtlessly used to justify ignoring existing law (i.e., zoning) without regard to negative effects of increased density, especially on how removing zoning can potentially change the</p>

			<p>nature of desirable neighborhoods. No mention is made of curbing or directing the development pressure that Minneapolis is now experiencing. Unbridled development will not promote achievement of stated goals and very well could erase many of the unique and desirable features of fragile urban neighborhoods.</p> <p>In short, Minneapolis 2040 is a bit of a sham as a plan by providing a platform to spew ideology, review past mistakes, and make vague recommendations without evidence of support goal achievement. I am a life-long liberal Democrat, but I will not be voting for candidates who support this sort of "planning".</p>
247	6/21/18	Content, planning process	<p>Good morning, We have completely reviewed the entire website regarding the 2040 Plan. Read published articles, filled our surveys, and talked to neighbors in Southwest Minneapolis. To-date nothing is being mentioned about the financial component.</p> <p>Question: What is the financial comparison between the current financial picture of Minneapolis (Southwest Minneapolis) and the financial picture the proposed 2040 Plan will create?</p> <p>Transparency in government today is upper most and your responsibility . We're not asking for verbiage we want specific financial information. Minneapolis is financially accountable to all who live here so please include in Phase 5 Review of the 2040 Plan the \$\$\$s.</p> <p>As residents, stakeholders in the now & future of Minneapolis, we (all) deserve the full picture from those who are leading this effort on our behalf.</p> <p>We look forward to your response,</p>
248	6/21/18	Content	<p>I have been reading about the plan and have concerns with its carpet bomb approach to building beyond zoning height and size in our neighborhoods.. After attending a recent zoning application and appeal meeting it is clear than single family home owners are being being left vulnerable to degradation in their property values and quality of life, and neighborhoods will be degraded through the approach championed in the 2040 plan.</p> <p>Minneapolis is a city of neighborhoods with identifying character and personality, strong block clubs and residents committed to their communities.</p> <p>Addressing affordable housing is a worthy task and one this plan does not address.</p> <p>Already we are seeing the pitfalls of the plan taking place, with real estate speculation. Properties than are reasonably priced and can be fixed up are being purchased for tear-down and rebuilding at much higher costs.</p>

			<p>Rents will rise as developer speculation increases. Low parking building projects will not be supported by the kind of mass transit needed to supplement traditional car use. Parking and traffic flow issues will plague our many neighborhoods constructed with narrow streets.</p> <p>Developers will be the group served by this plan, more so than renters who will still not find affordable apartments, or homeowners who moved into reasonably-priced neighborhoods with single-family homes. Concentrating dense and affordable housing along mass transit lines, as along the Hiawatha corridor, makes sense. Building oversized structures in neighborhoods, on narrow streets with little available street parking, and far from the train corridor does not make sense.</p> <p>If we cannot build effective mass transit in Minneapolis, if we do not have the will to build light rail to the west and southwest, then this plan rests on a huge flaw. People will need cars and will not be able to park. Getting transit to jobs in the technology hubs, all suburban, will not be practical without effective light rail. Quality of life will ebb in our neighborhoods. Developers will make lots of money. Rents will go up, and affordable housing will not be addressed. The plan will not make Minneapolis a better place to live or prepare us for the future.</p>
249	6/21/18	Content	<p>I have enjoyed living in my neighborhood for the past 18 years and I strongly oppose the proposed 2040 re-zoning plan for Minneapolis. This plan will not bring affordable housing to Minneapolis but it will degrade the culture and beauty and liveability of our neighborhoods. Putting up 4 plex buildings next to single family homes will lessen the value of the single family homes around it, cut off views and sun, increase parking problems and lessen the overall appeal of living in our neighborhoods. This plan is not the way to make affordable housing available. The 4 plexes will likely be owned by corporations who don't have a stake in the neighborhood and are out to make the most profit.</p> <p>This is not an elitist view. We believe there are other ways to achieve affordable housing. I do not support this proposal and every neighbor I have spoken with agrees. Your constituents do not support this plan and the city must look for other options for providing affordable housing.</p> <p>You must listen to your constituents and support their needs as well.</p>
250	6/21/18	Content	<p>Please vote no to Mpls 2040 Plan. It will destroy the character of our city. It is discriminating to the elders who live here, and will drive them out. It will create massive congestion downtown and hurt businesses.</p>
251	6/22/18	Content	<p>The review showed in the Hill and Lake Press paper for development is all out of proportion. This amount of housing density is not supportable due to the roads. Also it will destroy the use of the lakes for sailing as the winds will be all affected. Please cancel this plan.</p>
252	6/19/19	Content, planning process	<p>Council Member Schroeder,</p> <p>Thank you for responding to my note. I was enthusiastic about your campaign at the caucus and at the conventions and remember fondly</p>

			<p>how excited you were about the prospect of serving our city. I'm glad you have the chance.</p> <p>I'm not sure which note you read as I have posted several: on the interactive website and emails. I understand the need for affordable housing. I am actually an advocate for it. I worked hard to help the Creekside Commons complex become a reality. I absolutely agree that there should be housing affordable to the many who work within the city limits. It isn't fair that people come into the city for a job but don't make enough to live in the city in which they work. I lived in eleven rentals in my first six years after college, although some of them were only couches, one was a closet. I understand the frustration of limited opportunities. I want more affordable housing. I also believe that a healthy community should offer options for living. Affordable and financial stretch. Single family home neighborhoods and bustling rental and retail neighborhoods. Those neighborhoods shoulder to shoulder, not mixed together. Mixing it together eliminates the single family quiet small town neighborhoods altogether. There should be options for all of us. I am so happy that I am able to live in a single family home now. But I also want others to be able to live in the city who earn minimum wage, I just don't want to break up my small community to make that happen. I want the existing underdeveloped bus corridors to be developed and single family home neighborhoods to be left alone. I would be fine with apartment buildings built on Nicollet, Stevens or 2nd (just two blocks from my house). But not nestled inside it. I don't want rosemary in my chocolate chip cookies. I don't want a fourplex in the neighborhood. Rosemary right before the cookies? Delicious. Apartment buildings along the corridors? Perfect. Also, there is a distinct feeling in reading the website and minutes from the "listening" sessions that make me feel like the council is "listening" but not hearing. It feels like this is a fait accompli. These listening sessions, interactive website comments, and emails feel like a facade. What is the likelihood that the fourplex piece of the prop 2040 will be eliminated? I fear none.</p> <p>Thank you for your time.</p>
253	6/19/19	Content	<p>Dear Mayor Frey and my council person Lisa Bender,</p> <p>I attended the Powderhorn show and tell about the plan for Minneapolis 2040. It looked like an already thought out plan, with well made charts and pictures of what is the future of the city.</p> <p>What is missing for me is step number one to this plan to have people use transportation other than cars. It's the inadequate public transportation we have. I like to take the bus to downtown, but anywhere else it takes about three times as long, with two or more transfers. There is no public transportation across the Twin Cities except for connecting the downtowns. And this is very time consuming. Before there is more density encouraged, a better, less expensive, user friendly, more frequent public transportation is needed first.</p> <p>Your 2040 plan looks like you desire to remake Minneapolis into a city like Chicago or NYC. I, and others chose to live here, because of the</p>

			<p>neighborhoods of family homes.</p> <p>It appears that you, Mr. Mayor, and the city council are allowing the developers to do what they wish, without considering what the people who have lived here a long time wish.</p> <p>I love to bike, but Please keep in mind that not everyone is able to bike! And not all who bike are able to bike to their to far away destinations. There are people who need to use a car and cannot rely on the inadequate public transportation we now have.</p> <p>Sincerely,</p>
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The City of Minneapolis and North Minneapolis
An Assessment of Social Metabolism
(metaphors for pattern of quantum entanglement)

North Minneapolis	Indicators (From Green Zone Plan) and some additions from North Minneapolis	City
The air quality is less than, and dangerous	Air Quality	The City is slow to respond and minimalistic in response, reinforcing existing patterns and preferences
We have fewer jobs, more 'dirty' jobs, less paying jobs, higher unemployment, and certainly not a leading role in the green jobs of the future. And yet, wait... we now have a green jobs center – how do we build on that?	Green Jobs	The City is 'tinkering', but it seems it is inclined to 'follow the market' rather than seed it. What possibilities could be explored for the city to consciously seed green futures, holistically (meaning investments linked, relationships braided), in North Mpls?
North Minneapolis has a high percentage of substandard housing and is impacted by rising housing costs.	Housing quality and affordability	Similar to critique around air quality above, it seems the city is 'following signals' rather than leading, and thus a new approach is only likely if positively pressured by the community.
There are more than 500 sites listed on MPCA's what's in my neighborhood site each for 55411 and 55412. We have a lot of work to do.	Soil and water contamination clean up and brownfield redevelopment	I am curious how the city considers contamination across the city as a whole – and how it determines priorities, and how it decides how much of an investment to make.
We have ambitious green dreams, but seem 'brown' in relation to the overall pattern of the city - a stepchild kept at arms length (double metaphor to be noted here)	Greening	The city is highly ranked as a 'green place', but it does not have a process to be equitably green
Urban Agriculture in North Minneapolis has really taken off. There is a mismatch between city resources and community initiatives that if corrected, can meaningfully foster substantive advances in healthy food, green jobs, and greening.	Healthy Food Access	The city created homegrown Mpls as its leading agent for healthy food efforts. This has been an important resource. And, it is also true that a conscious commitment to a shared ownership approach is critical to the success of efforts in the city.
A committed anti-displacement strategy requires a strong relationship, knowledge, capacity and investment process designed to deliver direct stake-holding benefits to existing low-income residents.	Designed Development Displacement Strategy	The city, perhaps without conscious intent, 'leaves us hanging here'. A process to prevent displacement must be consciously designed and enforceable. A community benefits agreement may be a good place to start.
We lack ownership mechanisms and so every development deal adds to risks and realities of displacement. Securing a future for existing residents requires engaging them as cooperatively owning stakeholders.	Community Ownership Mechanisms for land, housing, businesses, finance	The City has created the City of Lakes Land Trust – great start. We would also like an Agricultural Land Trust – jointly owned and managed We would like a Green Development Trust, also jointly owned and managed.
The City has been built in a way that limits our access to the river and fails to apply a comprehensive approach to watershed management as it flows through N Mpls	WATER quality and Access to and High Engagement of Community along Mississippi River	The Upper Harbor Terminal represents a major development opportunity where Green Zone thinking at its best could be tested, applied, scaled.
Environmental Science Agency is recognized as key to this metamorphosis – so environmental education in pre-k-12 and career pathways must be designed in, connected to efforts in all of the above.	Environmental Education	A conscious braiding of dialogue at the City Council level and with each City Council Department in relation to the community-determined environmental future might really foster a mutual smile that lasts.

Sam Grant, The Public Policy Project and Environmental Justice Coordinating Council – some thoughts in formation

May 11, 2018

Re: Minneapolis 2040 – What's The Rush?

Dear Council Member (All):

This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement.

The Minneapolis website proposes a month of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.

The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A sample copy of a council resolution to request an extension of time is attached.

Thank you for your consideration.

Sincerely,

Nancy Pryzymus, Ward 1
Michelle Borowicz, Ward 4
Angelina McDowell, Ward 5
Lara Norkus Compton, Ward 10
Tim Keane, Ward 11
Lisa McDonald, Ward 13
Jane O'Laughlin, Ward 13

cc: Mayor Jacob Frey

CITY OF MINNEAPOLIS
RESOLUTION NO. 2018 - ____

**RESOLUTION REQUESTING ADDITIONAL TIME
WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN
“DECENNIAL” REVIEW AND UPDATE OBLIGATIONS**

WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and

WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and

WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and

WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and

WHEREAS, at its January 10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and

WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and

WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process.

WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS:

1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019.
2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019.

Adopted by the City Council of the City of Minneapolis on May 25, 2018.

Approved:

Attested:

Mayor Jacob Frey

City Clerk Casey Carl

CITY OF MINNEAPOLIS
RESOLUTION NO. 2018 - ____

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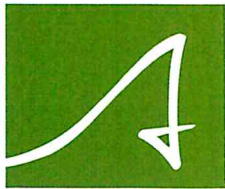
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Approved:

Attested:

Mayor Jacob Frey

City Clerk Casey Carl



ALLIANCE HOUSING INCORPORATED

May 17, 2018

Mayor Jacob Frey
City of Minneapolis Mayor's Office
350 South 5th Street, Room 331
Minneapolis, MN 55415

Councilmember Andrea Jenkins, Ward 8
City of Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN 55415

Dear Councilmember Jenkins and Mayor Frey,

Thank you for the opportunity to comment on the City of Minneapolis's Comprehensive Plan draft. Alliance Housing's work makes it possible for individuals and families to create homes for themselves, regardless of income and background. Specifically, we build, renovate and manage quality rental housing for individuals and families with very low incomes who may need a second chance. We are most interested in providing comments on the housing chapter and policies.

We'd like to make three points:

1. Focus resources on those with the lowest income and the projects with the longest term commitment to affordability.
2. Increasing the number of, as well as improving and retaining rooming houses.
3. Rental screening criteria that compliments Affirmative Fair Housing Marketing Plans


We commend the Mayor for recommending \$50 million in affordable housing funding annually. ***Additional resources are necessary to tackle the gap between incomes and rent and the supply of quality, affordable rental housing.*** The City's current resources fund projects with a variety of affordability levels and for a portion of affordable units in market rate buildings. We would argue that strategy spreads resources too thin, favors projects at 60% area median income affordability and leaves those with the lowest income with too few options. We'd recommend that the majority of public investment is tied to rent subsidies or capital dollars for tenants with 30% of area median income.

The draft plan includes a recommendation to improve or retain existing rooming houses. The numbers of rooms in Minneapolis has been greatly diminished with downtown and some neighborhood redevelopment. Sleeping rooms offer a simple and dignified option for adults with very low wages and incomes. Alliance operates 44 sleeping rooms in Whittier, Powderhorn and Central neighborhoods. Our properties with rents averaging \$350 per month are an asset to the tenants and the neighbors. We recommend that the City make it possible for responsible owners and managers ***to increase the number of sleeping rooms available in Minneapolis.***

The draft plan notes and affirms that owners of City-assisted housing projects must market affirmatively within Fair Housing laws. While this is important, many owner and managers use very strict rental screening criteria that severely limits access to individuals and families with poor credit, evictions or criminal convictions. These criteria disproportionately affect persons of color and very low income persons. Some screen out problems from 10+ years ago or for life. Alliance Housing gives nearly everyone a second chance regardless of background. Our properties are well-run and have rent loss and occupancy rates on par with the affordable housing industry. We recommend the City require ***more sensible rental screening criteria on assisted housing project.***

I would be happy to answer questions about any of my comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Jeanetta', written over the printed name.

Barbara Jeanetta, Executive Director

bjeanetta@alliancehousinginc.org

612-879-7633

CITY OF MINNEAPOLIS
RESOLUTION NO. 2018 - ____

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Attested:

Mayor Jacob Frey

City Clerk Casey Carl

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2040 COMP PLAN EXTENSION REQUEST

LOCAL PLANNING HANDBOOK

Please send your completed request form and accompanying Resolution via email or mail to the [Reviews Coordinator](#) at the Metropolitan Council by **May 31, 2018**. Your responses to the following questions will provide the Metropolitan Council with information needed to review your extension request.

1. Please provide the following information:

Community Name	
Contact Person	
Request Date	
Phone Number	
Email Address	

2. PLANNING PROCESS TIMELINE: Please provide the target dates for each step of the planning process identified below. If you have already completed a step, indicate “completed” with the date in the table.

Process Step	Target Date
Completion of draft plan text and mapping	
Initiation of 6-month review/comment period by adjacent jurisdictions, affected special districts, and school districts	
Public hearing date	
City Council / Town Board / County Board action	
Date of plan submission to the Metropolitan Council	
Completion of fiscal devises and official controls review/amendment	

3. PLANNING ISSUES: Please identify the issue(s) below that are contributing to the need for the requested extension.

- | | |
|---|--|
| <input type="checkbox"/> Staff workload | <input type="checkbox"/> Community Designation considerations |
| <input type="checkbox"/> Contract planner delays | <input type="checkbox"/> Development of plan components: |
| <input type="checkbox"/> Issues affecting adjacent communities | <input type="radio"/> Existing Land Use |
| <input type="checkbox"/> Data/mapping/GIS | <input type="radio"/> Future Land Use |
| <input type="checkbox"/> Area development or redevelopment plan(s) in process | <input type="radio"/> Housing |
| <input type="checkbox"/> Planning Commission/City Council/Board member concerns | <input type="radio"/> Surface Water Management |
| <input type="checkbox"/> Population, household, employment forecast issues | <input type="radio"/> Transportation |
| <input type="checkbox"/> Sewer flow forecast issues | <input type="radio"/> Wastewater |
| <input type="checkbox"/> MUSA/Growth staging plan | <input type="radio"/> Parks and Trails |
| <input type="checkbox"/> Public participation process | <input type="radio"/> Water Supply |
| <input type="checkbox"/> Density policy issues | <input type="radio"/> Implementation |
| | <input type="radio"/> Mississippi River Corridor Critical Area (MRCCA) |
| | <input type="radio"/> Other _____ |

4. Mark all that apply to your community.

- ☐ Planning Grant recipient
☐ Mapping Services requested

5. **ADDITIONAL INFORMATION:** Please provide explanation of the planning issues checked on the previous page. Include a realistic appraisal of your community's ability to submit your updated plan for review by indicated deadline, as well as the subsequent review/amendment of fiscal devices and official controls.

Please contact your **Sector Representative** if you need any assistance.

February 2018

May 23, 2018

Re: Minneapolis 2040 – What's The Rush?

Dear Council Members:

This letter is offered to request that the city council extend the process for consideration of the Minneapolis 2040 Comprehensive Plan to foster greater transparency and to allow greater community engagement. The Minneapolis website proposes a **month** (only) of community engagement meetings in May 2018 with a draft plan adoption in July 2018. Given the many varied communities and the complexities of the issues facing Minneapolis, this timeframe is wholly insufficient.

In the meeting I was at last night (May 22, 2018) the implication was that we (voters) will have four months and in fact, this is something that the Council has been working on for years – thus we should not be so surprised. I assure you, the first I knew of anything was when the Star Tribune article revealed a plan to allow for four-plexes within the neighborhoods. Had there been a time – of the many times in conversation with CM Johnson and his staff – where that, or high-rise apartments planned for Hiawatha, or a massive push to add apartments of varying heights in a small amount of time, or a move to seemingly eliminate parking (to name only a few) I would most certainly have taken notice. Paraphrasing another participant in the Town Hall, if I didn't know about this then I can guarantee there is a whole section of the city that is in the dark. And given that we just went through an election cycle for all of you – you would think we all would have heard about these plans.

My response when I read this document was and remains: reactionary. The city has identified symptoms and will now attempt to address those rather than looking at the root cause. As an example: POLICY 3: Production and Processing: It is detailed that in Minneapolis “less than half of the Black, American Indian and Hispanic population has more than a high school education...” and your response to that is to bring in more production and processing businesses. Or – we can address that our schools are failing our kids. Why not address that? This is just one example of being reactive rather than proactive.

I believe it's time to take a moment. You have the opportunity to step back, gain more input from your constituents; take time to have more town halls, or collect input from a cross-section of the communities via focus groups. Don't allow this to feel as though you have already made these decisions and this month of meetings is just show because you've already made this decision – I'm telling you – that's how this all feels.

The Metropolitan Council has authorized a simple process to grant extensions of time for plan update extensions out to December 2019. A suggested sample copy of a council resolution to request an extension of time is attached.

Thank you for your consideration.

Sincerely,

Jean Des Marais, Ward 12,
3540 – 35th Avenue South

cc: Mayor Jacob Frey

CITY OF MINNEAPOLIS
RESOLUTION NO. 2018 - ____

RESOLUTION REQUESTING ADDITIONAL TIME
WITHIN WHICH TO COMPLETE COMPREHENSIVE PLAN
“DECENNIAL” REVIEW AND UPDATE OBLIGATIONS

WHEREAS, Minnesota Statutes section 473.864 requires local governmental units to review and, if necessary, amend their entire comprehensive plans and their fiscal devices and official controls at least once every ten years to ensure comprehensive plans conform with metropolitan system plans and ensure fiscal devices and official controls do not conflict with comprehensive plans; and

WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and

WHEREAS, Minnesota Statutes section 473.864 authorizes the Metropolitan Council to grant extensions to local governmental units to allow local governmental units additional time within which to complete the “decennial” review and amendments; and

WHEREAS, any extensions granted by the Metropolitan Council must include a timetable and plan for completing the review and amendment; and

WHEREAS, at its January 10, 2018 meeting the Metropolitan Council authorized its staff to administratively review and grant extensions if extension requests are submitted by May 31, 2018; and

WHEREAS, extensions for completing decennial updates do not change any due dates for surface water management plans or water supply plans; and

WHEREAS, the City will not be able to complete its “decennial” review by December 31, 2018 for the following reasons: complete community engagement process.

WHEREAS, the City Council finds it is appropriate to request from the Metropolitan Council an extension so the City can have additional time to complete and submit to the Metropolitan Council for review an updated comprehensive plan and amend its fiscal devices and official controls.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MINNEAPOLIS, MINNESOTA, AS FOLLOWS:

1. The City Coordinator is directed to submit to the Metropolitan Council no later than May 31, 2018 a letter requesting an extension to December 31, 2019.

2. The City Coordinator must include with the request a reasonably detailed timetable and plan for completing the review and amendment by December 31, 2019.

Adopted by the City Council of the City of Minneapolis on May 25, 2018.

Approved:

Mayor Jacob Frey

Attested:

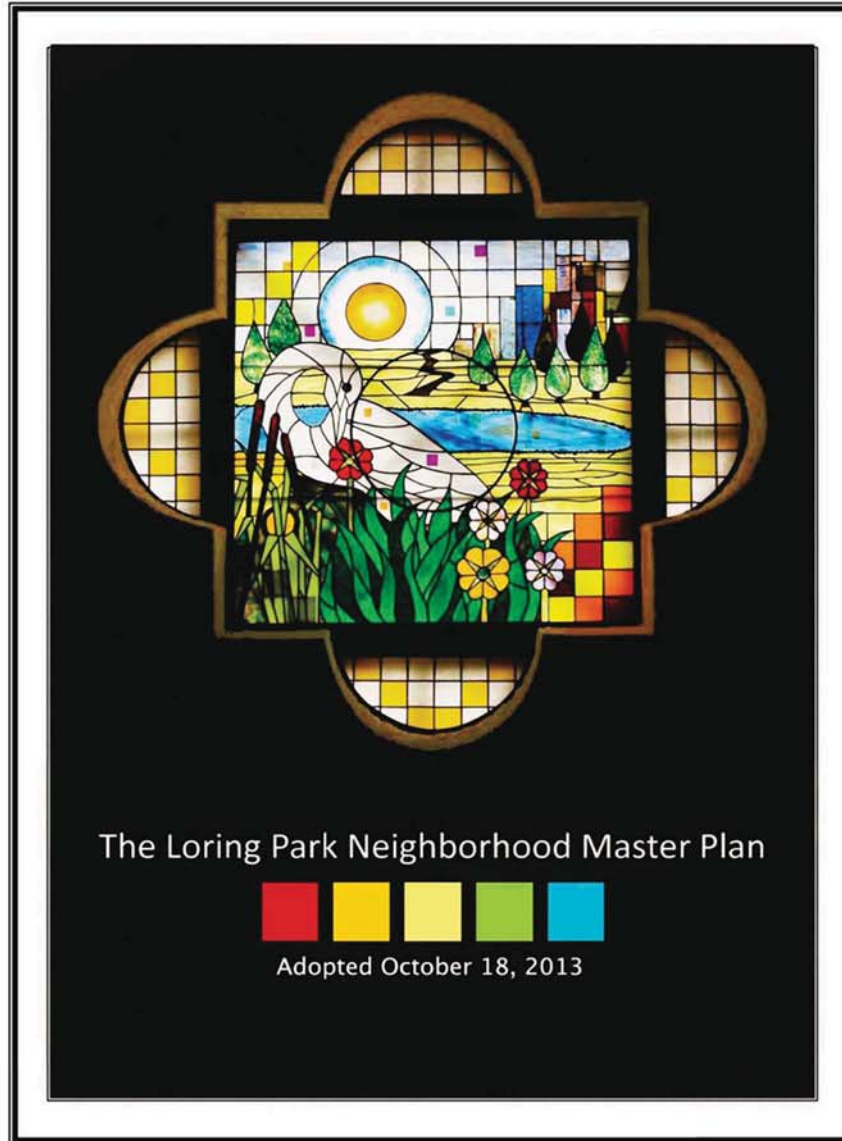
City Clerk Casey Carl

These are possibly the 5 best sentences you'll ever read:

1. You cannot legislate the poor into prosperity, by legislating the wealth out of prosperity.
2. What one person receives without working for, another person must work for without receiving.
3. The government cannot give to anybody anything that the government does not first take from somebody else.
4. When half of the people get the idea that they do not have to work because the other half is going to take care of them, and when the other half gets the idea that it does no good to work, because somebody else is going to get what they work for, that my dear friend, is the beginning of the end of any nation.
5. You cannot multiply wealth by dividing it.

Developer's Guide

to the



**This document is an illustrated guide
to adopted city and neighborhood
policy related to new development in
the Loring Park Neighborhood.**

Checklist for New Construction

Developers of building projects in the Loring Park Neighborhood are encouraged to pursue the standards that are identified below. For large projects requiring special allowances, including conditional use permits, variances, and alternative compliance in site plan review, these standards will be considered as a basis for neighborhood support.

Sustainability

- ☐ Measurably contribute to each of the *Loring Park Neighborhood Sustainability Indicators*, (aka **The Loring Indicators** - the set of neighborhood-wide sustainability benchmarks detailed in Chapter 5).
- ☐ or, verify sustainable design, construction and maintenance through LEED (or equivalent) Certification.

Historic Preservation

- ☐ Preserve, restore or adaptively re-use historic structures and landscapes.

Parking

- ☐ Participate in coordinated auto parking planning efforts and strategies, including the accommodation of public and/or neighborhood parking as part of new parking accommodations.
- ☐ Provide car share service to building occupants either through member discounts for local service and/or by adding a car share vehicle(s) on site.

Context Sensitive Design

All new construction in the neighborhood should be *context sensitive* to fit within the surrounding urban context. To ensure this, developers and architects of all new construction projects, whether or not the project is located within a designated historic district or is covered by an existing set of design guidelines, should be prepared to address the following:

- ☐ How would the proposed design appropriately incorporate or respond to the surrounding historic assets?
- ☐ How would the proposed design maintain or strengthen the existing street edge, side setbacks and landscaping of the surrounding area?
- ☐ How would the massing of the building (height and width of component parts) be an appropriate response to the neighborhood context?
- ☐ How would the building composition and architectural vocabulary relate to the existing context, or how would it create a meaningful juxtaposition?
- ☐ How would the building materials be attractive and complementary to surrounding buildings?
- ☐ How would the scale, placement and character of building elements such as windows doors and roof line be complementary to surrounding buildings?
- ☐ Does the building comply with the following **upper story step-backs** required in the Built Form Plan?

The Loring Indicators

...are measurable goals for long range improvements to sustainability in the neighborhood. See *Chapter 5 Sustainability for 2012 baselines and recommended strategies for each indicator.*

1 Energy Performance of Buildings

Increase by ten the number of buildings that demonstrate minimum compliance with an average of 10% improvement over ASHRAE Standard 90.1 – 2007 for new buildings and an average of 5% improvement over ASHREAE Standard 90.1 – 2007 for existing buildings, with one of the following *or their equivalent*: LEED-NC, EB or ND; MN B3 Guidelines; EPA's ENERGY STAR.

2 Mixed-Income Diverse Community

Achieve and retain maximum points for diversity of unit size and diversity of income, using the following as the standard: *LEED for Neighborhood Development, Neighborhood Pattern & Design, Credit 4: Mixed Income Diverse Communities.*

3 Walkability & Connectivity

Achieve and retain 8 of 12 possible points for walkability and connectivity within the neighborhood, using the following as the standard: *LEED-ND 2009's Neighborhood Pattern & Design / Credit 1: Walkable Streets*

4 Green Surfaces

Increase green surfaces throughout the neighborhood by an equivalent of the building footprint of the Minneapolis Convention Center (*17 acres or 750,000 sq.ft.*). Green surfaces may include grass or native landscaping, permanent community gardens, seasonal container gardens, pocket parks, green roofs and green walls.

5 Transit Supportive Development

As a neighborhood-wide goal, double the total built square footage of properties of the Loring Park Neighborhood reachable within one-quarter mile pedestrian shed (five minute walking distance) from the Primary Transit Network at Nicollet Avenue.

6 Surface Parking Lots

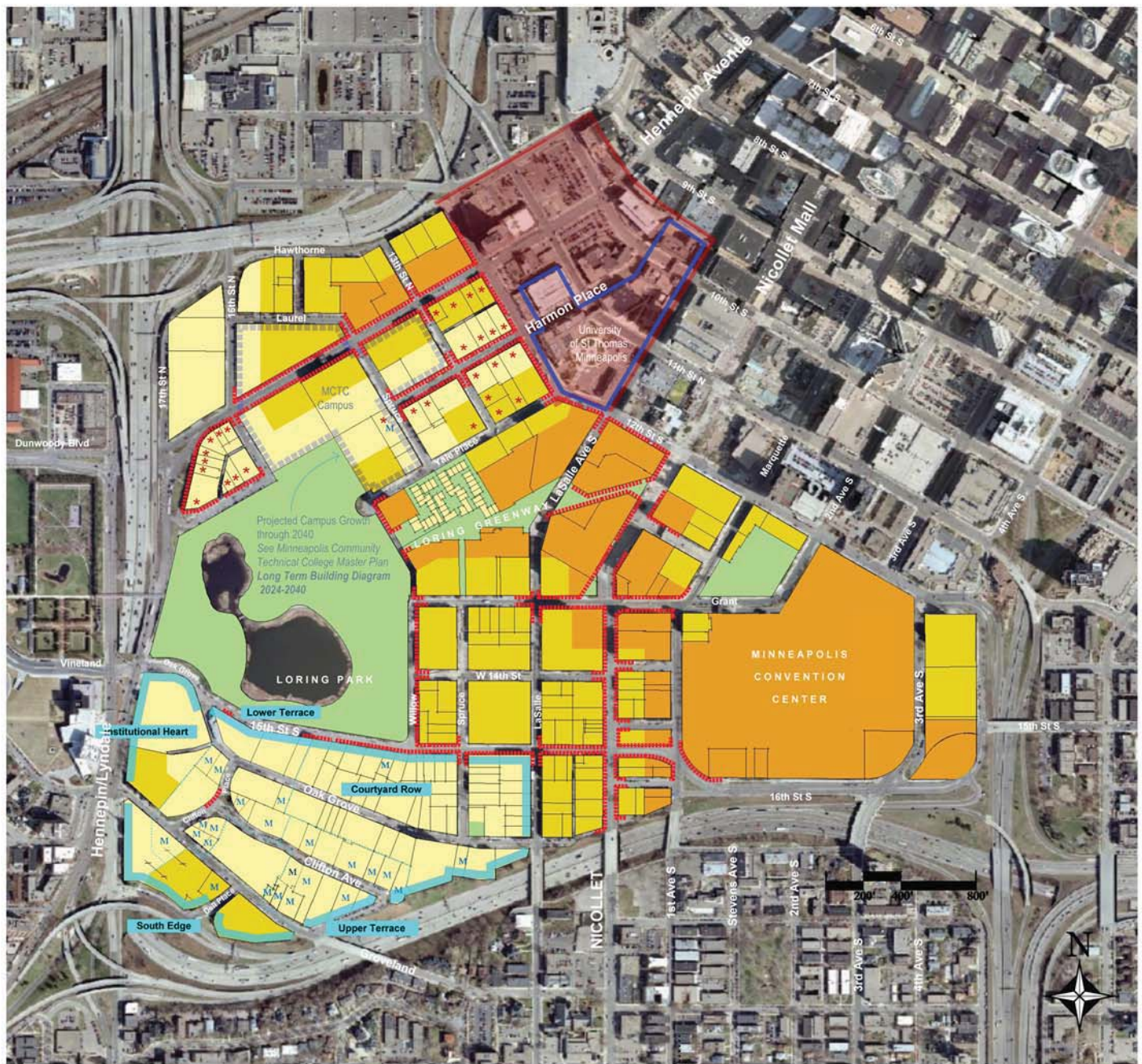
Move below ground, transfer into structures or eliminate one-half (1,000) of the 2,000+ parking spots located in surface parking lots throughout neighborhood.

7 Recycling, Composting & Waste

Work to achieve 4:1 ratio of recycling-to-waste by 80 percent of neighborhood buildings.

8 Water Efficiency

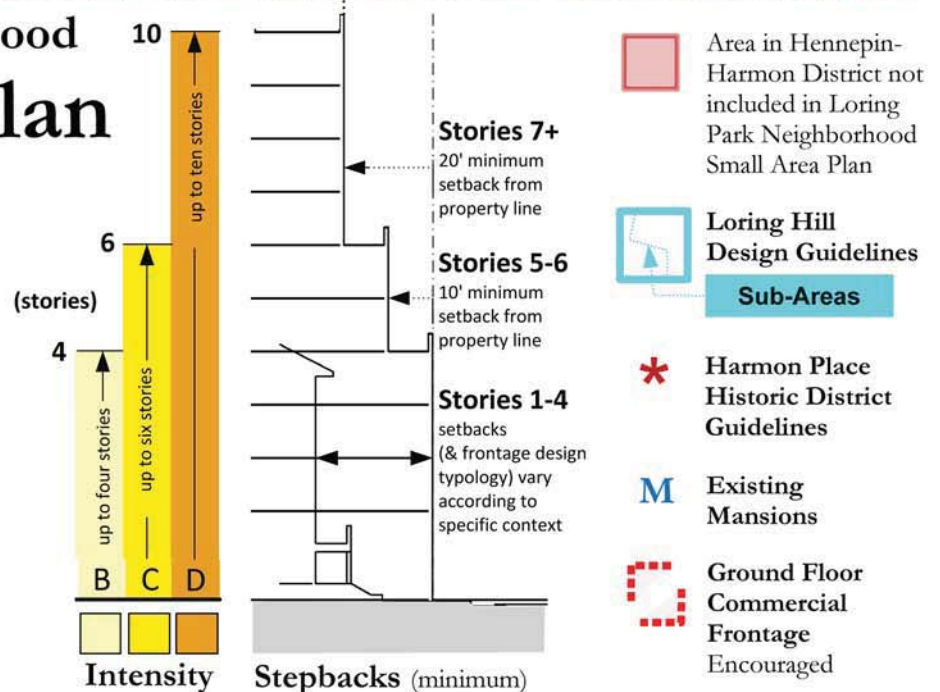
Increase by ten the number of buildings (new or existing) that demonstrate compliance with reducing an average of 20% less potable water for indoor water usage based on the Energy Policy Act of 1992/2005 and 2006 UPC/IPC - with one of the following, *or their equivalent*: LEED-NC, EB or ND; MN B3 Guidelines.



Loring Park Neighborhood Built Form Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by **PETER MUSTY LLC**

The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)



Neighborhood-wide Goals

Goal I

Nurture our role in the region's creative economy.

Goal II
Guide infill development and strengthen mixed use corridors.

Goal III
Protect, preserve and enhance historic character and unique architecture.

Goal IV
Cultivate an exceptional urban pedestrian experience and enhance connections to destinations in surrounding neighborhoods.

Goal V
Achieve sustainable buildings and infrastructure.

Small Area Plan Chapters & Policies Relevant to Development



Chapter 1 Creative Economy

- 1.2 Priority Locations for Public Art
- 1.6 Infrastructure for Creative Enterprise
- 1.7 Serve and Connect Students
- 1.8 Promote Culture of Walking and Interaction
- 1.17 Consider ...Arts Business District in Loring Village
- 1.18 A Place for All Individuals & Families
- 1.19 Retail Opportunities



Chapter 2 Land Use & Built Form

- 2.5 District Parking
- 2.6 Existing Surface Parking Lots
- 2.7 Structured Parking
- 2.8 Design Review
- 2.9 Shoreland Overlay District
- 2.27 Small Hotels
- 2.28 Loring Park Edge



Chapter 3 Historic Resources

- 3.1 Potential Individual Property & District Designations
- 3.2 Context-Sensitive Redevelopment near Historic Districts
- 3.3 Conservation District Designation
- 3.4 Activating Shop-Front Mixed Use Buildings
- 3.5 Adaptive Reuse of Mansions



Chapter 4 Public Realm

- 4.19 Limitation of Skyway Expansion
- 4.39 Bicycle Parking

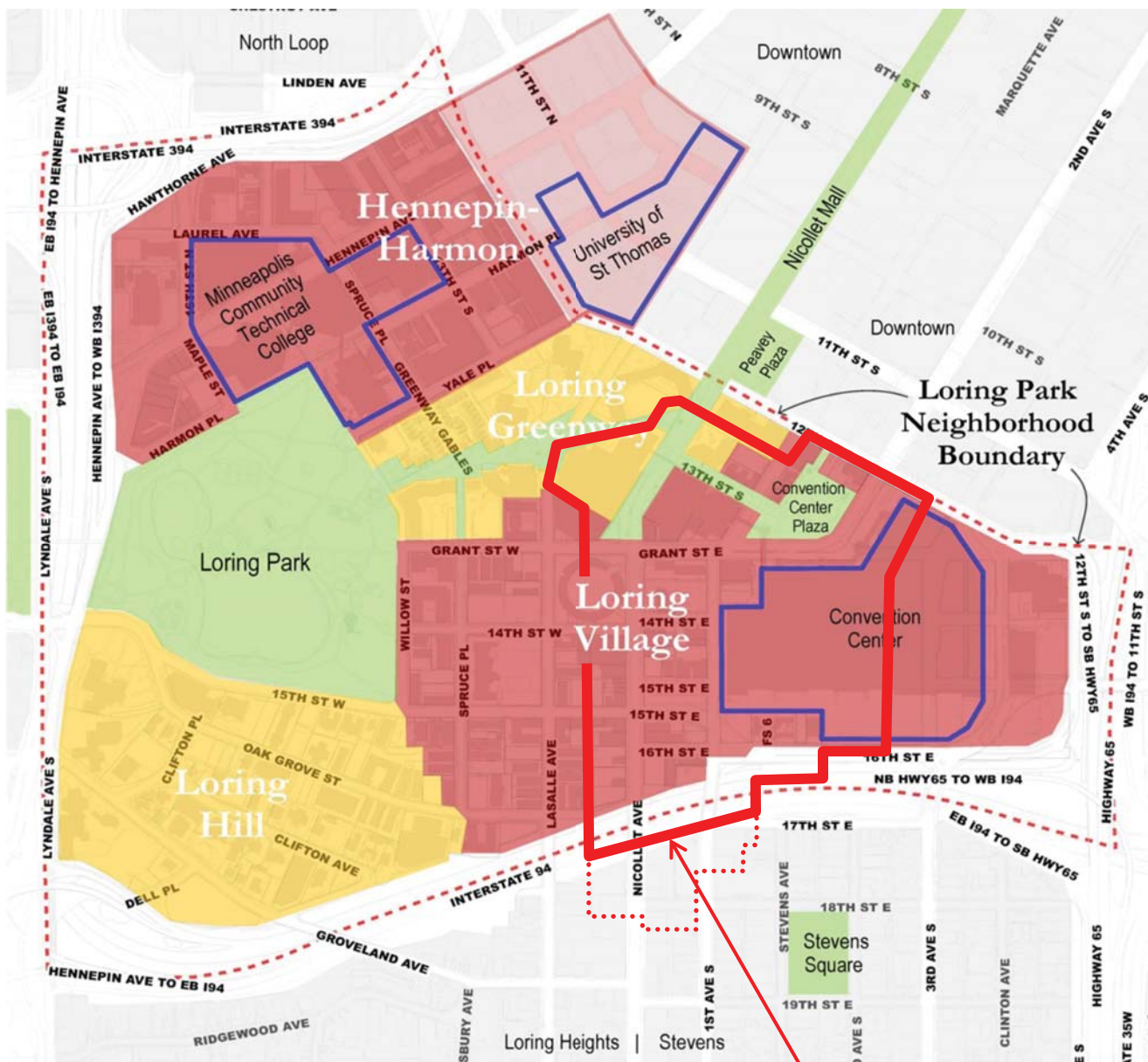


Chapter 5 Sustainability

- 5.4 Guide Private Projects toward Neighborhood Goals
- 5.5 Establish Specific Neighborhood-wide Sustainability Benchmarks

The *Loring Park Neighborhood Master Plan* was submitted for adoption in 2013 as a Small Area Plan amendment to the *Minneapolis Plan for Sustainable Growth* (2009).

District Policies: Built Form



Loring Hill

- 2.22 Pattern of Land Use
- 2.23 Zoning in Loring Hill
- 2.24 Recognition of *Loring Hill*
- 2.25 Design Review in Loring Hill
- 2.26 Design Principles for Loring Hill
- 2.30 Buildings, Frontages & Arch. Standards in Loring Hill
- 2.31 Building Heights in Loring Hill

Hennepin-Harmon

- 2.18 Harmon Place Revitalization
- 2.19 Minneapolis Community & Technical College
- 2.20 Harmon Place Historic District

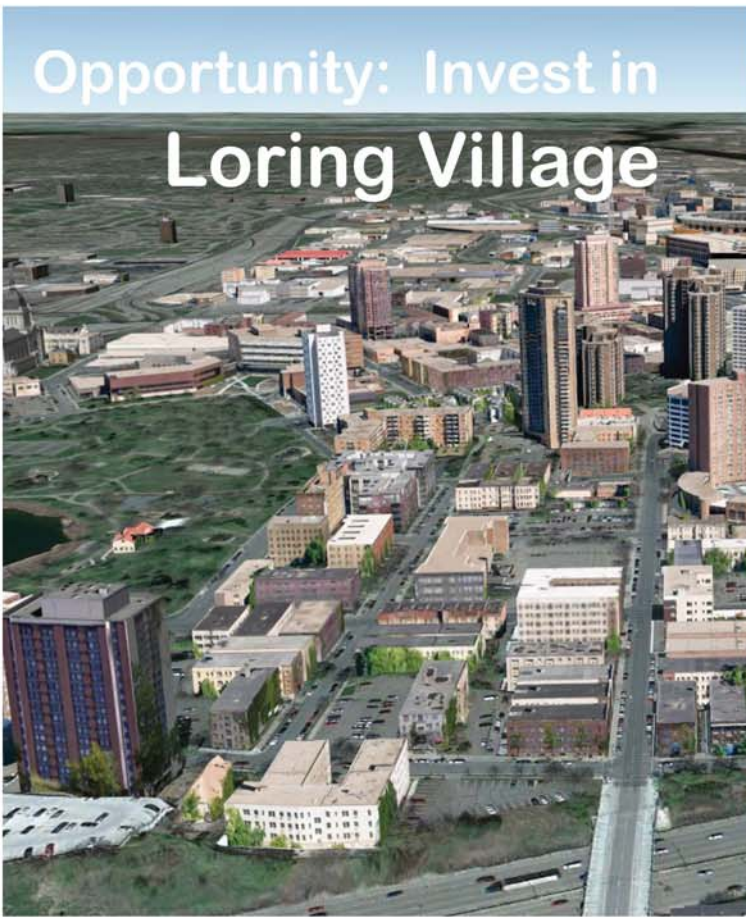
Loring Greenway

- 2.21 Land Use & Built Form (Loring Greenway)

Loring Village

- 2.10 **Activity Center Designation**
- 2.11 Zoning for the Activity Center
- 2.12 Parking Strategy for the Activity Center
- 2.13 Mixed Housing Types for a Diverse Community
- 2.14 Hotels and Restaurants in the Activity Center
- 2.15 Collaborative Improvements in the Activity Center
- 2.17 Historic Apartment Area

Opportunity: Invest in Loring Village



2013



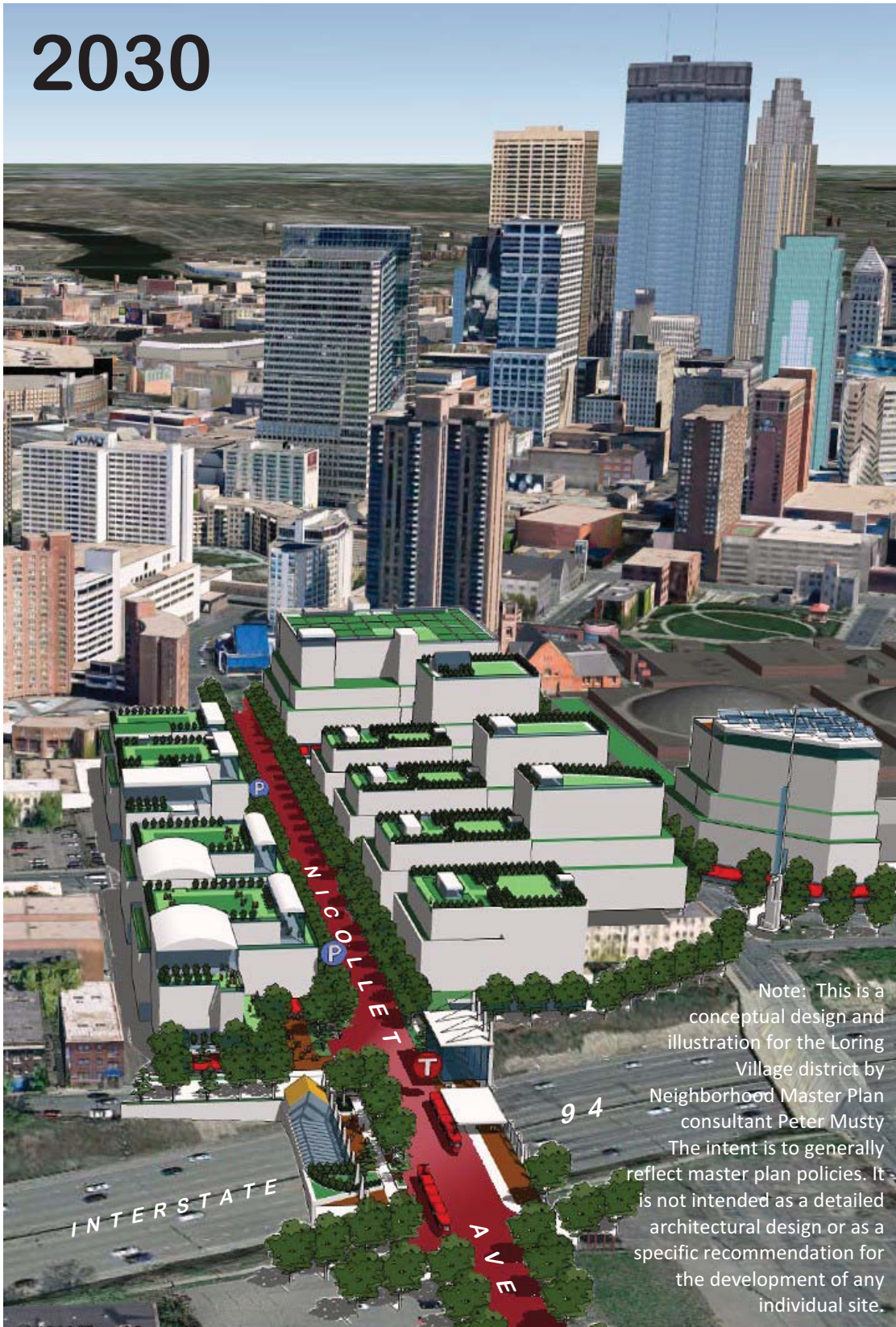
Growth & Transit in Activity Center

“...A place of character and identity distinct from downtown, for transit supportive development including a diverse mix of uses within an easy walk of regional transit, with venues for entertainment and gathering with regional and national significance, and with outstanding architecture, public spaces and public art reflective of the culture and heritage of Minneapolis and the Loring Park Neighborhood...” - *excerpt from Chapter 2 Land Use & Built Form*



Figure from Chapter 4: *Map of Public Realm Improvements*

2030



Community commitment to vitality, livability & place-making:

Commitment to continued participation in community efforts to maintain a safe and livable urban environment - see...

4.44 Community Safety Network

Commitment to improved transit, including a new Nicollet Avenue streetcar line. There is also support for specific public realm improvements including public art, pocket parks and a renovated Nicollet Avenue/1-94 bridge - see...

4.22 Loring Village Improvements

New buildings shall install transparent street-fronts with interactive ground floor uses, and to respect fifth and seventh story step-backs - see...

2.13 Building Frontages & Upper Story Step-backs

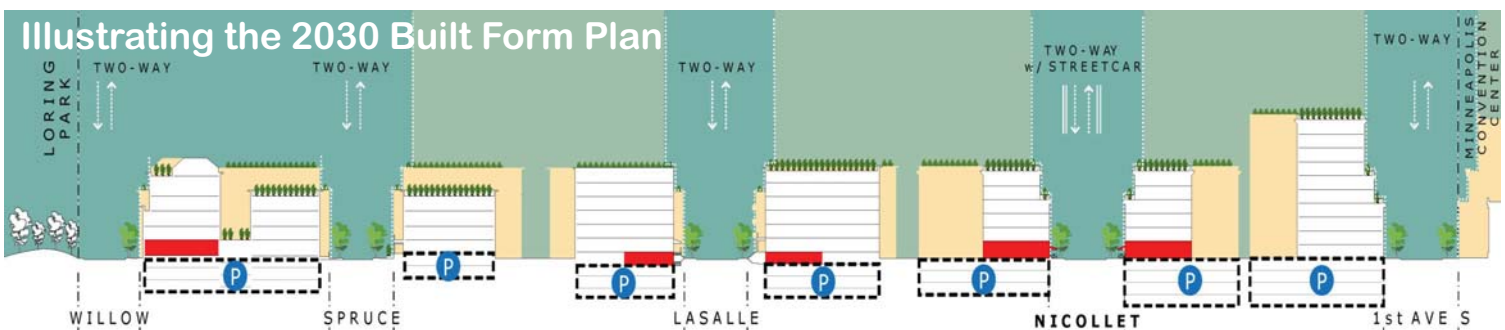
Loring Village shall further diversify its' mix of uses including residential, office, service retail, hospitality and entertainment - see...

2.13 Mixed Housing Types for a Diverse Community

2.14 Hotels & Restaurants in the Activity Center

Note: This is a conceptual design and illustration for the Loring Village district by Neighborhood Master Plan consultant Peter Musty. The intent is to generally reflect master plan policies. It is not intended as a detailed architectural design or as a specific recommendation for the development of any individual site.

Illustrating the 2030 Built Form Plan



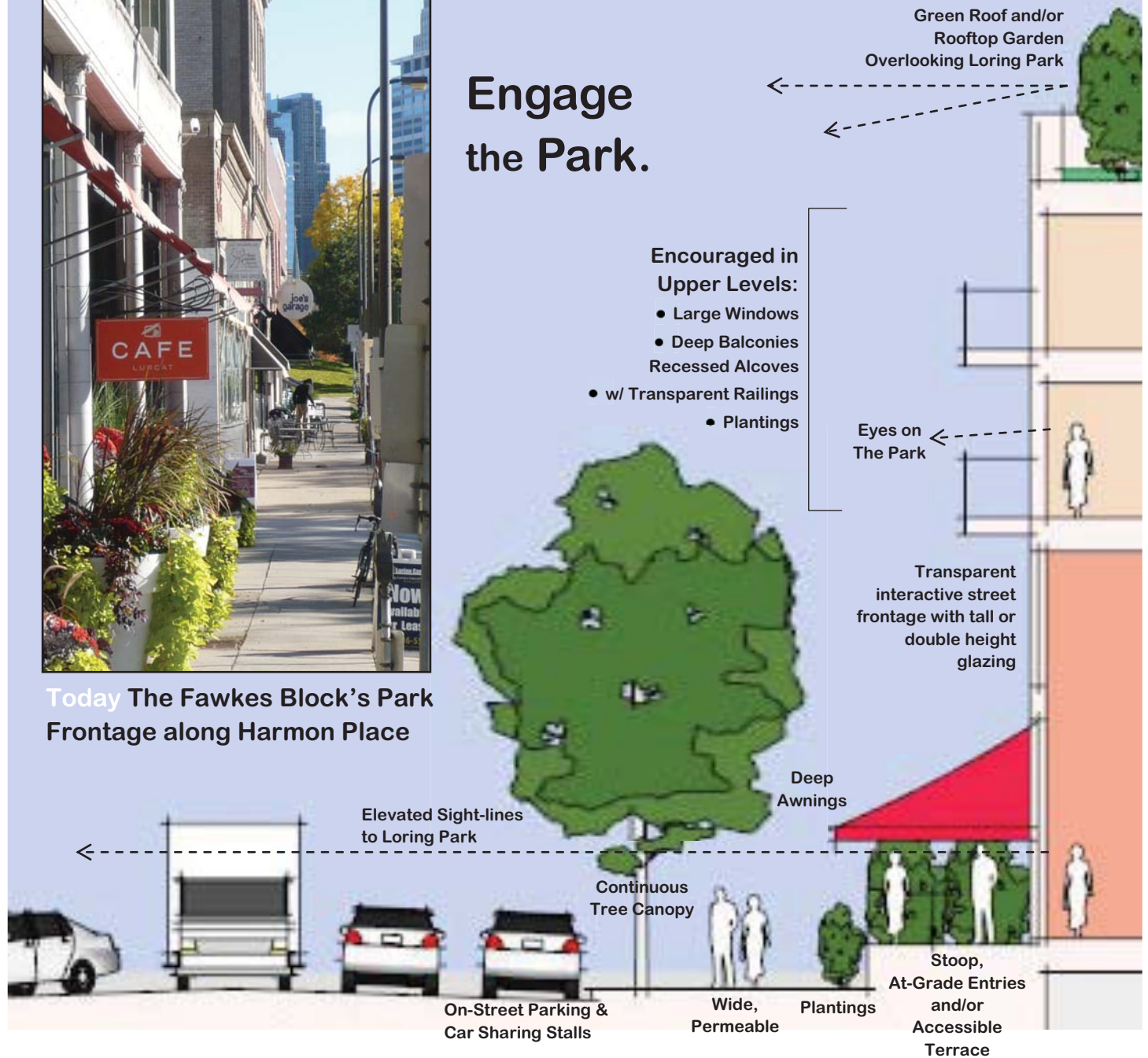
Opportunity: Activate Loring Park's Edge



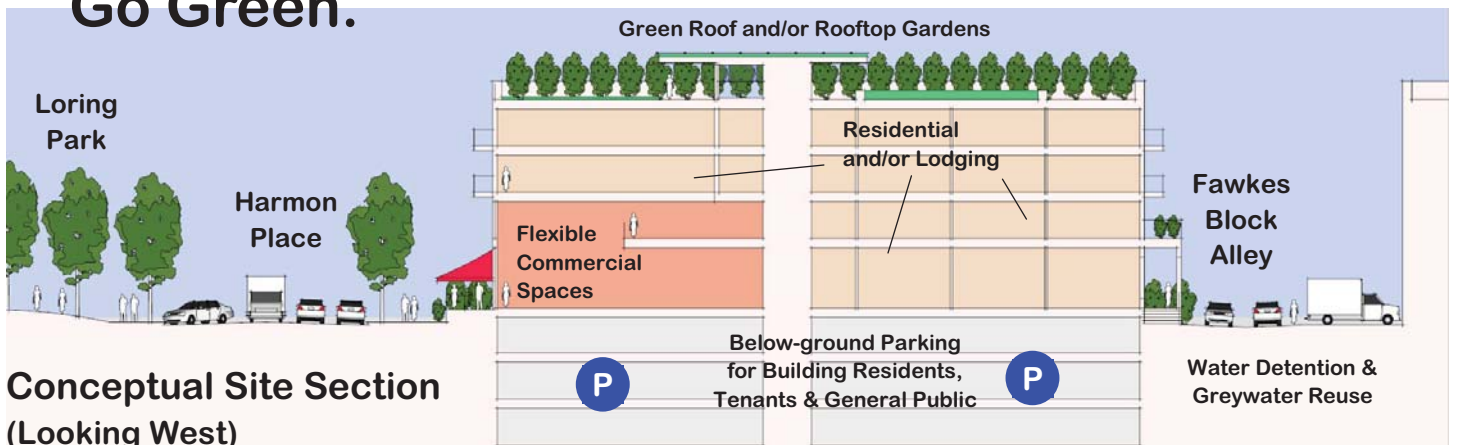


Today The Fawkes Block's Park Frontage along Harmon Place

Engage the Park.



Go Green.



Conceptual Site Section (Looking West)



This document produced by the
Loring Park Neighborhood Master Plan Steering Committee,
organized by
Citizens for a Loring Park Community (CLPC).

The Loring Park Neighborhood Master Plan was a community
based planning process made possible by funding from the
Neighborhood Revitalization Program (NRP).



The project was carried out from 2010-2013 with assistance
from **City of Minneapolis Department of Community Planning &
Economic Development (CPED)**, and with assistance from a
planning and urban design consultant team led by
PETER MUSTY LLC.



To: 2040@minneapolismn.gov, jeremy.schroeder@minneapolismn.gov, Jacob Frey

Fm: Thomas Kaphings, 4717 12th Ave S, Minneapolis, MN 55407

The City will seek to accomplish the following action steps to increase the supply of housing and its diversity of location and types.

e. In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures on traditional size city lots with up to four dwelling units, including single family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types

My comments:

I do not support this action for a variety of reasons (see below and comments).

I believe my voice should be heard by virtue of being a home owner and taxpayer in the city of Minneapolis for 35+ years. I have not added up my total tax contribution to the city, but do think the neighborhood of \$100,000 would be a reasonable if not a light number.

As a homeowner in the single family home targeted area, I cannot support this piece of the 2040 plan. It cannot be known how implementing this plan will affect the targeted single family home neighborhoods. So, this is just a pot shot at the housing problem. This especially affects the home owners who are the tax paying backbone of this city.

Minneapolis is not an island in the metropolitan area; any 'do good' actions at resolving the housing issue at the expense of single family homes can have only a negligible effect on the problem because people can live and move to anywhere in the region. If housing is more affordable in Richfield or Golden Valley for example, people will go there. To assume that changing all zoning laws will positively affect Minneapolis housing is naive. For the single family home owners in these areas, the 'law of unintended consequences' will certainly come into play.

Those who study the economics of housing admit both that prices won't immediately fall in neighborhoods with new apartments/condos, and that without a regional or even national move to relax single-family zoning laws, the effect of rising density on rents will be difficult to discern in Minneapolis

Because Minneapolis represents only a fraction of the home and rental market in the Twin Cities, higher density within city limits will do little to drive down rents.

It is an experiment to just increase density uniformly across a city, without involving the metropolitan area.

This plan really favors developers over resident homeowners by giving them the opportunity to make substantial multi-unit profits to the detriment of the neighborhood.

If it was just density that provided affordable housing, why doesn't New York City have the most affordable places to live?

Without a regional move relax single-family zoning laws, the effect of rising density on rents will be difficult to discern in Minneapolis.

Minneapolis may need more density, but only where it makes sense such as Downtown, the North Loop or Hiawatha Avenue. Minneapolis represents a fraction of the home and rental market in the Twin Cities, higher density within city limits will do little to drive down rents.

On the neighborhood level, the benefits of density may not be apparent because newer housing is usually more expensive than the older housing it replaces, even though the increase in supply relieves pressure on the region as a whole

The only way to drive down prices is for cities all over a region to build more homes quickly

Some other thoughts gleaned from several months of research:

Parking:

- 1) Parking near the fourplex will be a challenge and dealing with it will make life difficult. Lack of parking pits renters against homeowners, who never have enough space for guests or service people to put their vehicles. While the desire for more-dense, and therefore supposedly more affordable, housing is worthy, Minneapolis residents do own and depend on automobiles. If you want fourplexes to be accepted, off-street parking, setback restrictions and probably expanded lot sizes will be necessary.

Seattle Comparison

- 2) In Seattle, new fourplex construction is typically 35 to 45 feet in height and takes up the whole lot from front to back and side to side. In addition, this housing is built without onsite parking, which has increased competition for street parking. What plan is in place to stop this kind of building? Or, would this be acceptable in Minneapolis?

Home ownership/rental

- 3) In Seattle, tearing down single family homes and building fourplexes has reduced the amount of single-family housing available. Also, if most of new multi-family construction is rental property, this means the opportunity for home ownership has decreased

Developers and Homeowners, Region vs City

- 4) Given that the median home in Minneapolis is valued at about \$275,000, and four condos could be easily sold for \$800,000 (and much more in some parts of the city), this would be a goldmine for developers incentivizing this development to the detriment of nearby homeowners
- 5) Increasing density in this way may make housing more affordable, but it could have unintended consequences for those currently living in these neighborhoods. The neighborhood feel is in great danger of going away once fourplexes get built with parking (again) problems, and many other types of disruption i.e., noise, commotion, litter, and crime
- 6) Although adding fourplexes in single-family areas would help the city increase density and perhaps affordability, Minneapolis 2040 cannot be successful in a vacuum
- 7) The logic of just adding multi-family homes to increase density seems pretty good, but Minneapolis already permits accessory dwellings and so-called "granny flats" in these neighborhoods.
- 8) Homeowners have made an investment in this city, purchasing a house, new construction, or additions to their home. They could see a reduction of their property value as you mix in multi-family with single-family homes. You have to be concerned about long-term home appreciation. Homeowners could be punished by the proximity of multi-family dwellings.

- 9) What about the size of the new structures? A fourplex apartment/condo going right next door could take the maximum amount of the lot.
 - a. The Minneapolis 2040 plan supposedly has safeguards to keep those concerns in check. BUT...what about the next iteration? The current zoning requirements were put into place for reasons that are now being challenged. The next Minneapolis plan could change that again.
- 10) Another concern is that opening more single-family neighborhoods to denser, multi-family housing will attract outside investors to tear down existing housing stock, meaning "smaller houses torn down for bigger houses"
- 11) Developers may find properties in neighborhoods and build clusters of multi-family units all at once affecting whole blocks at a time
- 12) It is only an experiment, allowing fourplexes the same size as a large home in every residential neighborhood as part of an effort to drive down rental/home prices

Miscellaneous comments:

- 13) When families outgrow their rental unit in a fourplex, they'll be going elsewhere in search of affordable housing. That could be any city in the region.
- 14) Pride of ownership is a real thing. It makes neighborhoods desirable. Inserting fourplex rental property into neighborhoods will decrease that tangible neighborhood aspect and affect the quality of life.
- 15) What constituents are being listened to? Only Affordable housing advocates?
- 16) Does city government understand and respect taxpayer dollars? My tax bill is very high for a small house. It is the same as a large house in Eagan. Seems like an increase in density is a system to generate more tax revenue
- 17) Builders won't turn a single-family home into a fourplex unless they're making a profit. It's very possible investors will be the primary benefiter by snapping up starter homes and turning them into rental units
- 18) Why has this moved so quickly in the first months of the new City Council? I don't think homeowners affected by the fourplex proposal are the grassroots advocacy group for this major zoning change. This type of change is so major that it needs more than a few months of consideration

League of Women Voters Comments on the Housing Section of the Proposed Minneapolis 2040 Comprehensive Plan

Introduction

The League of Women Voters, Minneapolis historically has had a long commitment to informing its membership and educating the general public about public policy. Its position on housing is to support policies that provide for a variety of housing that meet the needs of a diverse population. We published our first housing study in 1975. The last update of our housing position was passed in 2008.

In consideration of our long interest in housing policy, the League has studied the Minneapolis 2040 Comprehensive Plan's housing sections.

The League of Women Voters Minneapolis generally agrees with the goals set in the 2040 plan for the future of Minneapolis. We fully understand the section on housing and believe it is important to “work toward affordable and accessible housing.” Our population has grown, and the needs are changing.

The following is an evaluation by policy number as outlined in the plan. For reference purposes we have restated the Policies included in the Housing section, followed by related Action steps; LWVMpls comments are denoted by *italics*.

Policy 1 ACCESS TO HOUSING: Increase the Supply of housing and its diversity of location and types.

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
 - b. Allow the highest-density housing in and near Downtown.
 - c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
 - d. In neighborhood interiors that contain a mix of housing types from single-family homes to apartments, allow new housing within that existing range.
 - e. In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures on traditional size city lots with up to four dwelling units, including single family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types.
- *The increase in proposed housing units will be beneficial to the city. The population is growing, but so is the parking congestion. We need off-street parking, one space for each added unit.*
 - *Attention should be given to the size of the dwelling compared to the size of the lot.*
 - *The League is not in agreement with lifting current zoning throughout the entire city for three and four units in all neighborhoods. Some study is needed to realize the areas which could benefit and those which would be jeopardized by over development.*

POLICY 23 COORDINATED DEVELOPMENT STRATEGY: Coordinate the development of housing, businesses, and infrastructure in geographic areas where a district-wide approach has the greatest opportunity for achieving Minneapolis 2040 goals.

- a. Use data and objective criteria to identify geographic areas most in need of reinvestment, and where a coordinated approach would result in achieving Minneapolis 2040 goals.
- b. In these areas, conduct planning processes that clearly articulate a coordinated district-wide development plan including the location, phasing, and conceptual design of buildings and infrastructure as well as strategies to minimize the displacement of nearby residents and businesses.
- c. Devote City staff time to interdepartmental coordination teams tasked with implementing coordinated district-wide development plans in these areas.

- d. Prioritize use of City dollars, as well as resources from other jurisdictions, on implementing coordinated district-wide development plans in these areas.
- e. Use and leverage City funds, including the City's Development Infrastructure Fund, to make strategic infrastructure investments that implement coordinated district-wide development plans in these areas.
- f. Strategically acquire and dispose of property in order to implement coordinated district-wide development plans in these areas.

The League is supportive of policies that provide for a variety of housing that meets the needs of a diverse population. It also supports incentives and assistance to the private sector to meet the City's housing needs.

- *What data will be used to identify geographic need?*
- *What community input will there be?*
- *Interdepartmental coordination is to be commended instead of past common practices of departments working in independent silos.*
- *The main recommendation in this policy is to take a 'district-wide approach', both in areas where there is great need AND in areas where the private market is working. There are two possible problems: this policy does not spell out what a 'district wide approach' really means; and it seems odd for the plan to recommend the same approach in both areas of disinvestment or lacking investment AND in areas where private investment is happening. Is the Plan suggesting that the WHOLE CITY be addressed via a 'district-wide approach'? Shouldn't there be heavier public involvement where there is lack of private investment?*
- *What types of property and what criteria will be used in acquisition and disposal? Who will make these decisions and what input will owners and community members have?*

Policy 34 PRESERVATION OF AFFORDABLE HOUSING: Preserve existing housing using targeted, priority-based strategies.

- a. Create and strengthen strategies to retain naturally occurring affordable housing
- b. Create strategies to retain existing housing types that are not currently being constructed – single room occupancy, large family, and multigenerational housing.

The efforts on preservation are laudable, but several things seem to be missing:

- *It is important to enforce codes and laws regarding landlords' maintenance even though it might eliminate some low cost housing.*
- *Maintain small single family housing that is at least moderately affordable.*

- *Use incentives for landlords to repair housing problems promptly to ensure safe and decent living.*
- *Increase inspections of housing units to ensure safe and decent living conditions.*

Policy 35 INNOVATIVE HOUSING TYPES: Pursue Innovative Housing Types and Creative Housing Programs to meet Existing and Future Needs.

- a. Expand knowledge of emerging housing industry trends.
- b. Review existing policy, programs and regulations to identify and remove barriers to innovative and creative housing options.

The League supports continued emphasis on neighborhood and communities with the city.

- *Greater density has come to downtown mainly in the form of upper income units.*
- *Multi-family construction can encourage speculation by displacing lower priced single-family homes in favor of larger and luxury units.*
- *What are the incentives for for-profit developers to build affordable units?*
- *Are there plans for tenant protections such as rent control, a tenant bill of rights ensuring just-cause eviction, and tenants' unions for tenant advocacy? Without protections tenants will lose housing stability and ultimately homeownership potential.*

The plan lacks descriptions of alternative housing i.e. single resident occupancies, coops, senior living choices such as aging in place or more senior apartments, town houses etc. What national models, architects, and programs currently exist does the city plan to draw inspiration from?

- *How much of a financial investment can the city afford to achieve this policy? The existing annual budget of \$10,000,000 is not enough to solve the problem. What resources are planned for the affordable housing as called for, are tax increases planned? What time line will be used to phase in the increased housing?*
- *Home owners are currently swamping City Hall with applications to appeal this year's increase in property valuations.*

Policy 36 INNOVATIVE HOUSING STRATEGIES: Pursue innovative housing strategies to maximize the creation and preservation of affordable housing

- a. Explore new strategies and tools to create and preserve affordable housing.
- b. Continue to explore opportunities to expand and maximize local, regional, state, and federal affordable housing resources, partnerships, and tools.
- c. Engage in regional dialogue to expand affordable housing resources and tools.
 - *These strategies and tools could go a long way toward meeting the city's housing goals, but the goals are vague and suffer from a lack of examples and objectives.*

Policy 37 MIXED INCOME HOUSING: Promote mixed-income development throughout the city

- a. Create and refine policy, programs, regulations and other tools to develop mixed-income housing throughout the city for ownership and rental housing.
- b. Expand the City's inclusionary housing policies and tools.
- c. Cultivate a culture of mixed-income housing practice, where mixed-income housing models are desired, expected, and produced.

The position of the League is to support policies that provide for a variety of housing that meets the needs of a diverse population.

- *The plan does not give examples of "policies, programs, regulations and other tools for development of mixed income housing", nor how it will "expand the City's inclusionary housing policies and tools" and "cultivate a culture of mixed-income housing practice", all of which are stated action steps for this policy.*
- *Are these to be new structures or existing ones? Again, what resources are available to the city to realize the policy?*
- *The main action step suggested in the plan seems to rely heavily on removing existing zoning constraints to allow for greater density through multifamily units and the building of new houses, but it lacks a safety net for currently existing low- and middle-income housing.*
- *The League disagrees with the proposed policy to eliminate zoning restrictions on three and four unit construction in all neighborhoods. A targeted approach is necessary to maintain affordable, safe and stable housing. Certain neighborhoods may benefit from denser building but others could see teardowns of middle and low-income duplexes and single-family homes which would become unaffordable as developers replace these properties with high income and luxury units.*

Policy 38 AFFORDABLE HOUSING NEAR TRANSIT AND JOB CENTERS: Create more affordable housing near transit and job Centers

- a. Maximize opportunities to create affordable housing near transit stations and along high-frequency transit corridors.
- b. Identify and pursue opportunities to acquire and assemble property for larger-scale development near transit stations and along transit corridors.
- c. Improve coordination within the City enterprise and with outside jurisdictions to identify opportunities to increase housing density and affordability along transit corridors and near job centers.

The League of Women Voters supports a variety of housing that meets the needs of a diverse population. That support includes affordable housing near transit and jobs.

POLICY 80 DEVELOPMENT NEAR METRO STATIONS: Support development and public realm improvements near existing and planned METRO stations that result in walkable districts for living, working, shopping, and recreating.

- a. Allow and encourage a dense mix of housing, employment, and commercial goods and services near METRO stations.
- b. Develop affordable housing near METRO stations.
- c. Require a minimum level of development near METRO stations to ensure that land is used efficiently near major transit investments.
- d. Ensure that METRO stations are accessible via sidewalks and bicycle facilities.
- e. Identify and implement strategic investments to increase connectivity and support development.
- f. Break up large blocks into small, walkable blocks.
- g. Orient buildings to the sidewalk.
- h. Line main pedestrian routes leading to METRO stations with active uses on the ground floor of buildings.
- i. Incorporate plazas and open spaces into development and station design.
- j. Minimize the impact of automobiles near METRO stations by tucking parking behind and under buildings, by sharing parking among area users, by prohibiting the establishment of auto-oriented uses, and by prohibiting the establishment of park-and-ride facilities.

The League of Women Voters supports public policies and action to maintain and improve the livability of Minneapolis neighborhoods. It also supports continued emphasis on neighborhoods and communities within the city.

This policy is focused on development around existing and planning Metro stations ‘that result in walkable districts . . .’

- *This is generally a good policy that The League supports. To focus development around transit stations will enhance livability. Historically ninety years ago, at the same time the League was created, Minneapolis had an excellent transit system based on street cars which resulted in healthy business hubs which were frequently located every half mile or so along the lines, enabling commuters to pick up supplies on their way home from work while walking home.*

Policy 39 FAIR HOUSING: Expand fair housing choice and access throughout the city.

Minneapolis, like all cities in the region and nation that utilize HUD grants, has the responsibility to take meaningful action to eliminate discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. This means examining policies, regulations, programs and actions that the City and its partners take to assess their impact on affordable housing and the ability of people of color to make housing choices in an environment free from discriminatory practices (referred to as “fair housing choice”).

- *Which policies? Which regulations? Which programs? Which actions? Who are the city’s partners?*

The City’s work to eliminate barriers to fair housing requires ongoing policy development, strategy implementation, and evaluation. This work is informed by data and robust community and stakeholder engagement. Racial disparities developed in large part as a result of discriminatory policy; proactive policy and strategies will be required to eliminate these disparities. Fair housing barriers are regional in nature.

- *But who will do this? How does the city plan to work with communities and stakeholders?*

The City will participate in regional efforts to eliminate racial disparities and fair housing barriers.

- *What does this mean?*
 - a. Participate in regional collaboration to eliminate fair housing barriers, including the completion of a fair housing assessment at least every five years, to be informed by robust community and stakeholder engagement.

- b. Annually establish, review, assess and implement strategies for removing barriers to fair housing choice, using feedback from community and stakeholder engagement of the people most impacted by these barriers.
 - *Does the city know what the current barriers are, or will that be found out through an assessment? What will it be looking for? How will the community be engaged? More detail is needed.*
- c. Disseminate fair housing information and resources.
 - *What might these strategies look like? Again, more detail is needed.*
- d. Conduct fair housing testing to ensure compliance in the rental housing community with fair housing law.
- e. Support and collaborate on the expansion of fair housing work throughout the region.
 - *Generally these action steps support LWV positions re: housing.*

Policy 40 HOMELESSNESS: Eliminate homelessness through safe, stable, and affordable housing opportunities and strategies for homeless youth, singles, and families.

- *It's very surprising that there is only one policy dedicated to homelessness in the entire plan. With homeless numbers in MN going up it would be important to have more policy plans around addressing this need.*

Homelessness primarily results from a shortage of housing for households at or below 30 percent of area median income.

- *This is also true for people at or below 50% of the median income.*

The City will seek to accomplish the following action steps to eliminate homelessness through safe, stable, and affordable housing opportunities and strategies for homeless youth, singles, and families.

- a. Continue to support collaboration with Hennepin County and the community to financially support and develop strategies to address and prevent homelessness.
- b. Ensure that City housing programs are aligned with county and state goals to end homelessness.
 - *What are the details of these goals?*

- c. Support safe emergency shelter options.
 - *What does this mean? What is the definition of safe in this context? Are there improvements needed for doing something else?*
- d. Deepen the connections between employment and training efforts and homeless and housing programs.
 - *Generally these action steps align with LWV positions, but are very vague.*
 - *What about implementing strategies? We would like to see examples of actions steps. More detail is needed.*
 - *The plan lacks attention to economic self-sufficiency within the housing chapter. Without a plan to raise incomes there will never be enough public money to provide affordable housing for everyone who needs it.*
 - *Given housing insecurity/homelessness continues to be a major problem in our community – especially as housing becomes more unaffordable 1) how are we going to meet the needs of individuals who don't meet the legal definition of "homeless"? (e.g., individuals staying with friends, couch surfing, etc.), 2) how are we going to assure individuals' homeless status doesn't create more problems thus keeping them stuck in the cycle near-homelessness (e.g., storage unit fees, etc.), and 3) how are we going to work with community stakeholders to ensure homelessness minimizes costs to the community (e.g., hospital admissions, jail, etc.).*
 - *The LWVMpls positions support the use of vacant units for emergency shelter, developing residential facilities for the homeless population, developing publicly subsidized supportive housing programs. The Plan also mentions the use of Single Room Occupancy building be made available for tenants being pushed out/evicted to meet emergency housing needs.*
 - *More creativity should go into the City's thoughts/plans for supporting our homeless population (singles, youths, and families) – perhaps it's working with faith communities already invested in this work, perhaps it's working with neighborhoods to help support those living on the brink of homelessness in their own neighborhood to allow emergency shelter without disrupting the rest of their lives (being able to stay in their own neighborhoods, near the schools they use, near the places they work, etc.) helps with stability, etc.*

Policy 41 TENANT PROTECTIONS: Protect tenants' rights, improve living conditions in rental housing, and ensure renters can fully participate in community life.

A lack of viable affordable housing options may discourage tenants from reporting housing code violations for fear of landlord retaliation and the loss of their housing. There may also be other personal factors that make a renter fearful of landlord retaliation, including but not limited to their legal immigration status, criminal history or simply being behind on rent.

Ensuring long-term housing stability is essential to the success of the city and its residents. This requires investments in rental housing quality, affordability and access, and investments in residents to protect civil rights and support every individual's ability to overcome housing barriers, to access safe, decent and affordable housing, and to participate fully in community life.

- *We need an examination of rent control. Without limits on rent it seems increasing rents will only continue to prolong the continued shortage of affordable housing compared to wages.*
- a. Ensure an equitable focus of City policy and resources on promoting the ability of tenants to secure and maintain stable housing.
 - *What does this mean, equitable to what? More detail is needed.*
- b. Ensure tenants and landlords are aware of their rights.
 - *How will this be communicated?*
- c. Support organizations that proactively help tenants to understand and enforce their rights.
- d. Identify policy, financial, regulatory, and other incentives and disincentives that reduce evictions, support source of income protection, and expand tenant protections.
 - *Vague – what does this mean?*
- e. Collaborate with the Minneapolis Public Housing Authority to expand landlord participation in the Section 8 Housing Choice voucher program.
 - *There is a City ordinance that is being challenged in court by landlords. How does this action step expect to read depending on the outcome?*

- f. Ensure rental housing is well maintained, healthy and safe through proactive policies and program for property owners and managers, including trainings and maintenance resources.
 - *Which programs exist? What scope of expansion is intended?*
 - *Annual/biannual inspections should be required to ensure the spaces are safe living environments and tenants are not solely responsible for making the reports thereby possibly resulting in evictions or retaliations?*
- g. Continue to investigate and address tenants' livability, health, and safety concerns.
 - *How? More detail is needed.*

Policy 42: EXPAND HOME OWNERSHIP Improve access to homeownership, especially among low-income residents and people of color

The League supports efforts by Minneapolis to provide affordable apartments and homeownership opportunities.

- a. Support nonprofit organizations that provide financial counseling and homebuyer education to build homeownership capacity among low and moderate income households especially households of color.
- b. Support wealth-building housing models with a particular focus on communities of color, low-income renters and cultural communities.
- c. Evaluate programs on how well they serve communities of color, low-income renters and cultural communities.
- d. Support services that promote post-purchase counseling and foreclosure prevention and other services.
- e. Develop tools to ensure long-term affordability when the City makes investments in housing.
 - *The plan seeks to provide counseling to aid first time buyers particularly people of color in home ownership, but with the rising costs of single-family homes, it is unclear how support services can make a significant dent in the problem.*
 - *Homes priced under \$250,000 are the most sought after, but the increase in the median price per square foot went from \$89 in 2011 to \$150 this March. If this trend continues how is the plan going to address these rising costs?*

- *One of the greatest obstacles to this goal may be the displacement of smaller single-family homes in favor of larger luxury homes. This is particularly acute in certain neighborhoods but many are afflicted. Whittier, South West, South and even South East are at risk. This practice is currently taking more affordable houses off the market, creating a smaller housing stock for low income and middle-income buyers. It encourages speculation or flipping by investment buyers who have the ready cash to outbid the homesteader.*

Policy 43 HOUSING DISPLACEMENT: Minimize the involuntary displacement of people of color, indigenous people and vulnerable populations, such as low-income households, the elderly and people with disabilities, from their communities as neighborhoods grow and change.

- *What is the threshold here? How many citizens is the city willing to sacrifice? Who decides who gets involuntarily displaced? Our fear is that this will continue to hurt communities of color and very low-income people. If the city truly believes in the first paragraph (“To achieve Minneapolis 2040 goals, everyone must benefit from this growth...”) then “minimizing” involuntary displacement is not an option. Why can’t these tenants be protected and kept incorporated in the community/neighborhood?*
 - *A LWVMpls document states: “.... in 1991, LWVMpls lobbied the Intergovernmental Relations Committee of the Minneapolis City Council in support of a proposed statue requiring governmental agencies or private agencies receiving government funds for housing projects displacing ten or more low-income housing units to replace those units.”*
- a. Look at early indicators of neighborhood change and rents to determine where programs should be targeted.
 - *With what data? Who is collecting it? What specific change are you looking for?*
 - b. Prioritize the rehabilitation and preservation of existing legally binding affordable housing in areas where displacement is known to be occurring.
 - c. Expand programs that support existing homeowners in affording and maintaining their home, with a focus on people of color, indigenous people and vulnerable populations, such as low-income households, the elderly and people with disabilities.
 - *Do such programs exist? What scope of expansion is intended?*

- d. Prioritize the inclusion of affordable housing in redevelopment activity.
- *More detail is needed. What proportion? One unit? 10? Half of what is being built? Affordable at 30% the median income or 50%?*

POLICY 44 Comprehensive Investments: Support coordinated, comprehensive investment strategies in people and in communities to enhance livability and economic mobility throughout the city.

- a. Prioritize programs to support long-term housing stability, including but not limited to wealth-building housing models and the elimination of criminal and credit report barriers, with a particular focus on communities of color, indigenous communities, and low-income renters.
- b. Expand coordination with internal and external partners to identify opportunities and strategies for comprehensive investments.
- c. Expand coordination within the City enterprise including the Police, Regulatory Services, Health, Public Works and community organizations to address crime and safety issues.
- d. Prioritize the use of housing program dollars where coordinated, comprehensive investment is occurring.
- e. Ensure that housing investments in areas with concentrated poverty are part of a comprehensive community investment strategy to benefit existing residents and improve opportunity.
- *Investments in people and housing occur within neighborhoods, and these investments are most successful if they operate as part of a comprehensive community development strategy including housing, transportation, schools, parks and business development.*
 - *These investments in people and their communities, paired with investments in safety and public health, can help ensure a comprehensive approach to supporting communities throughout Minneapolis.*

POLICY 45 Leverage Housing Programs to Benefit Community: Design housing programs in a manner that also benefits the larger community.

In 2017 Minneapolis' housing investments helped leverage nearly \$50 million of development in Minneapolis. These investments helped create and retain affordable housing for Minneapolis residents, but they can do more for Minneapolis communities: The investments in housing can help leverage community wealth building, improve access to employment and skills development, and grow entrepreneurship.

- a. Prioritize local hiring, contracting and development in housing.
 - *What are the goals 80% local, or 70%?*
- b. Prioritize local businesses owned by people of color, indigenous people, and women, as well as community-based businesses and institutions, in the administration and development of City-funded housing programs and projects.
 - *What are the goals 60% or what? Minneapolis has had these goals in the past. How are the goals in this plan different?*
- c. Explore and implement options for amplifying community voices in housing policy and program development, including those of non-English speakers and those from communities with strong oral traditions.

POLICY 46 Healthy Housing: Proactively address health hazards in housing and advance design that improves physical and mental health.

As people spend more of their time indoors (according to the Environmental Protection Agency people spend on average 93 percent of their time indoors), it becomes more important than ever for those indoor spaces to foster a healthy environment. Poor indoor air quality and indoor environmental pollutants such as lead, mold, pests and radon can have lifelong impacts on health. These conditions and pollutants disproportionately impact low-income households, children of color and renters.

The design and maintenance of housing also has a dramatic impact on both physical and mental health. Embracing active and healthy living in housing design can include everything from the design and location of stairwells and areas for bicycle storage to the integration of breakfast nooks, to creating social spaces in buildings that foster connections both within the building and with the broader community.

The City will seek to accomplish the following action steps to proactively address health hazards in housing and advance design that improves physical and mental health.

- a. Focus resources for housing improvement programs and actions in historically underinvested communities where unhealthy housing has caused poor health outcomes.
 - *Lead remediation, radon remediation, investment in water systems, clean air systems, elimination of brownfields, and radiation from electrical transmission lines.*
- b. Support and expand programs and actions that identify and proactively remediate health hazards in existing housing.
 - *Provide funding for remediation.*
- c. Support and expand programs and redevelopment activity to remediate environmental and public health hazards related to housing and neighborhoods.
- d. Promote inclusion of active living design components in housing.
 - *Include community rooms in multi-family housing, fitness centers, bike storage, storage for sports equipment.*
 - *Access to parks and recreation.*
- e. Promote building and community design that includes public spaces that foster connectivity within and outside of a building.
 - *Encourage programming for book clubs, movie groups, community coffee and breakfast bar*

Policy 47 HOUSING MAINTENANCE: Ensure the preservation and maintenance of existing housing stock

- a. Promote the long-term retention of housing through maintenance.
- b. Provide targeted outreach to homeowners about the home maintenance needs of older homes.
- c. Support rental property owners and tenants in maintaining safe, code-compliant rental properties through continued enforcement of codes, the use of grants, and other incentives.

- d. Expand financial and technical resources for the maintenance and improvement of owner-occupied and rental properties with conditions that ensure the continued affordability of the housing units.

The League's standing positions are:

- *improved building codes with effective administration.*
- *acceptable tools for maintaining and rehabilitating residential areas.*
- *development and preservation of residential units, which would provide a variety of housing opportunities for people in different stages of life.*

Additional comments on this policy include:

- *Targeted outreach to homeowners is a laudable goal. This outreach should be directed to new owners and those in the greatest financial need. In addition to information about maintenance needs, this outreach should include information about DIY and contractor options and financing options. Updates should occur during the process to ensure that it is actually happening.*
- *What will the process be to prevent displacements? Gentrification is a huge debate at City Hall right now. The city has become a more desirable place to live. Gentrification basically pits current residents against people who would like to move into the City that have higher incomes. The question is to grow the city for whom? Is the first priority for present residents or for anyone who can afford to pay the rising costs of housing?*
- *Extra maintenance enforcement will require more regulatory services staffing. Have the costs been estimated?*
- *Will more homes be placed on historic registers?*
- *We are concerned that some of the other policies stated in the plan might be at odds with this policy. It is important that there is consistency between policies of the plan that will enhance, not subtract from the overall objectives. Policy 1, action step e for example could displace modestly priced and sized structures with non-owner occupied rental units.*

POLICY 48 Data-Driven Decisions: Use data and research to guide and evaluation housing priorities, policies, and programs.

- a. Access to data and the tools, staff and resources to analyze that data to inform priorities, policies and programs is paramount to achieving success in Minneapolis' housing work. The City has access to companies and organizations, such as the University of Minnesota and others, that are conducting research in housing policy and programs, as well as harnessing new and existing data sets in innovative ways to better inform, evaluate and understand existing conditions.
- b. Conduct and refresh housing market and needs analyses on a regular basis. Use this information to establish programs and set priorities and targets.
 - *How often?*
- c. Analyze and review data to understand how neighborhoods change. Data to include Center for Urban and Regional Affairs (CURA) healthy neighborhood indicators and other available data sets (e.g., rates of tax delinquency and foreclosure, building permit activity, vacant property lists, sales prices and ownership tenure).
 - *Needs to start immediately*
- d. Maintain a local affordable housing database as a tool for studying trends over time in the development of affordable and mixed-income housing projects.
 - *Needs to start immediately.....what are best practices? What cities do this well?*
- e. Incorporate community engagement in housing research and data analysis.
- f. Review capital improvement planning models to ensure the process is guided by data on concentrated poverty.
 - *What is this???? Who creates these planning models? What are the best practices? Are these actually working or only theory?*
- g. Develop competitive selection criteria to prioritize the greatest needs in the allocation of affordable housing resources.

Conclusion

The need for more housing for middle and low-income residents is undeniable as more people are moving from the suburbs and coming of age to buy homes, but the plan does not state how long this trend may continue, nor does it delineate the percentages of singles versus families seeking housing.

Housing speculation will aggravate the situation. We are currently experiencing gentrification in many neighborhoods. These neighborhoods are plagued with teardowns, luxury expansions concurrent with large increases in the purchase prices of formerly moderately priced smaller houses. The loosening of zoning constraints in all neighborhoods would bring more density to the city, but could also increase speculation and price out the non-luxury and non-investment buyer. The plan does not address one of the major issues currently changing the character of many of our neighborhoods.

The plan obfuscates muddies the understanding of the issues for its citizens. It is too general a statement about many of the concerns and issues, and gives the reader little specifics in terms of data, priorities and strategies to evaluate the stated needs. It identifies the what, but not the how or where the resources that are needed would come to enable implementation of the plan.

Using copious white space, large photographs and duplicative language, the plan in an apparent attempt for clarity ironically becomes difficult to follow and understand. The numbers of the policies are not sequential. The choice to only make it available online and not make it available in hard copy further limits the ability of residents who do not have access to a computer or who are not able to navigate its many chapters online or wish-to review it as a whole.

Recommendations

- 1) That the Plan change the open zoning policy with a more targeted one, keeping in mind the current character of various neighborhoods, maintaining the unique qualities and needs of each.
- 2) That modestly priced properties be conserved through zoning, tax breaks and levies or other means. The stability of current and future homeowners and renters should be a major goal of the plan.

- 3) That renters' rights and protections become a major focus of the plan, that the inspections department receive more resources to expand its work to ensure apartments are safe and livable and that a rent control plan be studied as rents are presently unaffordable for many and the mere increase in 3 and 4 unit buildings will not by itself assure middle and low income housing availability.
- 4) That the plan expands and clarifies what steps will be taken to house the homeless.
- 5) That the plan addresses the impact of teardowns and other current practices that has resulted in higher priced homes replacing more affordable properties.
- 6) That the resources needed to accomplish the goals and policies of the plan be clarified.
- 7) That an executive summary be made available both on line and in print to citizens, so that they may easily read and respond to the Community Planning and Economic Development department with their concerns and suggestions.

June 27, 2018

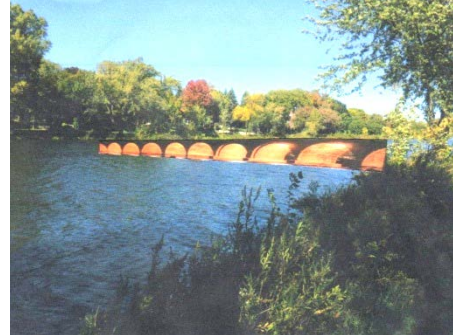
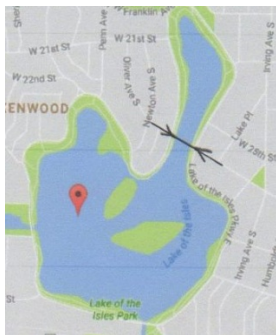
Mary Katherine Johnson, Chair
Marion Hall
Sandy Hull
Joan Niemiec
Rebecca Stinson

A Foot Bridge for Lake of the Isles

--David Andersen

If a foot and bike bridge were built across the neck of the north bay of Lake of the Isles, those who walk around the lake would save about 2/3rds of a mile, allowing more folks to walk the lake while providing spectacular views from the bridge. The bridge would be approximately 300 feet long and the banks allow it to be tall enough for the passage of small boats.

By connecting 26th Street to Oliver, folks who live on the west side of the lake would save more than a mile round trip walking to businesses on Hennepin Avenue. If the bridge were a scale model of the famous Stone Arch Bridge it would be a scenic attraction.



North bay of Lake of the Isles. With stone arch bridge.



The idea ain't new. A small version of the Stone Arch Bridge was built for the second Lake Harriet pavilion.

###

GARY L. TANKENOFF

2424 KENNEDY STREET NE • MINNEAPOLIS, MN 55413 • (612) 371-0123 • FAX 378-2424

My Name is Gary Tankenoff & I live at 2431 Cedar Lane in Minneapolis.

My Wife, Marsha & I have grave concerns regarding the draft version of the Mpls 2040 Comprehensive plan.

1) The push for density and height will greatly increase the existing horrendous situation of traffic on Cedar Lake Pkwy, Dean Blvd, Lake Street, and Excelsior Blvd.

2) The proposed 30 story highrise apt bldgs at Calhoun Village, with rents of \$1.50-\$2.00 per sq ft per month certainly will NOT produce "affordable housing".

3) Our neighborhood has become dependent on the retail at Calhoun Village.

4) State Law, shoreland overlay district, prohibits structures over 35 feet within 1000 feet

5) The proposed density will cause parking problems on our residential streets.

6) Rezoning single-family lots to allow fourplexes is probably illegal & will end up in court.

7) Finally, this proposed plan greatly negatively impacts our entire neighborhood!

Sincerely, Gary Tankenoff

PATRICK M. SMITH

4554 Zenith Avenue South, Minneapolis, Minnesota 55410 • (612) 819-3465

Dear Honorable Mayor Jacob Frey and Councilmember Palmisano,

The draft Comprehensive Plan is too unwieldy for the general public to provide feedback. I'm a city planner, and I haven't even read it. To get honest feedback from the public, the City should condense the goals and policies to five pages and then solicit input. Right now it almost seems like the City doesn't want any input from the residents. Here are my general comments:

- Growth is good. It reduces sprawl and makes efficient use of public systems; however, growth also has to be smart and managed. Right now the City is handing out CUPs and variances like candy. Those should be the exception, not the rule.
- It has been mentioned numerous times that the City has a goal of 500,000 people living in Minneapolis, back to its historical high point. But as you know, when Minneapolis had over 500,000 residents, most families had 4-6 kids, one car, and were not driving their kids to activities all around the city.
- Please do not lose what makes Minneapolis special – a great place to raise a family. With all the growth in Seattle, it's becoming more like San Francisco and New York, cities that are not designed for families and are devoid of kids.
- It's a fallacy that more density will reduce traffic. Cars are too convenient for the general public to give up. More density results in more cars. It's stressful standing at the corner of Xerxes holding my toddlers' hands waiting for an opening through traffic buzzing through at 35-40 miles an hour. It's frustrating to drive an hour from southwest Minneapolis to southeast Minneapolis just to get to my kid's softball game.
- Our Comprehensive Plan should stress that growth has to be managed. Density should be added around downtown and high traffic corridors. Large, underused parking lots should be redeveloped. But the Comprehensive Plan shouldn't be too pro-growth that apartment buildings in the middle of historic districts are allowed to be twice the height of the guidelines.
- The Comprehensive Plan should stress that transitions should be taken seriously, and a four story building twice the height of a single family home is not an appropriate transition. The Comprehensive Plan should stress that development is required to fit within the surrounding context.
- The Comprehensive Plan should have a goal to be the best city to raise a family.
- The Comprehensive Plan should have a goal of protecting single-family neighborhoods. That is the biggest investment a family makes. Why would the City want to put that investment into jeopardy? The City Council and staff must have a short memory because it wasn't more than 15 years ago that families were moving out of the city for decades for cheaper houses, less crime, less taxes, better schools and larger lots. The City needs to compete with the suburbs for families and we're at a disadvantage. Allowing four-plexes in the middle of single-family neighborhoods will just reverse the recent trend of families moving into the City and start driving families out of Minneapolis. Is that what the Council really wants?
- If the City wants to grow, do it incrementally. Instead of the radical four-plex idea, why not start by allowing granny flats in detached garages that may be taller than the single-family home? As I understand the way the ordinance is written, anyone with a rambler cannot have a granny flat.

Sincerely,

Patrick Smith

Comments on Minneapolis Comprehensive Plan draft
Housing Justice Center
6/20/18

Under the Metropolitan Land Planning Act (the Act), Min. Stat. §§473.841-473.869, and the Metropolitan Council's 2040 Housing Policy Plan, the housing elements of comprehensive plans must include:

1. Standards, plans, programs, fiscal devices, and other specific actions, to be undertaken in stated sequence, which "will" meet existing local and regional housing needs. Minn. Stat. § 473.859 Subd. 4; 2040 Housing Policy at 109, 113.
2. Acknowledgement of the community's share of the region's need for low and moderate income housing. 2040 Housing Policy at 109.
3. Promotion of the availability of land for development of low and moderate income housing. 2040 Housing Policy at 109.
4. A description of the tools the City will employ to address housing needs and the sequence for their implementation. 2040 Housing Policy at 113.

The Council's Planning Handbook adds the following requirements:

1. An assessment of existing needs including specific required data.
2. A narrative analysis of existing housing needs clearly identifying existing needs and priorities. The Handbook adds that this analysis should address potential barriers to meeting those needs.
3. A clear and direct linkage between needs identified and tools to be employed, focusing on different levels of affordability. Plans consistent with Council policy will consider all widely accepted tools to address their housing needs.

The draft Comprehensive Plan materials fail to meet any of these requirements. The narrative analysis of existing housing needs, set out in the in the Housing Topic and Goal sections and in some policy statements broadly identifies a few key problems but lacks any of the detail necessary to identify needs, priorities, and barriers with specificity sufficient to develop effective actions to be taken to address them. The analyses are particularly lacking in description of housing problems by income level, and thus provide no guidance on potential tools to address housing needs and problems experienced by extremely low income households. The Housing Section basically consists of a very short introduction and 19 brief policy statements. The policy statements appear to have been developed without the benefit of the required needs analysis. Each policy statement contains "Action Steps" that almost uniformly fall far short of the "specific actions" required by the Act. The Plan draft fails to incorporate the recommendations of the Fair Housing Implementation Council, which constituted settlement of a major Fair Housing Act complaint against the City. This is especially unfortunate given the April 25, 2018

release of an analysis of inclusion in 274 of the country's largest cities which ranked Minneapolis 273 in racial inclusion.¹

1. The analysis of housing needs misses critically important issues.

The Housing Topic and Goal and Policy 1 describe in only very general terms three important problems which this memorandum will focus on: loss of about 15,000 affordable units since 2000 with attendant displacement; extensive housing cost burdens born by current residents, disproportionately affecting renters and minorities; and problems experienced by low income renters such as poor maintenance, exploitive practices, and the consequences of eviction. The analysis wholly fails to address a fourth concern, which the Act and the Metropolitan council's Thrive 2040 make central: the need for the city to produce 3,499 affordable housing units over the coming decade, 34.3% of new housing produced.² Of these 1,551 (44.3%) are to provide housing affordable to households at or below 30% of Area Median Income (AMI).

a. Loss of affordable housing and displacement. While the problem is identified, there is no analysis of current magnitude, causes, or of barriers to remedies and thus no bases for effective action steps. Minnesota Housing Partnership's "Sold Out"³ for instance demonstrates a rapid increase in apartment sales since 2010, dramatic increases in purchase prices, a disproportionate number of units sold in racially diverse neighborhoods and rent increases and new screening policies causing displacement. Preservation buyers often lack the ability to compete on price and still preserve affordability. Sale of smaller buildings do not lend themselves to financing of preservation purchases.

b. City housing cost burdens fall most heavily on extremely low-income renters for whom standard affordable housing production tools are inadequate. HUD data indicate about 30,000 severely cost-burdened households in the city.⁴ These households are paying more than half their incomes for housing. Of these, about 23,000 or 76% have incomes at or below 30% of AMI. The few sentences addressing cost burden in the draft are wholly inadequate because they say nothing about the most seriously cost burdened households and because they say nothing about the income levels of cost burdened households. The latter defect is especially serious because affordable housing for households with extremely low incomes (at or below 30% of AMI) requires rent or operating subsidies. The level of such subsidies from the federal government available in the city, and throughout the metropolitan area, is almost fixed, with only very slight growth possible. State and local affordable housing programs focus almost exclusively on capital subsidies for new and rehabilitated housing. Thus, addressing the most desperate existing housing need requires development and deployment of wholly new policies

¹ "Measuring Inclusion in America's cities," Urban Institute, 4/25/18, <https://apps.urban.org/features/inclusion/?topic=map>

² Metropolitan Council 2040 Housing Policy Plan, Exhibit 5, page 166; at: <https://metro council.org/Housing/Planning/Housing-Policy-Plan.aspx>

³ <https://www.mhponline.org/publications/sold-out>

⁴ HUD CHAS Data 2010-2014, at: <https://www.huduser.gov/portal/datasets/cp.html>

and tools by the city. Without an analysis of the city's most desperate housing problem and of the barriers to addressing it, the city cannot meet the Act's required policy responses.

c. There is no City acknowledgement of its share of the regional need for new affordable housing for extremely low-income households. The Metropolitan Council has assigned to the City the responsibility for producing 3,499 affordable units in the coming decade, of which 1,551 are to be affordable to extremely low-income households. This is the largest need in the city, and the need for new affordable housing at 50% of AMI, the income level typically served by Low Income Housing Tax Credit (LIHTC) projects, is only 494 units. As described above, extremely low-income housing requires rent or operating subsidies, and thus an entirely new set of policies, programs, and tools from those currently employed to produced affordable housing.

d. There is no analysis of problems faced by low income renters. Far too many low-income and minority renters are subject to eviction actions each year. In Minneapolis, over 3,000 evictions are filed in the 4th District Housing Court each year. These cases are disproportionately concentrated in just a few ZIP codes. Evictions are a major issue facing renters in low income and minority neighborhoods, affecting nearly half of renter households in North Minneapolis.⁵ Finding suitable housing becomes substantially more difficult following an eviction because of widespread tenant screening practices. The Frenz and Kahn cases have starkly demonstrated problems with poorly maintained housing affordable to low income households. These cases have also demonstrated the inadequacy of the City's current rental housing licensing ordinance, which would have, and may still, require mass evictions of the hundreds of households renting from landlords Frenz and Kahn. This mass displacement raises obvious fair housing issues with the City's rental licensing ordinance. What's required is a more proactive code enforcement strategy for problem property owners that focuses on City initiated tenant remedy actions, fines and penalties rather than license revocation. The analysis wholly fails to discuss problems imposed on low income renters by excessive tenant screening practices and oppressive deposit requirements. Without an analysis of these problems, no effective policy or action step responses are possible.

2. A new policy specifically addressing housing affordable to households at or below 30% of AMI is required, along with specific action steps implementing that policy.

As described above, addressing extremely low-income housing, the city's most pressing existing housing need and the largest single need for new affordable housing, requires operating and rent subsidies. Addressing the city's most serious and pressing housing needs requires a new policy, prioritizing assistance for extremely low-income households and providing actions steps to implement it.

These action steps should include the following:

⁵ "Evictions in Minneapolis," Minneapolis Innovation Team/Home Line/Housing Link 2016, at: <https://homelinemn.org/?s=eviction+research>

A substantial increase in annual housing trust fund payments, with a significant portion dedicated to rent or operating subsidies.

Amending the City's Qualified Allocation Plan of LIHTC housing to provide a real and meaningful priority for selecting projects serving extremely low-income households. In the 2018 QAP, only preference priority points were awarded for projects serving the lowest incomes.

Adding to the City's legislative agenda, statutory changes allowing Tax Increment funds to be used to provide rent and operating subsidies, and support for identification of a dedicated funding source for affordable housing at the state level, with a particular focus on extremely low income households and rent/operating subsidies.

Asking the Minneapolis Public Housing Authority (MPHA) to secure as many additional housing choice vouchers as possible each year and providing any needed assistance in that effort. New legislation in 2018, for instance, makes substantial new voucher funding available to address the needs of disabled persons. Ensure all opportunities to obtain additional Section 8, such as that provided by HUD PIH Notice 2018-2 are fully utilized.

Providing all resources necessary to permit the MPHA to make use of its additional public housing development authority (Faircloth unit authority) as rapidly as possible.

3. Policy statements lack the specificity required by the Act, the Metropolitan Council's Housing Policy, and the Planning Handbook.

Action steps proposed with housing related policies are almost entirely lacking in the specificity, and connection to stated needs that are required by the Act and Council policy. The lack of specificity substantially limits meaningful response from citizens. Worse, many of the 'action steps' are phrased in terms of "exploring," "developing," or "revising" policies. Development of a Comprehensive Plan meeting the statutory requirements cited above is the time for exploring, developing, and creating policies. The draft plan's purported "action steps" instead put these critical steps off for some future time over the next 10 years. Here is a list of specific action steps the City should adopt. The list does not cover all of the well-intentioned but too vague action steps in the draft plan, all of which should be filled out with specifics prior to adoption.

Policies 33, 36, 37, 38, 40 and 23 affordable housing production and coordinated development strategies:

See new policy and action steps for housing for extremely low-income households above.

Addressing the city's need for existing and new affordable housing requires a substantial guaranteed annual increase in city funding – at least on the level of \$50 million annually. Potential sources include linkage fees, TIF or related value capture programs, HRA levies.

The City has failed to take advantage of the massive development of new market rate housing in two obvious ways: 1) the city should designate areas with this housing is developing as housing TIF districts, with TIF which can then be used city wide for up to 25 years. 2) The city should impose inclusionary housing policies, permitted by Minn. Stat. §462.358 Subd. 11 and mandated

by the implementation plan provisions of the Act, requiring 15%-20% of new units to be affordable at 50% of AMI, with provision for both financial and non-financial incentives wherever feasible and appropriate. TIF districts and inclusionary districts could be linked and the program mutually supportive.

The City's QAP and related policies for financing affordable housing should be amended to require long term affordability of any assisted project – in excess of the LIHTC 30 year requirement. This includes projects financed with tax exempt bonds.

With respect to steps 2 and 3 in the current plan, identification of specific actions responding to analyzed needs is required by the Act and Council guidance.

Policy 34, 36, 40 and 43, preserve existing affordable housing and protect residents from displacement:

Policy 34, Action step 1 must be replaced with a series of specific action steps designed to address preservation of naturally occurring affordable housing (NOAH) and protect residents of these properties:

Require advance notice, prior to closing on any purchase agreement, to City and residents of sale of such properties. Such advance notice requirements have been instrumental in preserving federally subsidized properties locally and nationally.

Require relocation assistance provided by the developer, at Uniform Relocation Act levels, for low income (80% of AMI or less) households displaced through loss of NOAH housing.

Prohibit rent increases, evictions without cause, and additional screening of tenants in place for the first 90 days following the purchase of NOAH properties, unless the owner pays relocation benefits to displaced tenants.

Require 1:1 replacement by developer of NOAH units lost through redevelopment.

Acting through city rental licensing and building permit processes, regulate NOAH upscaling renovation practices so as to protect tenant quality of life and discourage displacement of tenants by driving them out through onerous rehab practices.

Impose a right of first refusal for preservation buyers.

Devote a portion of expanded housing trust funds to provide funding for preservation purchases. Impose rent restrictions on assisted preservation buyers to assure long term affordability.

Implement a program of modest City loans, coupled with 4(d) property tax treatment in return for extended affordability commitments from rental owners. The City should expand its current stand-alone 4d pilot program.

Take steps necessary to adopt a rent stabilization ordinance.

Develop a strategy allowing preservation purchases of smaller buildings.

The City must develop a policy for monitoring all projects with City funding to prepare for possible opt out situations like that which occurred with The Adams and cause displacement of all residents.

Policy 39 Expand fair housing choice:

Many of the recommendations listed above were also recommended in the Addendum to the Analysis of Impediments to Fair Housing, along with other steps the City should take to further fair housing choice for constituents. These recommendations were targeted at Entitlement jurisdictions, like Minneapolis, whose obligation to affirmatively further fair housing includes implementing anti-displacement measures, increasing funding for fair housing, and improving affordable housing planning processes. The Recommendations satisfied an important requirement of the Voluntary Compliance Agreement which resolved a fair housing complaint against the City. Of particular importance for the City's comprehensive plan are the following:

Goal #2: Reduce Resident Displacement.

2A. Research state law regarding just cause eviction ordinances. As possible, work toward and advocate . . . local adoption of just cause eviction ordinances.

2C. Research and create property tax abatement programs and market them to homeowners in areas of increasing displacement.

Goal #3: Increase Access to Homeownership

3E. Conduct code enforcement to make sure that lender-owned, post foreclosure properties have effective repair, maintenance and security services, especially in areas of concentrative poverty where a majority of residents are people of color.

Goal #4: Expand Funding for Affordable Housing

4A. Develop and overarching strategy to increase funding for affordable housing, including regional and local approaches (TIF, tax abatement, special tax levy authority, etc.)

4B. Use locally-controlled resources to preserve naturally occurring affordable housing.

Goal #5: Improve Fair and Affordable Housing Planning

5F. Keep LIHTC database current and study trends over time in the development of tax credit projects.

Goal #6: Expand Locations of Affordable Housing

6A. (NOTE: This recommendation is specifically addressed Minneapolis) Adopt zoning code amendments to define "family" to more closely correlate to maximum occupancy restrictions found in safety and building codes; increase unnumber of unrelated people who may reside together; and create an admin process that allow for case by case approach to determining whether those outside of the definition of family nonetheless meet the definition.

6D. Consider development incentives such as density bonuses and expedited permitting processes or fee waivers for voluntary inclusion of affordable units or mandatory set asides in cases where local government funding or approvals are provided, should be adopted across all jurisdictions to encourage or require mixed-income, affordable units.

6I. Analyze the MN Challenge recommendations related to reducing the cost of affordable housing for feasibility at the local level; implement as appropriate. The 11 recommendations from the MN Challenge report are: a) Support appropriate density b) Contribute local financial resources c) Identify and acquire sites d) Reduce parking requirements e) Waive or reduce fees f) Streamline administrative processes g) Revise material, site, and design requirements) Consider manufactured and modular housing i) Be open to all affordable housing developments j) Adopt inclusionary housing and/or mixed income policies k) Address community opposition.

Goal #9: Support Multicultural Housing Needs:

9A. Routinely review PHA subsidy standards, LIHTC QAPs, and other housing program policies and occupancy standards to ensure accommodation of units for large, multigenerational families.

Goal #10: Support Residents' Fair Housing Rights –

10B: Ensure local code enforcement departments are trained to minimize substandard housing conditions without creating vulnerability to tenants. Ensure staff are trained to maintain communication and status updates with complainants as well as property owners.

Policies 41, 44 and 47 tenant protections:

Financially support organizations that proactively help tenants understand and enforce their rights, including support for legal representation of tenants facing formal eviction proceedings.

Amend licensing ordinance so that loss of a rental license does not require residents to move, prohibits rent collections, but continues to impose maintenance duties on owner.

Make expanded City use of Tenant Remedies actions, cooperate with residents bringing such actions, and provide City funds to correct code violations.

Policies to reduce evictions must include lease non-renewals, notices to vacate and related involuntary displacements as well as formal eviction proceedings. Policies may include requiring pay or quit notices prior to lease termination and adoption of a for-cause only eviction ordinance.

Programs for owners and managers should focus on housing code responsibilities, landlord and tenant rights, and energy efficiency and not just on on-premises conduct and eviction.

Adopt ordinances limiting excessive tenant screening for credit scores, minimum incomes, criminal histories, including any needed revisions to crime free ordinances or landlord training curriculum. Note, action step 1 under policy 44 probably belongs here instead.

City resources for owners should be tied to requirements for continued affordability.

Policy 42 Expand lower income homeownership. See all FHIC recommendations, Goal 3.

Policy 44. Action step 5 raises concerns that it would needlessly limit needed investments, such as new affordable, stable housing, in lower income neighborhoods. On the other hand, implementing comprehensive community investment strategies in all lower income neighborhoods is a great idea. Clarification of what is meant in this action step is important.