

MEMORANDUM

To: Council Member Aurin Chowdhury—Ward 12 (Chair, Committee of the Whole)
Council Member Aisha Chughtai—Ward 10 (Vice-Chair, Committee of the Whole)
Council Member Jason Chavez—Ward 9
Council Member Jamal Osman—Ward 6
Council Member Linea Palmisano—Ward 13
Council Member Elliott Payne—Ward 1
Council Member Michael Rainville—Ward 3
Council Member Elizabeth Shaffer—Ward 7
Council Member Soren Stevenson—Ward 8
Council Member LaTrisha Vetaw—Ward 4
Council Member Pearl Warren—Ward 5
Council Member Jamison Whiting—Ward 11
Council Member Robin Wonsley—Ward 2

From: Erik Hansen, CPED Director

CC: Margaret Anderson Kelliher, City Operations Officer
Casey Joe Carl, City Clerk
Elfric K. Porte, II., Director of Housing, CPED

Date: August 12, 2026

Subject: LIMS File 2026-00943, Heritage Park Voluntary Relocation Plan

This memo addresses issues about the Heritage Park Voluntary Relocation Plan as part of the referenced item raised at the Committee of the Whole's August 10 meeting. Specifically, the issues raised were:

1. Provide the cost-estimate and breakdown for the scope of work SRF Consulting will undertake related to the Heritage Park relocation.

In our quest to meet the needs of the residents at Heritage Park, we elected to work with SRF Consulting Group, Inc. (SRF) to serve as the relocation benefits provider. This decision allows us to use an existing City contract with a proven entity and avoid having to go through a lengthy request for proposals procurement process. SRF asserts that they provided relocation services to communities where the displaced families were of similar demographics and project scale as Heritage Park. Two examples include:

- Huntington Pointe Project in Brooklyn Park
- Eden Park Project in Brooklyn Park

We are in continued discussions with SRF as the scope of work continues to evolve. Below please find some preliminary assumptions that are informing the required scope:

- City staff develops a relocation policy
- A relocation plan is developed in collaboration with SRF Consulting, the project's current property manager and City staff

- SRF assists with implementation of a CPED Director approved relocation plan, including assisting residents using a Council approved Heritage Park Voluntary Relocation Policy.
 - Assumptions:
 - Up to 83 households (market rate or tax credit units only)
 - City negotiates with Certus to provide an environmentally and physically safe space to use as a field office
 - Office will be staffed by two SRF team members at a time AND additional SRF staff will work at its Minneapolis office on non-resident facing activities, including:
 - Project management
 - Document support
 - Claim preparation
 - Public engagement
 - Administrative support
 - SRF services will continue for 180 calendar days from authorization to proceed
 - Residents do not need transportation services from SRF

Cost has not been finalized as CPED Staff and SRF continue to develop the scope. Example originally, we were limiting the services to non-public housing residents and voucher holders. The policy before Council contemplates voucher holders also.

2. How much of the \$2.5M fund has been spent? What other funding has been spent or allocated for the Heritage Park relocation (including for any relocation, repair, purchases, etc.).

None of the \$2.5M approved by Council for relocation and renovation activities has been spent. Additionally, none of the \$0.5M originally approved by Council (2025 Budget) for Heritage Park has been expended.

3. When is the Voluntary Relocation Policy expected to end? How will it be phased out or sunset?

The policy as proposed by staff states:

Any rental household that legally occupied a unit in the Development as of July 18, 2026 (the “Eligibility Date”) that asserts a health or safety concern related to living in their unit to the City of Minneapolis on or before October 15, 2026 (the “Election Deadline”) and relocates to a unit outside of the Development on or before January 31, 2027 (“Moving Deadline”), subject to the possibility of a six (6) month extension of the Moving Deadline at the discretion of the CPED Director for hardship.

Summary of Timeline

- Election Deadline: October 15, 2026
- Relocation Deadline: January 31, 2027
 - Subject to a possible six-month extension

Please advise if there are further questions.