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**I. Homebuilding in the Twin Cities lost momentum this month** via *Star Tribune:* Builders were issued 344 single-family permits this month, 28% fewer than last August, according to data compiled by the Keystone Report for Housing First Minnesota. [READ MORE](https://api-internal.weblinkconnect.com/api/Communication/Communication/7080250/click?url=https%3a%2f%2fwww.startribune.com%2fhome-building-in-the-twin-cities-lost-momentum-this-month%2f600202037%2f&x-tenant=MinnesotaMNCOC)

**II. City of Edina, Homeownership Programs**: Edina has adopted four programs to aid in the preservation of modest single family houses.

1. Homeowner Rehabilitation Program:  $1,500,000 allocated.  Edina has engaged CEE to administer and service a home rehab program whereby income eligible homeowners may borrow up to $30,000 to address health, safety, and code concerns, increase energy efficiency, or simply undertake an improvement project (we prioritize in that order).  The loan has a non-compounded 2% simple interest.  The loan can be forgiven if when the homeowner decides to sell, if they sell to the City of Edina or one of our housing partners.  Our goal:  stabilize the older housing stock of modest homes and obtain title of some of them in the future for long term affordability.
2. Partnership with Metro HRA:  $2,000,000 allocated.  The HRA approved a $2MM forgivable loan to Metro HRA to expand their Family Affordable Housing Program.  This allowed the Metro HRA to buy 4 modest homes in Edina for families in their program who receive Section 8.  This expanded a decades old program by 50% in 1-year.
3. Housing Preservation Program:  $3,300,000 allocated.  Although all four programs fall under the heading “Housing Preservation” I believe this is the program that people think of when that term is used.  The HRA awarded a line of credit to the West Hennepin Affordable Housing Land Trust (dba Homes Within Reach, “HWR”) to buy, renovate, and place into the land trust single family houses throughout Edina.  Where before this program HWR was able to about 1 house every 18-mo relying solely on funds from CDBG funds, MHFA, Hennepin County and Met Council, in that past 15 months they have acquired 7 houses (2 more with purchase agreements and a 10th pending).  Edina residents interested in selling their houses call me and I forward their information onto HWR.  HWR inspects for compliance with their program guidelines and to see that renovations are possible.  The end-buyers benefits from buying just the house, which reduces the cost by about half.  All of the buyers to-date have bought the homes with the assistance of the Come Home 2 Edina down payment assistance program.
4. Emerging Developer Pilot Program:  ~$1.3MM allocated.  In partnership with LISC and HWR, a new, small, developer selected by LISC will partner with HWR to select a home for purchase.  The developer will renovate with the scope of work approved by HWR.  Once the house is renovated, the site will be sold to HWR to be placed into the Land Trust and the house sold to in income eligible homebuyer.  The new, small developer will have access capital and technical assistance provided by LISC and HWR.  This is to increase the capacity of HWR and provide practical experience to the developer.  From Edina’s perspective, it preserves additional modest homes for long-term affordable homeownership.

Also recently introduced was the First Generation mortgage program which augments the Come Home 2 Edina DPA program by providing an additional $15,000 forgivable loan for First Generation homebuyers. Edina is closing on 3 of these between this week and next.

**III. Housing** via *Axios Twin Cities* “Single family homebuilding is falling fast in the Twin Cities as rising interest rates and construction costs make new homes more expensive. Builders pulled 28% fewer permits for single-family homes this month compared to last August, according to a recent Housing First Minnesota report. That follows a slow July, when permits fell by 33% year-over-year. The Twin Cities — like most of the country — is still trying to build itself out of a housing shortage that was caused by the 2008-2009 housing crisis, and a slowdown stands to derail the progress of the last couple years. Multifamily housing construction has kept its hot pace, with 428 new units permitted in August, a 2% increase over the same month last year. Nearly 40% of all housing permits in August were pulled in Minneapolis proper, as developers have remained bullish on the city. Even with fewer new houses, buyers have more inventory to choose from. Home sales in the Twin Cities are down more than 20% this summer compared to last, leading to a 5% increase in inventory.” [READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=6d319fbe00&e=dd71966378)

**More** via *KSTP*: A report by Moody’s Analytics says the Minneapolis housing market is overvalued by 20%. [READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=e9fe63c5da&e=dd71966378)

**IV. Pushing for a Special Session**

*Via letter from a group of associations representing school districts, counties, cities, and townships to the Governor, Lt. Governor, and legislators*:“During the 2022 legislative session, school district, county, city, and township leaders articulated needs for state support, some of which received consideration in bills that were not finalized before the conclusion of the session. Challenges faced by your peers – our locally elected officials – are at a high point and state resources play a critical role in the provision of many local services. There are many issues that need attention now and that should not wait until 2023 . . . We are therefore writing to respectfully, yet strongly, encourage the prompt convening of a special session to finalize supplemental budget and tax bills, the development of a capital investment bill and other critical unfinished business including state matching funds for the federal Infrastructure Investment and Jobs Act, addressing the growing special education cross subsidy, and addressing a framework for the regulation of cannabinoid products.” [READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=d89bf92a90&e=dd71966378)

*Via* *KSTP:* Cities, counties make last-ditch pitch for special session [WATCH HERE](https://kstp.com/kstp-news/top-news/cities-counties-make-last-ditch-pitch-for-special-session/)

*Via Star Tribune:* State leaders we local governments need your help. A special legislative session is needed. [READ MORE](https://www.startribune.com/state-leaders-we-local-governments-need-your-help/600204133/)

*Via Owatonna, Southern Minnesota webpage:* Statewide city, county and school organizations call for legislative special session. [READ MORE](https://www.southernminn.com/owatonna_peoples_press/news/state/statewide-city-county-and-school-organizations-call-for-legislative-special-session/article_66eb5b6e-293a-11ed-818e-e38b0d1c6e26.html)

*Via Star Tribune, Jessie Van Berkel:* Local groups press leaders for Minnesota Legislature special session. Much of state legislators’ work was left unfinished in May. [READ MORE](https://www.startribune.com/local-groups-press-for-minnesota-special-session/600203628/)

*Via Austin Daily Herald:* Guest Commentary, State organizations rally for special session. [READ MORE](https://www.austindailyherald.com/2022/09/guest-commentary-state-organizations-rally-for-special-session/)

*Via KAAL TV:* Minnesota cities ask for special legislative session. [READ MORE](https://www.kaaltv.com/news/top-news/minnesota-cities-ask-for-special-legislative-session/)

**V. How Covid-19 migration, housing trends will remake the suburbs** via *Minneapolis / St. Paul Business Journal:* ATTACH PDF

**VI. Light Rail**: Janet Moore reports in the Star Tribune that the Southwest Light Rail Transit line in the Minneapolis metro area is still short over $500 million of its estimated $2.7 billion budget — a 20% deficit — according to the Office of the Legislative Auditor. While the Metropolitan Council still wants to finish this project, it is currently unknown where the additional funds will come from. The light rail line is already the most expensive public works project in Minnesota, and its opening date has been delayed for nine years straight. Since 2011, its budget has more than doubled to the current figure of $2.7 billion. [READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=4117707c33&e=dd71966378)

**More:**The 56-page report from the Office of the Legislative Auditor can be found online. [READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=e7fe74eef9&e=dd71966378)

**VII. The pitfalls of the proposed PTSD legislation** via *Lindsey Meuser-Rowland* ATTACH PDF

**VIII. State Fair poll: Support grows for marijuana legalization, sports gambling** via *Session Daily:* Support for the legalization of recreational marijuana and sports gambling appears to be on the rise, at least among attendees of the 2022 Minnesota State Fair. A majority of those (61.4%) who responded to the annual House of Representatives State Fair Opinion Poll indicated they support allowing the recreational use of marijuana by those age 21 and over, while 30.2% oppose legalization and 8.4% are undecided or have no opinion on the issue. That is a slight bump in support among fairgoers as, when the same question was asked in 2021, 58.3% said they favor legalization and 34.1% were against it. Conducted by nonpartisan House Public Information Services, the poll is an informal, unscientific survey of issues discussed in prior legislative sessions and that may again be topics of discussion in 2023. This year’s poll was taken by 7,110 fairgoers, a significant increase from 2021, when 5,231 people took the poll, reflecting the overall increase in attendance at this year’s fair. Polltakers also expressed support for legalization and regulation of gambling on professional and collegiate sports, with 44.2% in favor, 40% opposed and 15.8% undecided. That is also an increase from the [2021 poll](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDEsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MDYuNjMzMDc3MTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvU2Vzc2lvbkRhaWx5L1N0b3J5LzE3MDA4PyJ9.8nwvMfFkFrCsLBVkbi4UagXq1ibnd5eonVbWtms8vQQ/s/2132116962/br/143599953055-l), when that same question found 40.7% of polltakers in favor, 40.3% opposed, and 19% undecided. The 12-question poll also found wide support for increasing the penalties for those who disrupt youth sporting events (84.4% in favor), exempting all Social Security benefits from state taxes (77.5% in support) and requiring high school students to take a civics and personal finance class in order to graduate (90% in favor). [**➡️ Full 2022 opinion poll results**](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDIsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MDYuNjMzMDc3MTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvU2Vzc2lvbkRhaWx5L1N0b3J5LzE3NDc4In0.kPbnPh1VU2lDxbEF7zpC5VuaQVReHAc6zTUUAfMM28I/s/2132116962/br/143599953055-l)

**WATCH ▶️** [See this year's poll results on YouTube](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDMsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MDYuNjMzMDc3MTEiLCJ1cmwiOiJodHRwczovL3lvdXR1LmJlLzRoS0YyRDhkWFBNIn0.0VQpZzhzgOnjCW6blk2C01yD6jeQIu2aAdGyzlVRGZo/s/2132116962/br/143599953055-l)

**IX. Metropolitan Fiscal Disparities Pool Drops for Taxes Payable in 2023** via *The League of Minnesota Cities:* The smaller fiscal disparities distribution pool will generally translate into smaller tax base distributions, on average, for cities. [READ MORE](https://www.lmc.org/news-publications/news/all/metropolitan-fiscal-disparities-pool-drops-for-taxes-payable-in-2023/)

**X. 2022 KSTP/Survey USA poll via *KSTP****:* In stark contrast to the Minnesota governor’s race showing [Gov. Tim Walz with a huge lead](https://kstp.com/kstp-news/top-news/kstp-surveyusa-poll-walz-expands-lead-over-jensen-to-double-digits/), three other DFL candidates holding statewide offices are clinging to slight leads against GOP challengers with many undecided voters. All three DFL incumbents — Attorney General Keith Ellison, Secretary of State Steve Simon and Auditor Julie Blaha — are below 50% support, and one is even under 40%. [READ MORE](https://kstp.com/kstp-news/top-news/kstp-surveyusa-poll-dfl-incumbents-lead-3-key-races-but-gop-challengers-very-close/)

**XI. Behind the numbers for Minnesota’s hot job market** via *MPR:* All across Minnesota, businesses are desperate for workers. “We’re hiring” signs seem to be posted in every storefront. Companies are flying in workers from places like Puerto Rico, paying big signing bonuses, and getting into wage wars in a desperate attempt to fill open positions. [READ MORE](https://api-internal.weblinkconnect.com/api/Communication/Communication/7158972/click?url=https%3a%2f%2fwww.mprnews.org%2fstory%2f2022%2f09%2f07%2fbehind-the-numbers-for-minnesotas-hot-job-market&x-tenant=MinnesotaMNCOC)

**XII.** **What’s new and not new in the Southwest light rail auditor report via *MinnPost*:** The Southwest light rail transit project is rarely spoken of without the precursor “troubled.” As such, a report by the Office of Legislative Auditor ordered by a rare state House-Senate bipartisan agreement must carry the precursor “much-anticipated.” [READ MORE](https://api-internal.weblinkconnect.com/api/Communication/Communication/7182249/click?url=https%3a%2f%2fwww.minnpost.com%2fmetro%2f2022%2f09%2fwhats-new-and-not-new-in-southwest-light-rail-auditor-report%2f&x-tenant=MinnesotaMNCOC)

**XIII.** **Revenue:**via a Dept. of Management and Budget**:**“August Monthly Revenue Report: Net general fund revenues totaled $1.931 billion in August, $69 million (3.7 percent) more than forecast in February. Net individual income, corporate, and other tax revenues exceeded the forecast, and sales tax revenues were lower than expected. For fiscal year 2023, year to date receipts are now $3.698 billion, $133 million (3.7 percent) more than forecast. All results are preliminary and subject to revision. … A more complete report covering July, August, and September receipts will be issued as part of our October Revenue and Economic Update. That report will also update FY 2022 revenues to reflect the official closing of the fiscal year.” [See the full memo HERE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=4a468f112b&e=dd71966378)



**XIV. New Housing in Eagan**via Bring Me The News**:**“A mix of apartments, townhomes and senior housing are proposed to be developed at the site of a former middle school in Eagan. In April, the Burnsville-Eagan-Savage District school board voted unanimously to authorize a $12.3 million-dollar purchase agreement with Syndica, LLP for the sale of Metcalf Middle School. The 35-acre school property borders Burnsville near the intersection of Diffley Road and Highway 13. Metcalf Middle School, built in 1966, closed in 2020 alongside Sioux Trail Elementary and M.W. Savage Elementary after a district-wide facilities report found many of the district’s schools were underutilized due to declining enrollment. According to city documents, Enclave Development is looking to construct a four-story, 318-unit apartment building on the eastern portion of the site, spanning roughly 10 acres. The development would consist of 294 two-bedroom units and 24 three-bedroom units.”[READ MORE](https://fluence-media.us1.list-manage.com/track/click?u=5c3cc7495e9273c8e831e32c3&id=6a6d668340&e=dd71966378)

**XV. How does Minnesota compare?** via *The Minnesota Center for Fiscal Excellence:* The annual national comparison report on state and local government taxation and spending. ATTACH PDF

[FULL REPORT](https://www.fiscalexcellence.org/our-studies/Covers/hdmc-fy20-final.pdf)

**XVI. New work from House Research** via *House Research:*

Government

* [Special Legislation and Local Approval: An Overview](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDQsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3BlY2xlZ292ZXIucGRmIn0.Kup4SfIVbIUsELXvkISd59l7avVuHBQHKnNiHJevmec/s/1064110453/br/144075330401-l): Brief explanation
* ["60-Day Rule": Deadline for certain agency actions](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDUsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3M2MGRheS5wZGYifQ.lSX4tHCjJCvQxtzw3PT9KUpd2nxzhZD8jKGrGn-Qmdc/s/1064110453/br/144075330401-l): Two-page overview

State Aids

* [The City LGA Program](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDYsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NuZXdsZ2EucGRmIn0.nVFZTfuQpP_0hokyUqN5kVwbtWIL3oND_D1RsSt6xSQ/s/1064110453/br/144075330401-l): Two-page overview
* [Township LGA](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDcsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3N0b3dubGdhLnBkZiJ9.FPHx09lU9U2_6KAMblWVSju9uZK0vYXyt2pyv3LaO-I/s/1064110453/br/144075330401-l): Two-page overview

Taxes

* [Steps for Imposing a General Local Sales Tax](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDgsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NsdHN0ZXBzLnBkZiJ9.f6FC5hMZTmMEUGc5Kq2H261GjSvQXDJOy0sNV590lZE/s/1064110453/br/144075330401-l): Two-page overview
* [County Transportation Taxes](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMDksInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvY250eXRyYW5zdGF4LnBkZiJ9.krlNkyIAZF20WQRZ8kNBnIQGFRV6uJjXIQdadtKtko0/s/1064110453/br/144075330401-l): Brief explanation
* [Taxation of Motor Vehicle Leases](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMTAsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NtdmxlYXNlLnBkZiJ9.2YT6M7JLr2b7vLoLH5JZVMmC9_iSpbUfzYoPX_-lPw8/s/1064110453/br/144075330401-l): Two-page overview
* [Property Tax Relief for Properties Damaged in a Disaster](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMTEsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NwdHhkaXMucGRmIn0.cKYPnLyd1uGeDlOgcWf-u6jtql_Exb92ueD_-cYkB2s/s/1064110453/br/144075330401-l): Brief explanation
* [Senior Citizens Property Tax Deferral Program](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMTIsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NzY3B0ZHAucGRmIn0.zV_r4wDr4dSz0YWkepwK46CIHQxrL8PL3gKzW4ynD0c/s/1064110453/br/144075330401-l): Two-page overview
* [The Working Family Credit and Federal Earned Income Tax Credit](https://lnks.gd/l/eyJhbGciOiJIUzI1NiJ9.eyJidWxsZXRpbl9saW5rX2lkIjoxMTMsInVyaSI6ImJwMjpjbGljayIsImJ1bGxldGluX2lkIjoiMjAyMjA5MTUuNjM3MzgyOTEiLCJ1cmwiOiJodHRwczovL3d3dy5ob3VzZS5sZWcuc3RhdGUubW4udXMvaHJkL3B1YnMvc3Mvc3NlaXRjd2ZjLnBkZiJ9.01F15MIE5G6sYZgdwsbDjJc2c75wQVWBt3uCYa1HlKs/s/1064110453/br/144075330401-l): Two-page overview

**XVII. Minnesota missing out on millions in revenue by not taxing THC products, study finds** via *Star Tribune Talkers:* Minnesota is missing out on up to $46 million in revenue by not having a special tax on legal THC products, according to a University of Minnesota Duluth study. [**READ MORE**](https://t.e2ma.net/click/vns90cc/zi35ifb/39q931bb)

**XVIII. Data shows MPD hasn't shifted resources despite losing hundreds of officers** via *Star Tribune Talkers:*  "FOX 9 found despite the fact that the majority of crime is happening during evening hours, Minneapolis Police aren't shifting resources to cover the most demanding parts of the day. Data from the department from July 2022 reveals MPD is still staffing their three shifts- day, middle and dog (overnight) watch shifts at the First Precinct at relatively consistent levels throughout the day with about 20 cops assigned to each of the three shifts. During those day shifts, Fox 9 cameras found officers stationed around retail stores and construction sites." [**READ MORE**](https://t.e2ma.net/click/vns90cc/zi35ifb/j6y931bb)

**XIX. Build to rent home project underway in Maple Grove** via *Minneapolis/St. Paul Business Journal:* Two St. Louis Park companies are joining with a Los Angeles real estate investment firm to develop a single-family rental community in Maple Grove. ATTACH PDF

**XX. Minnesota Senate and House races to watch** via *MPR***:** All 201 seats in the Minnesota legislature and control of the Minnesota House and Senate are on the ballot this fall. MPR News political reporter Brian Bakst breaks down the races to watch. [READ MORE](https://api-internal.weblinkconnect.com/api/Communication/Communication/7228117/click?url=https%3a%2f%2fwww.mprnews.org%2fstory%2f2022%2f09%2f15%2fminnesota-senate-and-house-races-to-watch&x-tenant=MinnesotaMNCOC)

**XXI. IIJA Update Call** ATTACH PDF