

Page 1: Government Affairs Committee - Candidate Selection Survey

Q1

Full Name

Michael Patrick Rainville, Sr

Q2

Preferred phone number

(612) 644-0397

Q3

Preferred email address

info@rainvilleward3.org

Q4

Office Sought

Minneapolis City Council Member for Ward 3

Q5

Town of Residence

Minneapolis

Q6

How long have you lived in your community?

I have lived in Northeast Minneapolis for my entire life.

Q7

Are you a Homeowner or Renter?

I am a homeowner.

Q8

Do you own other real property (e.g. Business, Cabin, Investment, or Rental Property)? If so, which?

I own a cabin.

Q9

Describe your civic and/or community engagement.

I started my career in the hospitality industry as a dishwasher and bartender before joining the Minneapolis Convention & Visitors Association, where I was part of the team that successfully built the hospitality industry in Minneapolis into a 36,000 job economic engine.

As a private citizen, I served for 35 years on my neighborhood association in St. Anthony West. I saved the Ritz Theater from being demolished and built relationships with Ballet of the Dolls and Theater Latte Da, which have kept it open as a performing arts center. I advocated for and obtained funding for the Memorial for Survivors of Sexual Violence at Boom Island Park. I led the neighborhood in developing the fishing pier at BF Nelson Park. I worked with WWII Veteran Ed Karbo to build the Veteran's Memorial on the river in the Sheridan neighborhood. I worked with our sister city in Ibaraki, Japan, to install and dedicate the Bell of Two Friends on Nicollet Island. I brought together the Northeast Business Association and the Northeast Neighborhood Associations to establish the Second Precinct substation across the street from Surdyk's. I worked with my neighbors to create the Stormwater Wildflower Gardens in the medians along Main St NE. I brought together the Sisters of St Joseph Carondelet and People Incorporated to repurpose the convent on NE 2nd St as a living and learning space for the Deaf-Blind community. I worked with the St Anthony and Sheridan neighborhoods to relocate the Pierre Bottineau Library to the Grain Belt Brewery space and raised \$200,000 to restore the famous brewery fountain.

I believe that my efforts as a private citizen helped make my neighborhood a better place, and I sought to become Council Member for Ward 3 in order to help make my Ward a better place for residents, businesses, and visitors.

As Council Member for Ward 3, I am a member of the Public Health and Safety Committee, where I oversee public health and social service programs, including sustainability, civil rights, immigration, community engagement, public safety, and emergency management. I am a member of the Budget Committee, where I review the Mayor's recommended budget and receive department performance reports. I am a member of the Business, Inspections, Housing & Zoning (BIHZ) Committee, where I oversee matters related to economic development, land use, development, zoning housing policy employment & training programs, and business licensing. I also sit on the Intergovernmental Relations Committee, where I oversee the City's federal and state legislative platforms and priorities and provide local approval for special state legislation.

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I excel at bringing initiatives to a productive and meaningful conclusion by carefully listening to all parties and taking a balanced approach in my work as Council Member for Ward 3. My track record of success is proven.

Q12

Please list any notable supporters or groups of supporters for your campaign

I am honored to have been endorsed by Keith Ellison, Attorney General of Minnesota because I respect and admire Attorney General Ellison's tenure as a strong advocate for progress, fairness, and equity in our community. I look forward to collaborating as we work towards our shared goals of ensuring public safety, protecting workers rights, and improving our communities. In his endorsement of me, Attorney General Ellison said that "Michael understands that both the business community and residents have to succeed if Minneapolis is to prosper. I appreciate his balanced approach to decision-making and I am proud to support his bid for re-election to the City Council."

I am grateful to the hundreds of Ward 3 residents who supported me at the Ward Convention and who helped me to earn the endorsement of the Minneapolis DFL. I am deeply honored to have the endorsement of the Minneapolis DFL.

I am grateful to have been endorsed by Sharon Sayles Belton, our city's first woman and African American mayor because she is a true trailblazer, a devoted public servant, and a personal inspiration.

I am proud to have been endorsed by Don Samuels, Former Candidate for U.S. Congress. As a City Council Member, Don Samuels fought to change the culture of City Hall and ensure that it was responsive to the needs of his constituents. He has continued to make an impact as a nonprofit leader and community voice ever since. Don Samuels has been a tireless advocate for a safer and more just Minneapolis. He has worked with his community to address rising crime and improve education outcomes.

I am honored to have been endorsed by the Minnesota DFL Senior Caucus because I admire their dedication to involving seniors throughout Minnesota in the political process, to provide a vehicle for their active participation in the DFL party, and to promote programs and legislation that protect and enhance the lives of seniors.

I am grateful to have been endorsed by Minneapolis Firefighters Local 82 because firefighters exemplify what public service is all about: prioritizing your community's well-being above your own. When everyone is running away from a fire or natural disaster, these are the people running towards the danger. I am proud to be endorsed by Minneapolis Firefighters Local 82. And I am proud to be a strong advocate for our emergency services at City Hall.

I am honored to have been endorsed by LiUNA! Minnesota and North Dakota because organized labor built this country's middle class, and I have been and will continue to be an enthusiastic advocate for organized labor at City Hall.

I am proud to have been endorsed by IBEW LOCAL 292 because Ward 3 is bustling with new construction, and none of it would be possible without the members of the International Brotherhood of Electrical Workers and the amazing work they do! As a former union member, I am so honored to have their support and so thankful for their efforts.

As a former Union member, I am proud to be the only labor-endorsed candidate in Ward 3. I will continue to advocate for the working people of Minneapolis at City Hall and I am grateful to AFSCME Council 5, for their endorsement.

I am honored to have been endorsed by the Minneapolis Regional Labor Federation. This organization represents a diverse group of 175 AFL-CIO-affiliated labor unions throughout Minneapolis.

I am proud to have been endorsed by the SEIU MN State Council. SEIU members are some of our city's most hard-working and essential workers, and we are all thankful for everything they do for our community. Without this city's SEIU workers, our hospitals, schools, and nursing homes would fall apart.

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I am honored to have been endorsed by the Teamsters Joint Council 32. I am a former member of Teamsters Local 120 and deeply understand the many contributions of the Teamsters to the life of our city.

I appreciate the endorsement of the North Central States Regional Council of Carpenters and their vital contributions to the building of affordable and deeply-affordable housing in our city.

The endorsement of the Minneapolis Building and Construction Trades Council is an honor I am proud to have. It is the umbrella organization for union construction crafts covering approximately 15,000 workers in the Anoka, Carver, Hennepin, Isanti, Kanabec, McLeod, Mille Lacs, Scott, Sibley, Wright, Eastern portion of Sherburne, western Dakota counties.

I am proud to have been endorsed by the International Union of Operating Engineers Local 49. These heavy equipment operators/mechanics and stationary engineers are found in industries as diverse as roads and highways, fiber optic installation and repair, solar and wind construction, and water and waste water plant maintenance, amongst others.

The endorsement of Unite Here Local 17 means a great deal to me. I was a 23-year member and Executive Committee member of Unite Here Local 17. I appreciate their vital contributions to the well-being of more than 6,000 workers in hotels, restaurants, sports complexes, convention centers, and the airport in Minneapolis, Saint Paul, and the surrounding suburbs.

Q13

What are the most important housing challenges facing your community?

The most important housing challenges facing my community are a shortage of affordable and deeply-affordable housing and the homeownership gaps between Whites and Blacks, Indigenous, and People of Color. I outline my work on both of these issues in my responses below.

Q14

The Twin Cities Metro is facing a housing shortage unlike any we have experienced in recent history. What will you do to increase the number of homes available to residents of your community?

I am using all levers at my disposal as Council Member for Ward 3 to increase our City's stock of affordable and deeply-affordable housing which will contribute to building a better Minneapolis for all in an equitable and restorative manner.

I sit on the Business, Inspections, Housing, and Zoning Committee (BIHZ), where I have voted to authorize the following bonds and tax increment financing to advance affordable and deeply affordable housing:

--Several funding streams for Currie Commons, an affordable housing project at 187 Humboldt Ave N. \$3,263,000 million was authorized as a tax increment finance note and \$30 million of multi-family housing revenue bonds were authorized. The 187 units of new housing will be priced at 30-60% AMI (area median income), have units dedicated for previously unhoused citizens, and for people with disabilities. The building will be managed by Simpson Housing.

--\$13 million in bonding for the Midtown Crossing apartments at 2837-2843 11th Ave S. It is affordable and deeply affordable housing that will feature 86 apartments that include studio, 1, 2, and 3 bedroom units. This mix of units will be priced at 30%, 59%, and 60% AMI.

--\$280,000 from the Naturally Occurring Affordable Housing (NOAH) Preservation Fund Loan. This will support the acquisition and preservation of an 8-unit property at 3121 3rd Ave S.

--The building of Canvass, a 160 unit affordable housing project on 23rd and California is underway. Canvass will be managed by the Minneapolis Public Housing Authority and will be housing for formerly unhoused people, accept Section 8 vouchers, and feature a large amount of 3 and 4 bedroom units for families.

--\$26 million in tax exempt multi-family housing revenue bonds for the MPLS Public Housing Authority to build 84 new townhomes which will feature 2 and 3 bedroom units. All will be priced at 30% of income, and 17 will be dedicated for unsheltered citizens.

--An Inclusionary Zoning tax increment financing plan for the new housing in the NorthStar building. This project is turning offices space into housing of which 20% will be priced at 50% AMI.

--To address the housing crisis we must build more housing, especially affordable housing. I recently spent time with the development team of Alatus who are building a 360 unit apartment building at 200 Central Ave SE. This \$145 million, 27 story investment in housing will feature 173 affordable units. The other 187 units will be market rate. The main financier is an investment company whose mission is to build affordable housing. The City will help fund the housing via tax increment financing (TIF) which will also help fund the building of the affordable units. This use of the City's resources is one of the ways we will increase the supply of housing in Minneapolis.

--This public-private method of using TIF combined with market rate housing is also being used at the former Calhoun Square site. There will be 270 units of market rate housing built, along with 120 units of affordable housing. Sherman Associates has used this innovative method of the market rate and affordable apartments being built on Washington Ave S as well.

Approximately 50,000 Minneapolis renter households earn less than 60% of the area's median income. Adequately funding and incentivizing the production of affordable housing is one of the City's primary tools for helping to close the gap between what it costs to provide decent, safe housing and what people can afford. I support the Affordable Housing Trust Fund. As Council Member for Ward 3, I recently voted to approve increases to a total of \$16.8 million in 2023 and \$18 million in 2024 for the Affordable Housing Trust Fund, helping to preserve and produce hundreds of housing units that are affordable to homes with incomes at or below 50% AMI.

I am a member of the Mayor's Downtown Vibrancy Work Group. Our Working Group is comprised of local business owners, real estate professionals, City Council Members, City officials, nonprofits, business groups, and others. After studying national data, best practices and rent trends, and taking into account a growing hybrid-remote work style, we have just made our recommendations to the Mayor to help the city find a path forward to building a more vibrant future. We know that existing storefronts will not return to the same pre-pandemic uses and believe we can create a better Downtown that is s vibrant, 24/7 mixed-use destination for everyone to enjoy. As a mixed-use destination, Downtown will be well-positioned to attract and retain businesses and corporations and to serve as a neighborhood of choice for all and in this way will be able to replace the lost property tax revenue. Re-purposing former working spaces as living spaces will be a vital component of creating a better Downtown.

Q15

Minnesota has one of the largest homeownership gaps between Whites and Blacks, Indigenous, and People of Color. This is one of MAR's primary concerns. What would you propose at the local level to close this home ownership gap?

We must do everything we can to ensure Blacks, Indigenous, and People of Color have the chance to build generational wealth through home ownership, as my family did. I deeply understand and appreciate the importance of stable housing in everyone's lives, especially children.

I am proud as Council Member for Ward 3 to support a diverse set of projects that increase options for underserved people, keep our neighborhoods affordable, and help those among us struggling with homelessness find housing.

In the area of housing, I am working on expanding programs and partnerships that are working well, such as Stable Homes, Stable Schools, and Naturally Occurring Affordable Housing (NOAH) preservation strategies. I am also working to expand pathways for emerging developers, including BIPOC and women-owned businesses, to gain experience.

My long term vision for a more equitable Minneapolis is to continue my work to grow our affordable and deeply affordable housing stock.

Q16

How do you think the city can best balance the rights of tenants and property owners to effectively manage rental housing?

There are two initiatives that I believe are notably effective in balancing the rights of tenant and property owners in managing rental housing. One is the 4d program and the other is the More Representation Minneapolis Program.

As Council Member for Ward 3, I support the City's successful 4d Program, which preserves affordable homes in Minneapolis by helping apartment building owners obtain property tax reductions if they commit to keep 20% or more of their rental units affordable. Through the program, the City has helped preserve hundreds of affordable units for Minneapolis renters and families.

Minnesota State Law establishes legal processes for tenants to enforce their legal rights to live in safe and healthy housing, including Rent Escrow Actions and Tenant Remedies Actions. I support efforts to educate tenants on their rights and I also support the More Representation Minneapolis initiative, which pairs pro bono attorneys with tenants facing eviction. I have voted to authorize \$1,250,000 for Mid-Minnesota Legal Aide to provide legal services and housing stability outreach support to low-income Minneapolis renters.

In addition, the City Council recently received a staff report on rent stabilization. The staff recommended not developing a rent stabilization policy. Instead, they recommend that we continue to develop other policies, and enhance current ones that help with the burden of high rents. The report explained that the rent burden problem is both an income and a housing supply problem. The supply problem is due to our population growing faster than the rate at which we are producing new housing, especially affordable housing.

The recommendation to resolve these two issues quickly is to increase programs such as guaranteed basic income, expanding our Stable Homes, Stable Schools program, expanding our naturally occurring affordable housing (NOAH) preservation programs, soliciting more state and federal aid for rental assistance, the construction of more affordable housing, and the continuation of our Inclusionary Zoning program, which mandates 8% of new housing be affordable at 60% of area median income (AMI). This approach will help provide a balance between the interests of renters and property owners.

Q17

What are your views on property tax rates in your community? Do you have concerns related to the city's property tax rate? If so, how would you address those concerns once elected?

The Mayor recently presented his 2024 budget. With a \$1.8 billion proposed budget, there is a lot of research and amending to be done before it receives final approval from the City Council. The upcoming meetings with department heads will allow me to understand how we can streamline City programs and overall spending to keep future property tax increases minimal. I am sensitive to and very aware of the burden that rising property taxes have. Whether you are a renter, home owner, or building owner, property tax should not be allowed to outpace inflation.

Q18

Please provide links to all social media accounts connected to you or your campaign if any.

@RainvilleWard3

<https://www.facebook.com/rainvilleward3>
