



Meeting Minutes – Housing Working Group

Date: March 8, 2017

Time: 9-11 a.m.

Location: City of Prior Lake

Work Group Members:

Mathew Adeniran		Mohamed Duale		Ted Kowalski	X
Deb Barber	X	James Eriksrud	X	Anne Mavity	
Dave Beer	X	Eric Gentry	X	Mary Miller	X
Dave Brown	X	Laura Helmer	X	Patti Sotis	
Ron Clark		Joe Julius		Mike Waldo	x
Bob Coughlen	X	Margaret Kaplan			

Staff Members:

Danielle Fox	X	Dan Rogness	X
Daniel Lauer-Schumacher	X	Julie Siegert	

Guests:

None			
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Agenda Item: February 28, 2017 Retreat

- Common Themes
 - Sharing among workgroups the data each committee has been collecting
 - (With a strong showing from the housing committee!)
 - Stable housing is a core for the other areas (Education, Day Care, Transport)
 - Surprise at the high cost of child care
 - Strong data supporting the need for additional rental units.
 - How Stability plays into so many areas

- The strong connection with the reading level of 3rd graders connected to the eventual dropout rate.
 - Surprise at the 25% drop out rate
 - Does those who are dropping out become invisible because they are coping with isolating factors
- The role of daycare in prepping kids for PreK and Kindergarten
- CAP has converted head start to early head start to try to better prepare kids for school
- Reading level drops to sub 50% for those on free lunch and those facing unstable housing.
 - Lack of stable housing is the large factor
- Connection between the needed population density to making transit viable and the density requirements of zoning. Transport needs 15/acre but zoning is putting them at 2-4/acre
- Aging population
 - The large growth of this population as growing segment of the county
- The big hole in housing is rental
 - For seniors, low income, young families, etc not being able to afford community
 - Issues with zoning which support development in the short run but not always supporting community needs in the long run
- The Comp plan needs to guide direction, the market drives the development
 - When areas are zoned down (R3 to R1) you need to make sure that it is being replaced in areas that make sense so you don't end up with lost R3
 - Issues restricting rental builds: Weak councils, market drives prices up, cost increase to build, gov't regulation
 - Based on square footage and not number of people living there
 - Email sent by member, we can't just educate we need to also advocate for policies
- We do not have city council or planning committee members on the housing committee
 - The need to bring message to City Council and Planning commission.
 - CDA is working on going before all city/planning councils

- Need to make sure the presentation have a clear showing of how housing effects the other areas of SCALE
 - Would there be value of having developers to round table discussion with City councils/planning to have discussion on what is limiting the development of rental housing
 - The fees on development create higher costs then subsidies back to property to make more affordable
 - When you TIF in companies to come, dedicate the funds to housing to ensure adequate workforce
- Challenge of Mass transit is the population transport
 - How do you get buy in when the density and transport on my serves the north end of the county.
 - Connect Jordan, Belle Plain to north end
 - Mystic lake created own transit system
 - Challenge of the 1st and last mile, Getting to transit hub and getting from hub to final destination
 - Looking at business community in need of employees participating in transit and housing needs
 - Is it possible to get donated land via employer to help with the cost of WF housing
 - Taylor message to each individual cities to try to show how they can help the broader county needs
 - There is some support for how Chaska has with different housing all working together. What did they learn through their process and how did they there and what mistakes did they make.
 - Use as model for other cities in Scott
 - Urban Land Institute discussion in Belle Plain
 - Residents can observe county and developers round table discussion
 - How to work on housing, land planning, etc
- The cost of building a new house vs the going cost is a huge spread. This stops the building of new units.
 - The challenge of a small developer going vs large national
 - National will go up in price because they are buy land, building, financing, etc (vertical integration) this make more challenging
- Met Council area of concentrated poverty

Scott County is a place where people are stable, connected, educated, and contributing

- City of Shakopee has an area of concentrated for the first time based on census data
- Are the apartment issues, landlords, stability of current housing stock
- The need for professional management that ensures
- The key need for active management that helps deal with issues before they escalate

Agenda Item 4: 50x30 Housing Outline & Action Items

- Ways to go forward
 - Action Plans
 - Homework
 - Everyone needs to come back with top 5 takeaway items that need to be addressed from the notes on the full SCALE meeting
 - Top 5 things that you took away from the meeting
 - Go through the slide show to be understand the presentation of the group Progress
 - Opportunities for action themes, opportunities, and goals

Next Meeting: Wednesday, April 12, 2017 – Prior Lake City Hall