



Meeting Minutes – Housing Working Group

Date: July 12, 2017

Time: 9-11 a.m.

Location: City of Prior Lake

Work Group Members:

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

Staff Members:

Danielle Fox	Julie Siegert	
Daniel Lauer-Schumacher	Kathy Nielsen	

Introductions

Agenda Item: Steering Committee Update

Agenda Item: Comprehensive Plan Discussion

Trying to get a feel of the comprehensive plans for each city:

Diversity in housing, affordability, housing at all income points were the topics discussed.

Discussed housing policies in place outside of comp plan that effects the housing market and further development

Michael led the discussion

What stage are we at in housing planning within the comp plans?

Shakopee:

Behind schedule, starting next week. Took time to look at what they wanted out of comp plan.

2030 plan did not meet the long term plans of council. Starting from scratch and complete overhaul of plan.

For housing, just some initial thinking: acknowledge need to discuss workforce/affordable housing; feedback from citizens ½ aging no need/no desire for more affordable housing; ½ says need more so I can downsize or my kids cannot afford to live here. Begin from a place of collective agreement and focus on values

HAVE YOU LOOKED AT MAXFIELD STUDY?

Yes we will be using study. Trying to find the balance of facts and emotions and value.

City Council has mix feelings on high density lots of discussion on unit/acre and 12 fine but 14/acre too much...want to move away from focus on numbers and focus on what it looks like in real world. In 1996 had 18/units/acre planning in lots...reduced to 12 units/acre as the high end now, no more 18/acre...relative low density

Shakopee Canterbury development needs amendments to comp plan, concern about need for extension of city services

Prior lake:

Affordable housing will be difficult to meet. (411 units under 30%), limited support for this within community.

Doing pop up meetings at events in and around the city, nearing completion of comp plan. By the end of August plan to have the land use and comp plan complete.

20 units per acre for is high density...with some set for 21+/acre as a new zoning plan but high density market rate, workforce, and senior: all have one complex of each under construction. Issue not with affordable/workforce but issue with the name with concern to school district referendum. Growth may require new High school which will increase property taxes

Mostly zoned for low density residential...trying to add commercial and some high density

Where is the opposition to High Density?

A lot of undeveloped property along 42 corridor all agriculture zoned for low density guided in the future. 50% should be low 25% high 25 % commercial...so people developers want low and high density but not commercial but need for the mix. Industrial growth...in deerfield area...building up area now.

Belle Plaine:

Has excess of affordable housing. The problem council says residents cannot afford rent

Comp plan is being written in house (Not by consultants) so very involved with local community and land owners.

Higher quality standards. Lots of mix uses zoning but does not assign specific %. They want flexibility in development so setting land used to allow development.

Maxfield study is very helpful. Biggest issue is NIMBY and if they can avoid with not having to rezone they want to do that.

On the map have you actually designated medium to high density or will developers have to go through rezone? Guidance or actually Zoned?

Does not allow detached or attached single family. Is the flexible a deterrent to developers? If we can avoid needing super majority (4 out of 5 vs 3 out of 5) is helpful.

In smaller cities allows them to react to market via flexibility...for Shakopee/Prior Lake some need to be more rigid since land is limited.

Chaska has done this very well. Drives it to more market forces

What is helpful is use of guidance vs actual rezoning which hamstring landowners and community. When project actually informed allows new zoning with 3/5 vote.

What is Belle Plaine doing in regards to housing? We will not be funded for transit. So plans for park and ride, but transport to employment elsewhere limit low income to be able to afford to work there. Needs transportation but does not have the size to justify it. Cost to get route \$700-800K started. Outside of 3 northern cities so they are not part of transit taxing district. First start of route Mankato to Marshall transit to downtown. Part of different state funding.

Scott County:

Has complete draft copy. Housing plan for county looks different than city plans. Has jurisdiction in townships. Low density high end cost. We know we have influence via state building codes and more rural area zoning.

Rely heavily on Maxfield study. CDA helps write most of Housing/Econ development chapter.

MET council requires certain things and we try to work with this. Require to include both cities and townships, but emphasize township since that is the area they have most influence.

On page 18 description of 50x30 housing work group. 18-19 red text is proposed new language. Want to commit to complete study of county fee structure to back up fees and adjust where

needed. Also plan to find assistance to look at city/county plans for affordable housing...possibly with U of M who offers support in this. Pages 20-21 in Italics.

Maxfield demand for single level for seniors in rural setting...consider new zoning for twin homes in looking for one level living. This type of project in Elko New Market just got approved. Lisa, St Patrick, Marystown...interest to allow further development in hamlets...some discussion of things like a convenience stores...so that would be a new zoning classification...maybe new cluster zoning for single level/

Page 22 little or no multi-family housing...considering some rental opportunities but still fair amount of resistance...but maybe a small unit rental development. Allow short term housing for specific situations with need for temporary housing

Discussion of rules about airbnb or other types of rentals of golf course homes in county controlled areas.

Jordan:

New position and new to planning field. Comp plan about 1/2 draft chapters have been reviewed...Housing chapter has been reviewed by zoning committee.

Pulled lots from Maxfield. Goals are in line with livable communities act which would allow for funding from MET council. Have a lot of data and language from MET/Maxfield...They are refining those plans. Work session next week around planning that will inform on Jordan's view of met council

Livable communities program

All cities except Shakopee, participate.

Plays into requirement for any specific housing plans for meeting goals. Livable communities program helps with projects when connected with affordable housing.

Shakopee wants input in steering committee to allow anyone who wants to join. Want as many people at the table as willing to be there.

How often do the cities review fees? Plymouth sets that 40% reduction if the development is for housing. Written into statute which helps for developing. Fees must be related to value of cost of service. So may cause issue with a statute like this. Perhaps set aside some of the collect funds to rebate back as public investment back into project.

Does anyone have a housing policy?

Developing a city policy toward this is what we want and how we are going to do it.

What is quality of existing stock?

Lots of concern about substandard, sub management quality gives affordable housing a bad name. Shakopee...what is the root cause? Is it the affordability or the management or social/economic factor?

CAP owns properties - Rental license and training in and annual inspections ... forces landlords to be responsible and help up keep.

What policies that can address this? And how to get them adopted?

Cost of license and costs of required upkeep to get to code. Barrier is the cost to landlord/tenant

Created citizen advisory council (CARVER). 2-3 reps from neighborhoods. Engage with them prior to development to have understanding which is key. Goal should educate and understand what triggers NIMBYism. Possible to have a low cost loan program investment to help landlords update? Need to push that at state legislature.

How successful in recruiting developers/projects that meet goals? Using First Stop Shop? Networking or recruiting. Shakopee has a hotel/housing mixed use. Reached out from planning director. Jordan recruits.

Shakopee, will send out info on focus groups. What is the cost of not having affordable housing? Next wed 10-11 Shakopee multifamily housing conversation. Planning for people...looking at communication barriers to developing.

Evicted...book about housing policy and how it affect people

Next Meeting: Wednesday, August 9, 2017 – Prior Lake City Hall