



Meeting Minutes – Housing Working Group

Date: June 14, 2017

Time: 9-11 a.m.

Location: City of Prior Lake

Work Group Members:

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

Staff Members:

Danielle Fox		Julie Siegert	X
Daniel Lauer-Schumacher	X	Kathy Nielsen	X

Introductions:

We were joined by other members of the Steering Committee, Bob Crawford, Mayor, Elko New Market; Josh Johnson, Mystic Lake. Steering Committee members have been invited to attend work group meetings to get a sense of each group.

Agenda Item: Steering Committee Update

Last met at the end of May. New Co-Chairs Bob Coughlan of Housing Workgroup and Michelle Choudek

Adopted a policy for the Steering Committee to provide letters of support.

There is agreement that the website and other communication tools need to be expanded into narrative and not simply collection of documents. We are assigned to develop a belief statement:

1. We believe XYZ and thus we are working on ABC to further XYZ.
2. This is to help shape our thinking and the project moving forward.

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

- b. Work Force group is developing action items
 - i. Focus on 16-24 year olds through a survey with 300+ responses.
 - ii. Hired MN CAPS to conduct analysis. MNCAPS is a group of High Schoolers who helped recruit people to complete the survey and are focused on developing analysis skills.
- c. Education group
 - i. Working on getting early screenings for children to help detect barriers to reading
- d. Transportation
 - i. Focusing on support of the other initiatives
 - ii. Expanding weekend and night time rides from volunteers, dial a ride, and MN transport
 - iii. Where are the best returns on investment? There are no new funds coming in so the question is out to best distribute the limited resources we have.

Agenda Item: Cross Pillar Discussion

- Comp Plan discussions
 - i. We are trying to get updates on where the cities/townships are in their process.
 - ii. The county will be reaching out to all cities who will refer certain sections to the relevant workgroups to have comments ready when public comments are allowed
- a. Cross pillar discussion
 - i. Employer survey and recruitment and retention is being prepared
 - ii. There is discussion to hire a consultant to conduct the survey and find to find the needs of employers in our job market and what are potential barriers they are facing in hiring/expanding.
 - iii. Ted Kowalski volunteered to attend the Employer Survey subcommittee

Agenda Item: Top 5 Action Items

- Rentals at all price points
- Education on housing needs to communities and cities to prep community understanding for need for all types of rentals to try to head off NIMBYism
- Business to help describe and meet the housing needs of employees
- Comp Plan consultation

Discussion of action items

- a. Large developments are being proposed around Canterbury in Shakopee
- b. In July discuss how we can affect the rental market

- i. As we look at these comp plans how do we encourage life cycle housing and minimize resistance to projects that actually fit into county wide needs.
- ii. The need for Senior Housing to encourage the movement into apartments and free up the housing market for the \$180k-275k homes because single family housing cannot be built at this price.
- iii. We will try to bring in city planners and ask how they are incorporating the Maxfield survey into their planning/zoning for housing.
- iv. There is a need to recruit developers who specialize in the type of housing that the community determines we need. Recruiting those developers who meet the described needs of the cities may help with gaining support from city councils when developments come before the city for approval.
 - 1. Discussion of city fee structures that support building some types of housing but not others (e.g. charging the same fee for a 1 bedroom apartment as 5 bedroom executive house means developing rentals is much more expensive per ft. This disincentives building large rental properties and favors low density single family homes.)
 - 2. Discussion of codes like the number of parking spots for a low income property since it is unlikely that most of the households will even own a car and those who do will not likely own 2 cars. So requiring a parking lot that based on 1.2 cars per house ramps up costs and results in a large unused lot. Getting a waiver and lot based on .75 cars per house may make more sense.
 - 3. Discussion about the aging population will need a larger senior housing rental market for next 30-40 years and the possibility to start to convert some of that back into general rentals as the population wave ends.
 - 4. The use of TIF districts or other forms of local funding to take land providing low tax income into higher tax income after 10-15 years. Long term benefit for decades for no decrease in taxes vs what is collected if no project. Delays sizeable increase in taxes in future. Some discussion of shortening TIF if combined with other funding to get quicker return on investment (helps get city support) and more public outreach to gain neighbor support or at least toned down opposition.
- v. Discussion of Continuum of Care (HUD defined region that applies for and receives funds that help fund homeless and low income households.)
 - 1. We had proposed developments for Work Force Housing and/or senior housing in Shakopee, Savage, Jordan, Belle Plaine proposed for the Minnesota Housing tax credits.
 - a. These projects have received city support, but as demonstrated in Prior Lake, local politics and elections can shift this support by the time the projects are close to breaking ground.
- vi. There are 5 (loosely) rental markets that have sub groups within each.
 - 1. There is low-income rentals

- a. 0%-30% of the median area income (Public Housing, Section 8, etc)
 - b. 31%-60% of the median area income. Properties with deep tax incentives to keep rent low
 - c. 61%-100% of the median area income. Properties with tax incentive to keep rent low (Work Force Housing)
2. Market Rate/Executive Rentals (100-200% of the median area income)
 3. Senior Housing (Which has similar breakdown of the above rental markets)
 4. We need to develop fact sheet on how to develop these properties and the populations that they will serve
 - a. Have round table discussions about the needs and worries of developing these in the cities
 5. Education with help of cities to build a narrative and fact sheet for the various cities

July meeting:

- Engage City Planners
 - i. Invite SCALE Tech Team to discuss comp plans and focus on rental markets
 - ii. Michael Leek will draft list of questions
 - iii. Discuss Zoning
 - iv. Discuss City Tools for developing housing
 1. Also discuss housing/zoning plans for Minnetonka, Edina, St. Louis Park
- New Co Chair since Bob will be stepping down to Co-Chair the Steering Committee.

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