



Meeting Minutes – Housing Working Group

Date: October 12, 2016

Time: 9-11 a.m.

Location: Prior Lake City Hall

Work Group Members:

Mathew Adeniran		Bob Facente		Ted Kowalski	X
Deb Barber		Eric Gentry	X	Matt Lehman	
Dave Brown	X	Laura Helmer	X	Anne Mavity	
Jim Caauwe		Mary Hernandez		Mary Miller	X
Ron Clark		Joe Julius		Patti Sotis	X
Bob Coughlen	X	Margaret Kaplan		Mike Waldo	X
Mohamed Duale		Tom Kelleh		Paul Westveer	

Staff Members:

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

Agenda Item 1: Review notes from all groups/Update on Steering Committee

- Bob Coughlen provided an update on other working groups.
 - Steering Committee – conversations on groups working to determine what the goals are within respective working groups. Suggestions to narrow focus based on the assessed need and potential solutions the groups can impact. The larger group (with all working groups) will come together in Feb of 2017.
 - Employment – focus groups are being completed around employment options around young adults.
 - Education – working to focus efforts, but were given an opportunity to utilize a mobile services grant has been received to provide a bus for mobile resources.

- Transportation – focusing on bus routes to Mall of America from Marshall Road, which will connect folks to employment there.
- Discussion on group timeline in defined a list of needs and prioritization based on the data that we reviewed through Minnesota Housing, Met Council, and Maxfield Study data. The hope is to review the Maxfield study next meeting, define some key priorities, and then present that information by Feb to the Steering Committee.

Agenda Item 2: Data Presentation – Habitat for Humanity (Mike Nelson)

- Mike Nelson, long term Habitat staff person for 16 years, provided the group with background information on the
- Since 1786 6.8 million people have been supported.
- Model mobilizes volunteers to help build, advocate, and raise awareness.
- 1,159 families have purchased Habitat homes in the 7 county metro (28 in Scott County). In addition, the program provides other supportive services like restoration, adaptations, foreclosure prevention, advocacy, global building projects, resale of gently used housing supplies.
- Not surprisingly, there have been many benefits to home owners including increased medical health, decreased reliance on public assistance, educational improvements, etc. that has resulted in \$6.4 million in savings estimated.
- Habitat looks to continue their work to Empower, Engage, Energize, in their 2020 plan. This will result in serving more families (50 homes a year to 150 homes a year). This increase will be due largely to Habitat’s expansion into helping families with 60-80% AMI purchase existing homes.
- Discussion on a process of family becoming a homeowner through Habitat.
- The largest barrier Habitat faces in being able to identify land to use as a building site. Discussion on how various stakeholders can support these efforts. Education and advocacy in communities is also requires to gain support from local communities.

Agenda Item 3: Data Presentation – City Fee Comparison (Dan Rogness)

- The presentation is based on a prior conversation around how much the city fees impact the ability of builds.
- Example of Prior Lake residential development cost summery. These costs are typically charged to the developer and then passed on to the buyer in the final cost of the home.
- Trunk (or large pipe) costs are part of these fees, which serve a venue for collecting funds to support the future growth of projects that will be needed for the development community. These costs are projected based on Per Acre or Per Lot.
- Typically, the rule of thumb is that Average house value = 4x the combined land, street, utilities, and fee costs. Therefore, 4 x \$102,439 = \$409,750 in the example provided in the attached document.
- Comparatively, Savage has a typical per unit fee of \$12,925, Shakopee has a typical unit fee of \$9,918, and Prior Lake has a total of \$11,337 which impacts the overall affordability of homes, although there are variables that make an “apples-to-apples” comparison difficult.

Agenda Item 4: Discussion

- Conversation on costs related to lawsuits for townhome construction defects, which have risen lately.
- Impact of labor shortage and low wages and how that impacts affordably of home options.

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

- Maxfield housing study has not been released and is in draft form, but we hope to discuss at next month's meeting.
- Following this presentation, we can lay out the beginning of an outline that we hope to put forward in Feb at the joint meeting.
- Discussion on grouping community needs based on income levels of 0-30 AMI, 31-60 AMI, 61-80 AMI, 81-120 AMI, 121 and above AMI, based on a family of 4.

Next Meeting: Wednesday, November 9, 2016