



**Meeting Minutes – Housing Working Group**

Date: December 14, 2016

Time: 9-11 a.m.

Location: City of Prior Lake

**Work Group Members:**

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

**Staff Members:**

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

Kathy Nielsen, co-chair of the Steering Committee was in attendance.

**Agenda Item 1: Steering Committee November Work Session**

- A summary was given of the recent steering committee session that was held on November 30th.
  - There was a push to refocus on the work we are doing and is laid out in the charter for SCALE.
  - We are encouraged to reread through the charter (<http://www.livelearnearn.org/documents.html>)
  - We are continuing to move forward and are close to completing the info gathering phase.

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

- It is also important to continue to be up to date about the progress of the other committees as there is considerable cross over.
- See the attached Data Points that were presented at the November 30<sup>th</sup> meeting and reviewed during today's meeting.
- Work Force committee
  - Scott County continues with very low unemployment (2.9%).
  - It is highest among youth and young adults. (16-19 10.5% unemployment, and 20-24 11%).
    - This group also is struggling to find housing due to the relatively high costs in Scott County. Many are continuing to live at home when possible.
  - Median income of home owners is around \$96,000 in the county, but the median pay of jobs in the county is ~\$46,000. Households with single income or two house hold income working in the county are facing a housing market pressed upward by those leaving the county each day.
- We further discussed Maxfield study
  - .9% vacancy in the rental market is a severe rental shortage (Ideal is 4.5-5% vacancy).
  - High Cost of single and multi-family units are resulting in growth in the high end market (\$450,000+). These homes/developments are where there is profit to be made. Lower cost and smaller projects just don't have a profit margin to encourage developers and builders.
  - One of the issues is that 82% of the population surveyed does not view the cost of housing as a problem.
- Transportation
  - 50k leave the county on a daily basis for work
    - Average commute times are continuing to increase
    - Dial a ride helps provided the "last mile" from major transit lines to final destination and public transport in areas without other public transit.
- We need to focus on small goals moving in the direction of the larger goal to ensure the long term and sustained economic viability of the county.
  - Changes will continue in the county. The question is how do best plan for those.
- Education committee
  - Focus on 3-8 year olds reading below grade level. These are future of the county.
  - Youth population with be 19.2% of the population by 2025.
  - 700 3<sup>rd</sup> graders not at reading levels in 2015. This is trending toward worsening over the last few years.

## **Agenda Item 2: 50x30 Housing Outline**

- Review housing questions from the Charter (included in outline attached)

- We reviewed the outline put together by chairs of housing.
    - Request that we review the attached outline (See email attachments) and look for ideas for possible action ideas.
    - One idea is around comprehensive plans for zoning which the cities, counties, and townships are working on.
    - Take Shape
      - Outline of important parties to participate in planning
      - Challenge is how to identify and engage general population
        - Marking to the population of county
        - Determine asset map of how to work with partners toward the goals of housing and 50x30 committees.
      - Point of further research...How much do these bodies (Cities, Nonprofits, county, developers, MN housing, HUD, etc) have in housing in the county.
        - TIFF \$ from cities
        - Beacon, The Link, CAP etc. have housing in the county
          - What are the outcomes from these investments?
- Development and Planning
  - Need 1260 units per year for income population.
    - We have averaged 660/ year for last 10 years.
    - High end of this need is being served through construction of executive housing.
    - Lower end multifamily and first time home owner market being significantly under served.
  - How to make housing development more affordable.
  - Zoning – Allowable density in viable project location is a challenge.
    - Developers would like to develop more mixed housing developments. To meet density requirements for example, a multi-family complex may take 1.8 acres, but the developer must by another 2 acres to sit unused to make sure the units per acre density is correct. This raises cost due to having to buy and maintain land that will go unused.
    - Paying park fee is same for \$450,000 house as 1 bedroom apartment. The fee costs significantly more proportionately of the apartment. Discourages multifamily units
    - There is growth in Townhomes but they are starting at \$300k which still puts out of market for moderate and lower incomes.
    - The possibility of mixed housing (single family, multifamily, and townhomes) in one development may allow for better prices and land use, but are more complex in getting through land use and zoning commissions.
  - Leads to question...What is needed to reach out and bring the larger community (not in my back yard concerns) and city boards on board with making developing of entry

market and affordable housing possible? The higher end market will continue to develop through normal market forces.

- Need: Continue to breakdown the demand groups (First time home owners, low income, moderate income, youth (18-24) and other underserved populations in the housing market)
  - To deal with NIMBY-ism need feedback form Landlords, law enforcement, and others on what type of properties do well and which struggle with smooth operations.
- Take stock- Review our recent presentations
- ID Root Causes for housing shortage, which is key for setting goals and successful outcomes.

**Assignment** - Use the attached form after going through the outline attached and ID what you think are good next action steps.

**Next Meeting: Wednesday, January 11, 2017 – Prior Lake City Hall**