



**Meeting Minutes – Housing Working Group**

Date: August 9, 2017

Time: 9-11 a.m.

Location: City of Prior Lake

**Work Group Members:**

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

**Staff Members:**

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

**Introductions**

Bob Coughlen is now the co-chair of the Steering Committee and has stepped down as the co-chair of the Housing Work Group. James Eriksrud was selected as the new co-chair for the Housing Work group by unanimous vote.

SCALE large group meeting on Friday, August 11<sup>th</sup> Early childhood education meeting

Focusing the early childhood education on those in poverty through early childhood scholarships vs universal pre-k (From presenter previous speech aired on NPR). See email sent by Julie

**Agenda Item: Steering Committee Update** – none, did not meet in July

## **Agenda Item: Comprehensive Plan Discussion**

Policy statements document was handout out from housing on comprehensive plan to offer suggestions to comp planners. Idea was to get people together from workgroups to discuss policy that are coherent across workgroups. For example, Housing policy reflects Workforce and transportation concerns as well. We are starting with some policy points to begin discussion for the collaboration stage. Need to get the transport and workforce groups to meet in discussion with housing planning ideas

SCALE Technical Team involvement

They will combine with Transport and Workforce and put it out to the local communities/councils/etc. The Tech Team includes the city planners and comp plan staff at the various cities and county/townships. This will be suggestions that the cities/county/townships can take or leave, but want to try to get 5 mile high view out to the county.

Discussed inviting the Ed Prep workgroup representative to the comp plan discussion above since the Ed Prep poverty and early childhood discussion is about housing, work, etc for these groups. Conclusion is that we will ask Ed Prep if they want to participate in Comp Plan discussion and if they would like to give any input.

Policy Statements

Statement 1

Trying to loosely define housing spectrum so that we don't get into the weeds and the NIMBYism that comes with certain terms (affordable, workforce, etc)

Prior Lake looking at x% of the population has X income, thus X% of our housing stock needs to be at that price point. This is their starting point, but what that actually means and there is push back that the households should work to increase their income so they can afford the "affordable" housing.

We have identified rentals and senior housing as a major need, but if we discuss it in broad terms, those may not get addressed, but if we focus solely on them there will be push back or ignored.

We need to tie the housing to the workforce and employment opportunities available in the community. Everything we proposed need to be tied back to sustained vitality of our community. Note that these statements that these are "as defined in the Maxfield Study."

Prior Lake has the right language but there are not statistics to set the criteria per planner. The change in the forecast as a reaction to the economy, the listed needs of affordable housing and general housing growth over the next years were reduced down at MET council. The numbers in the Maxfield study are different than MET council. Maxfield needs are lower than Met Council projection needs but the Maxfield are much more current. Referencing the Maxfield study as the most recent and accurate available states that our need is...All cities must accommodate MET Council goal regardless, but want a discussion on land use. MET council pushback may be you are planning to annex certain areas and your

housing goals should be met with that land in considering zoning even though the tribe owns a large part of land and has control over it

#### Statement 2

Focus on connection between transit and jobs. For sustained Economic vitality it is important that housing, transportation, and employment are connected. This area is key for future meeting with other workgroups around these issues.

Change job alternatives to job opportunities.

Change avoid working outside county to reduce working outside community.

Our housing stock need to reflect the jobs we have and the jobs we are trying to attract and how much they pay relative to the wages of those households.

New construction is still building the high cost exec housing

Does tribe have comp plan?

Yes. The plans are not official but working toward a more formal plan with Tribal and business council. Follows same format generally. All in regards to tribal and trust lands. The transportation of staff is a sizable cost to the Casino. Retention costs are also high which may be helped by having housing that is closer and lower cost

#### Statement 3

Is density a primary hold up on development

17.2 / Acre which limits

25-30 / acre is where the developers want to be for cost effective

12 / acre is high for many communities that really limits ability to build affordable housing cost effective

Possible suggestion to set density at 15-40/acre to allow flexibility to add amenities, transport, and less unused set aside land

There is a life cycle for development...as community grows older stock is replaced with higher density housing as city and community grows.

Addresses issues that single family home with driveway onto a 4 lane highway. New homes want to be on smaller streets. Good for high density

#### Statement 4

Advocate that unit size for affordable is large that market sized units continues to add costs. Need to push that legislative agenda.

### **Agenda Item: 50x30 shared measure dashboard**

Are these the Indicators what we want to use for housing on page 2?

Each year these stats will be updated with historical data below (We have moved up 3% etc)

Add what is the average cost of a unit in the county for rental as a stat? Part of the data was chosen because it is available across the state and the nation. Is there data source that breaks out rental home ownership market by year? Possibly at the county or CDA

30% of income, 50% of income, % of new build single family vs multi family will be split between rental and multi family

Does it tell our housing goal?

Over time these metrics will demonstrate if we are moving in the direction of goals. Suggestion to change Shakopee, Prior Lake, Savage to entire county.

Internal discussion will have a large dashboard that is solely focused on housing. Need clear statement on dashboard to refer back to context provided later in document

### **Agenda Item: Rental Discussion**

Homework: Think through rental part of the discussion and be prepared to discuss next month. What are the issues? What are your solutions?

Look back through the data that has been provided to the workgroup up to this point. All previous data can be found at <http://www.livelearnearn.org/documents.html>

1 hour discussion next month. Remember the 4 segments of rental housing (based on income). Bring all thoughts and we will map them out relative to each section and then in October we will discuss each of the markets

Suggestion that of model that is to work with business members to educate them on affordable housing and how it affects their business so that when housing projects come up there is support from business community. They are looking at an employer survey and do we have questions we want added to survey.

### **Agenda Item: Wrap up**

Send an email to the co-chairs: What did you take from today so that we can get consensus so we know what we gained from this week.

**Next Meeting: Wednesday, September 13, 2017 – Prior Lake City Hall**