

Commissioners:

Sharon Brown
James Bull
James Daire
Chuck Gitzen
Julie Kimble
Robert Murphy
Peter Sparby



**Planning Commission
Agenda
Wednesday, October 4, 2017
City Council Chambers
6:30 p.m.**

Address:
2660 Civic Center Dr.
Roseville, MN 55113

Phone:
651-792-7000

Website:
www.cityofroseville.com

1. Call To Order
2. Roll Call
3. Approve Agenda
4. Review Of Minutes
 - 4.I. Minutes--August 23, 2017 Comprehensive Plan Update Meeting

Documents:

[4A 2017-08-23_PC_MINUTES_DRAFT.PDF](#)

5. Communications And Recognitions

- 5.I. From The Public:

Public comment pertaining to general land use issues not on this agenda

- 5.II. From The Commission Or Staff:

Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process

6. Project File 0037: 2040 Comprehensive Plan Update Meeting

- 6.I. Memorandum Re: Comprehensive Plan Work Session-- Land Use, Housing

Documents:

[6A PC PACKET COVER MEMO.PDF](#)

- 6.II. Future Land Use Sites For Further Consideration

Documents:

[6B FLU SITES FOR FURTHER CONSIDERATION.PDF](#)

- 6.III. HarMar, Lexington-Larpenteur, Rosedale Image Boards

Documents:

[6C HARMAR, LEX-LARP, ROSEDALE IMAGE BOARDS.PDF](#)

- 6.IV. Draft Of Housing Chapter

Documents:

6D DRAFT HOUSING CHAPTER.PDF

6.V. Comprehensive Plan Schedule-- September 17 - November 18

Documents:

6E COMP PLAN SCHEDULE SEPT17-NOV18.PDF

7. Adjourn

Upcoming Planning Commission Comprehensive Plan Update Meetings: October 25
For up to date information on the comprehensive planning process, go to:
www.cityofroseville.com/CompPlan

Future Meetings: **Planning Commission & Variance Board (tentative)**: October 25
City Council (tentative): October 9, 16, 23

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**Planning Commission – Comprehensive Plan Update Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, August 23, 2017 – 6:30 p.m.**

- 1 **1. Call to Order**
2 Chair Murphy called to order a Special meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. for the purpose of updating the City’s comprehensive plan for
4 2040.
5
- 6 **2. Roll Call**
7 At the request of Chair Murphy, Community Development Director Collins called the
8 Roll.
9
- 10 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners
11 Sharon Brown, Chuck Gitzen, Peter Sparby, and Jim Daire.
12
- 13 **Members Absent:** Commissioner Julie Kimble
14
- 15 **Staff/Consultants**
16 **Present:** Community Development Director Kari Collins, Senior Planner
17 Bryan Lloyd, Housing and Economic Development Manager
18 Jeanne Kelsey
19
- 20 **3. Approval of Agenda**
21
- 22 **MOTION**
23 **Member Bull moved, seconded by Member Daire** to approve the agenda as
24 presented.
25
- 26 **Ayes: 6**
27 **Nays: 0**
28 **Motion carried.**
29
- 30 **4. Review of Minutes**
31
- 32 **a. July 26, 2017, Special Planning Commission Meeting – Comprehensive Plan**
33 **Update**
34 *Commissioners had an opportunity to review draft minutes and submit their*
35 *comments and corrections to staff prior to tonight’s meeting, for incorporation of*
36 *those revisions into the draft minutes.*
37
- 38 **MOTION**
39 **Member Sparby moved, seconded by Member Bull to approve the July 26,**
40 **2017 meeting minutes as presented.**
41

42 **Ayes: 6**
43 **Nays: 0**
44 **Motion carried.**

45
46 **5. Communications and Recognitions:**

- 47
48 **a. From the Public:** *Public comment pertaining to general land use issues not on*
49 *this agenda*
50
51 **b. From the Commission or Staff:** *Information about assorted business not already*
52 *on this agenda, including a brief update on the 2040 Comprehensive Plan Update*
53 *process*

54
55 Member Bull commented the joint meeting they had with the PWET Commission
56 was not what he had anticipated. He was expecting an open forum, but the
57 consultant reported for a majority of the meeting. While some questions were
58 answered, he was disappointed with effort of the consultant and lack of time
59 allowed for the joint meeting.

60
61 Chair Murphy advised there may be another opportunity to meet jointly regarding
62 the Comprehensive Plan, and they will continue to meet periodically after that.

63
64 Member Bull suggested at future joint meetings, the consultant only comment if
65 clarity is needed. There needs to be dialogue between the two Commissions. The
66 PWET Commission plans to have the Transportation Plan done at the end of
67 September.

68
69 Ms. Collins commented the consultant present at the joint meeting was the
70 engineer that was leading the Transportation Plan effort. If they do meet jointly
71 again, Lydia will probably lead it and it would have more of a discussion format.

72
73 Member Sparby agreed with Member Bull regarding the joint meeting. The
74 objective of the meeting was not clearly defined, a lot of the meeting time was
75 filled with a report from the consultant, and a discussion between the two
76 Commissions would have been more helpful. If they decided to have another joint
77 meeting, they need to have a clear objective to accomplish.

78
79 Member Bull stated they were given a packet prior to the meeting that he had
80 questions on, but they did not even go through it.

81
82 Chair Murphy inquired if the PWET Commission is on track for a final draft of
83 the Transportation Plan at the end of September. He suggested they invite the
84 PWET Commission to one of the Planning Commission meetings in October.

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86 Senior Planner Lloyd responded he believes that to be accurate.
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Member Gitzen agreed that the joint meeting was not what he had expected, but the material they received was informative.

Member Bull commented he did not agree with the consultant’s comment that the open house was well attended. He attended it, and there were only 15-20 people present, which is not representative of the population of Roseville.

Ms. Collins suggested they invited the PWET Commission to an upcoming Comprehensive Plan Update meeting.

Member Daire stated he found it interesting that the PWET Commission used the forecasted land use model provided by the Metropolitan Council for their trip generation and allocation. However, the Planning Commission is working on is an updated land use map that is not part of the transportation forecast. They should have benchmarks for the amount of retail, housing, and institutional development they would allow that would trigger additional trips. He was dismayed that the models they are responding to were generated downtown St. Paul, and not in Roseville. If Highway 35W and Highway 36 are seen as channels for through-traffic, it means they will be channeling through-traffic through Roseville on the collector streets. He expressed concern with how the Transportation Plan and Land Use Plan will be integrated.

Member Bull commented Roseville is not an isolated entity. If development happens in areas outside of the City, it will affect traffic, and he does not think this has been taken into consideration.

Chair Murphy agreed and commented he believes Rice Creek Commons is going to have an impact on traffic that has not been considered. The addition of more busses on the A line is not a sufficient solution.

Member Daire recalled the PWET Commission Chair commented they were relying on the transit system as the bailout for the congestion and accident data.

Member Bull stated it is commendable the PWET Commission is requesting expansion of the A line from the Metropolitan Council.

Member Sparby commented even though areas like Highway 36, Highway 35W, and Fairview are not in their jurisdiction, they should be recording problem areas so that in 10 years they can see if there is still a problem.

Member Brown commented she looked at the 2030 Plan, and Highway 36 and Highway 35W was identified as a problem there. With the addition of housing and infrastructure, she inquired how far out will it get pushed out if they move ahead with the same problem in the 2040 Plan.

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Member Bull commented the conversation they are having is representative of the concern they have had with the Transportation Plan being separate from the Comprehensive Plan effort.

Ms. Collins stated staff will meet with Erin Perdue and Scott Mareck from WSB to discuss the concerns of the Planning Commission and how the plans are going to integrate.

Mr. Lloyd highlighted the upcoming meetings regarding the Comprehensive Plan provided in the meeting packet.

Chair Murphy inquired about the focus of open house scheduled in October.

Mr. Lloyd responded it is related to the changing of names and land uses within the Land Use Plan. It gives people the opportunity to share their thoughts before they make a final recommendation to the City Council.

Chair Murphy recalled the City Council wanted the final draft of the Comprehensive Plan available for public comment, but it is not on the timeline. It should also be presented in different forums, not just at one meeting.

Mr. Lloyd pointed out the timeline only goes through November, and it probably will not be completed before then. The deadline for the final plan is the end of 2018. They plan to have their work done by the end of 2017 so that the reviews by the Metropolitan Council and adjacent communities can take place in 2018.

Ms. Collins commented there is a mandatory six-month review period for adjacent communities. After City Council approval, it will be sent out to neighboring communities.

Mr. Lloyd explained the City Council will receive feedback from adjacent communities and determine if it should be incorporated into the final plan.

Member Bull commented there will also be several cycles with the Metropolitan Council as well.

Member Gitzen inquired about the review process regarding comments from adjacent communities.

Mr. Lloyd explained it is typically done by staff. They are public documents and could be available on the website so others can look at them as well.

Member Bull stated they have included defined goals and metrics, and inquired who is responsible for measuring them. It is important to define this up front because it could affect budgets and he does not want to over burden current and future staff.

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Mr. Lloyd commented they should prepare for what it might take to accomplish all of it, or cut it down to what can reasonably be accomplished.

Ms. Collins reported they plan to have another open house for the Rice/Larpenteur area in October that will allow response to the draft language in the plan. Due to the involvement of the Urban Land Institute (ULI), the process was pushed back one month. The ULI is looking at a healthy corridors initiative, which is different than the Rice/Larpenteur visioning effort of redevelopment and infrastructure improvement. They met with the Gateway Planning Committee regarding infrastructure improvements in the corridor and a Rice Street traffic study will also be integrated.

6. Project File 0037: 2040 Comprehensive Plan Update

a. Follow-Up on Items from Previous Meetings

A question was raised at the July 26 meeting about why the Metropolitan Council's expectation of Roseville's capacity for additional residents by 2040 is smaller than the capacity for additional dwelling units. In brief, the expected number of new dwelling units is greater than the expected number of new residents because household size is expected to decrease. More detail on this is included in the packet.

Mr. Lloyd explained the average household size is expected to decrease in the coming years. Even though population numbers going down, the number of dwelling units will increase to house the people that are expected to be here.

Member Bull inquired if there was any record from the 2030 Plan with regards to how accurate the Metropolitan Council was with family size and population predictions.

Mr. Lloyd commented he has not looked into it, but could look into previous iterations of the plan.

Member Gitzen inquired if the Metropolitan Council considers trends. Millennials are not moving out, which may increase household size.

Mr. Lloyd stated with the aging community of Roseville, more people may be moving out of their homes into assisted living or dying at a greater rate than in past decades.

Ms. Collins commented another trend may be two-parent households going to one-parent households.

b. Housing

Detailed discussion about goals and policies related to housing development as well as housing maintenance and redevelopment.

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Mr. Lloyd directed the Commission to the meeting packet, and introduced Housing and Economic Development Manager Jeanne Kelsey.

Chair Murphy referred to a report in the packet done by Maxfield Research, and inquired when it was completed.

Ms. Kelsey responded it was completed in May 2013.

Ms. Kelsey commented it will be beneficial to review the 2030 Plan. She reported the roles and statutes of the Housing and Redevelopment Authority (HRA) has been rolled into the Economic Development Authority (EDA). The City can utilize both for funding and levies, and they are currently looking at one levy for the EDA.

Ms. Kelsey suggested they discuss the goals and policies of the 2030 Plan to provide feedback to the consultant for incorporation into the 2040 Plan.

Goal 1: Provide a wide variety of housing options in order to retain and attract a diverse mix of people and family types with varying economic statuses, ages, and abilities.

Policy 1.1: Promote the development of housing stock that is appealing to persons of varying economic means.

Ms. Kelsey reported they do have programs that have supported this type of housing in the past. They have used funds to address aging apartment buildings as well as age-restrictive housing. They have surpassed the five-year projections for cooperative and assisted living housing. There are funds available promoting the development of housing stock and can utilized Tax Increment Financing (TIF).

Policy 1.2: Regularly review official controls to ensure the opportunities for development of new housing stock, enhancement of existing housing stock, and ability to provide diversity of housing choices.

Ms. Kelsey reported the community has also supported a variety of housing choices. A nonprofit purchased an aging apartment development in the southwest corner of Roseville and invested money into renovating all the units. On excess land, another 50 units were built on that site.

Policy 1.3: Encourage the development of market-rate, intergenerational rental housing.

Ms. Kelsey reported it is still a goal to encourage the development of market-rate, intergenerational rental housing. When a market rate development comes forward, they often need an affordable component in order to make them work, and intergenerational housing often naturally occurs. When some people want to

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downsize their homes, they want to rent for a few years before they move to an age-restricted community.

In response to Chair Murphy, Ms. Kelsey advised the HRA and EDA are now referred to as the EDA.

Policy 1.4: Partner with the HRA to provide programs to encourage a range of housing choices for all residents in Roseville.

Ms. Kelsey reported the HRA did get involved in a variety of new construction and took over the Housing Replacement Program, which considers properties that have aged out of their usefulness. As an example, the EDA acquired an estate, tore the house down, and then made the lot available for a house to be built on. They also have a loan program targeting money towards median value homes and below, in order to sustain tax value on properties. The maximum amount that can be borrowed is \$40,000 at a four percent interest rate for 10 years.

Policy 1.5: Partner with regional, state, and federal agencies, other cities/HRAs, nonprofit groups, and private-sector developers to provide high-quality, affordable housing to accommodate the City's share of regional affordable-housing needs.

Ms. Kelsey reported with larger developments, a partnership occurs. It may not be financial, but might include completion of a trail, connectivity, or meeting zoning requirements. In an effort to support affordable housing, the City has worked with developers who are willing to incorporate it. In the Applewood Pointe development, they offered five first-time home buyer homes of new construction and partnered with Habitat for Humanity to build two additional homes.

Policy 1.6: Integrate housing plans and policies with other City planning initiatives.

Ms. Kelsey reported the Development Review Committee (DRC) makes sure they are integrating housing plans with other Cities policies and initiatives.

Member Gitzen commented these policies are still relevant and inquired if they should somehow include Mixed-Use Residential and encourage housing near mass transit.

Member Sparby commented it may be more cost effective if they include incentives for private sector development versus using City resources.

Mr. Lloyd stated there can be financial incentives and regulatory incentives. For example, multi-family developments could receive a density bonus if they incorporated structured parking versus surface parking.

320 Member Sparby commented he wants to include language about incentivizing
321 private sector development to make clear the City supports it.

322
323 Member Gitzen inquired how the EDA gages success when a house is torn down
324 and a developer rebuilds on it.

325
326 Ms. Kelsey responded the HRA wanted to put in controls around investors who
327 buy homes and turn them into rentals. They require a development agreement and
328 process that requests financial information, escrows, and plans for construction.

329
330 Member Gitzen inquired if they looked for other grants.

331
332 Ms. Kelsey responded in order to get those grants, you had to be a hard-hit
333 community, and Roseville never met the criteria. The money comes back to the
334 City through the tax base increase and the increase in value from the previous
335 home.

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337 Member Daire inquired about the cost of surface parking versus structured
338 parking.

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340 Mr. Lloyd commented he is unsure. It may be \$20,000 per stall for structured
341 parking.

342
343 Member Daire commented when he was working, surface parking was valued at
344 \$2,500 per space and structured parking was \$10,000 per space. It is a significant
345 cost especially if there are two vehicles per multi-family unit.

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347 Mr. Lloyd stated they would not expect a developer to get all the surface stalls
348 into structured parking in order to receive a density bonus. They might require at
349 least half of the surface stalls be accommodated by structured parking. He
350 recalled three parking stalls would be enough to get one more dwelling unit.

351
352 Member Daire stated Rosedale has both surface and structured parking and may
353 have current figures.

354
355 Chair Murphy commented they are more interested in the housing component
356 versus commercial.

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358 **Goal 2: Maintain and enhance Roseville as a community with strong,**
359 **desirable, and livable neighborhoods.**

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361 Policy 2.1: Promote and maintain neighborhoods through official controls
362 supporting design elements that create safer streets, facilitate social interaction
363 between neighbors, and enhance neighborhood connectivity, such as sidewalks or
364 pathways, streetscaping, traffic-calming strategies, and open or green space.

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Mr. Lloyd reported these items have been incorporated into the zoning code. The minimum house setback from the right of way is 30 feet, but they allow front porches to extend into that area. It provides a social connection for neighbors. The regulations on garages enhances the designs of homes. It is perceived as more of a residential property versus a line of garages and driveways. These regulations could be changed, and other regulations could be added.

Policy 2.2: Provide Programs for rehabilitating and upgrading existing housing stock.

Ms. Kelsey reported the City, State, and County all have programs to support this.

Policy 2.3: Support housing renovation, redevelopment, and/or infill projects that complement existing neighborhood character and improve neighborhood desirability and longevity.

Ms. Kelsey reported they previously had a program that would pay up to half the architectural fees as well as a program that looked for people to submit their home for an architect to provide a design. This was to discourage a two-story home from popping up on a street lined with ramblers.

Chair Murphy inquired what neighborhood longevity refers to.

Mr. Lloyd responded it has to do with the stability of a neighborhood and its ability to keep up with the maintenance and quality of homes over time.

Policy 2.4: Maintain and encourage a mix of housing types in each neighborhood based on available amenities, transportation resources, and adjacent land uses.

Mr. Lloyd reported an example of this is a 2007 lot split study which reviewed subdividing in Roseville. The outcome of the study determined that the City should still allow it, and the zoning code was updated to allow for subdividing in the standard single-family district.

Member Daire stated this policy assumes that Roseville has defined neighborhoods. However, there are only one or two defined neighborhoods in Roseville. Unless a neighborhood is defined verbally or geographically, it is difficult to know what this policy is being matched to.

Mr. Lloyd stated there are other goals and policies that encourage and support the creation of neighborhood identities and it is most successful when it comes from the community. The planning districts he has looked at are remarkably close to the Nextdoor neighborhood boundaries.

Member Daire commented he would be interested to see how those two boundaries compare on a graphic and it is a good place to start a discussion.

413 Mr. Lloyd agreed to send out the information via email.

414

415 Ms. Collins stressed sensitivity to any language in the Comprehensive Plan that
416 might try to identify neighborhoods. Everyone’s definition of their neighborhood
417 may be different. When they launch Nextdoor, they received a lot of feedback
418 from residents regarding how they identified what was in their neighborhood.

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420 Member Daire stated a discussion needs to start someplace and they could request
421 feedback from residents on what neighborhood they identify with.

422

423 Member Bull inquired what they are trying to achieve with this policy by
424 encouraging a mix of housing types in each neighborhood. Owasso Hills is a more
425 expensive housing development and it does not seem very fitting to put a mix of
426 housing types in that subdivision.

427

428 Ms. Kelsey explained Owasso Hills has townhomes and detached homes to
429 support the variety of housing types. A mix of housing types does not mean the
430 inclusion of a small home next to a large one, or multi-family housing.

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432 Member Gitzen commented it is a good policy, but suggested they remove the
433 word “neighborhood.”

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435 Chair Murphy stated they may need to reword Goal 2, which uses the words
436 “livable neighborhoods.”

437

438 Mr. Lloyd referred to the armory site as an example, and commented there could
439 be higher density townhouse lots on one end of the site, lower density single-
440 family homes on the other end of the site, with a variety of densities on the
441 middle. Instead of giving a general statement about requiring a variety of housing
442 types, this policy directs it in specific areas.

443

444 Chair Murphy pointed out Garden Station has single family homes to the north
445 and east, then townhouses and apartment building to the south and it seems to fit
446 well in that area.

447

448 Member Bull commented he does not think it should say “in each neighborhood,”
449 but rather “as appropriate.”

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451 Member Gitzen pointed out if they are talking about a policy under the goal of a
452 neighborhood, they do not say “in each neighborhood.”

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454 Policy 2.5: Encourage the integration of affordable housing in new and existing
455 neighborhoods.

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457 Ms. Kelsey reported the Council has given direction to developers that they want
458 to see integrated affordable housing, not segregated affordable housing. She
459 provided an example where they were encouraged to work with Habitat for

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Humanity or Journey Homes, to build an affordable home in an existing neighborhood.

Policy 2.6: Prevent neighborhood decline by supporting ongoing code-compliance inspections and neighborhood reinvestment strategies.

Ms. Kelsey commented the Neighborhood Enhancement Program looks at both residential and commercial development. They send out notice and then actively go out and look for code compliance. There is \$105,000 in a revolving abatement program for properties that are not in compliance. This means they take the cost that was associated with correcting the non-compliance, put it back on the owner's property taxes, and pay the program back.

Member Gitzen inquired if rental licensing and regulations should be included in the policy.

Ms. Kelsey explained it would fit under this policy. They could use a proactive approach and state they are preventing neighborhood decline by supporting ongoing compliance.

Policy 2.7: Encourage communication channels between residential and commercial property owners/managers, to resolve potential neighborhood issues.

Ms. Kelsey reported there are areas with homes next to a commercial element, and they would encourage businesses and neighborhoods to work out issues. An example might be when a garbage trucks arrives before a certain allowed time, and the noise disturbs neighborhood.

Mr. Lloyd stated in a lot of instances, the commercial property manager wants to be a good neighbor and when they are made aware of issues, they make changes.

Member Daire inquired if the City acts as a facilitator when connecting residential and commercial property owners.

Ms. Collins responded sometimes the City has been the mediator between property owners. Other times, residential owners will call the City because they do not have the contact information for the commercial owner. This policy encourages owners to resolve issues so the City does not have to deal with constant complaints.

Mr. Lloyd stated there have been times where property owners cannot find any satisfaction or resolution and it may do the City well to contract with a professional mediator to deal with it more efficiently.

Member Sparby suggested they change to wording in the policy "...attempt to resolve potential neighborhood issues."

507 Member Daire commented he has never seen this as a role of the City.

508

509 Ms. Collins stated it is advantageous to the City to get both parties together when
510 they are willing to discuss the issue versus taking constant complaint calls about
511 it.

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513 Member Bull suggested the word “potential” be removed. If there is a need to
514 communicate, there is already an issue.

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516 Policy 2.8: Identify and encourage the preservation of historic homes and
517 neighborhoods.

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519 Ms. Kelsey reported the Historical Society has identified historical homes in the
520 City. This does not prevent them from being torn down, but does provide an outlet
521 for them to be notified so they can historically take record of those homes. The
522 Roseville Historical Trail still exists and encourages history in the community.

523

524 Chair Murphy inquired if there are historic neighborhoods in Roseville.

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526 Mr. Lloyd there are not any yet, but there are places that were developed in a
527 certain time frame and have consistent architecture that could be of historic
528 interest in the future.

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530 Mr. Lloyd inquired if there were any further comments on Goal 2.

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532 Member Daire commented since they are focusing neighborhoods as entities, they
533 should be defined geographically if this is to have any meaning.

534

535 Ms. Kelsey suggested they move on to Goal 3 where this is further addressed.

536

537 Mr. Lloyd stated it might just be an issue of word choice. He inquired if
538 “neighborhood” under Goal 2 are small areas as opposed to cohesive
539 neighborhoods.

540

541 Chair Murphy commented it would resolve his discomfort with historic
542 neighborhoods. The term historic “areas” would be more appropriate.

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544 **Goal 3: Encourage the development of neighborhood identity that build a**
545 **sense of community and foster neighborhood interaction, as appropriate.**

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547 Chair Murphy inquired if it should read, “...and foster neighbor interaction...”

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549 Member Bull commented it could be interaction between neighborhoods and
550 neighbors.

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552 Member Daire stated if they are talking about individuals, they have put
553 themselves into the community organization mode. If they are talking about
554 neighborhoods, they are trying to foster groups to communicate.

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556 Member Gitzen suggested they come back to it after they look at the policies
557 associated with it.

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559 Policy 3.1: Foster the creation of individual neighborhood identities through the
560 promotion of each neighborhood’s unique attributes and amenities.

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562 Ms. Kelsey reported some neighborhoods have decided to define their uniqueness,
563 both formally and informally. Nextdoor allows people to define their own
564 neighborhood. For example, there is a group that is part of a lake association
565 because they live on the lake, and they have created their own group.

566
567 Member Daire commented they use social media to an advantage.

568
569 Member Bull inquired what has been done towards this goal to identify the
570 neighborhoods and their own unique attributes and amenities.

571
572 Ms. Kelsey commented it has been very sensitive to allow neighborhoods to
573 identify themselves, other than what is City-facilitated. The park constellation
574 plan is what was used for the neighborhood definition for Nextdoor, and then
575 people can create a subgroup within that. The unique attributes and amenities are
576 not defined anywhere.

577
578 Ms. Collins commented the former Community Engagement Commission (CEC)
579 was asked to explore the creation of neighborhood associations. This report was
580 brought to the City Council, but they did not direct staff to create them. The
581 intent of Nextdoor was not an attempt to identify neighborhoods, but was useful
582 to push out communications to small pockets of areas.

583
584 Member Bull stated it is good to have the neighborhood identities, but might be
585 counterproductive to assign them attributes. He suggested the remove the words,
586 “...promotion of each neighborhood’s unique attributes and amenities.”

587
588 Member Sparby recalled when the report was proposed to the Council it was not
589 received kindly. When lines are drawn and defined, there are a lot of opinions on
590 who is in what neighborhood and how they are identified. It is a challenging topic
591 and may not be worthwhile. He supports the current language, leaving it more
592 ambiguous, and allowing people to define their own neighborhood.

593
594 Mr. Lloyd inquired if the word “foster” should be changed to “support.”

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596 Member Bull suggested it also be accepting of a group identifying as a
597 neighborhood.

598

599 No Member offered suggestions to wording changes to Policy 3.1 at Chair
600 Murphy’s request.

601
602 Policy 3.2: Assist residents in developing and maintaining neighborhood
603 organization and forums.

604
605 Ms. Kelsey commented this was created as a way to communicate with
606 neighborhoods. Before Nextdoor or other types of social media, information was
607 sent via email to Block Club Captains, and they then sent it out to their
608 neighborhood.

609
610 Chair Murphy commented this policy is still appropriate today.

611
612 Policy 3.3: Create two-way paths of communication between the City and
613 neighborhood organizations regarding overall citywide information and specific
614 issues of concern and interest to individual neighborhoods.

615
616 Ms. Kelsey commented they use social media, Nextdoor, and Block Club
617 Captains to push information out.

618
619 Policy 3.4: Encourage neighborhood based planning processes that rely heavily
620 on resident participation.

621
622 Mr. Lloyd provided an example of when they engaged the community around the
623 Twin Lakes area, which led to the creation of four CMU districts. The corridor
624 study around Rice/Larpenteur is another example of attempting to engage the
625 community in a meaningful way. There have also been small area design efforts
626 that have been talked about relating to the Land Use Plan, as well as the Garden
627 Station process.

628
629 Ms. Kelsey commented whenever a property is rezoned, they are required to
630 engage the surrounding community in that process.

631
632 Policy 3.5: Consider involvement of neighborhood residents in further
633 development of area plans for 16 planning districts (Land Use Chapter 4) within
634 the framework of the Roseville 2025 Vision and the Comprehensive Plan.

635
636 Mr. Lloyd commented a significant part of the 2030 Plan looks at the 16 planning
637 districts in focus. Some provide thought for future change and growth, while other
638 land use patterns are stable. They will engage the surrounding communities where
639 land areas are being guided for a different land use.

640
641 Chair Murphy inquired why the word “Consider” was used versus the word
642 “Encourage.” It does not apply too much commitment for change or involvement.

643
644 Mr. Lloyd responded he does not have any rationale as to why “Consider” was
645 used.

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The Commission agreed to change the word “Consider” to “Encourage.”

Policy 3.6: Partner with neighborhood organizations to provide forums for residents to participate in the achievement of the housing and neighborhood goals.

Ms. Kelsey reported in working on the old fire station site, they had three different zonings. They had to work with the neighborhood to achieve the housing goals of the neighborhood and they did this through neighborhood meetings. They ended up developing goals and outcomes they wanted to see through the redevelopment of that site.

Member Gitzen commented Goal 3 covers both neighbors and neighborhoods throughout its six policies. He suggested the goal state, “Encourage the development of neighborhood identity that build a sense of community and foster interaction between neighbors and neighborhoods, as appropriate.”

Chair Murphy agreed it was an improvement to what was previously stated.

Goal 4: Integrate environmental stewardship practices in the housing stock and neighborhoods.

Policy 4.1: Support official controls and programs that incorporate state-of-the-art technology for new construction or rehabilitation of existing homes that promotes innovative and sustainable building methods.

Ms. Kelsey commented they have been a leader in this area. They require an energy audit when they do work with a rehab loan. They also provide 200 free energy audits annually for people in Roseville and it is one of the best resources to educate people. People generally request energy audits because they are new to the home and want to see how it operates or they plan to make enhancements to a home but do not know where to start. They have also created energy codes related to new construction.

Policy 4.2: Encourage the use of high-quality, durable, and energy-efficient building material and home products in renovations of existing and construction of new housing to promote decreased energy and land consumption, resource efficiency, indoor environmental quality, and water conservation, and to lessen site, neighborhood, and community impacts.

Ms. Kelsey reported they worked with other communities to provide a Green Remodeling Plan book in PDF form. It is updated every three to four years and is very educational. They also reward residents for green projects through the Green Award Program.

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Policy 4.3: Encourage third-party certification, such as Leaders in Energy, Environmental Design (LEED), MNGreenstar, and EnergyStar, of “green” building practices for new and renovated housing units and developments.

Ms. Kelsey commented some things are outside of their control with changing laws and regulations, and they are required to include certain elements for efficiency on new construction. However, with the Housing Replacement Plan, if a person receives a certification on their home or an Energy Star or above, they provide them with a \$5,000 rebate upon complete of their home.

Policy 4.4: Create ongoing resources to educate the community about “green” renovation and healthy building techniques.

Ms. Kelsey reported this is done through the Green Remodeling Plan book, and they are always updating it with current information.

Policy 4.5: Encourage the use of low-impact landscaping, such as no-mow yards, native landscaping, and rain gardens, to reduce the consumption of natural resources in yard maintenance.

Ms. Kelsey commented they had a program that provided grants for incorporation of raingardens, but due to funding constraints, she is not sure if they still exist. They also provided workshops to show what can be done to yards.

Policy 4.6: Encourage housing development on sites that have access to multiple modes of transportation, including transit, biking, walking, and to sites that efficiently utilize land in a sustainable manner.

Member Gitzen inquired if they should consider partnering with outside organizations to provide education on some of these things, since they are providing it anyway.

Ms. Kelsey stated the library originally requested to partner with the EDA on these educational items, and have since continued them on their own.

Ms. Collins commented they are considering doing a one-day open house at City Hall and are discussing how to get all the entities to come and set up here for the event. In addition to governmental agencies, they might consider including the workshops from the Library.

Member Brown suggested they remove the word “and.”

Mr. Lloyd stated it is the word “to” that does not make sense.

Goal 5: Continue support of housing and neighborhood programming provided by the HRA that address community needs.

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Policy 5.1: Work in partnership with the HRA to identify housing issues, provide resources for housing programs, and educate Roseville residents on housing-related topics.

Ms. Kelsey commented they will change HRA to EDA. However, the EDA is the City Council, so it makes it sound like they should work with themselves. She suggested they work with the consultant further on this policy.

Policy 5.2: Coordinate with the HRA on implementation of housing-related activities identified within the Comprehensive Plan.

Ms. Kelsey explained they need money in order to implement. The HRA had a levy, but the Council had to approve all levy money.

Mr. Lloyd suggested the wording include “making a commitment to working on housing issues, etc.,” instead of “work or coordinate with the HRA.”

The Commission agreed they would like to see these goals and policies after the consultant makes a recommendation on how to word them.

Mr. Lloyd inquired if they should consider including accessory dwelling units.

Ms. Kelsey stated it may fit under Goal 1, Policy 1.2.

Member Gitzen stated he would feel comfortable going with the general policies and seeing how it develops.

Chair Murphy commented it does fit under Goal 1, so it does not need to be emphasized.

Member Daire commented the auxiliary dwelling unit option has allowed them to keep their property in Roseville and be closer to his daughter and her husband. It has been an astounding experience and enhanced their living arrangements and quality of family life. He supports the program, and sees it as being a distinct advantage to being able to stay in reasonable proximity to his home for a longer period of time. He is grateful that Roseville allows this option, and that they were given advice on how to make it work.

Chair Murphy referred to page 2 of the memo in the meeting packet, dated August 17, 2017 and provided by Erin Perdu, and inquired about housing tools.

Mr. Lloyd commented the tools were provided in the packet that was emailed.

Ms. Collins explained the two questions on page 2 of the memo refer to the matrix. They have received feedback from a couple of Commissioners on this, and they want to start by identifying the goal’s policies, take the feedback, and determine what the tools are.

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Mr. Lloyd commented after going through the goals and policies they now they have a fuller understanding of what tools are available. Ms. Perdu can consolidate this information into the matrix in greater detail that they can discuss at the next meeting.

Ms. Collins explained the tools are more implementation based to see how they will move towards the goals and policies identified.

Member Brown inquired how often the First Time Home Buyer Program is utilized.

Ms. Kelsey responded it is a County program and the biggest issue they run into is the house needs to be less than \$200,000. A lot of first time homebuyers purchasing homes in Roseville are purchasing homes over \$200,000. Depending on the market, they have gone from having a couple people a year qualify for it to no one qualifying for it.

Member Brown inquired if the pricing needs to be reassessed or if they are encouraging first time homebuyers in Roseville in other ways.

Ms. Kelsey responded because it is a County program and is federally regulated, so they are not able to tamper with those regulations. However, the City could come up with their own program to encourage first time home buyers so the EDA can change and modify their regulations.

Mr. Lloyd commented it was good to get feedback so they can begin to revise the goals and policies and see how the tools can be used towards them.

The Commission thanked Ms. Kelsey for the information she provided.

- 7. Adjourn
MOTION
Member Gitzen moved, seconded by Member Sparby adjournment of the meeting
at approximately 8:42 p.m.**
- Ayes: 6
Nays: 0
Motion carried.**



Memorandum

To: City of Roseville Planning Commissioners

CC: Bryan Lloyd, Senior Planner

From: Erin Perdu, Planning Consultant

Date: September 28, 2017

Re: Comprehensive Plan Work Session – Land Use, Housing
WSB Project No. 1797-100

In preparation for our October 4th work session, there are several enclosures related to land use and housing for your review in this packet described below:

Future Land Use Sites for Discussion: Described in a separate memo and attachment

Redevelopment Area Concepts: You will recall that during our public engagement and draft future land use chapter, three sites were prioritized for redevelopment: Rosedale, HarMar and the Lexington/Larpenteur area. Ideas for future redevelopment and intensification of these sites have been developed based on the public engagement and are enclosed for your review. Pending your feedback, these will be included in the future land use chapter as potential options for these areas.

Draft Housing Chapter: Finally, a draft of the housing chapter is enclosed for review and discussion. Note that the chapter has been structured around the overall city goals that were developed in chapter 1, as well as specific “housing need goals” that arise from the data analysis. Concepts from the Planning Commission’s discussion last month were incorporated into the goals and tools of this chapter, but you will notice that we have *not* used the exact wording or structure of the 2030 goals and policies. The purpose was to avoid being repetitive, address the Met Council’s requirements, incorporate the priorities expressed by the Commission, and the needs that were clear from the data.

A sample table of tool descriptions is included at the end of the chapter (after the tool matrix) but will be refined depending on the specific tools that the Commission decides to include. For now, it is meant to give you some description of the most commonly used tools.

One item of note: The discussion of the neighborhood concept not yet included here in this chapter, but will be in the final draft. It is our understanding that the Planning Commission’s intent is to put forth language to communicate that the City supports resident-driven efforts to organize neighborhoods and recognizes that neighborhoods mean different things to different people. We will explain that the term “neighborhood” in the plan is meant to refer to a general residential area with a cohesive identity where future development should match the character, but is NOT meant to represent any specific geography.

Finally, a revised schedule for the remaining planning process is enclosed for your review.

We are still working on scheduling a follow up on the transportation questions you all have at a time when City public works staff is available to attend. We hope to have an update for you on when that discussion will happen at next week’s meeting.

Memorandum

To: City of Roseville Planning Commissioners

CC: Bryan Lloyd, Senior Planner

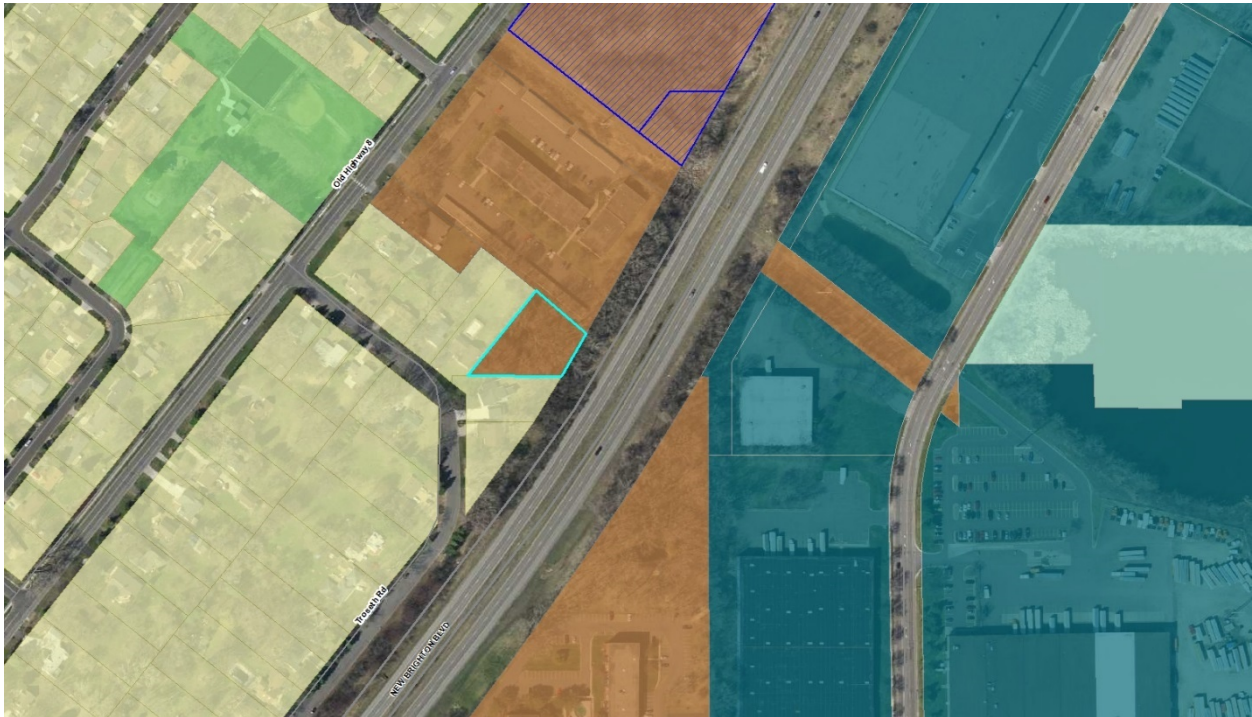
From: Erin Perdu, Planning Consultant

Date: September 22, 2017

Re: Comprehensive Plan Work Session – Future Land Use Sites
WSB Project No. 1797-100

As a result of recent City Council discussions and staff review of the draft future land use map, several sites have been suggested for further consideration by the Planning Commission. Below is a synopsis of each of these sites and the suggestions for the Commission's consideration. At our October 4th work session we would like to get a final recommendation from you on each of these sites so that we can finalize the future land use map for presentation to the City Council.

Site 1: 3040 Old Highway 8



- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: vacant
- Located between two single-family homes, without access to Highway 88
- Change guidance to single-family?

Site 2: 2373-2417 County Road C2:



- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: vacant
- Comments: Does it make sense to have high density housing across from the tank farm, for safety and aesthetic reasons?
- Change guidance to some sort of business or industrial designation?

Site 3: 3205-3223 Old Highway 8:



- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: townhomes

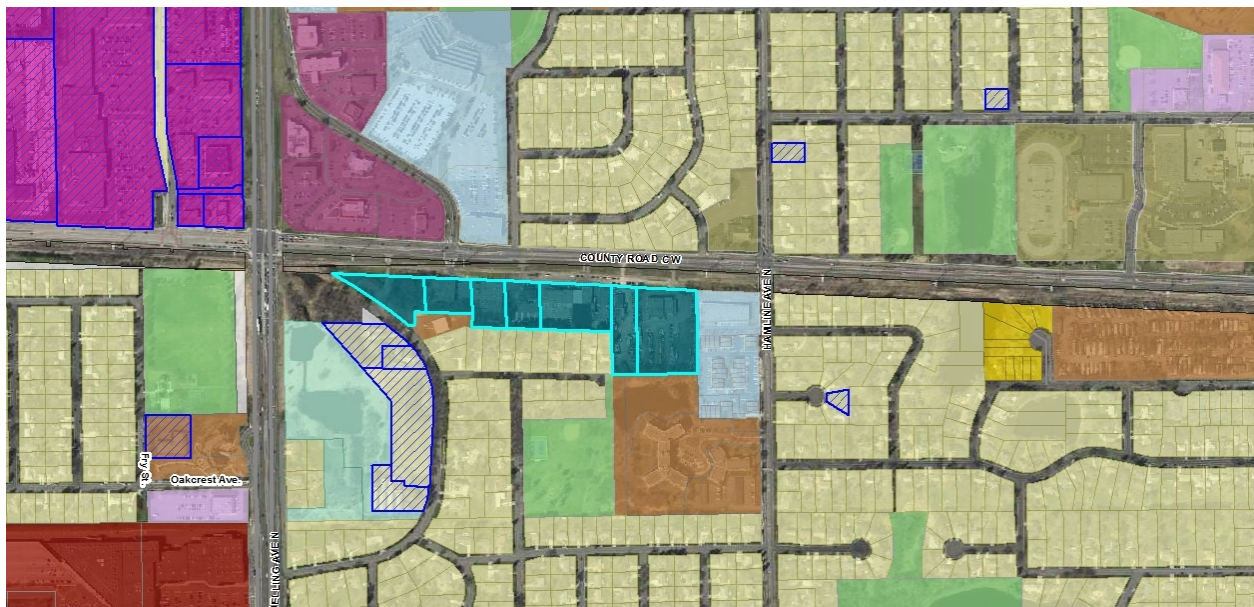
- Comments: Designation should follow the use, so that the use can continue
- Change guidance to medium density residential

Site 4: 2797-2833 Hamline Ave.



- 2040 proposed future land use: High Density Residential
- 2030 future land use: Neighborhood Business/High Density Residential
- Current use: Commercial/strip center
- Comments: In the past, one “leg” of the site had been guided for business use (frontage on Hamline). The site is owned by Presbyterian Homes who has plans to redevelop the site in the future. Should the site have one designation, rather than split?
- Consider single designation, perhaps CMU designation?

Site 5: 1380-1480 County Rd. C and 2630 Snelling Crv.



- 2040 proposed future land use: Industrial
- 2030 future land use: High Density Residential
- Current use: Industrial
- Comments: Challenges with access and railroad, consolidation of parcels for redevelopment. Discussion that high density residential doesn't make sense either. During the last comp plan, this was thought to be a potential transit corridor, but that is off the table.
- Consider office-business park designation, similar to businesses on west side of Hamline, or Neighborhood Mixed Use, to make more compatible with residential uses to the south?

Site 6:



- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: Grandview Townhomes
- Comments: City Council directed staff to change this site to Medium Density Residential

Site 7: 2360 Lexington Ave.



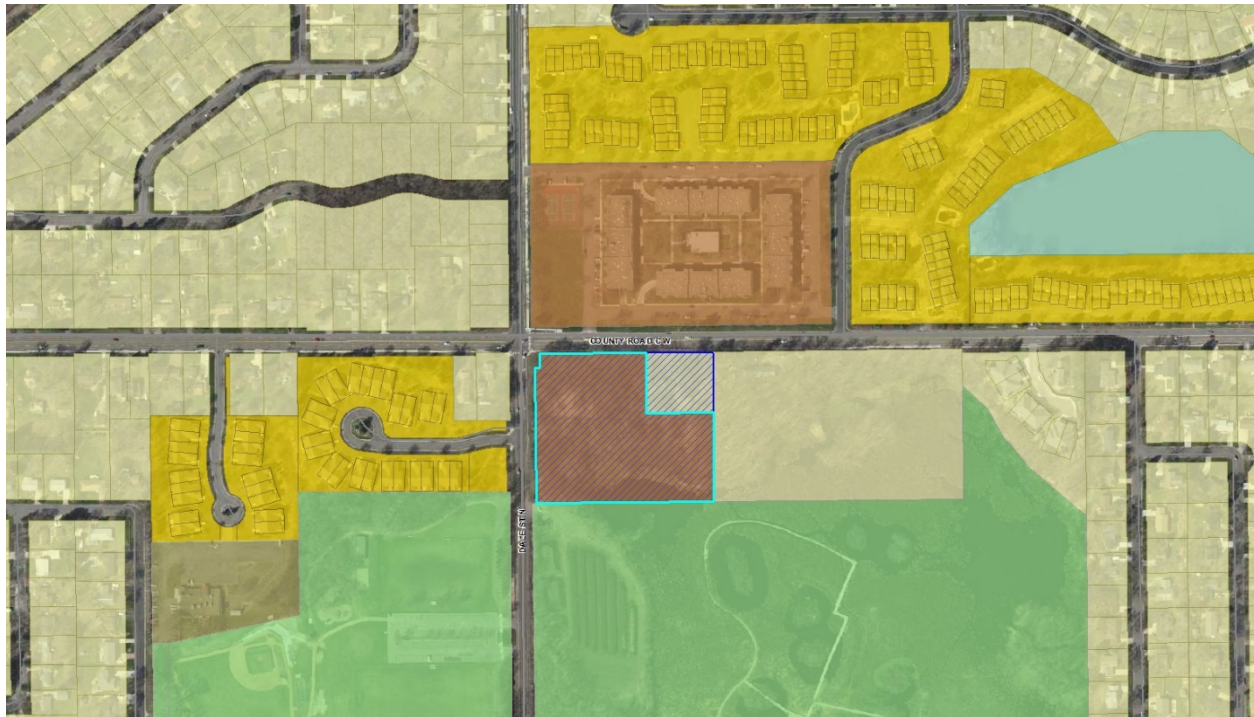
- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: Child Development Center
- Comments: Commercial property at the corner of an existing townhouse development that could change to reflect the commercial designation to the south
- Consider change to Neighborhood Mixed Use

Site 8: 1880 Lexington Ave.



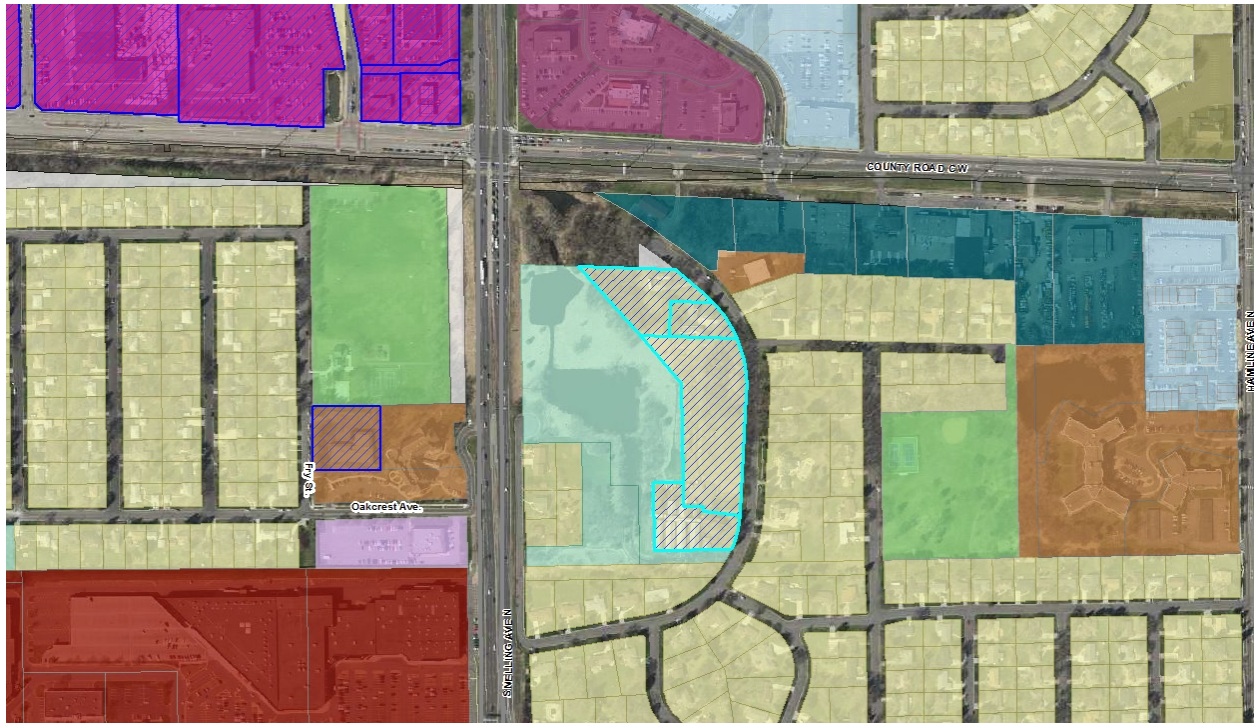
- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: Single-family residential
- Comments: Site is surrounded by and adjacent to existing single family residential and is a one-acre parcel
- Consider re-guidance as Low-Density Residential?

Site 9: SE Corner of Dale/County Road C:



- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: Vacant
- Comments: Discussion surrounding converting to medium rather than high density residential. Owner is currently working with a senior housing developer on a proposal on the site. The Council expressed demand for medium density residential in the community. Proximity to the nature center also discussed as well as impacts on project to the east.
- Consider re-guidance to medium density residential?

Site 10: 2533-2609 Snelling Crv



- 2040 proposed future land use: Low Density Residential
- 2030 future land use: Medium Density Residential
- Current use: Single-family/vacant
- Comments: Discussion surrounding whether this should be left as medium density residential (with the possibility of allowing single family if a developer wanted to do that). Reconsider issues of access and marshy area.
- Consider re-guidance to medium density residential?

Site 11: 2560 Fry St.

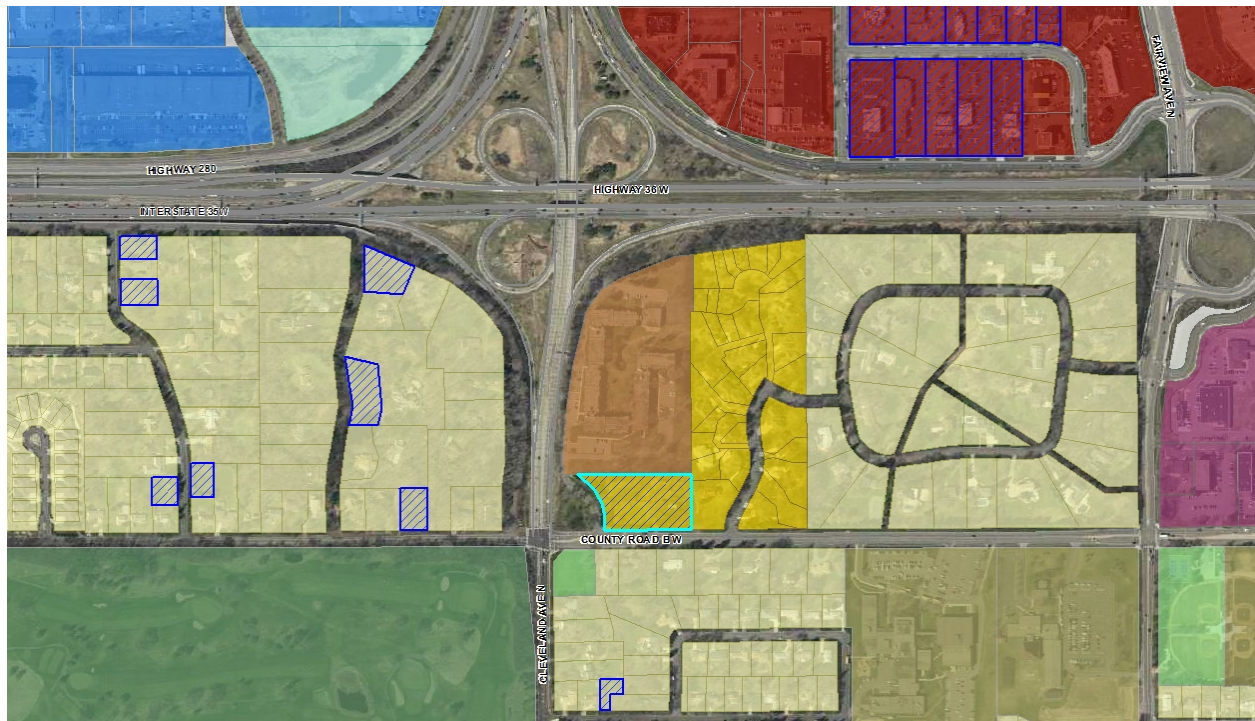


October 4, 2017

Page 8

- 2040 proposed future land use: High Density Residential
- 2030 future land use: High Density Residential
- Current use: Commercial
- Comments: Discussion surrounding converting to medium rather than high density residential as preferred by neighbors. Neighbors prefer single family given proximity to park.
- Consider re-guidance to medium density residential?

Site 12: 2025 County Road B



- 2040 proposed future land use: Medium Density Residential
- 2030 future land use: Low Density Residential
- Current use: Vacant
- Comments: Discussion surrounding converting to low rather than medium density residential. Neighbors want this converted to a park.
- Consider re-guidance to low density residential?

Site 13: 2112 Dale St.



- 2040 proposed future land use: Low Density Residential
- 2030 future land use: High Density Residential
- Current use: Single-family
- Comments: Location between neighborhood mixed use properties, but still has a low density residential designation. For continuity, it should be re-guided.
- Consider re-guidance to Neighborhood Mixed Use

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HARMAR MALL

① CONNECTION FROM STREET TO MALL

Connection from the Snelling Avenue bus stop to the Mall entrance could be enhanced from a visual, safety and amenity perspective by incorporating a covered walkway. This could be in the form of a planted arbor, weather protection and/or solar panels. The walkway serves a visual element that defines an entry from Snelling Avenue, provides shade in summer, and protection from rain, wind, and snow for pedestrians.



② PARKING LOT CINEMA/ DRIVE-IN

HarMar serves as an alternative destination to its surrounding competition and establish its very unique character. A use such as a drive in located in either the southern or even western parking lots would offer an opportunity for evening activation that does not conflict with residents. A drive-in provides active use to an underutilized space as well as additional opportunities for retail and restaurant activity, does not require a great deal of infrastructure.



③ ACTIVE-USE SPACE

Local community markets, be they flea markets, farmers markets or community events could assist in activating the street frontages of the HarMar Mall. For example, County Road B has large expanses of parking on both sides in front of Target and HarMar, these areas could facilitate pop up events, providing interest, activity and introducing new visitors to HarMar. There is also an opportunity to engage with the many diverse ethnic groups in the area to embellish the mall with art, activity and culturally relevant retail opportunities. This type of unique destination has the potential to draw people from other parts of the region.



⑦ PLAZA SPACE

A plaza or public space could provide opportunities for public art, activities, and outdoor dining. This could be an additional branding opportunity and work in conjunction with other suggestions such as the drive in or active use space to define HarMar mall as a unique destination.

⑥ MIXED-USE BUILDINGS

As HarMar faces growing competition, it becomes important to create new opportunities for housing and a variety of complimentary uses to those typically found in the mall. Areas of peripheral parking on County Road B or the parking lot to the south of Cub Foods could be transformed into mixed-use or residential developments providing both additional occupants and customers to the center as well as capitalizing on the walkability and access to nearby public transit connections.



⑤ SOLAR PANELS/RENEWABLE ENERGY

HarMar Mall can improve its carbon footprint by installing solar panels. Opportunities to provide elevated solar arrays over the large expanses of at-grade parking would benefit to visitors by providing shade in summer and weather protection in winter. Minnesota is a national leader in this renewable energy and installing rooftop solar could bring cost savings to the mall and the city. This would also provide an opportunity for electric vehicle charging.



④ TREES IN PARKING AREAS

Strategic tree planting wherever possible can provide both shade for parked cars and to minimize the urban heat island effect of the large expanses of paved surfaces. This will provide a range of benefits to users and enhancing the visual appeal of HarMar Mall.

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LEXINGTON-LARPENTEUR ROSEVILLE CENTER

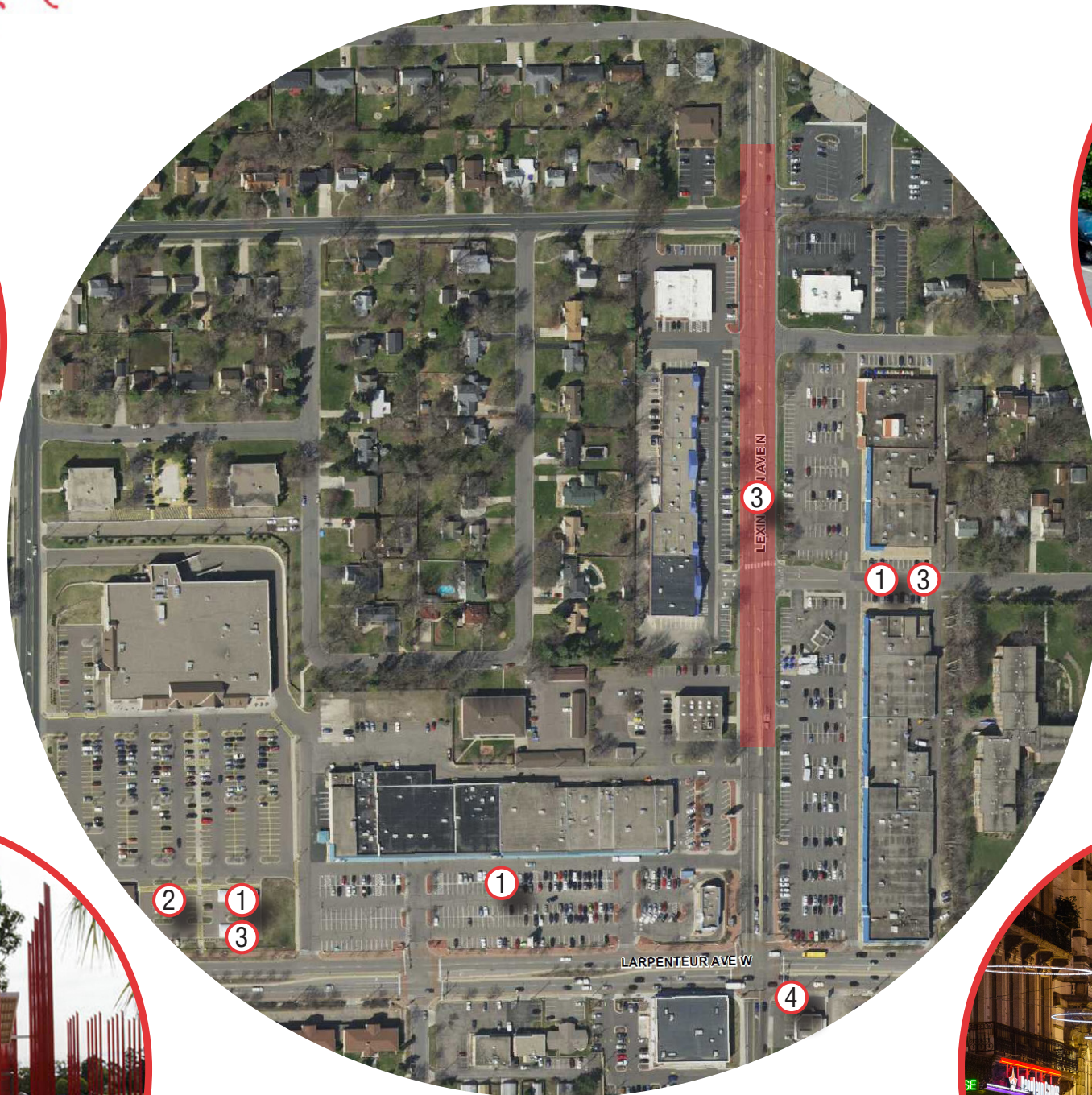
① PLAZA SPACE

While there are various open space options, a plaza or public space possibly at or near the Cub Foods pavilion could provide opportunities for public art, activation, seasonal events and signage to denote this as a destination. This could be an additional branding opportunity for the tenants and build on existing elements.



② ACTIVE PLAYGROUND

The Cub Foods Pavilion also provides a great location for a playground, which would be a great amenity for the residents surrounding this commercial area. A playground could be safely separated from traffic and allow for greater use of the pavilion for shade, picnics and markets. This Pavilion is a great asset to the neighborhood and a play space in this area would make the most of this existing infrastructure.



④ TREES IN PARKING AREAS

Strategic tree planting wherever possible can provide both shade for parked cars and to minimize the urban heat island effect of the large expanses of paved surfaces. This will provide a range of benefits to users and enhancing the visual appeal of Roseville Center. This will provide a range of benefits to users as well as enhancing the visual amenity. As there are existing tree plantings in the parking lot near Cub Foods, it is easy to see the difference between areas with and without trees. Car parking on the east side of Lexington Ave is particularly open.

③ OVERHEAD LIGHTING

To create a unique identity for this area in the context of its surroundings, including the nearby retail node at Larpenteur Ave. and Rice Street, an overhead lighting system could be used. Such a system could also be used for branding events and programmed activities with banners, flags, sculptures and lighting installations.



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① ELEVATED PARK

County Road B2 is a significant physical barrier to pedestrians crossing from the North to the South. In order to turn this significant constraint into an opportunity, an elevated park could provide a safe and equitable crossing point as well as much needed open space in this area as it becomes more developed over time.



② MIXED-USE BUILDINGS

As the Rosedale Center has positioned itself as the Downtown for Roseville, it becomes important to consider new opportunities, for housing and a variety of complimentary uses to support those typically found inside the mall. Areas of peripheral parking could be transformed into mixed-use developments providing both additional residents and customers to the center as well as capitalizing on the walkability and access to all of the Rosedale's amenities including the transit center.



③ SOLAR PANELS/RENEWABLE ENERGY

HarMar Mall can improve its carbon footprint by installing solar panels. Opportunities to provide elevated solar arrays over the large expanses of at-grade parking would benefit to visitors by providing shade in summer and weather protection in winter. Minnesota is a national leader in this renewable energy and installing rooftop solar could bring cost savings to the mall and the city. This would also provide an opportunity for electric vehicle charging.

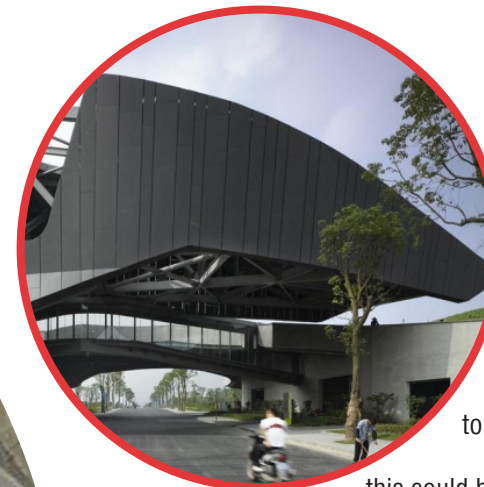


ROSEDALE MALL

⑥ BUILDING CROSSING THE ROADWAY

County Road B2 is a significant physical barrier to pedestrians crossing from the North to the South. One means to provide a safe and equitable crossing point could be to leverage the 'air-rights' to the roadway to build a new building here. Such a building would incorporate a 24/7 access from the North to the South. As the Rosedale Center serves as the largest designation for Roseville,

this could be a valuable opportunity to provide public facilities or amenities that may be lacking in the area. Those uses may include: healthcare, gym, fitness center, pool, daycare, kindergarten or office space. The building could also provide parking if it was deemed necessary.



⑤ ROOFTOP PARK/PARKING

The consolidation of parking into multi-level ramps offers opportunities to mitigate the impact of inclement weather on parking areas it is worth considering how these new structures could also provide open space and green roofs or rooftop parks. These structures could potentially support rooftop restaurants, playgrounds, day care facilities or a range of mixed uses as well as public open space or lawn areas.



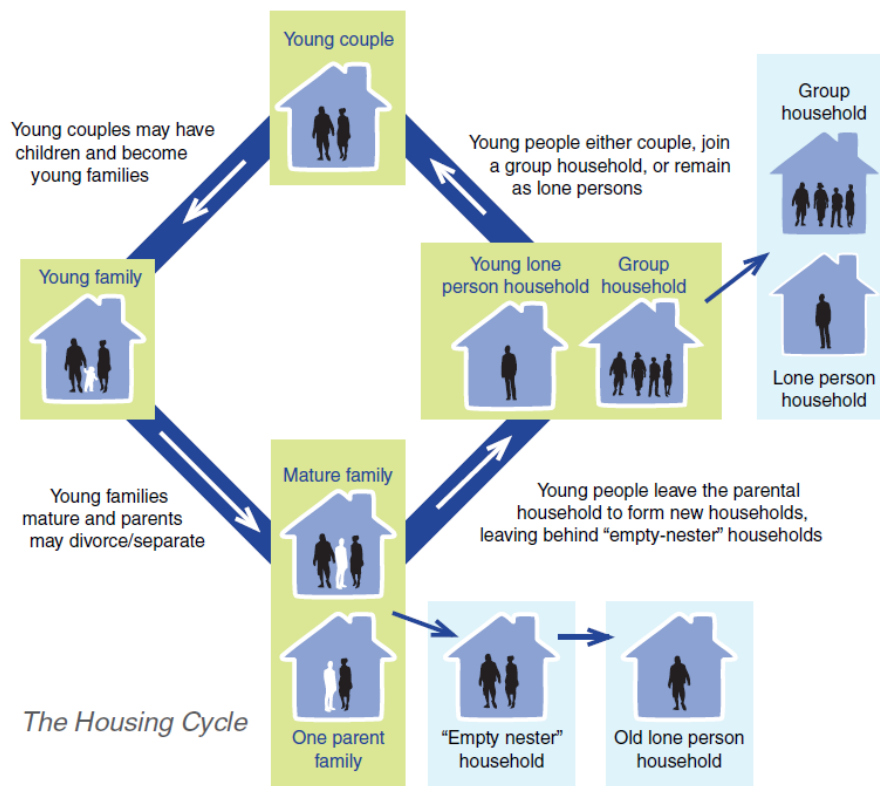
④ TREES IN CAR PARKING AREAS

Strategic tree planting wherever possible can provide both shade for parked cars and to minimize the urban heat island effect of the large expanses of paved surfaces. This will provide a range of benefits to users and enhancing the visual appeal of HarMar Mall.



CHAPTER 5: HOUSING

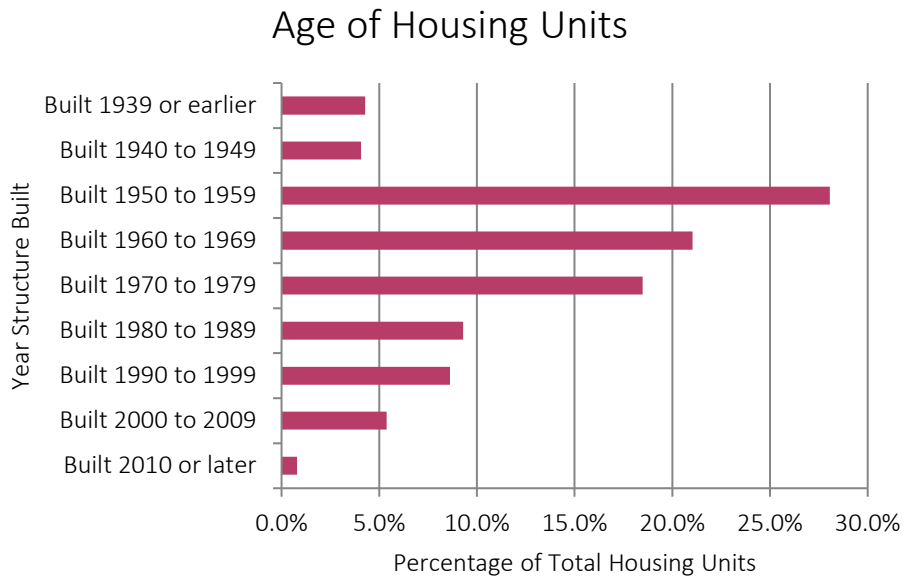
Housing and neighborhoods form the core of the identity of the City of Roseville. The City places a high priority on making sure that people can make Roseville their home at any stage of their life. That means that the City must plan for a diverse range of housing options for a diverse mix of family types, ages, and economic statuses. In this Chapter, we look at the existing housing stock and demographic trends to see where the future housing needs are for the City. We then conclude with goals and actions to help the City meet those needs.



BACKGROUND

Roseville experienced a significant housing boom between the 1940s and 1970s with 83% of all owner-occupied units and 74% of all rental units being constructed during this period (Figure 5-1). This rapid development of housing over a relatively short time period has resulted in housing stock and neighborhoods that are reaching the age when they will concurrently

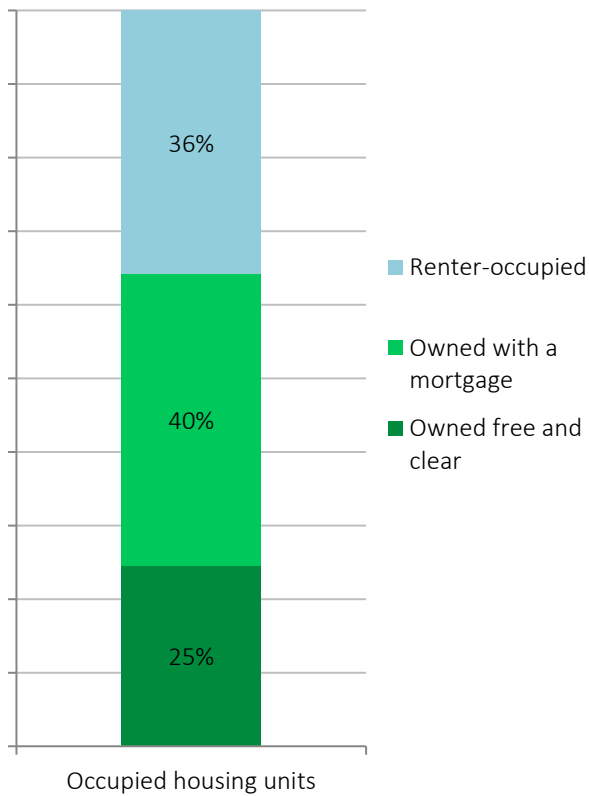
require significant investment. The ratio of owner-occupied housing to rental housing has remained consistent over the last two decades.



Data source: ACS 2011-2015 Estimates

FIGURE 5-1 AGE OF HOUSING UNITS

Occupied Households
by tenure (Roseville)



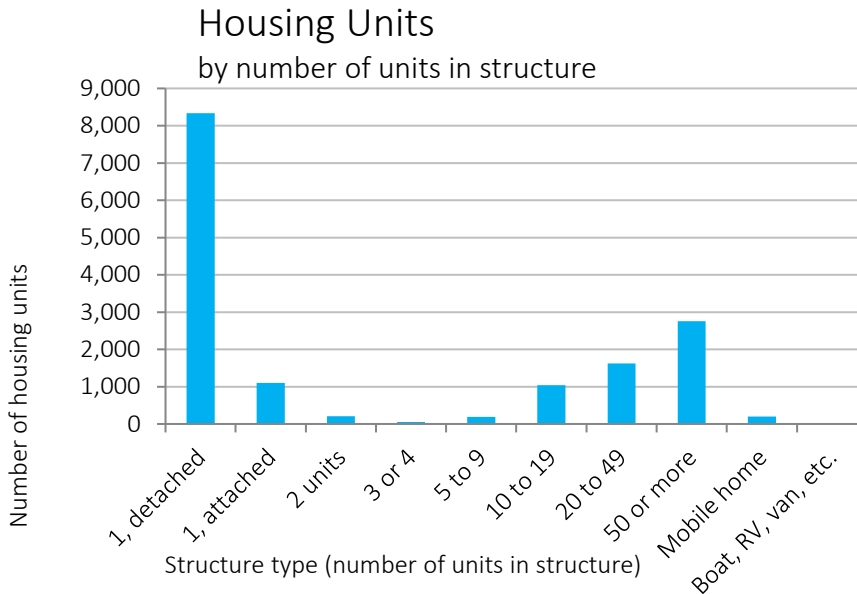
Data Source: ACS 2015 Estimates

According to U.S. Census data, approximately two-thirds of the city’s housing stock is owner-occupied and one-third are rental units (Figure 5-2). This pattern began with construction in the 1990s and continues to be reflected in the existing housing stock.

SINGLE FAMILY RENTAL DATA

FIGURE 5-2 OCCUPIED HOUSEHOLDS

The data on number of units per structure illustrates an interesting pattern in the existing Roseville housing stock. Figure 5-3 shows that approximately 54% of residential structures are single-family detached (one unit per structure) and approximately 36% are 5 units or more per structure, with the large majority of those being in structures with 50 units or more per structure (large multi-family buildings). There is relatively little in between. Many cities have the same pattern, mirroring a nationwide phenomenon known as the “missing middle”. The missing middle refers to a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These may include duplexes, fourplexes, bungalows, townhouses and more.

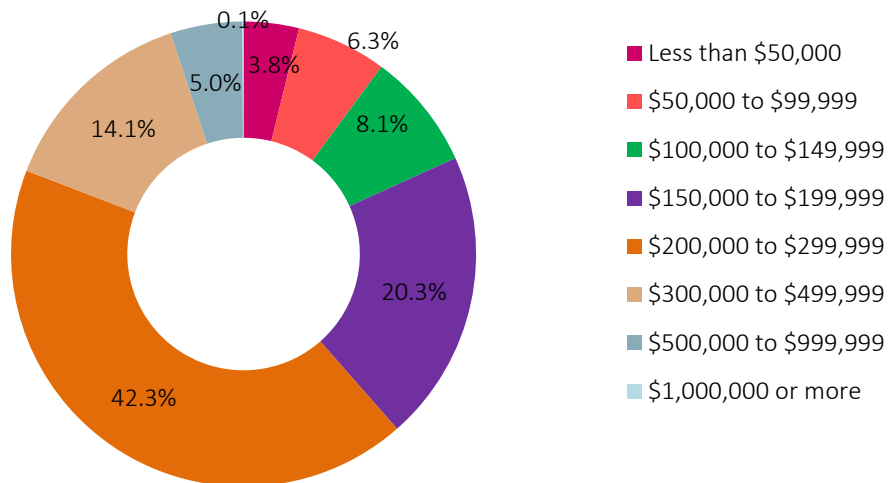


Data source: ACS 2011-2015 Estimates

FIGURE 5-3 TYPES OF STRUCTURES

As shown in Figure 5-4, nearly 60% of the city’s owner-occupied housing (including single-family) is valued at over \$200,000, with the largest share (42 percent) falling in the value category between \$200,000 and \$300,000. Approximately 18% of the owner-occupied housing stock is valued below \$150,000.

Value of Housing Units for owner-occupied housing



Data source: ACS 2010-2014 Estimates

FIGURE 5-4 HOUSING VALUE

The images shown below represent the range of housing types that can be found in Roseville.



Larger Single Family Homes. Many of the city's larger homes, such as the home shown here, are located on the larger lots located in the southwest part of the city and also near some of the lakes.



Smaller Single Family Homes. This home is more typical of smaller, more affordable single family homes built in the 1950s.



Apartments Buildings. Apartment complexes such as this one are common throughout the city and are generally built in an older walk-up style.



Condominiums. Like the apartment buildings pictured above, Roseville condominiums are generally older, smaller, more affordable and part of larger multi-family buildings.



Senior Living. Roseville is host to several senior-oriented housing complexes that offer a spectrum of specialized programming or care.

WHAT WE HEARD

Kick-Off Meeting

At the public kick off meeting held on March 7th, 2017, several common themes emerged that helped inform the housing chapter:

- Ensure the availability of resources and facilities to serve Roseville's seniors
- Provide amenities and services to support individuals and families with **low incomes**
- Provide resources to attract and retain **millennials**
- Address conflict between renters and owners regarding **property upkeep**

Online Survey

When asked what are the most significant issues facing the community, many responses to the online survey conducted as part of the visioning process included: affordable housing; the need for more flexibility in new housing development (specifically single-family housing); mixing affordable housing with higher-end developments; residential development (particularly higher densities) near transit; problems with constructing large apartment buildings in established neighborhoods; the proliferation of rental properties; small, aging homes; and the need for more affordable housing specifically for seniors.

When asked more specifically about whether development on vacant or under-used land should be encouraged, approximately 60% of respondents agreed or strongly agreed. Also, nearly 51% of respondents disagreed or strongly disagreed with the statement that Roseville needs more commercial areas.

Focus Groups

Two focus groups specifically related to housing were held in April, 2017 to discuss trends, issues and needs in the city. Highlights of the specific needs and challenges that were raised during those meetings included:

- Density is needed to make for financially viable affordable housing projects
- The loss of naturally-occurring affordable housing is an issue – it is getting redeveloped
- Much of the subsidized housing being developed is not the right size for families
- Non-traditional housing types should be considered (like tiny houses, co-housing, cooperative housing, etc)
- Entry barriers for first time home buyers
- Rents are high, along with demand
- Concern over rentals in single family neighborhoods
- Look at the future of multi-generational neighborhoods

CITYWIDE GOALS

Several of the Citywide Goals established in Chapter 2 relate to the topic of housing, including:

Roseville housing meets community needs

1. Develop a coordinated housing strategy for the City.
2. Provide mechanisms that encourage the development of a wide range of housing that meets regional, state and national standards for affordability.
3. Implement programs that result in safe and well-maintained properties.
4. Establish public-private partnerships to ensure life-cycle housing throughout that city to attract and retain a diverse mix of people, family types, economic statuses, ages, and so on.
5. Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size.
6. Develop design guidelines to support new or renovated housing that contributes to the physical character of the neighborhood, healthy living, and environmental and economic sustainability.

EXISTING HOUSING AFFORDABILITY

The regional planning authority looks at housing affordability through lens of area median income, or AMI. For a family of four, regional AMI in the Twin Cities is \$85,800. Households that have an income at or below 80% of the regional AMI are the targeted population for affordable housing. Median household income in Roseville is \$62,464, which is 73% of the area median income for a household of four.

According to the Metropolitan Council's 2016 housing assessment, of the 9,174 total housing units in Roseville, around two-thirds are affordable to low or moderate-income households that are at or below 80% of AMI. As shown in FIGURE 5-5, the affordability of existing housing in the city is spread across the affordability "bands" with approximately 43% affordable to those making between 51 and 80% of AMI, 14% making between 31 and 50% AMI. For those with yearly incomes of less than \$25,740, around 7 percent of Roseville's housing units are affordable. That leaves approximately one-third of the existing housing stock in the city that is not affordable to low and moderate income families.

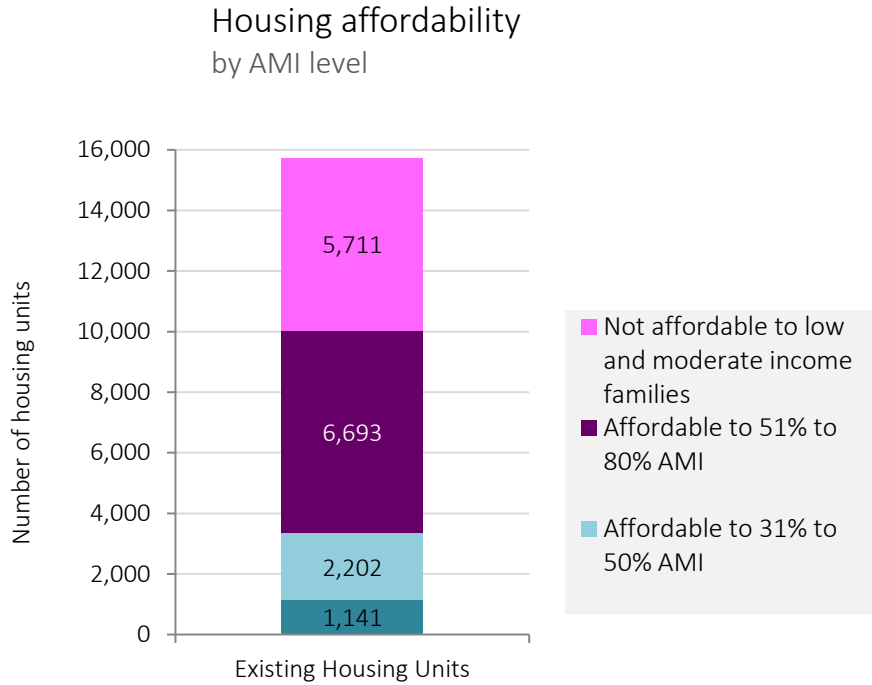


FIGURE 5-5 HOUSING AFFORDABILITY

Publicly subsidized units often comprise the most deeply affordable units in a community. There are 685 publicly subsidized housing units in Roseville, as shown in FIGURE 5-6.

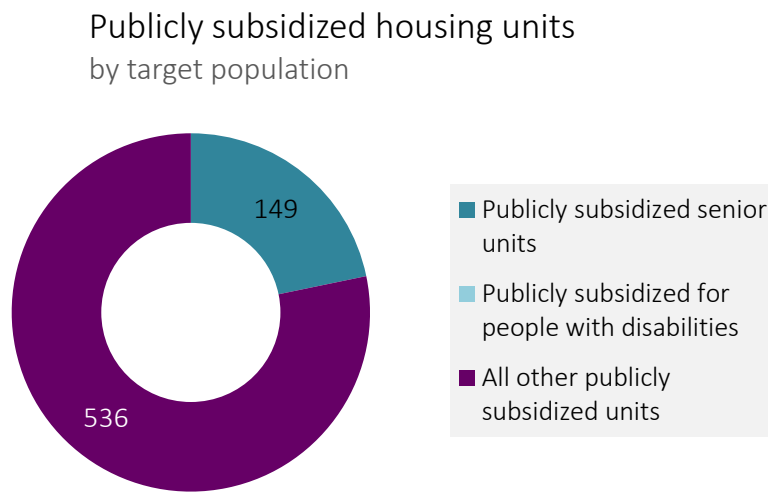


FIGURE 5-6 SUBSIDIZED HOUSING UNITS

Compared to its neighboring cities and the Twin Cities region overall, Roseville offers a comparable share of affordable housing that is somewhat more heavily weighted towards affordability in the highest income band (50 to 80% of AMI). Affordable housing in this upper income band is more likely to be owner-occupied and of a single-family style.

City	Existing Affordable Units			
	at <30% AMI	at 31-50% AMI	at 51-80% AMI	Total Affordable Units
Roseville	7%	16%	46%	69%
St. Anthony	9%	15%	33%	57%
Falcon Heights	1%	28%	33%	62%
Little Canada	20%	23%	37%	80%
New Brighton	7%	32%	36%	75%
<i>Twin Cities Region</i>	6%	22%	40%	68%

Source: Met Council Existing Housing Assessment 2016

Rental Affordability

According to a 2013 Comprehensive Multifamily Housing Needs Assessment for Roseville, an estimated half of total market rate units in the City’s rental stock function as affordable housing, meaning that they meet the rent guidelines of affordability established by the U.S. Department of Housing and Urban Development. This means that older, market-rate properties in the City meet a need for housing that is affordable to moderate-income households.

This “naturally occurring” affordable rental housing is a significant feature of Roseville’s affordable housing landscape, but also present a significant challenge for Roseville when it comes to striking a balance between affordability and livability. Many of these naturally-occurring affordable units have deferred maintenance concerns, and may become targets for redevelopment and loss of affordability as they become outdated or obsolete. Strategies to manage naturally occurring affordable rental housing are an emerging topic inner-ring suburban communities across the metro, and Roseville will continue to monitor the policies and strategies being developed to counter the loss of naturally-occurring affordable housing across the Twin Cities region.

The chart below shows the distribution of gross rent costs for Roseville’s rental stock. Roseville’s median gross rent is \$900, which is only slightly higher than the Ramsey County median gross rent of \$865.

Gross Rent distribution
for occupied rental units



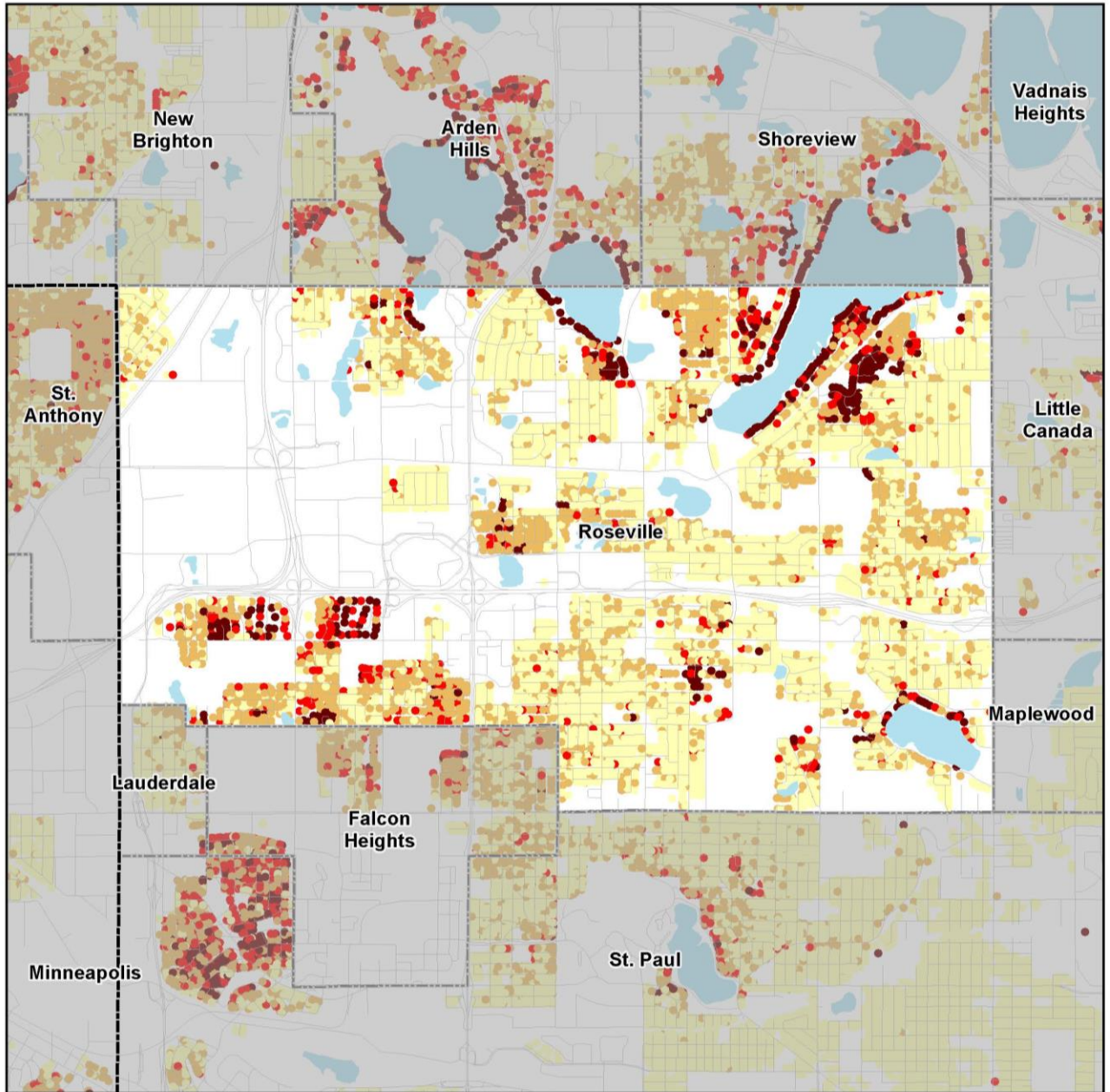
Data source: ACS 2011-2015 Estimates

FIGURE 5-7 GROSS RENT

Owner-Occupied Affordability

Approximately 80 percent of Roseville’s owner-occupied housing stock is affordable to households making at or below 80% of Area Median Income. The map in MAP 5-2 illustrates this visually, with all of the yellow areas on the map corresponding to housing at affordable levels. A high rate of owner-occupied affordability is not uncommon in first-ring suburban communities with an older housing stock that includes older housing styles built on smaller lots. In Roseville, housing in the northern and southwestern portions of the city, and those areas close to lakes, are generally on larger lots and are higher in value.

Owner-Occupied Housing by Estimated Market Value Roseville



- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers
- Street Centerlines

Owner-Occupied Housing Estimated Market Value, 2015

- \$238,500 or Less
- \$238,501 to \$350,000
- \$300,001 to \$450,000
- Over \$450,000

1 inch = 0.8015 miles

Source: MetroGIS Regional Parcel Dataset, 2015 estimated market values for taxes payable in 2016.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.

Existing Cost-Burdened Households

While the price of housing units relative to area median income is one measure of housing affordability in a community, another way to examine the impact of housing costs is by looking at **cost-burdened households**.

Households are “cost-burdened” if their housing costs are at or over 30 percent of their income. This is an indicator of households that are spending a disproportionate share of their income on housing. The implications of a housing cost burden are most severe for households in the lowest income tier.

FIGURE 5-8 illustrates the share of low-to-moderate income households that are cost-burdened in Roseville, by AMI income level. More than one-quarter of Roseville’s total households are cost-burdened. Among those cost-burdened households, the income ranges are spread fairly evenly through the AMI income level bands.

Cost-burdened households

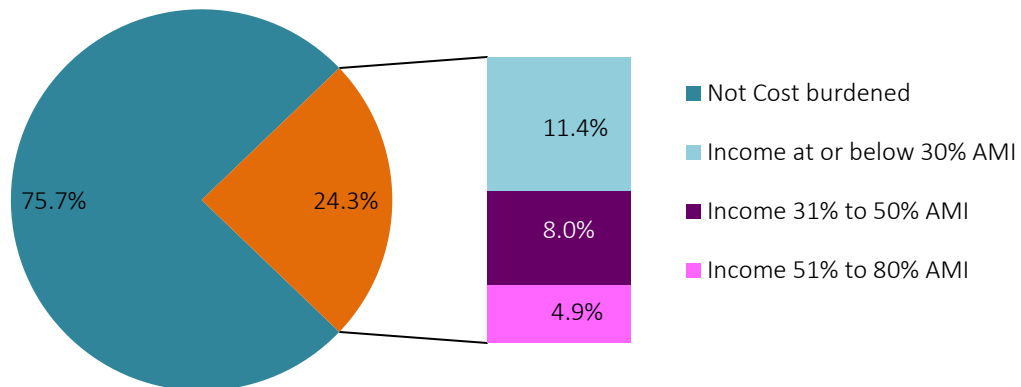


FIGURE 5-8 COST-BURDENED HOUSEHOLDS

With almost one in four households experiencing the phenomenon of cost burdened housing in Roseville, the city’s cost-burdened rate is nearly identical to that of the overall region. In comparison to neighboring and comparable inner-ring suburb cities, Roseville’s cost-burdened share is about equal to that of surrounding communities. Similar to many other communities in the Twin Cities metro area, Roseville’s greatest share of cost-burdened households is in the lowest (<30% AMI) income tier. In this very low income category, the share

of Roseville’s cost-burdened households exceeds its existing supply of affordable housing.

City	Cost-burdened households			Total percent cost-burdened
	at <30% AMI	at 31-50% AMI	at 51-80% AMI	
Roseville	11%	8%	5%	24%
St. Anthony	12%	8%	4%	24%
Falcon Heights	12%	9%	2%	23%
Little Canada	9%	12%	3%	24%
New Brighton	14%	8%	3%	25%
<i>Twin Cities Region</i>	<i>10%</i>	<i>8%</i>	<i>6%</i>	<i>24%</i>

Source: Met Council Existing Housing Assessment 2016

Meeting the Regional Affordable Housing Allocation Share

Roseville, along with every community in the metro area, is responsible for retaining an adequate regional share of affordable housing. The Housing Element of Metropolitan Council’s *Thrive 2040* plan has determined the affordable housing requirement for every community by affordability level, as determined by a household’s relationship to the Area Median Income (AMI). Roseville’s affordable housing requirement is shown in the table below.

Affordable Housing Need Allocation, 2021-2030	
At Or Below 30% AMI	72
From 31 to 50% AMI	50
From 51 to 80% AMI	20
Total Units	142
<i>AMI = Area Median Income</i>	

The table on the following page describes the acreage that is programmed for all residential uses according to the future land use map from Chapter 4.

Land Use Category	Land Uses	Total 2040 Guided Residential Acres
Low Density Residential (1.5-8 units/acre)	<ul style="list-style-type: none"> • Detached housing units • Two-Family • Duplexes • Churches, schools and institutional uses • Small-lot detached single-family homes 	8,887
Medium-Density Residential (5-12 units/acre)	<ul style="list-style-type: none"> • Townhomes • Condominiums • Duplexes • Row houses • Churches, schools and institutional uses 	666
High-Density Residential	<ul style="list-style-type: none"> • Apartments • Lofts • Stacked Townhomes 	498
Community Mixed Use	<ul style="list-style-type: none"> • Attached housing similar to medium and high density categories above • Residential uses mixed with commercial uses at about 25% of site area. 	62

Of the 10,113 acres guided residential (including 62 acres available for residential within the Community Mixed Use district) in Roseville, only 82 of these acres are expected to be redevelopable within the 2040 planning horizon. Affordable densities as defined by the Metropolitan Council are those at with a minimum range of 12 units per acre and above, which means that all high density residential and community mixed use redevelopment areas expected to develop within the 2021-2030 decade qualify as affordable housing – using the minimum density to calculate unit potential as directed by the Metropolitan Council. FIGURE 5-9 below summarizes the residential redevelopment potential from the land use chapter, and highlights with a red outline the units that would be considered affordable to meet Roseville’s regional affordable allocation

Land Use Type	TOTAL Dev. Acres	Acres now- 2030	Acres 2031- 2040	Density Range			Yield %	Minimum Units 2030	Minimum Units 2040	TOTAL Minimum Units	Midpoint Units 2030	Midpoint Units 2030	TOTAL Midpoint Units	
				Min	Mid	Max								
2040 Future Land Use	Medium Density Res	14.92	7.46	7.46	5	8.5	12	100%	37	37	75	63	63	127
	High Density Res	26.16	13.08	13.08	13	24.5	36	100%	170	170	340	320	320	641
	Community Mixed Use	164.91	82.45	82.45	10	23	36	25%	206	206	412	474	474	948
Guided Total		82.30							413	413	827	858	858	1716

Total expected housing units	1,716
Units considered affordable (>- 12 du/ac in 2021-2030 decade)	376

Using minimum density to calculate unit potential, Roseville could potentially net 376 units of affordable housing in the decade from 2021-2030. This number is based purely on available land programmed for density at above 12 units per acre, which includes land in the high-density category and 25% of the land in the community mixed use category.

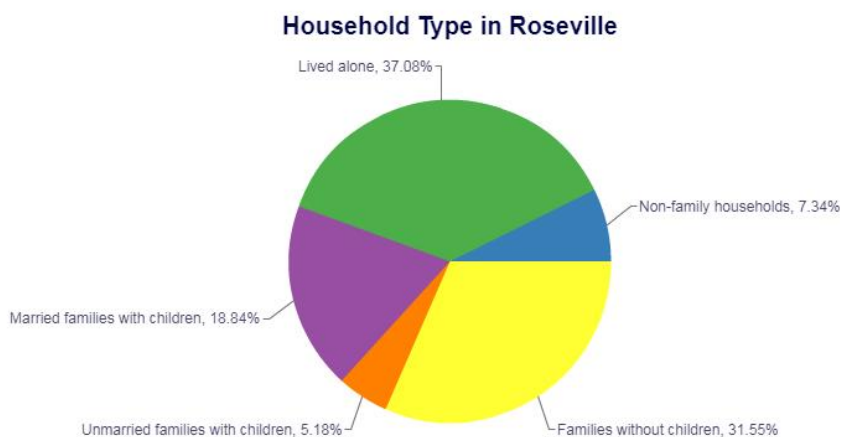
In practical terms, housing development above a particular density threshold does not guarantee housing affordability. The next section of this chapter will discuss the tools and strategies that Roseville can employ to help ensure that housing affordability goals are achieved.

EXISTING HOUSING NEEDS

From this assessment of the physical and cost characteristics of the housing stock in Roseville, combined with the demographic analysis of the community, there are some features and trends of the housing landscape that will shape the actions Roseville will take to address housing in the coming decades. The following section summarizes the community’s most critical housing needs as they relate to affordability and future demands on the city’s housing supply. Each section contains a housing trend observation, a supplemental narrative and a subsequent “housing need goal” that arises out of this observation. Connecting each housing need goal to applicable tools and policies will occur in a later section entitled “Planning for Affordable Housing.”

The most critical housing trends and needs in Roseville are as follows:

- Household size is declining, and only one quarter of Roseville’s occupied housing units contain families.



This demographic shift toward smaller household sizes will be accompanied by a need for housing that accommodates fewer people per unit. While the suburban housing norm has long been the image of a single-family house surrounded yard, over the coming decades the City can expect more households to become “non-traditional” and increasingly composed of single adults, empty-nesters and unrelated adults living together. Currently the City’s housing stock is more than half composed of single-family detached homes, a share which may decline in the coming decades due to demand for smaller and non-traditional housing options.

As an inner-ring suburban community located close to jobs and transit, Roseville should expect the overall demand for housing units to be strong and the demand for smaller units to increase in the coming decades. The regional forecasted trend predicts population movement back to the urban core and increasing preferences for rental housing due to cost considerations and lifestyle choices. Roseville’s forecast is for population to remain steady while the number of households will increase.

Housing need goal: *Explore opportunities to encourage smaller and more “non-traditional” housing development, including opportunities to address the lack of housing in the “missing middle” styles.*



- A quarter of Roseville’s households are cost-burdened, spread evenly through the AMI bands. One in four households in Roseville meet the definition of cost-burdened, meaning they are paying more than 30% of their income on housing. A disproportionate share of these cost burdened households are lower-income households. As market challenges to the production of affordable housing persist, Roseville must prioritize support

for affordable housing development by using the tools available at the City's discretion and strengthening partnerships with other agencies to promote affordable housing production (more on this in the "Planning for Affordable Housing" section below). Proactive partnerships and City support will be required to develop housing that is affordable at or below the 30% AMI affordability band, as this degree of affordability is typically only available through deep subsidies offered at higher levels of government.

Roseville should also consider how actions taken at the City level will impact housing costs and availability for existing residents, and will need to balance economic development interests with concerns over affordability and gentrification.

Housing need goal: *Reduce overall community housing cost burden, particularly by supporting those projects that provide affordability for households in the lowest income categories.*

- **The housing stock in Roseville is aging, and residents will have increasing maintenance and upkeep requirements in the coming decades.** Roseville's affordable housing stock is largely located in smaller-lot single family areas developed in the 1950s, 60s and 70s that are beginning to age and may not be as attractive or suitable for modern households as they once were. The same is true for Roseville's aging multi-family rental complexes. Developing strategies to maintain and support Roseville's existing housing stock, particularly for those households with lower incomes and fewer resources, will remain a significant challenge in the decades to come, and will be important to continue to attract newcomers to the city.

Housing need goal: *Support housing maintenance assistance programs, particularly for lower-income households.*

- **Roseville, along with many urban communities, is at risk of losing its naturally occurring affordable housing to redevelopment.**

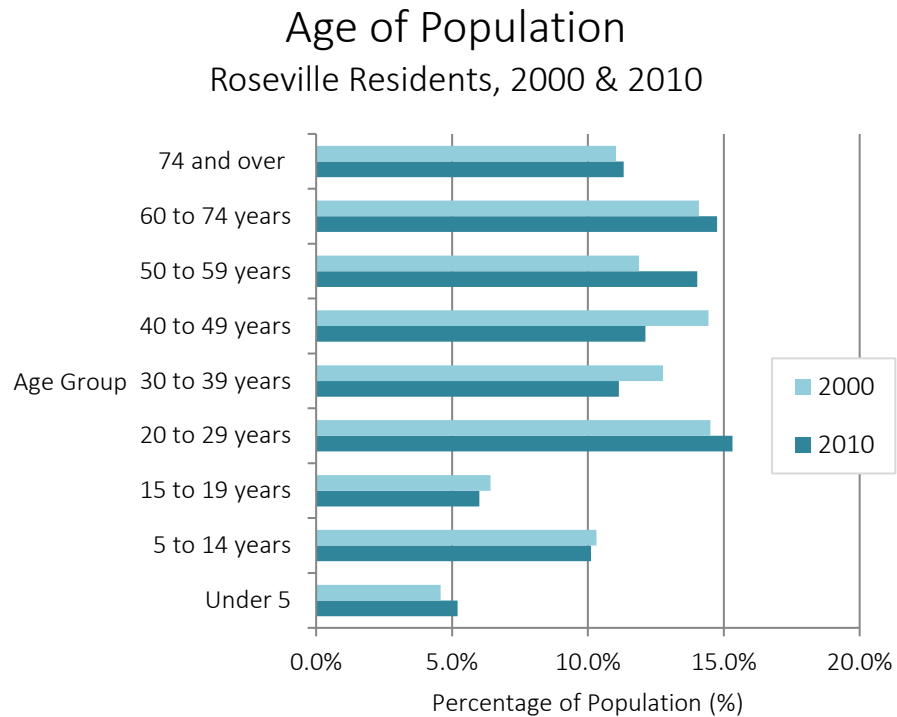
Roseville has large share of housing that is considered affordable because it is "naturally occurring". Typically, naturally occurring affordable housing comprises older attached and multifamily housing that may have deferred maintenance needs or is of an older or obsolete style. Naturally occurring affordable housing is an important source of housing affordability in many Twin Cities urban communities but maintaining it requires a careful, balanced approach. All residents have a right to live in safe and well-maintained housing, but maintenance and other upgrades (including

redevelopment) can contribute to the loss of housing affordability in a community.

There are proactive steps that Roseville can take to recognize the important role that naturally occurring affordable housing plays in the community, typically supporting households between 30-80% AMI. These steps will allow the City to pursue opportunities to preserve this housing, with its affordability, while improving its safety, livability, and the overall quality of city neighborhoods.

Housing need goal: *Anticipate the need for creative strategies to manage naturally-occurring affordable housing within all affordability bands.*

- The City supports actions that make it possible for Roseville residents to age in place.



New senior housing units developed in the past 10-15 years have increased the number of housing options available to aging residents in Roseville. However, residents identified lack of available affordable options for aging or elderly residents as a significant challenge facing the community. Many lifelong residents want to remain in the community that they are familiar with or have grown up in. The City may consider exploring allowances for more diverse housing styles while supporting

opportunities for senior and supported housing development to meet the demonstrated need in the community.

Along with the provision of adequate housing options for seniors, community members have identified a need for better access to senior supportive services including medical care and provision of basic needs for those living with limited incomes. Senior housing should be coupled with consideration of adequate access to, or co-location with, these critical services that support older residents.

Housing need goal: *Meet increased demand for senior housing and opportunities for residents to age in place.*

- **Strategic development of housing can offer access to services and amenities to provide populations without a personal vehicle a method of transportation.**

Roseville's proximity to two major urban centers and the presence of major roadway arteries like 35W, Hwy 36, Snelling and others, present opportunities for transit-oriented development, which can support populations who cannot or prefer not to own a personal vehicle. Prioritizing transit-oriented development projects will support seniors and lower-income households who traditionally have a higher demand for transit services.

Housing need goal: *Allow and encourage transit-oriented development in strategic areas connected to major transit routes.*

- **Monitoring and updating City ordinances can help to produce flexibility and diversity in housing opportunities.**

Zoning codes provide dimensional and locational standards that dictate the built form of housing. A city that actively monitors and updates its zoning code may find opportunities to lessen regulatory barriers to producing the types of housing that meet the demands of residents or prospective residents, as well as the conditions of the market.

Housing need goal: *Update ordinances as necessary to maintain optimal housing functionality and livability and to address new technologies, market trends, and resident needs*

Planning for Affordable Housing

Affordable housing implementation toolbox

Simply guiding land at higher densities is not a guarantee that affordable housing will be produced. To increase the likelihood of affordable housing development, Roseville has identified implementation tools that the City is willing and able to use to advance its housing goals.

However, there are areas in which cities have flexibility to enact financial and regulatory discretion. The provision of Tax Increment Financing (or TIF) is one of the most effective tools that cities have at their discretion to aid the production of affordable housing projects, and Roseville is open to financially assisting future affordable rental projects through TIF and other available means if and when they come forward.

Cities also have discretion over their zoning, regulatory, and land use policies. Roseville must systematically review its zoning and city code to ensure that the regulatory environment is favorable to affordable housing development, and consider amending policies that present barriers to affordable housing development. One of the strategies identified in the Land Use and Housing Action Items (Chapter 4) is to revise the commercial zoning districts to reflect the mixed-use development priorities expressed in this Plan. Another is to promote and support transit-oriented development and redevelopment near existing and future transit corridors. These and other policy strategies may be considered and provided directly by the city to help encourage affordable housing production.

Many other affordable housing tools and strategies require partnerships with outside entities, counties, HRAs, funding and granting agencies, and non-profits that offer programs, funding, and policies on a wider scale that support affordable housing. Tools that can be used to generate or maintain housing affordability can generally be grouped into the following categories:

- Local funding (city or county)
- Local policy or strategy
- Regional or Federal funding source
- Affordable housing preservation

An overview of citywide housing goals, identified housing needs and the tools that may be used to address them are shown in the matrix below (Table XX).

The section that follows explains each of the affordability tools in greater detail, and gives more details about when these strategies might be used.

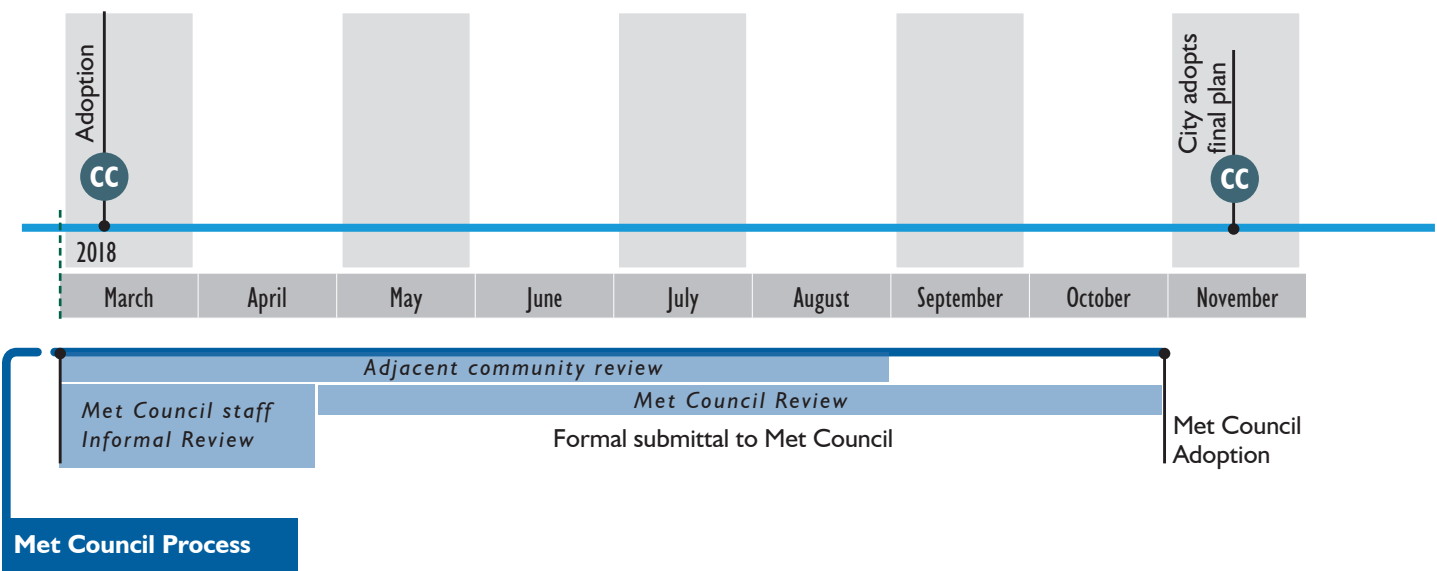
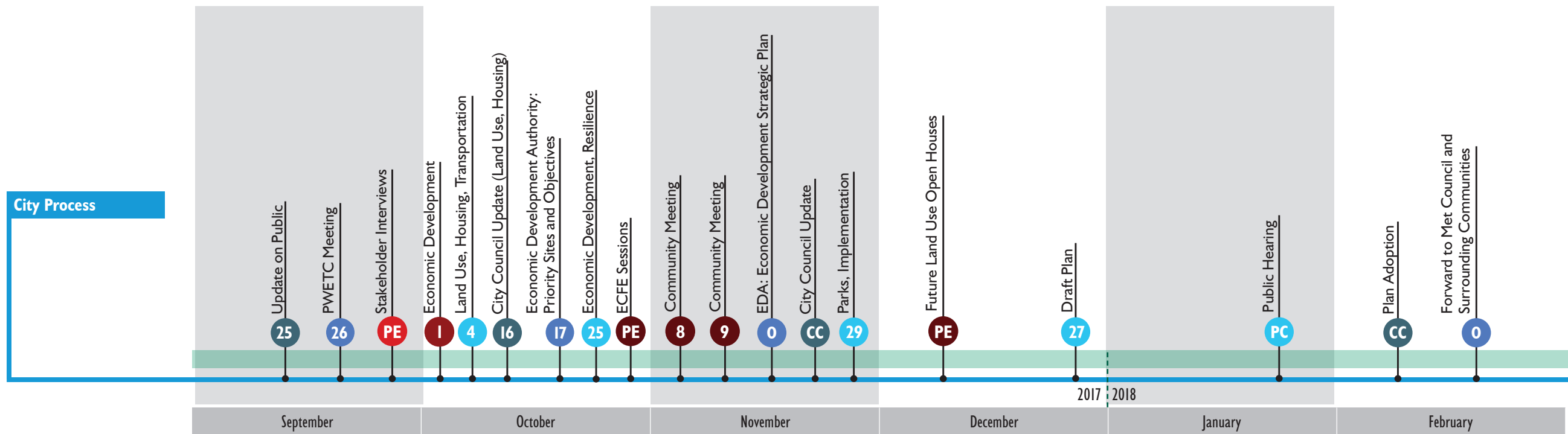
Roseville Housing Goals	Affordable Housing Tools																							
	Local Funding Options				State and Federal Programs			Local Policies and Programs												Preserve Long-term Affordability				
	Development Authorities	Housing Bonds	Tax Abatement	Tax Increment Finance	MN Housing Consolidated RFP	Community Development Block Grants	HOME funds	Neighborhood Stabilization Program Funds	Support homebuyer assistance programs	Encourage Repair & Rehab programs including Housing Replacement program	Support Foreclosure prevention programs	Support Energy Assistance programs	Support Rental Assistance programs	Liveable Communities grant (Metropolitan Council)	Site assembly and/or land banking	Local Fair Housing Policy	Fee waivers or adjustments	Financial, procedural incentives to private developers	Zoning and subdivision policies	Effective referrals to available programs	4(d) tax program	Community land trusts	Support developer use of LIHTC	Public/private partnerships
<i>Citywide Housing Goals</i>																								
Provide mechanisms that encourage the development of a wide range of housing that meets regional, state and national standards for affordability.	X	X	X	X				X					X		X	X	X	X		X	X	X		X
Implement programs that result in safe and well-maintained properties.							X	X	X	X	X								X					
Establish public-private partnerships to ensure life-cycle housing throughout that city to attract and retain a diverse mix of people, family types, economic statuses, ages, etc.					X										X		X							
Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size.																	X	X						
Develop design guidelines to support new or renovated housing that contributes to the physical character of the neighborhood, healthy living, and environmental and economic sustainability.																		X						

Roseville Housing Goals	Affordable Housing Tools																							
	Local Funding Options				State and Federal Programs				Local Policies and Programs											Preserve Long-term Affordability				
	Development Authorities	Housing Bonds	Tax Abatement	Tax Increment Finance	MN Housing Consolidated RFP	Community Development Block Grants	HOME funds	Neighborhood Stabilization Program Funds	Support homebuyer assistance programs	Encourage Repair & Rehab programs including Housing Replacement program	Support Foreclosure prevention programs	Support Energy Assistance programs	Support Rental Assistance programs	Livable Communities grant (Metropolitan Council)	Site assembly and/or land banking	Local Fair Housing Policy	Fee waivers or adjustments	Financial or procedural incentives to private developers	Zoning and subdivision policies	Effective referrals to available programs	4(d) tax program	Community land trusts	Support developer use of LIHTC	Public/private partnerships
Identified Housing Needs																								
Explore opportunities to encourage smaller and more “non-traditional” housing development, including opportunities to address the lack of housing in the “missing middle” styles.	X	X	X	X	X									X	X		X	X			X			
Reduce overall community housing cost burden, particularly by supporting those projects that provide affordability for households in the lowest income categories.	X	X	X	X					X	X		X	X	X				X		X		X	X	X
Support housing maintenance assistance programs, particularly for lower-income households.					X	X	X	X		X	X	X	X											
Implement creative strategies to manage naturally-occurring affordable housing within all affordability bands.																		X			X	X	X	X
Meet increased demand for senior housing and opportunities for residents to age in place.	X	X	X	X	X		X			X	X	X	X	X				X	X	X				X
Allow and encourage transit-oriented development in strategic areas connected to major transit routes.	X	X	X	X										X	X			X						
Update ordinances as necessary to maintain optimal housing functionality and livability and to address new technologies, market trends, and resident needs																	X	X	X					

Affordability Category	Affordability Tool
Local funding for Affordable Housing	<p>Development Authorities (local HRA, CDA, or EDA) The City has its own HRA and can levy for funding. An HRA can even consider creating a savings for Affordable Housing Trust Fund.</p>
	<p>Housing Bonds HRAs have the ability to issue housing bonds to provide affordable housing.</p>
	<p>Tax Abatement Cities may issue bonds to support affordable housing, using a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property from paying taxes for the services needed for this property, its residents and the community in general.</p>
	<p>Tax Increment Financing Cities may create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value from the development to finance these bonds.</p>
Local policies and strategies to promote access to affordable housing	<p>Effective referrals The City can support a goal of providing appropriate resources and education about existing housing support programs offered by local, county, regional, state, federal and non-profit agencies.</p>
	<p>Fair Housing Policy Both Hennepin & Ramsey County HRAs support Fair Housing Policies, and the City can support implementation of that policy.</p>
	<p>First time homebuyer, down payment assistance, and foreclosure prevention programs The City encourages residents to access existing programs available through Hennepin & Ramsey counties, as well as the Minnesota Homeownership Center.</p>
	<p>Participation in housing-related organizations, partnerships, and initiatives City staff or elected officials have a goal of getting involved in events on the topic of maintaining or furthering affordable housing, and encourage collaboration.</p>
	<p>Site assembly The City can state an intention of supporting policies that encourage land banking, reserving publicly owned properties, and other site assembly techniques for affordable housing.</p>
	<p>Zoning and subdivision ordinances City codes should encourage and streamline development of affordable housing. The City may consider proactive zoning policies that incentivize higher density or greater affordability.</p>
	<p>Rental license and inspections programs Not only to ensure tenants treated fairly, but also a data collection opportunity to keep tabs on rental properties.</p>

Regional & Federal funding for Affordable Housing	MHFA Consolidated Request for Proposals This is the big annual funding request from Minnesota Housing Finance Agency that supports AH developments
	Livable Communities Demonstration Account (LCDA) Met Council funding that supports innovative projects often involving affordable and connected housing
	Community Development Block Grant Funds (CDBG) Hennepin & Ramsey counties manage these funds, which can be used on a number of housing and revitalization projects. Apply through coordinated RFP.
	HOME Investment Partnerships Program (HOME) Offered through Hennepin & Ramsey County (construction or rehab). Apply through coordinated RFP.
	Affordable Housing Incentive Fund (AHIF) Financing supports acquisition, rehabilitation or new construction activities. Apply through coordinated RFP.
Affordable Housing preservation Strategies	Project Based Rental Assistance Affordability stays with the development. Typically HUD-funded. City may state the intent of support.
	Low Income Housing Tax Credit Properties Developers apply for tax credits to offset costs at the time of development. City may state the intent of support.
	4d tax program Non-subsidized properties may be eligible for a tax break if the owner of the property agrees to rent and income restrictions (serving households at 60% AMI or below) and receives “financial assistance” from federal, state or local government. City may state the intent of support.
	Private unsubsidized affordable housing May be naturally occurring, or supported through 4d tax program. City may state the intent of support.
	Community Land trusts Permanent affordability for income eligible, where homeowner owns the building and the CLT leases the land to the homeowner. Currently there is not an active CLT serving the City, but the City could pursue future partnerships or support CLT activities as they arise.
	Low-interest rehab programs
	Housing Improvement Areas (HIAs) A housing improvement area (HIA) is a defined area in a city in which housing improvements in condominium or townhome complexes may be financed with the assistance of the city (EDA, HRA)
	Preservation of historic homes
	Public Housing Typically supported through Federal funding, but the City may state the intent of support.

Roseville Comprehensive Plan Schedule



Key to Meeting Symbols

- PC - Planning Commission
- CC - City Council
- O - Other Commissions
- A - Interagency
- S - Staff
- PE - Public Engagement

- Last Updated: 9/22/2017