



Roseville Economic Development Authority (REDA)

Agenda

Monday, January 13, 2025

6:00 PM

City Council Chambers

(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)

- 6:00 p.m. **1. Roll Call**
Voting and Seating Order: Schroeder, Groff, Bauer, Strahan, and Roe
- 2. Pledge of Allegiance**
- 3. Approve Agenda**
- 4. Public Comment**
- 5. Business Items**
- 6:03 p.m. a. Annual Election of Officers of the Roseville Economic Development Authority
- 6:05 p.m. b. Recognize recipients of annual Roseville Sustainable Steward Award
- 6:15 p.m. c. Receive a presentation of preliminary market study data from Stantec
- 7:15 p.m. **6. Adjourn to City Council**

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 1/13/2025

Item No.: 5.a.

Department Approval

Janice Gundlach

City Manager Approval

Sam Trudgeon

Item Description: Annual Election of Officers of the Roseville Economic Development Authority

Background

Minnesota State Statute 469.096, Subdivision 2 requires an Economic Development Authority to elect a President, a Vice President, a Treasurer, Secretary and an Assistant Treasurer at an annual meeting. The Roseville Economic Development Authority bylaws designate that the office of the Secretary be held by the Executive Director, who delegates duties to other City staff as needed, and the Assistant Treasurer be held by the City's Finance Director. A Commissioner may not serve as President and Vice President at the same time, but the other offices may be held by the same Commissioner. The officers elected in 2024 were:

- President - Member Dan Roe
- Vice President - Member Wayne Groff
- Treasurer - Member Robin Schroeder
- Secretary - Patrick Trudgeon
- Assistant Treasurer - City Finance Director, Michelle Pietrick

Policy Objectives

The annual election of officers is required per Minnesota State Statute 469.096 Subdivision 2.

Equity Impact Summary

This is a procedural action, therefore there are no equity impacts.

Budget Implications

Not applicable

Staff Recommendations

Staff recommends Commissioners elect members for the following officer positions per Minnesota State Statute 469.096, Subdivision 2:

- President
- Vice President
- Treasurer

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The following positions are dictated by the REDA bylaws and are as follows:
Secretary - Executive Director, Patrick Trudgeon
Assistant Treasurer - City Finance Director, Michelle Pietrick

Requested Council Action

Motion to elect a President, Vice President, and Treasurer of the Roseville Economic Development Authority.

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager

Attachments: 1. EDA Bylaws

BYLAWS OF THE
ECONOMIC DEVELOPMENT AUTHORITY

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the “Roseville Economic Development Authority.”

Section 2. Office of Authority. The office of the Authority shall be at the City Hall in the City of Roseville, State of Minnesota, but the Authority may hold its meetings at such other place or places as it may designate by resolution.

Section 3. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 4. Establishment. The Roseville Economic Development Authority is established pursuant to Minnesota Statutes, Section 469.090 to 469.1081, as amended (the “Act”), as memorialized in the City of Roseville Resolution Enabling the Creation of the Roseville Economic Development Authority dated November 30, 2015 and as it may be amended (the “Enabling Resolution”). The provisions of these Bylaws are intended to be consistent with the terms of the Act and Enabling Resolution, and in the case of any actual or apparent conflict, the terms of the Act and Enabling Resolution shall control.

ARTICLE II - THE COMMISSIONERS

Section 1. Appointment, Terms, Vacancies, Pay, and Removal. Shall be in accordance with the Enabling Resolution.

ARTICLE III - THE OFFICERS

Section 1. Officers. The Authority shall elect a president, a vice president, a treasurer, a secretary, and an assistant treasurer at the annual meeting. A commissioner must not serve as president and vice president at the same time. The other offices may be held by the same commissioner. The offices of secretary and assistant treasurer need not be held by a commissioner.

Section 2. President. The President shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Board of Commissioners, the President and the Executive Director (the Assistant Treasurer, in the Executive Director’s absence or incapacity) shall sign all contracts, deeds, and other instruments made or executed by the Authority, except that all checks of the Authority shall be signed by the President and Assistant Treasurer. At each meeting the President shall submit such recommendations and information as he or she may consider proper concerning the business, affairs, and policies of the Authority.

Section 3. Vice President. The Vice President shall perform the duties of the

President in the absence or incapacity of the President, including signing all contracts, deeds, and other instruments executed by the Authority; and in the case of the resignation or death of the President, the Vice President shall perform such duties as are imposed on the President until such time as the Board shall select a new President.

Section 4. Secretary. The Secretary shall keep minutes of all meetings of the Board and shall maintain all records of the Authority. The office of Secretary shall be held by the Executive Director, who may delegate duties to other City staff as required.

Section 5. Treasurer's Duties. The Treasurer:

- (1) shall receive and is responsible for Authority money;
- (2) is responsible for the acts of the Assistant Treasurer;
- (3) shall disburse Authority money by any Authority-approved method, including without limitation check, wire transfer, or credit card;
- (4) shall keep an account of the source of all receipts and the nature, purpose, and authority of all disbursements;
- (5) shall file the Authority's detailed financial statement with its Secretary at least once a year at times set by the Authority; and
- (6) shall prepare and submit an annual report describing the Authority's activities and providing an accurate statement of its financial condition to the City of Roseville.

All duties of the Treasurer shall be performed in accordance with the Enabling Resolution and the provisions of Section 469.100 of the Act.

Section 6. Assistant Treasurer. The Assistant Treasurer has the powers and duties of the treasurer if the treasurer is absent or incapacitated. The City Finance Director shall be designated as Assistant Treasurer of the Authority.

Section 7. Public Money. Authority money is public money.

ARTICLE IV - EXECUTIVE DIRECTOR

As provided in the Enabling Resolution, the City Manager shall be designated as Executive Director of the Authority.

Section 1. Duties. The Executive Director shall have general supervision over the administration of the Authority's business and affairs subject to the direction of the Authority. The Executive Director in his or her own name and title shall keep the records of the Authority, shall act as recorder of the meetings of the Authority and record all votes, and shall keep record

of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to the office. Except as otherwise authorized by resolution of the Board of Commissioners, the Executive Director shall, with the President, sign all contracts, deeds, and other instruments executed by the Authority. The Executive Director shall keep in sole custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

Any person appointed to fill the office of Executive Director, or any vacancy herein, shall have such terms as the Authority fixes, but no commissioner of the Authority shall be eligible to serve as the Executive Director.

ARTICLE V - MEETINGS

Section 1. Regular Meetings. Regular meetings shall be held pursuant to the calendar of meetings set by the Authority at its final meeting of the year preceding each such calendar.

Section 2. Annual Meeting. The annual meeting of the Authority shall be held at the regular meeting place of the Authority on the date of the first regular meeting of the Authority, pursuant to the calendar established as described in Section 1.

Section 3. Special Meetings. Special meetings of the Authority may be called by the President, two members of the Authority, or the Executive Director for the purpose of transacting any business designated in the call. All commissioners of the Authority shall be notified.

Section 4. Quorum. At any meeting of the Authority, the presence of three commissioners shall constitute a quorum. If a quorum is not present at any meeting, those present shall have power to adjourn the meeting from time to time without notice other than announcement at such meeting until the requisite number of votes shall be present to constitute a quorum. At any such adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting as originally called. Any resolution, election, or other formal action of the Authority shall be adopted upon the affirmative vote of a majority of the Authority membership.

Section 5. Rules of Procedure. Unless otherwise specified in the Enabling Resolution or in these bylaws, all meetings of the Authority shall be conducted in accordance with Rosenberg's Rules of Order.

Section 6. Manner of Voting. The voting on all questions coming before the Authority shall be voice unless the President calls for a roll call vote. The yeas and nays shall be entered upon the minutes of such meetings.

ARTICLE VI - EMPLOYEES; SERVICES; SUPPLIES

Section 1. Employees. Subject to limits set by the appropriations or other funds made available, the Authority may employ such staff, technicians, and experts as may be deemed proper and may incur such other expenses as may be necessary and proper for the conduct of its

affairs.

Section 2. Contract for Services. The Authority may contract for services of consultants, agents, public accountants, and other persons needed to perform its duties and exercise its powers.

Section 3. Legal Services. The Authority may use the services of the city attorney or hire a general counsel for its legal needs. The city attorney or general counsel, as determined by the Authority, is its chief legal advisor.

Section 4. Supplies. The Authority may purchase the supplies and materials it needs to carry out its function pursuant to Minnesota Statutes, Sections 469.090 to 469.1081.

Section 5. City Purchasing. The Authority may use the facilities of its city's purchasing department in connection with construction work and to purchase equipment, supplies, or materials.

Section 6. City Facilities, Services. The City may furnish offices, structures and space, and stenographic, clerical, engineering, or other assistance to the Authority.

Section 7. Delegation Power. The Authority may delegate to one or more of its agents or employees powers or duties as it may deem proper.

ARTICLE VII - POWERS

Section 1. Functions, Powers, and Duties. Shall be in accordance with the Enabling Resolution.

Section 2. Limitations of Power. Shall be in accordance with the Enabling Resolution.

ARTICLE VIII - AMENDMENTS

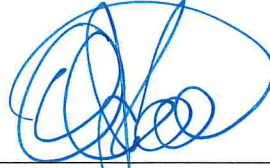
Section 1. Amendment to Bylaws. The bylaws of the Authority shall be amended by a majority vote of the Authority membership at a regular or special meeting. The amendments must be in written form.

Section 2. Conflicts. In any instance where these bylaws are in conflict with the Enabling Resolution, the Enabling Resolution shall control.

Section 3. Effective Date. These bylaws are effective upon their adoption by the Authority.

Dated: January 9, 2017.

Signed:

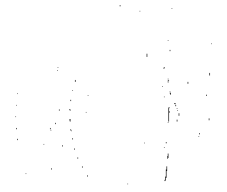


President

(Seal)



Executive Director



ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 1/13/2025

Item No.: 5.b.

Department Approval

Janice Gundlach

City Manager Approval

Samir Truog

Item Description: Recognize recipients of annual Roseville Sustainable Steward Award

Background

In 2022, the Roseville Economic Development Authority (REDA) and Public Works staff worked together to revise the Roseville Green Award program to make the application process less daunting for interested parties to apply (Attachment 1) and to re-brand the program as the Roseville Sustainable Steward Award. Marketing efforts have continued through the Roseville newsletter, social media, and direct contact with businesses and residents where possible. In addition, staff identified potential projects and did a direct mailing through building permit requests. In 2024, a total of twenty-three applications were received from residents and one from a business that had completed sustainable improvements in 2024. Many of the applicants have been working on sustainable efforts over the past several years, including completion of an energy audit in conjunction with commencing any major improvements, including solar, heat pumps, tankless water heaters, landscaping improvements, etc. Staff was very excited to see so many great sustainable efforts by residents and businesses of Roseville.

Based on the applications received, and the work that was conducted, staff has identified three recommendations for financial awards, which are listed below. A summary of the sustainability actions of each recipient is provided as Attachment 2.

Gold Award of \$500: Anne Frenchick and Ted Thompson, 449 Woodhill Drive

Silver Award of \$250: Carol and Tim Wahl, 225 Draper Avenue

Bronze Award of \$100: Kristina Krepela, 2188 Oxford Street

The President of the REDA should recognize and present to each of the parties a certificate and check.

The remaining applicants are recommended to receive window clings and/or a yard sign (Attachment 3), naming them as a Roseville Sustainable Steward.

Public Works and REDA staff will be in attendance to help answer any questions regarding the program and the projects staff have recommended for recognition.

Policy Objectives

As a community, Roseville aspires to be environmentally responsible and has identified sustainability as a strategic priority. The Roseville Sustainable Steward Award aims to bring

37 recognition to commercial and residential projects that honor this mission and priority.

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39 **Equity Impact Summary**

40 There are no identified equity impacts related to this request.

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42 **Budget Implications**

43 The REDA budgets \$850 annually to recognize sustainability efforts in Roseville.

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45 **Staff Recommendations**

46 Staff recommends the REDA recognize the following properties with a Roseville Sustainable
47 Steward financial award:

- 48 • Gold Award of \$500: Anne Frenchick and Ted Thompson, 449 Woodhill Drive
- 49 • Silver Award of \$250: Carol and Tim Wahl, 225 Draper Avenue
- 50 • Bronze Award of \$100: Kristina Krepela, 2188 Oxford Street

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53 **Requested Council Action**

54 By motion, recognize the listed properties with the Gold, Silver and Bronze Sustainability Steward
55 financial awards for 2024.

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57 **Prepared by:** Jeanne Kelsey, Housing & Economic Development Program Manager
Noelle Bakken, Sustainability Specialist

- Attachments:**
1. Sustainable Steward Application
 2. Sustainable Steward Award Summaries
 3. 2024 Recognized Sustainable Stewards of Roseville

Roseville Sustainable Steward Application



ROSEVILLE
SUSTAINABLE STEWARD

Date: _____

Applying as: Resident Business

Name or Business: _____

Property Address: _____

Phone number: _____

Email address: _____

If the applicant is a builder, landscaper, or contractor, please complete the following:

Contractor Name: _____

Contractor Address: _____

Contractor Phone Number: _____

Contractor Email address: _____

Completing on behalf of: Resident Business

The Roseville Sustainable Steward program is funded and supported by the City of Roseville, and is intended to recognize and reward residents and businesses for incorporating sustainability and energy efficiency best practices in the City of Roseville.

Your actions or project may be eligible for our Sustainable Steward Annual Award, at the gold (\$500) silver (\$250) or bronze (\$100) level! To be considered, applications must be submitted on or before December 31st. Winning residents, buildings, or properties will be highlighted by the City of Roseville.

Application Guidelines:

- A property is eligible for only one Sustainable Steward Award.
- Properties must be in full compliance with City ordinances and codes and have all required permits.
- All Annual Award winners must agree to allow pictures of their home or business, including the address, displayed by the City of Roseville.
- A contractor may submit an application, but the homeowner or business owner must also agree to all contest requirements.
- Applications for the Annual Award are due by December 31 (postmarked); winners are notified in mid-January.
- Properties that use a combination of the following best practices will rank higher:
 - ✧ Energy Efficiency ✧ Water Conservation ✧ Indoor Environmental Quality
 - ✧ Site and Community Impact ✧ Renewable Energy
- **Applicant does not need to meet all criteria listed in application.**

Application Instructions:

- If the application is submitted by a builder or landscaper, the homeowner or business owner must also sign the application indicating they comply with all contest requirements.
- All applications must include “Before” and “After” images. Please attach images as well as any additional pages needed to describe improvements.

ATTACHMENT 1

Please indicate which of the following example sustainable actions you have taken, or use the "Other" box on the next page to provide details about actions not represented in these lists. There is no minimum number of activities or requirement to do things in multiple categories to earn recognition.

Community involvement

- Volunteer at city sustainability/park events (Event & Date: _____)
- Serve on a sustainability-related church or volunteer service group (Name of group or committee: _____)
- Adopt a Storm Drain (Location: _____)
- Other: _____

Energy Efficiency

- Have a Home Energy Squad (residents) or Energy Smart (businesses) audit completed Date: _____
- Complete a recommended energy project following an energy audit Date: _____
- Complete a home/building insulation project Date: _____
- Install a programmable and/or smart thermostat Date: _____
- Replace an inefficient appliance with an Energy Star rated appliance Date: _____
- Air-source or ground-source heat pump installed to replace or augment a gas furnace Date: _____
- Other: _____

Renewable Energy

- Subscribe to at least 50% of your energy usage from renewable energy (WindSource®, Renewable*Connect®, or Solar*Rewards Community®): Date subscribed: _____
- Install rooftop or ground-mount solar panels Date: _____ kW installed _____
- Battery backup/storage installed Date: _____
- Geothermal system installed Type: _____ Date: _____
- Other: _____

Responsible and pollinator-friendly lawn care/landscaping

- Switch to electric lawn care equipment Date: _____
- Plant a pollinator garden Date: _____
- Native and climate-appropriate plantings used in new landscaping Date: _____
- Replace or reduce turf coverage Date: _____
- Alternatives to herbicides and pesticides are used in yard maintenance
- Large exterior windows or doors are treated with bird-safe coatings, etchings, window clings, etc.
- Other: _____

Water savings and stormwater management

- Dual flush or low-flow (WaterSense labeled) toilets installed Date: _____
- Tankless water heater installed Date: _____
- Install a rain barrel or other rainwater harvesting system Date: _____
- Install a rain garden Date: _____
- Install a smart irrigation system controller Date: _____
- Reduced impermeable surfaces on the site with permeable materials (pavers, etc.) Date: _____
- Other: _____

Transportation

- Drive an electric or hybrid vehicle
- Bike, walk, or take transit to replace a regular car trip
- Install an EV charging station Date and charge level: _____
- Other: _____

Recycling

- Recycle organic waste/food scraps (Location: _____)
- Backyard/home compost system (residents) or provide labeled onsite organics disposal (businesses)
- For large remodel projects, deconstruction techniques were used to salvage materials suitable for reuse
- Other: _____

For businesses – sustainable business practices:

- Incentivize green practices for customers (reusable bags, paperless billing, etc.) Please specify:

-
- (Restaurants) Compostable and/or recyclable takeout containers used
 - Food scrap and organic waste receptacles are available on-site and clearly labeled
 - Phone/web conferences used in place of face to face meetings
 - Bicycle racks or secure bicycle parking is available for employees and customers
 - EV or hybrid vehicles used for company fleet
 - Two-sided printing is the default
 - Company has a “green committee” to involve employees
 - Company is a certified B-corporation
 - Sponsor, host, or donate in-kind services or products to community organizations/events. Please specify: _____

- Other:

Section for additional comments/narrative

Applicant Signature: _____ **Date:** _____

Award preference: Window Cling Yard Sign

Would you be willing to have your property or project featured on a map, tour, and/or in City News? (We would contact you prior to any mention on our website, news, or otherwise.) Yes No

Applications may be mailed or electronically submitted to:

City of Roseville – Sustainable Steward Award
Attn: Community Development
2660 Civic Center Drive
Roseville, MN 55113

OR

eda@cityofroseville.com

Questions?

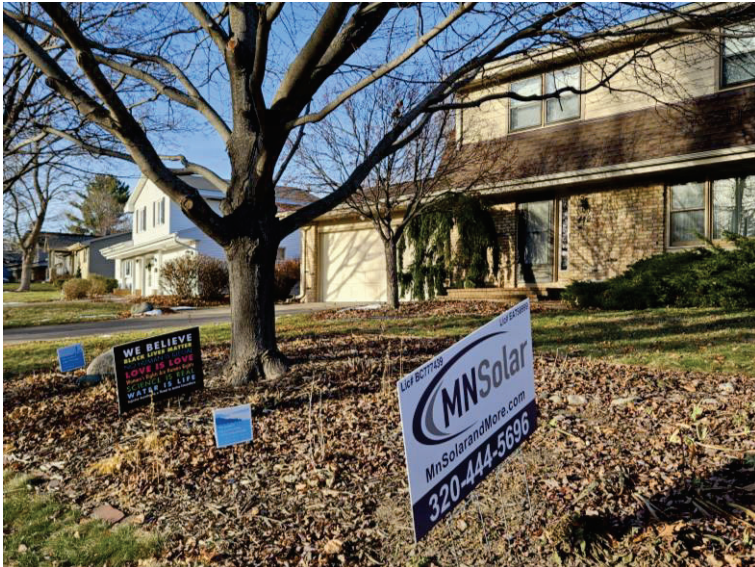
Call: 651-792-7015

Email: eda@cityofroseville.com

Roseville Sustainable Steward Gold Award – Anne Frenchick and Ted Thompson Summary of actions Sustainable Actions

I. Community Involvement

- ✓ Adopted two storm drains near 449 Woodhill Dr.



II. Energy Efficiency

- ✓ Completed home insulation project: 5/8/2019.
Installed R30 blown cellulose over existing insulation in attic to bring R value to R50.

Century Insulation Inc.
7344 University Ave NE
Fridley, MN 55432
(763) 270-8765
info@centuryinsulation.com
www.centuryinsulation.com

ADDRESS: Anne Frenchick, 449 Woodhill Dr., Roseville, Mn 55113

SHIP TO: Anne Frenchick, 449 Woodhill Dr., Roseville, Mn 55113

ESTIMATE 3111
DATE 04/27/2019

SALES REP: Benson

| ACTIVITY | QTY / SQ. FT. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Attic Insulation Repair: Locate any bypasses/penetrations from ceiling into attic and install closed cell spray foam insulation over them. This will stop any moisture/air leaks through ceiling into attic space(s) includes ceiling fans, wires, wall/ceiling ring angles, etc. | 1 |
| Install two inch rigid foam board above all drop soffits and seal perimeter with closed cell spray foam. | 64 |
| Clear out any debris from soffits and install 6' styrofoam chutes into roof truss cavities to pull air from soffits up through roof vents. This allows air/moisture that sits above insulation to circulate out of the attic. This also creates an ignition break between the insulation and the roof sheathing (if there are existing, inadequate chutes, they will be removed and disposed of) | 32 |
| Hand pack exterior plate line under chutes with dense pack insulation to reduce energy loss. This will reduce energy loss along edges of attic by adding the maximum R value into the space available | 63 |
| Build plywood dam around attic access opening and attach R39 fiberglass batt insulation with Tyvek house wrap to the attic access cover | 1 |
| Install R30 blown cellulose over existing insulation in attic space to bring R value to R50 - includes attic markers to measure depth of insulation. (Existing insulation was inspected and deemed adequate) | 756 |
| OPTION - ADD \$200.00 TO PRICE AT BOTTOM OF ESTIMATE IF OPTION BELOW IS ACCEPTED | |
| Reattach Bath fan to roof with correct venting. Roof cap is present | 1 |
| *** Xcel Energy Rebate Customer *** | |
| ** Angie's List Customer Discount ** | |
| Prep to protect work area from damage. Also includes all clean up and complete removal of insulation construction debris - ALL PERSONAL BELONGINGS IN WORK AREA MUST BE REMOVED BEFORE START OF PROJECT - IF BELONGINGS ARE NOT REMOVED FROM WORK AREA ADDITIONAL BILLING MAY BE APPLIED | 1 |

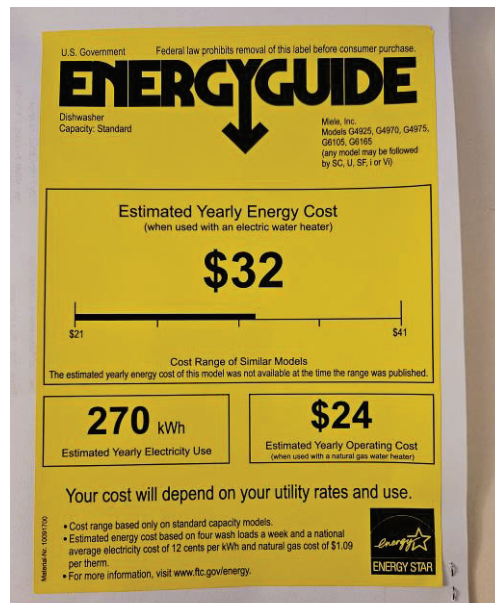
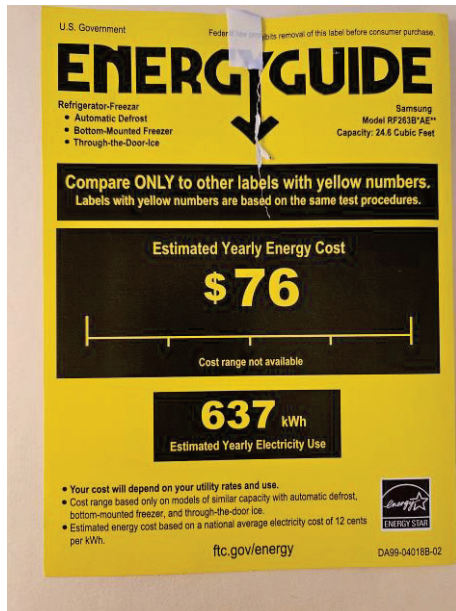
SIGNATURE: *Anne Frenchick* 4/29/19

Your signature authorizes Century Insulation to perform the work listed above. Your signature also acknowledges the notification of a potential pre-lien for non-payment. If you have any questions about the work items listed on your invoice/estimate, please feel free to give us a call at 763-270-8765.



Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ Replaced inefficient appliances (refrigerator, dishwasher) with Energy Star rated appliances during major kitchen remodel: Winter 2017



Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ Installed air-source heat pump, backup furnace, and thermostat controller to replace old gas furnace and air conditioner: 12/18/2024

BEFORE



AFTER



Sustainable Actions at 449 Woodhill Dr, Roseville MN

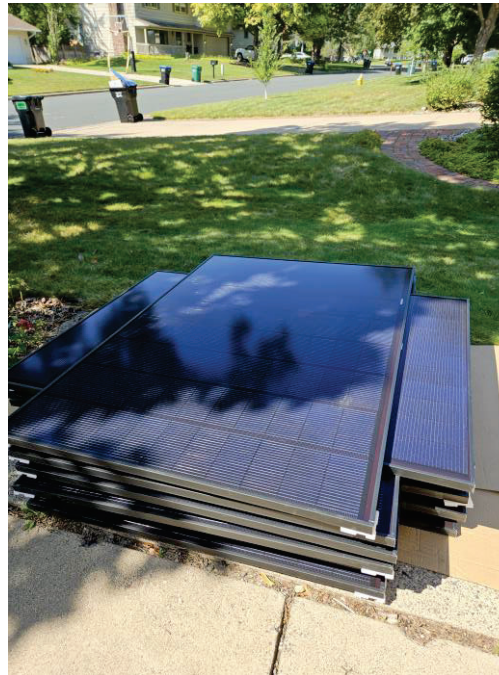
III. Renewable Energy

- ✓ Installed rooftop solar panels: 10/30/2024
5.52 kW installed





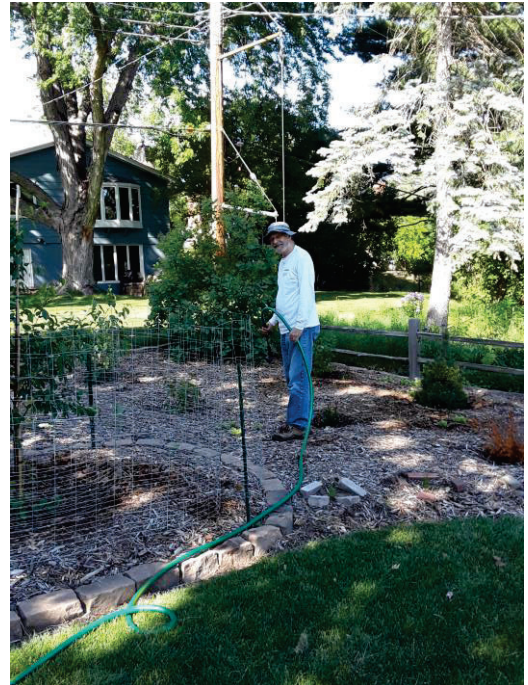
10/30/2024



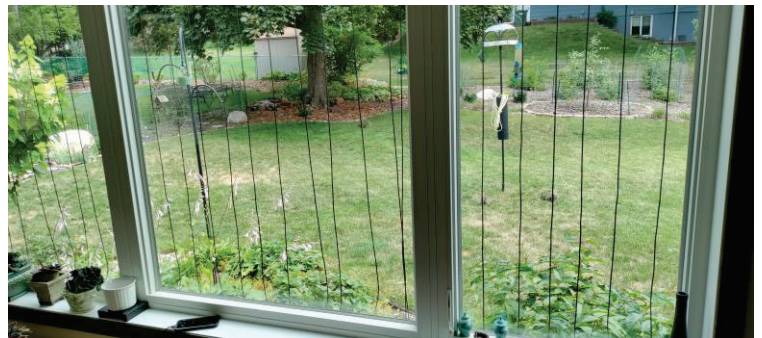
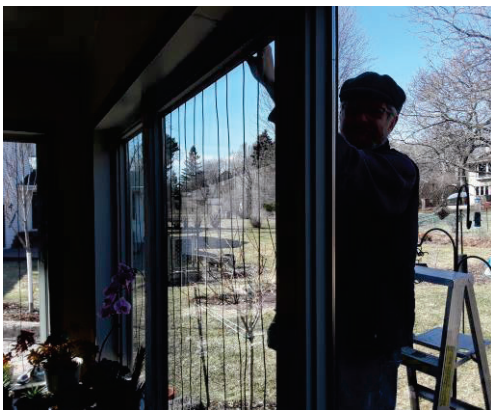
Sustainable Actions at 449 Woodhill Dr, Roseville MN

IV. Responsible and pollinator-friendly lawn care/landscaping

- ✓ Native and climate-appropriate plantings were used in new landscaping: 2019
In 2019, we received a Stewardship Grant for Native Habitat Restoration from Ramsey-Washington Metro Watershed District.
- ✓ Reduced turf coverage during installation of Native Habitat Restoration, 2019.



- ✓ Alternatives to herbicides and pesticides are used in yard maintenance.
We hand pull all weeds!
- ✓ Large exterior windows were treated with bird-safe strike deterrents: 3/27/20
We researched, made and installed “acopian strips” or “Zen window curtains” across the back and side of the house, covering approximately 35 linear feet of windows.



Sustainable Actions at 449 Woodhill Dr, Roseville MN

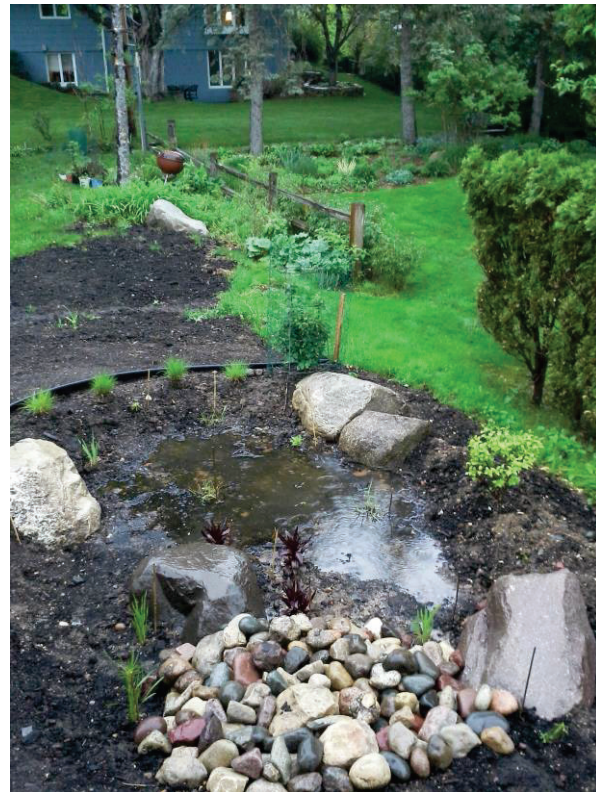
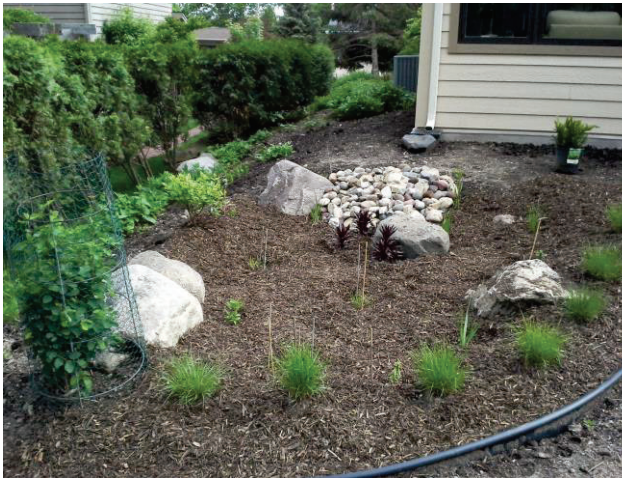
V. Water savings and stormwater management

- ✓ Installed a rain barrel: 2022



- ✓ Installed a rain garden: May 2017

In 2017, we received a Stewardship Grant for Rain Garden installation from Ramsey-Washington Metro Watershed District.



Provide a brief summary of request including items such as a description of your property, reason for doing the project, and project timeline. Use additional sheets if necessary.

¶ Install a raingarden on east edge of lot at 449 Woodhill Dr, Roseville as part of a landscape rehab following a house addition. We are in the Lake Owasso Subwatershed, District 2. There is a small pond just south of us that gets runoff from our street.

¶ We want to divert the water from the roof to vegetation that will reduce/stop runoff to the street. Selected vegetation will attract birds and insects.

Project will be started as soon as the application is approved and will be completed spring and early summer of 2017.

Sustainable Actions at 449 Woodhill Dr, Roseville MN

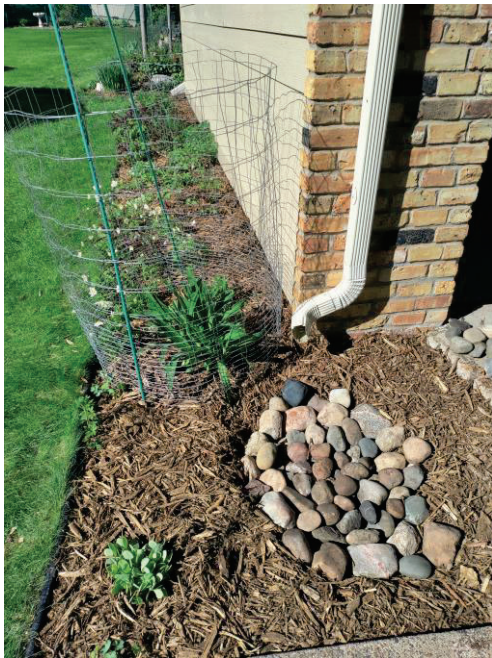
- ✓ Under downspouts without a rain garden, we created depressions lined with rocks to abate the runoff of rainwater to the street.



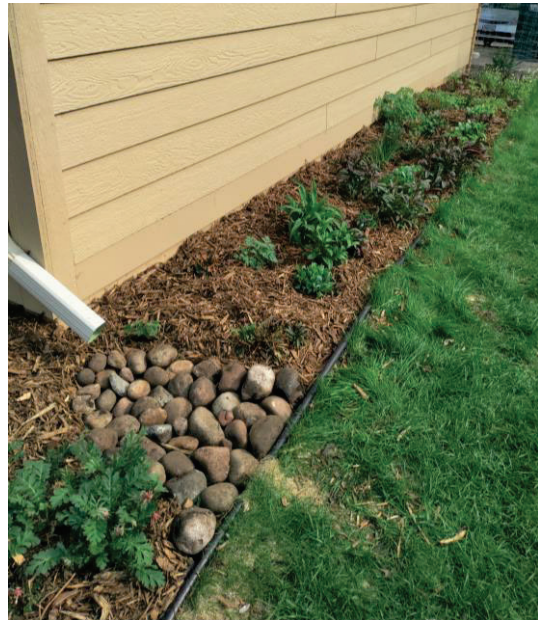
BEFORE (Front of garage)



AFTER



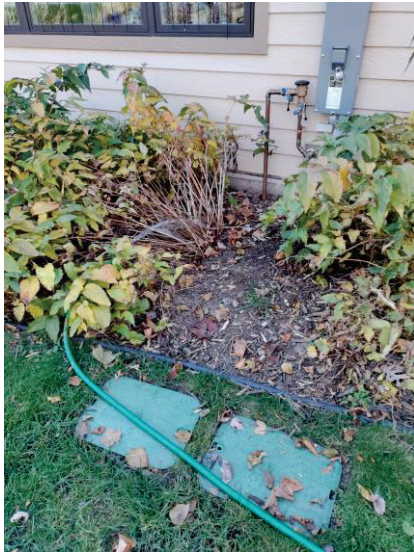
AFTER




Back of Garage

Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ Installed smart irrigation system and controller: 10/10/2022. The system waters only when it has not rained or is not expected to rain.



Irrigation system control



Albrecht Company

1400 W. County Road • Roseville, MN 55113 • P: (651) 433-4510 • Fax: (651) 433-1878 • www.albrechtcompany.com • mail@albrechtcompany.com

July 18, 2022

Anne Frenchick
449 Woodhill Drive
Roseville, MN 55113

Updated Proposal for Lawn Irrigation System

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Base Bid | \$4,298* |
| <small>Estimated quantities:</small> <ul style="list-style-type: none"> (1) Hunter HPC 4 station Wi-Fi enabled controller with (2) 3 station modules (1) Wireless rain sensor (6) Hunter model PGV 1" remote control valves (7) Hunter PGP Ultra 4" rotor (25) Hunter ProS 4" spray head with MP Rotator nozzle (A/R) 100# High density polyethylene pipe – size as required (A/R) #18-12 multi conductor direct burial control wire | |
| Alternate #1 – Add Irrigation to North Garden | \$369* |
| <small>Estimated quantities:</small> <ul style="list-style-type: none"> (1) Hunter model PGV 1" remote control valves (4) Hunter ProS 12" spray head with MP Rotator nozzle (A/R) 100# High density polyethylene pipe – size as required (A/R) #18-12 multi conductor direct burial control wire | |
| Plumbing Estimate | NTE \$680* |
| <small>* Not to exceed cost to install 1" PVB for supply of irrigation system based on the use of our preferred plumbing contractor (Signature Mechanical). You are also welcome to use the services of your own preferred plumber.</small> | |

*NOTES:

- Bid to 1" copper point of connection by others (see plumbing estimate)
- Electrical outlet for controller by others (existing outlet)
- Subject to changes for irregular concealed contingencies, such as rocks and debris.
- Private utilities located by others
- Property line established by others
- Quote is based on available water flow rate of (12) gallons per minute and static pressure of (70) p.s.i.

This proposal may be withdrawn by Albrecht Co. if not accepted within 15 days. Please feel free to call me for verification. Acceptance of proposal: The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be 30% down and the balance on full upon completion. Albrecht Company's bid does not reflect any costs for bond or on payments. A 2.5% service fee will be added to any payments made by credit card.

Signature: *Anne Frenchick* Date of acceptance: *7/18/22*

Page 1 of 2

VI. Transportation

- ✓ We drive hybrid vehicles: 2009 Toyota Prius and 2014 Prius V

VII. Recycling

- ✓ We recycle all organic waste/food scraps. Location: 2580 Dale St. N
- ✓ We bring leaves to the 2580 Dale St site for composting.
- ✓ Deconstruction techniques were used to salvage materials suitable for reuse during our kitchen remodel and 500 square foot addition add-on in 2016-17. We did the demo and salvaged the following materials:

The (now unused) chimney flue for the old gas furnace and gas water heater was deconstructed and the **cylindrical clay flue liners** were carefully removed from the attic, first and second levels, and the basement. Terra cotta flue liners were reused in landscaping as planters.



Chimney flue in attic

Sustainable Actions at 449 Woodhill Dr, Roseville MN



Clay flue liners as landscape planters

Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ We deconstructed the old deck and salvaged the 2x10" deck support joists, which were used in a construction project off-site.



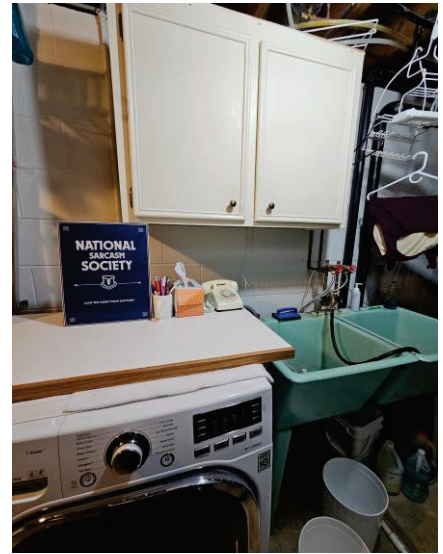
- ✓ During the kitchen remodel, we salvaged the used but still serviceable garbage disposer (contrary to the builder's recommendation) stored it in water to prevent the rubber gaskets from drying out, and reinstalled the garbage disposer ourselves in the new kitchen sink in 2017. It still works fine.

Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ We salvaged the old kitchen cabinets and installed them in the basement and garage for storage.



Old kitchen during demo

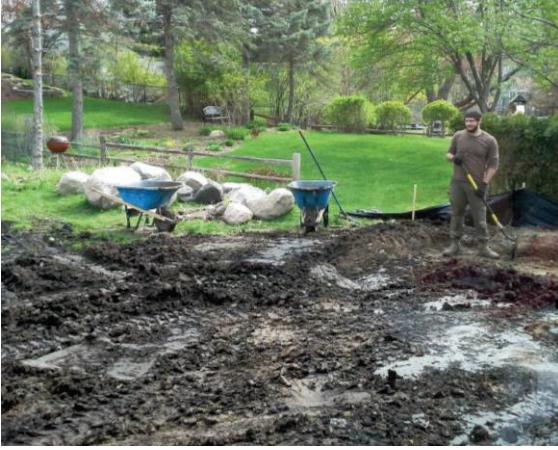


Basement Storage



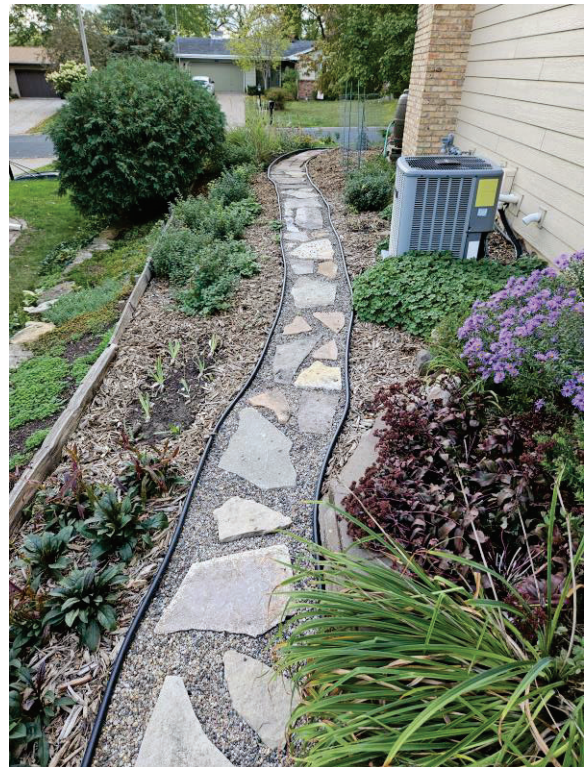
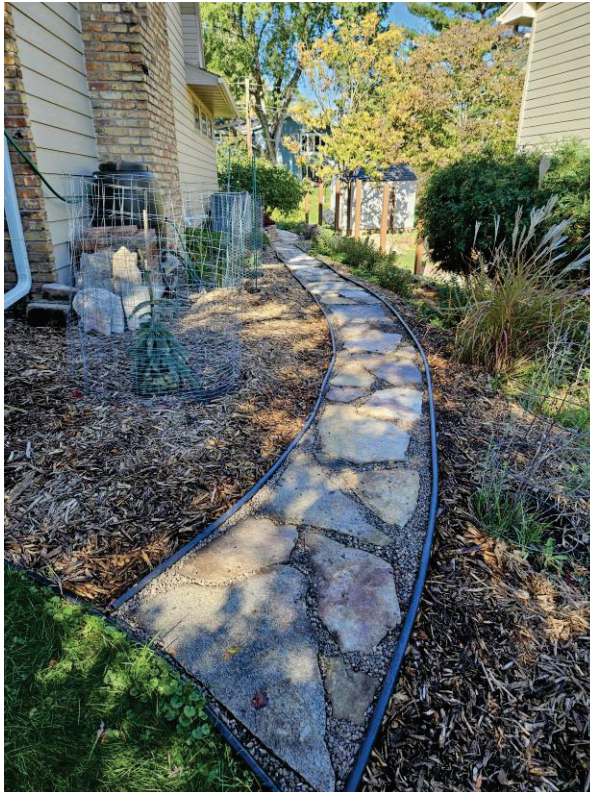
Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ During excavation for the house addition (fall 2016), over 20 landscape-size boulders were dug up, reserved, and used in our landscaping the following year.



Sustainable Actions at 449 Woodhill Dr, Roseville MN

- ✓ During our landscaping of the east and northeast side of the house, we used unwanted landscaping materials given away on the Facebook page Buy Nothing to construct a 90-foot long flagstone path. Over two years we salvaged and collected pea gravel, leveling sand, and flagstones from various donors in Roseville and installed them alongside our house.



Roseville Sustainable Steward Silver Award – Carol and Tim Wahl - Summary of actions:

Community involvement:

- Adopted storm drain at 2225 Draper, plus take care of additional drains when needed

Energy savings:

- Home Energy Squad visit completed April 2024
- Insulation project August 2024
- Smart thermostat August 2024
- Installed air source heat pump August 2024

Water savings:

- Dual flush toilets installed 2017
- Rain barrel installed 2023

Solid waste:

- Recycle organic waste/food scraps
- Home compost
- Bring their own reusable containers for when they get takeout

Lawn care:

- Electric lawn care equipment 2024
- Native plantings – ongoing, June 2024

Roseville Sustainable Steward Bronze Award – Kristina Krepela – Summary of actions:

Community involvement:

- Helped create rain gardens at 2131 Lexington (Lexington Park)
- Serves on MnDOT Metro Sustainability Committee
- Volunteered with Habitat for Humanity in 2023

Energy savings

- Home Energy Squad visit completed March 2024
- Solar energy installed July 2024
- Programmable thermostat installed August 2023
- Air source heat pump installed in September 2023
- Electrical upgrades in August 2023

ATTACHMENT 3

2024 Recognized Sustainable Stewards of Roseville

Steven Bang – 2668 Pascal St.

Russ and Mary Battisto – 2544 Aldine St.

Jordan and Kristin Cabak – 1114 Autumn St.

Jeffrey and Cindy Dingee – 2210 Irene St.

Jesse and Cory Favre – 527 Ryan Ave. W.

Ryan Gornick – 2210 Irene St.

Daniel Keys – 226 McCarrons Blvd. N.

Enrique Lacson – 777 Terrace Dr.

Sarah & Jeff Larsen – 662 Wheaton Ave.

Jeffrey and Katheryn Macomber – 2753 Oxford St. N.

Rong Stephanie Huang and Ryan Munoz – 2125 Hamline Ave. N.

Gordon Pierpont – 462 Bayview Dr.

Luke Sandstrom – 2239 Saint Stephen St.

Richard Schaefer – 325 Brooks Ave. W.

Meldon and Tina Seeland – 1150 Brooks Ave. W.

Showtime Studio – 2700 Lexington Ave.

Philip Stoick – 281 Roma Ave.

Amy Tolbert – 261 Mc Carrons Place West

Mary Wagner – 2787 Dellwood St. N.

Becky Warn – 429 Transit Ave.

Paul and Peggy Wiltse – 661 Lovell Ave.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 1/13/2025

Item No.: 5.c.

Department Approval



City Manager Approval



Item Description: Receive a presentation of preliminary market study data from Stantec

Background

On September 16, 2024 the Roseville Economic Development Authority (REDA) authorized entering into a contract for professional services with Stantec to perform a housing Needs Assessment. During the course of this study, the REDA will receive and/or be asked to provide feedback on various matters. At this stage, Tom Leighton from Stantec will present a summary of the research they've completed thus far. This data will inform the overall Housing Needs Assessment and includes Roseville-specific observations surrounding:

- Economic context
- Demographics
- Existing housing inventory
- Market demand context

Some key takeaways include:

- There is an abundance of employment opportunities
- Roseville's residential community is very diverse across a broad range of characteristics
- Roseville provides a broad diversity of housing options
- Roseville's market context for housing is strong, although new housing production faces the challenges inherent in a fully developed suburb (i.e. the scarcity and cost of development sites)

Gap analysis and measures of housing need reveal:

- The data underscores the need for housing in Roseville across the household income continuum

Key themes from the quantitative and qualitative research reveal the following assets, challenges, needs and opportunities:

Assets

- Strategic location in region and rich set of community assets
- Broad diversity of existing housing types meeting many community needs
- Existing organizational infrastructure and expertise
- Recent zoning code amendments have opened doors

Challenges

- 33 • Land availability for new development
- 34 • Higher interest rates have driven up development costs, and reduced home turnover rates
- 35 • Rent levels and home sale prices have risen
- 36 • Local affordable housing organizations are under stress and have reduced capacity

37
38 Needs

- 39 • Affordable housing options (all kinds)
- 40 • Maintenance of older housing stock – both apartment buildings and single-family homes
- 41 • Support for older residents and financially precarious households
- 42 • Stronger networks and partnerships of resources and services

43
44 Opportunities

- 45 • New housing at and near Rosedale
- 46 • Smaller scale infill housing (missing middle)
- 47 • Preserving the affordability of older apartments
- 48 • Targeted additional zoning changes to ease small scale production
- 49 • Leveraging metro affordable housing sales tax resources

50
51 Next steps in the study include:

- 52 • Finalize homelessness research (existing programs and conditions)
- 53 • Provide strategies along with case studies

54
55 The REDA is being asked to receive the presentation, discuss the information presented and provide
56 feedback to Mr. Leighton as he engages in the next steps of the study and finalization of the data.

57
58 **Policy Objectives**

59 The REDA's role is to coordinate and administer housing, economic development, and redevelopment
60 efforts for the city.

61
62 **Equity Impact Summary**

63 There are significant equity impacts related to housing, which is why the REDA is conducting a
64 comprehensive housing study. The study being conducted will address certain equity impacts,
65 including homelessness and affordability of various types of housing products and populations
66 served. Any potential strategies, programs and/or initiatives unveiled by the study may require
67 additional analysis of equity impacts, including completion of the City's equity toolkit.

68
69 **Budget Implications**

70 The REDA previously authorized budget savings, along with other REDA fund balance, to fund the
71 Stantec study of \$57,500.

72
73 **Staff Recommendations**

74 Receive a presentation of the preliminary housing market study data and provide feedback.

75
76 **Requested Council Action**

77 Receive a presentation of the preliminary housing market study data and provide feedback.

78

79

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager

Attachments: 1. Presentation Slides

80

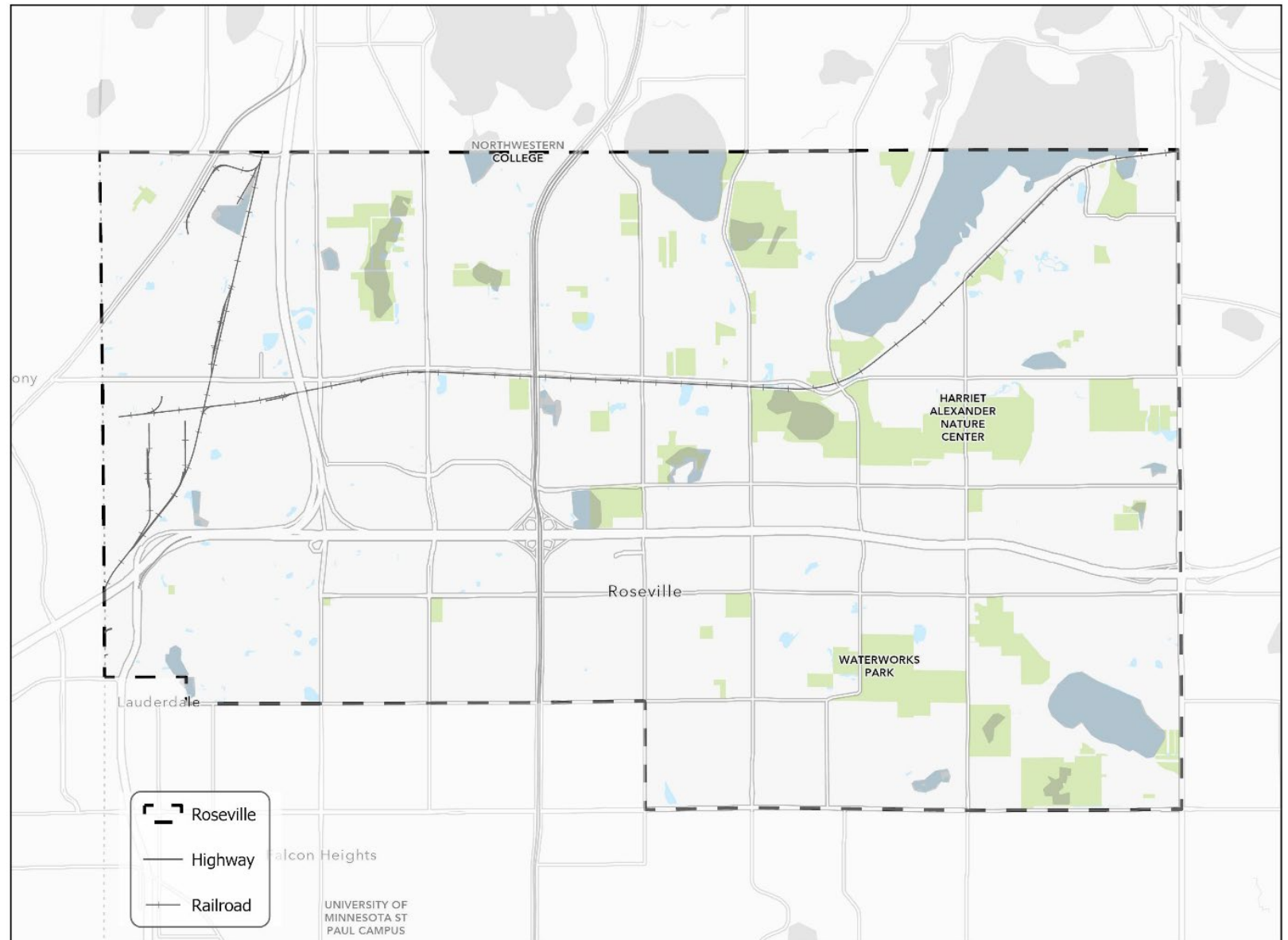


Roseville Housing Needs Assessment
Presentation of Research
Monday, January 13, 2025



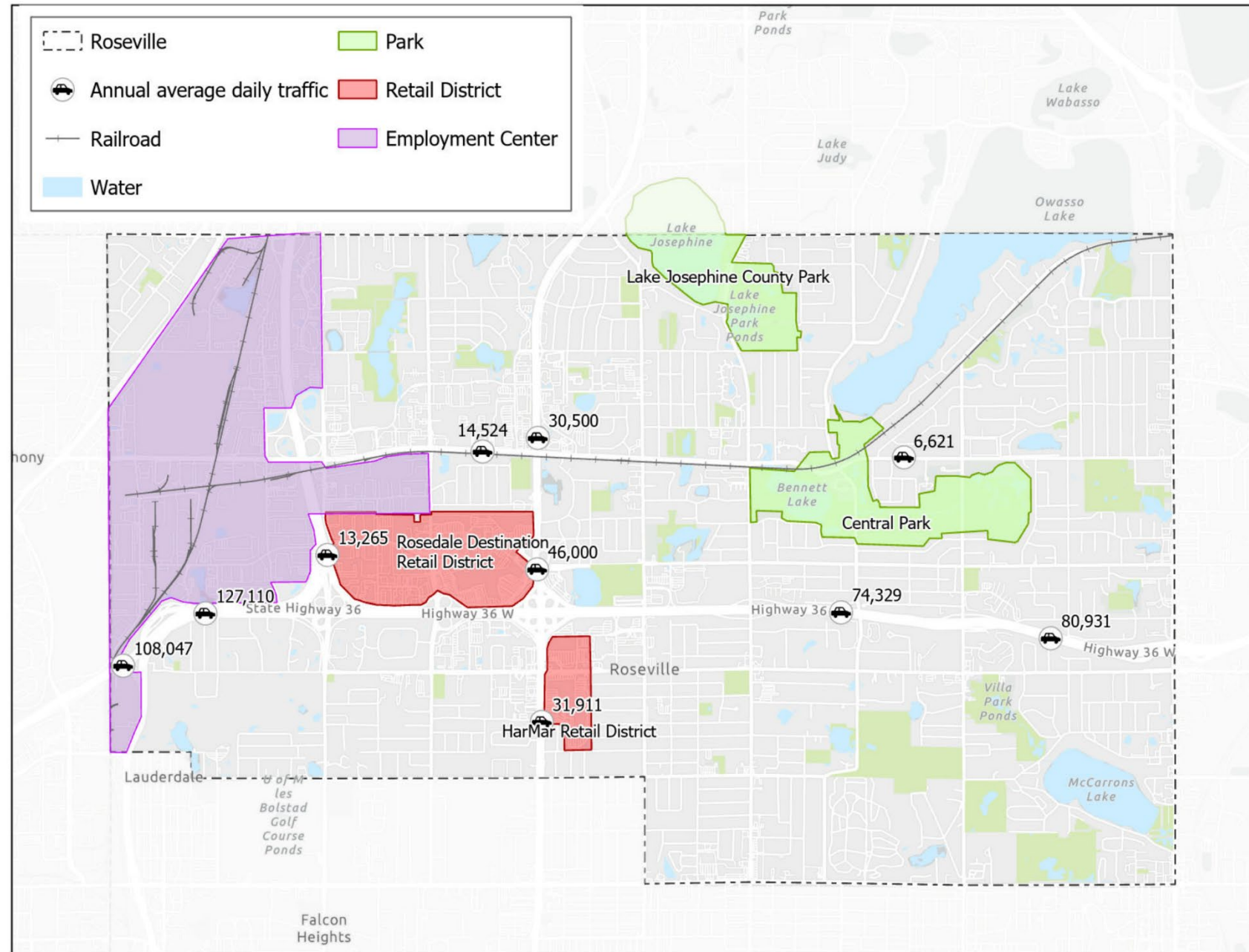
Context Setting

City of Roseville



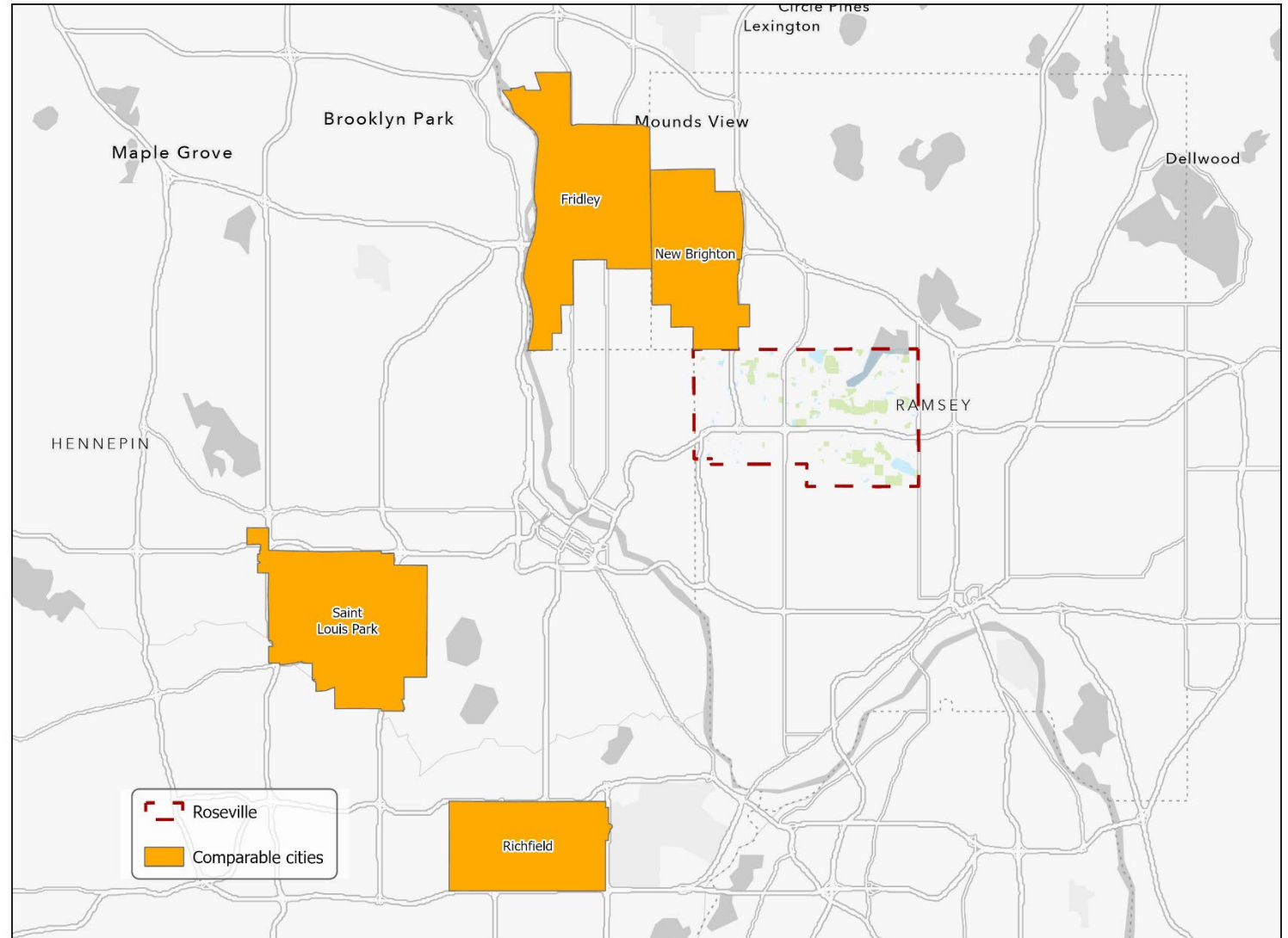
Housing Market Context

- The map shows features that anchor Roseville's housing market context—its well-known retail centers, its high-quality parks, and large employment districts.
- Beyond these features, Roseville is surrounded by stable, middle-class communities on all sides, and it is a short drive to the jobs and entertainment destinations in downtown Minneapolis and St. Paul.



Comparison Communities

- Fridley, MN
- New Brighton, MN
- Richfield, MN
- St. Louis Park, MN

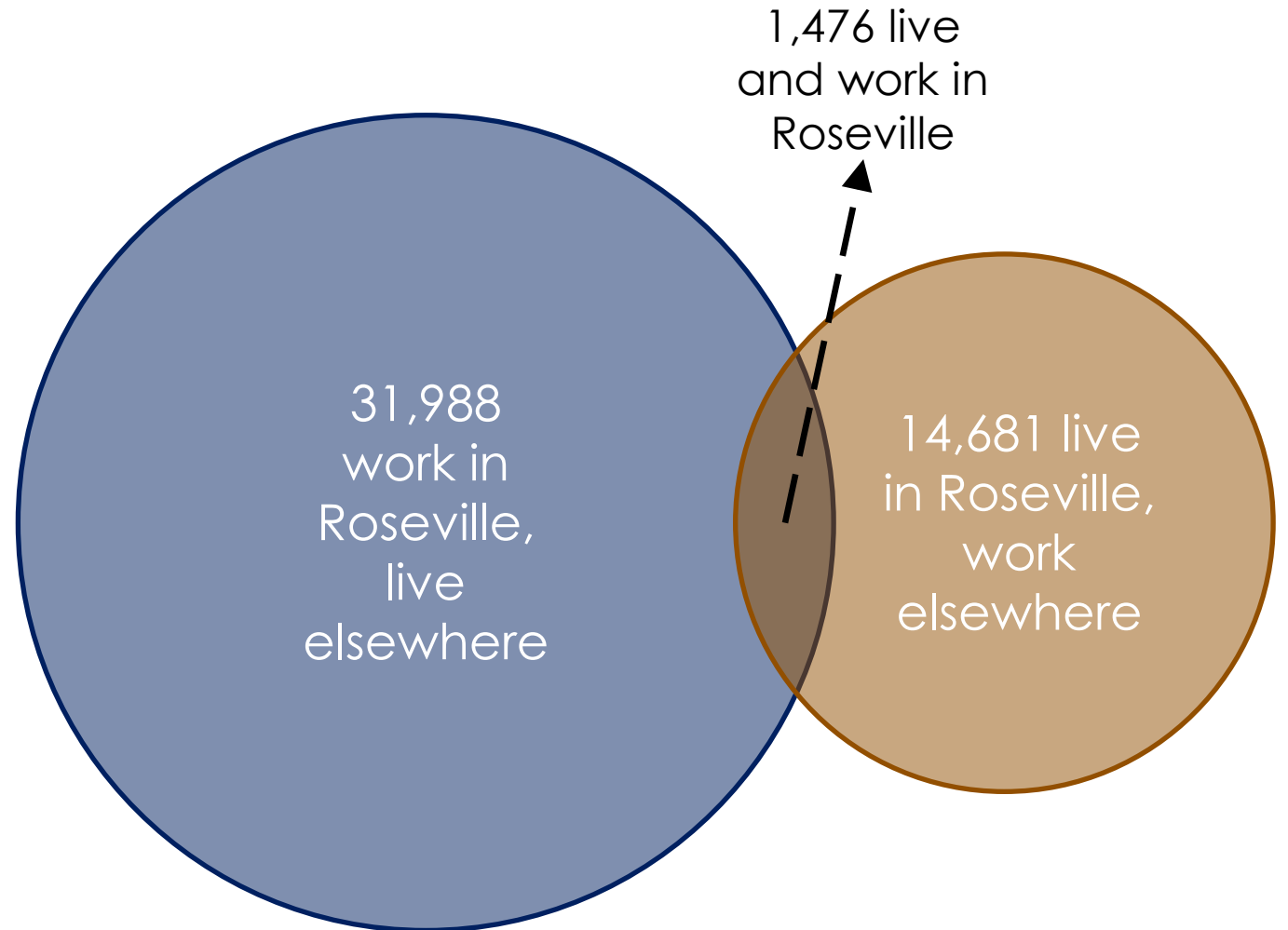




Economy, Growth Drivers

Commuting Patterns

- Roseville is job rich. The number of people who commute into Roseville to work is over twice the number of people who live in Roseville and commute to jobs elsewhere.
- Only around 9% of Roseville's working residents have jobs in Roseville.
- St. Paul is the leading home for people who work in Roseville. Minneapolis is the leading workplace destination for Roseville residents.



Employment

| Analytical Category | NAICS Sectors |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New Economy: High Wage | Finance and Insurance Real Estate and Rental and Leasing Information Management of Corporations Professional and Business Services |
| New Economy: Low Wage | Transportation and Warehouse Wholesale Trade Retail Trade Arts, Entertainment and Recreation Accommodation and Food Services Other Services |
| Blue Collar | Construction Manufacturing Utilities Agriculture, Forestry, Fishing and Hunting Mining, Quarrying, and Oil and Gas Extraction |
| Eds, Meds and Gov | Educational Services Health Care and Social Assistance Public Administration |

The New Economy refers to transitions in the North American industrial structure post-globalization and the central drivers of regional economic development.

New Economy High Wage sectors are knowledge-based jobs that remain concentrated in urban centers and are historically less prone to geographical relocation. These industries remain the main catalyst for agglomeration – or spatial concentration – of industries. Knowledge production is a tradeable good that often drives urban development. Wages in these sectors drive effective demand for other service-based industries, medical services, and education.

Blue Collar sectors contain industries historically central to a manufacturing-based economy and contain tradeable goods that benefit from economies of scale. Manufacturing – in particular – is less geographically sticky in an era of globalization. These jobs often have lower educational requirements, but due to higher productivity, skill demands, and union density, wages remain higher than service sector work. They, likewise, are major drivers of regional economic development.

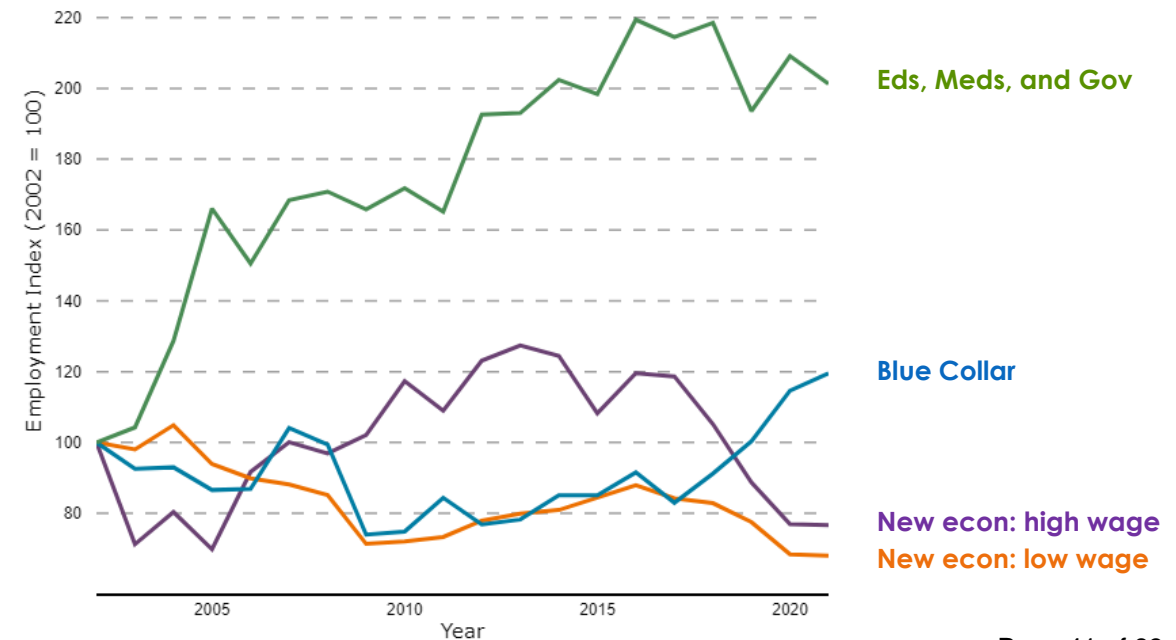
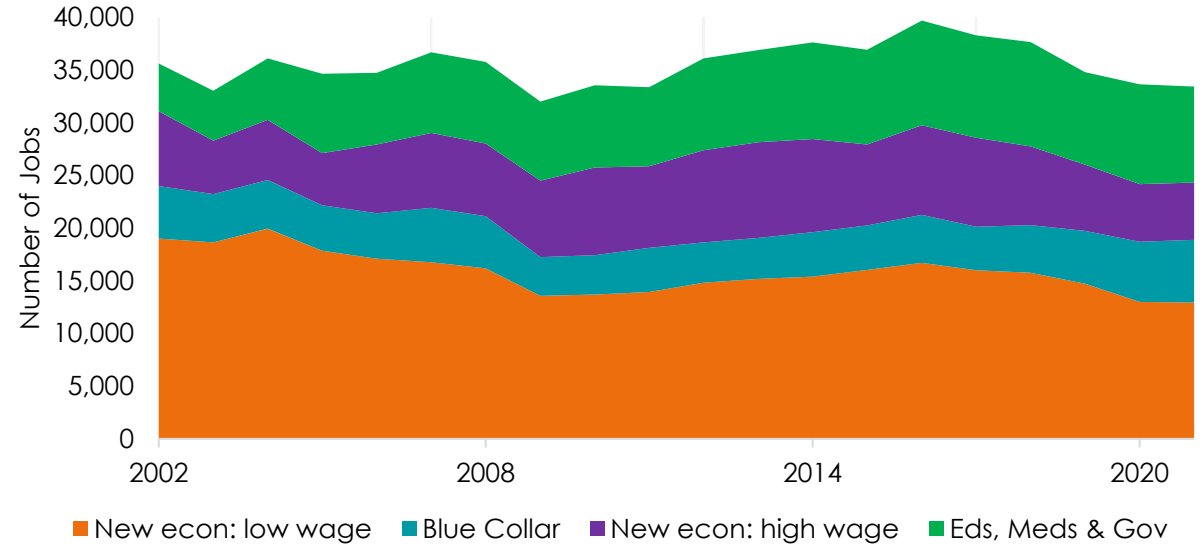
New Economy Low Wage sectors grow in proportion to other regional economic drivers. They are non-tradeable sectors and are ‘geographically sticky.’ Due to lower labor productivity, growth in demand is met with increased labor. Wages remain low, although exceptions exist (such as Wholesale Trade). These are generally non-tradeable goods, but often a sizeable sector in a regional economy.

Eds, Meds and Gov contain industries have higher proportions of middle-income wage earners due to educational requirements. These jobs concentrate both in regional hubs driven by New Economy High Wage jobs and in historic regional centers. They are non-tradeable goods and place-bound, but in the case of higher education institutions or sizeable public sector installations (Army Bases or State governance), can drive regional economic development.

Employment – Overview

- Roseville provides a lot of employment, and the number of jobs has remained pretty constant over the last couple of decades.
- **New Economy Low Wage** jobs, centered on Roseville’s retail sector, and **Eds, Meds and Gov** jobs are predominant in Roseville
- Retail jobs have declined over the period. Eds and Meds jobs have increased over the period. Blue collar jobs are also more prevalent than average.

Industrial Composition in Roseville

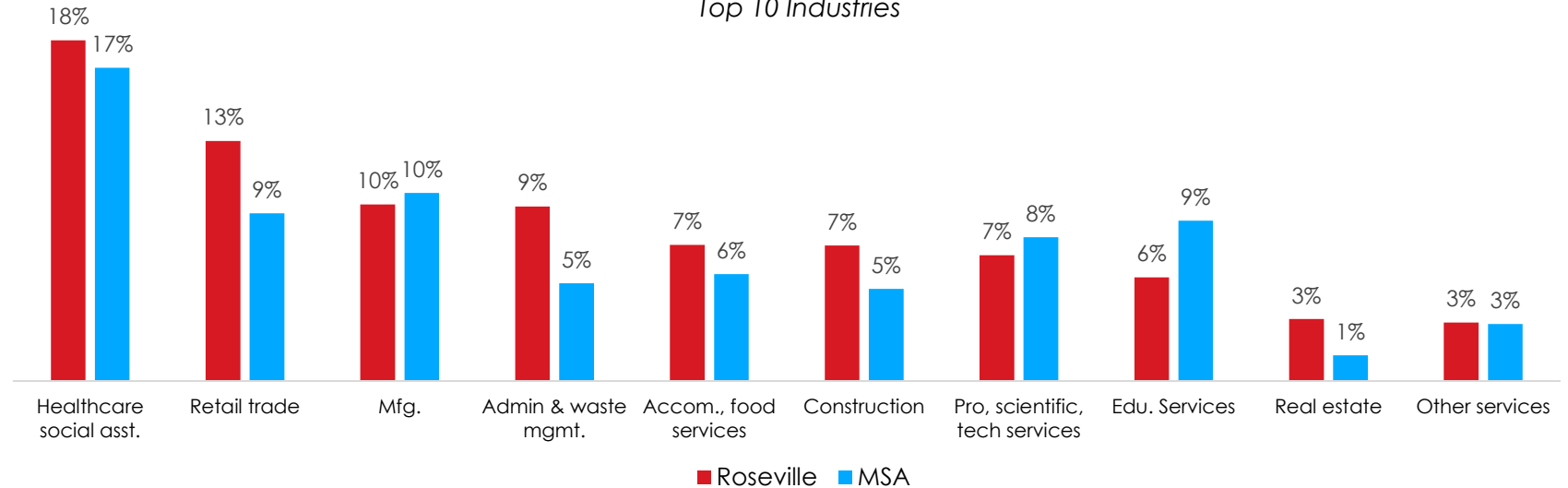


Top Employment Categories

- Healthcare and social assistance is the most common employment sector in Roseville, accounting for 18% of all jobs.
- Per capita employment is a more accurate representation of job density. Through that lens, all of the top ten industries are represented in greater numbers than average compared with the overall Metropolitan area.

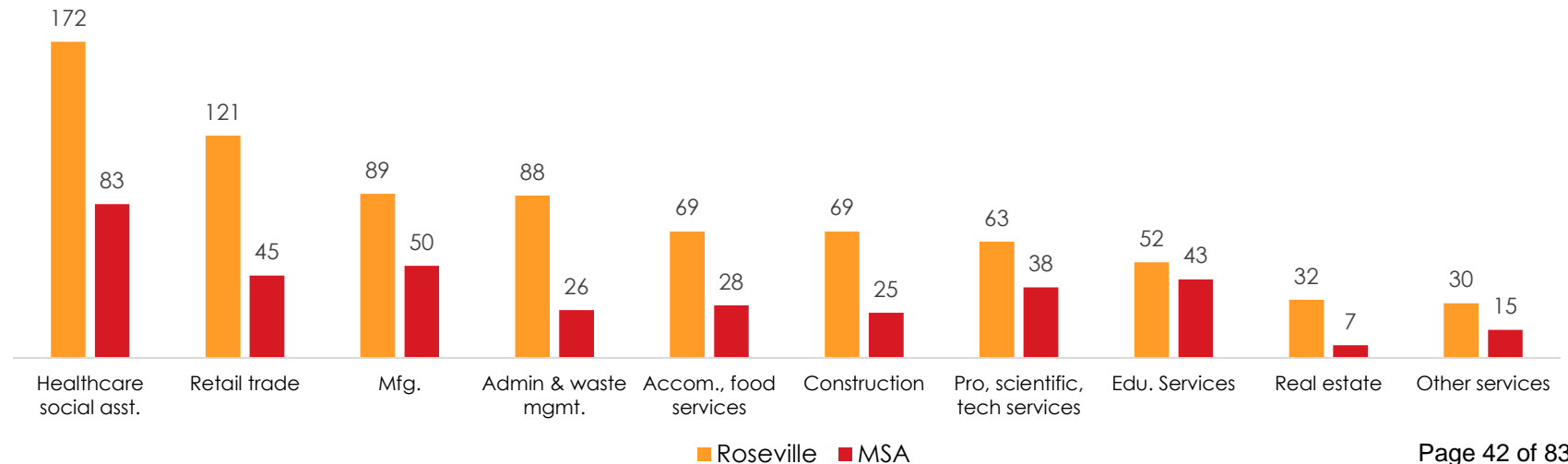
Industry Employment Comparison

Top 10 Industries



Number of Jobs Per 1,000 Resident

Top 10 Industries



There is an abundance of employment opportunities in Roseville.

- Roseville is job rich. The people who are in-commuting to Roseville for work are more than double the Roseville residents that are commuting to jobs outside of Roseville.
- The abundant service sector jobs in retail and food service are complemented by a wealth of other types of jobs—including numerous manufacturing and construction jobs, jobs in health care and social assistance roles, and professional services

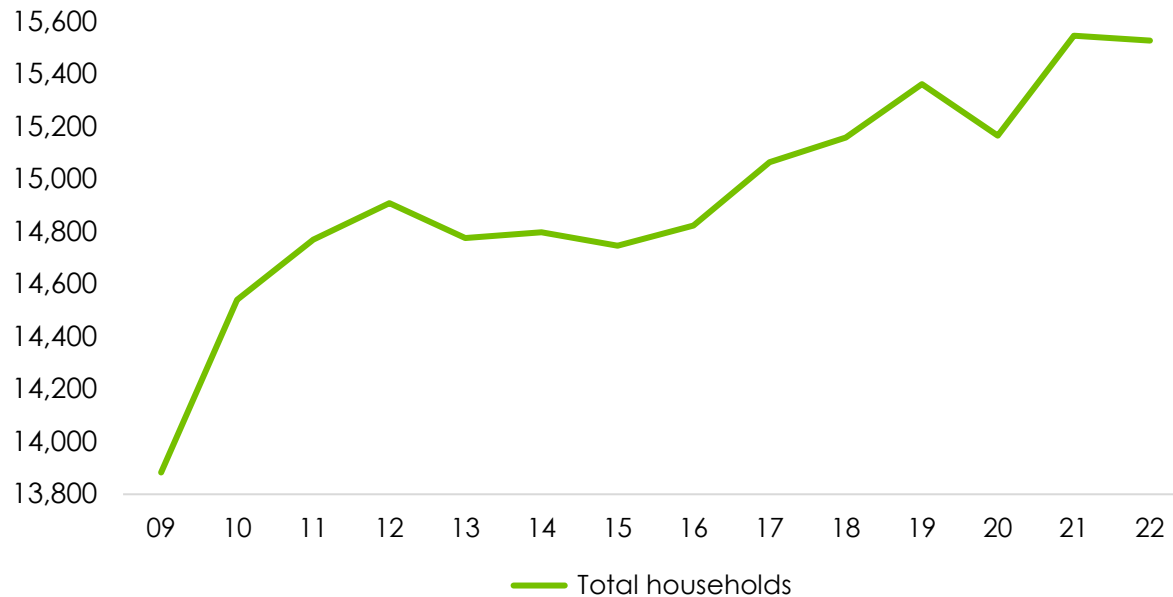


Demographics

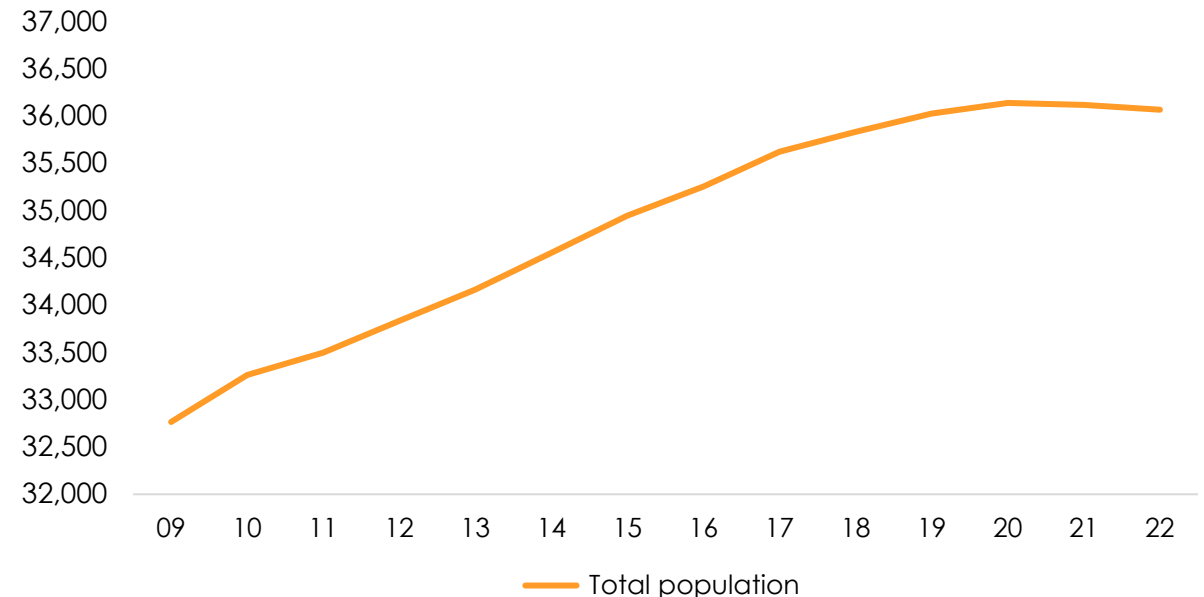
Population and Household Growth

- Household and population in Roseville have shown steady growth over the past 15 years, but have plateau-ed in the last few years.

Total Households



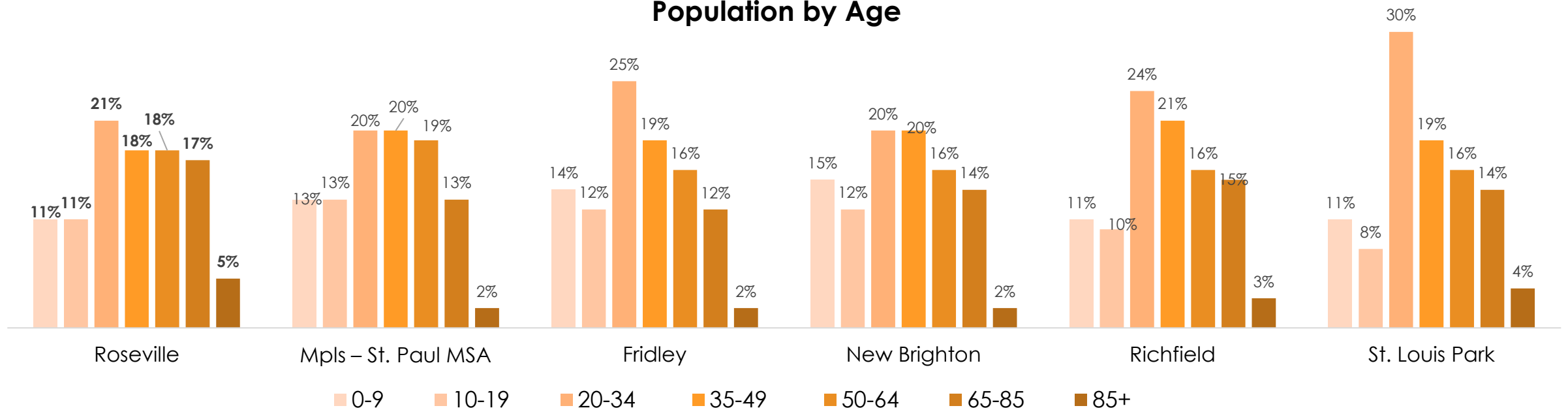
Total Population



Median Age

- Roseville's median age is the highest among the comparable cities.
- The age profile is skewed toward older households, especially among the 50-85 age range. At the same time, 42% of the population is under age 35. So children, young adults and young families are present.

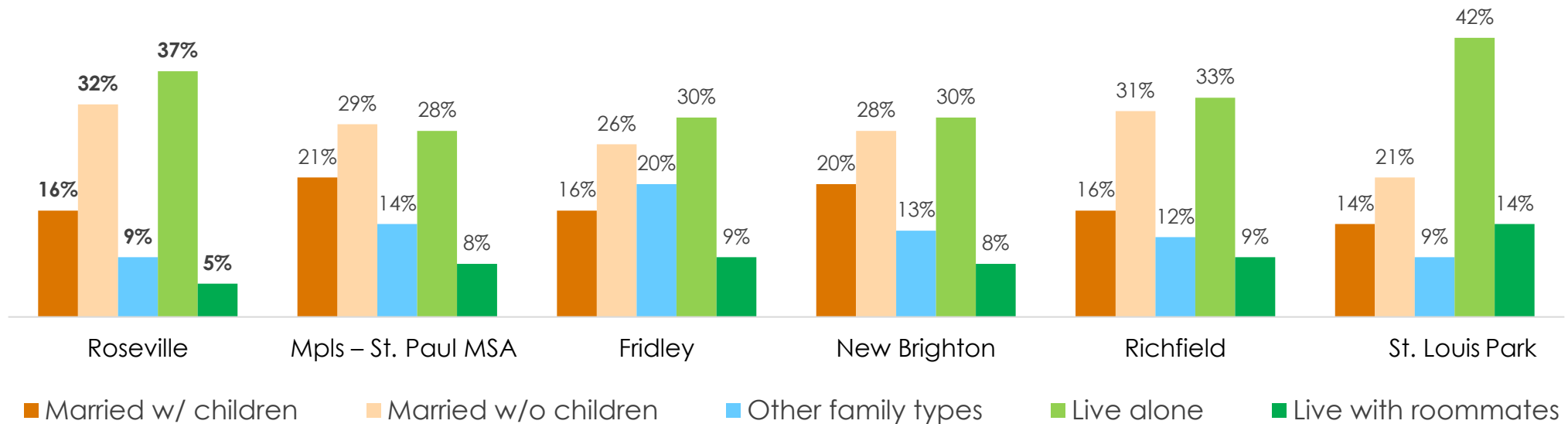
Population by Age



Household Structure

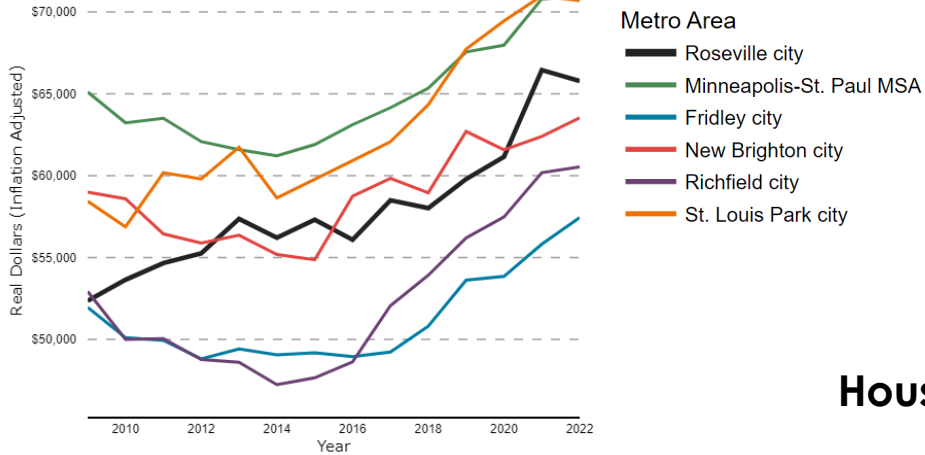
- Roseville has a significant number of households without children, with a combined 69% of residents either living alone or as married couples without children.

Household Structure



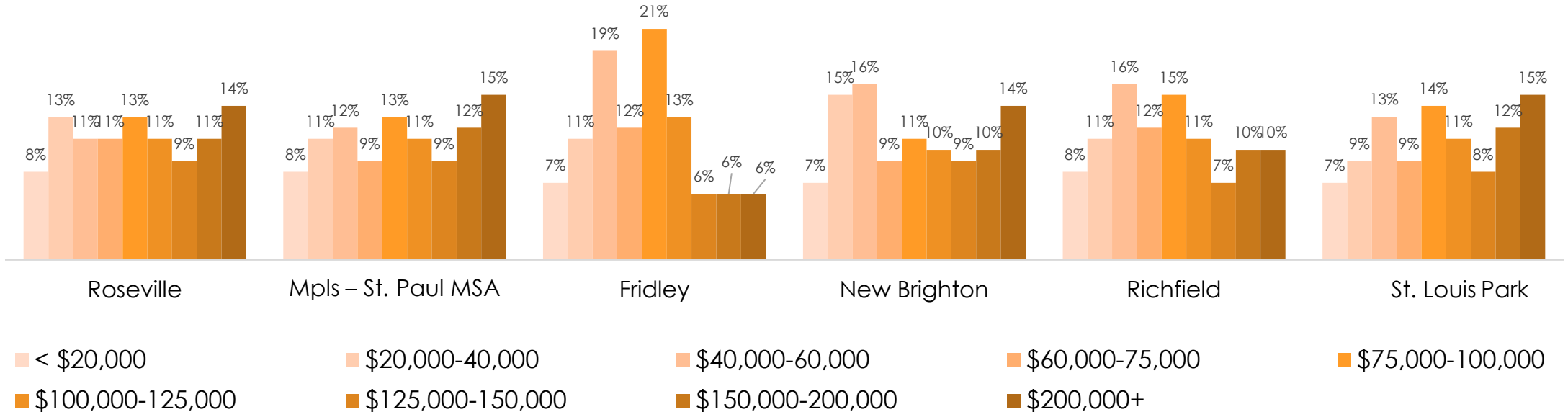
Household Income

Median Income



- Roseville has a broad income mix, similar to that of the Metropolitan region as a whole
- Roseville's median income is a bit higher than several of the comparison cities, and has risen more than average over the last fifteen years.

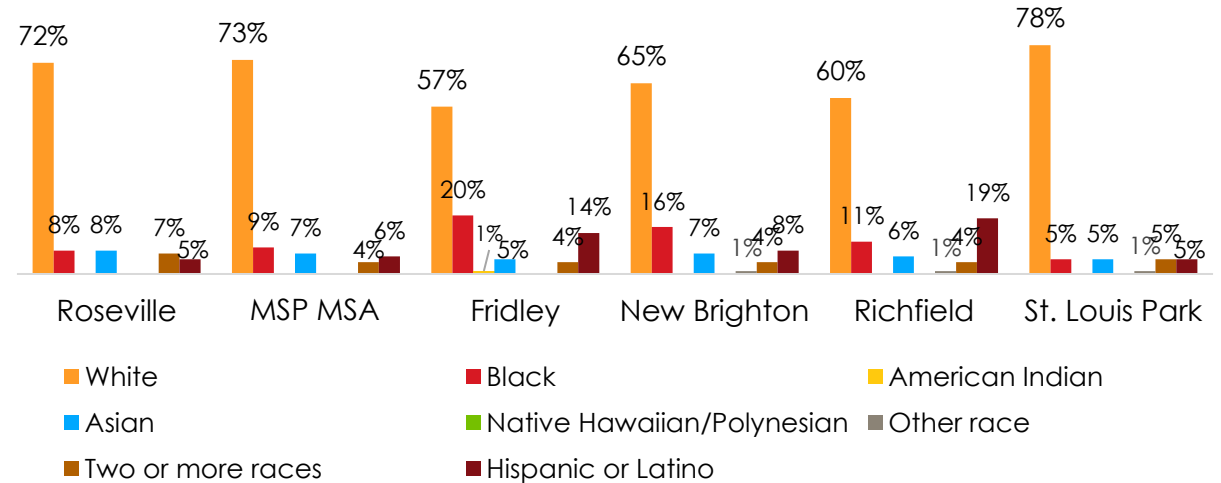
Household Income Profile



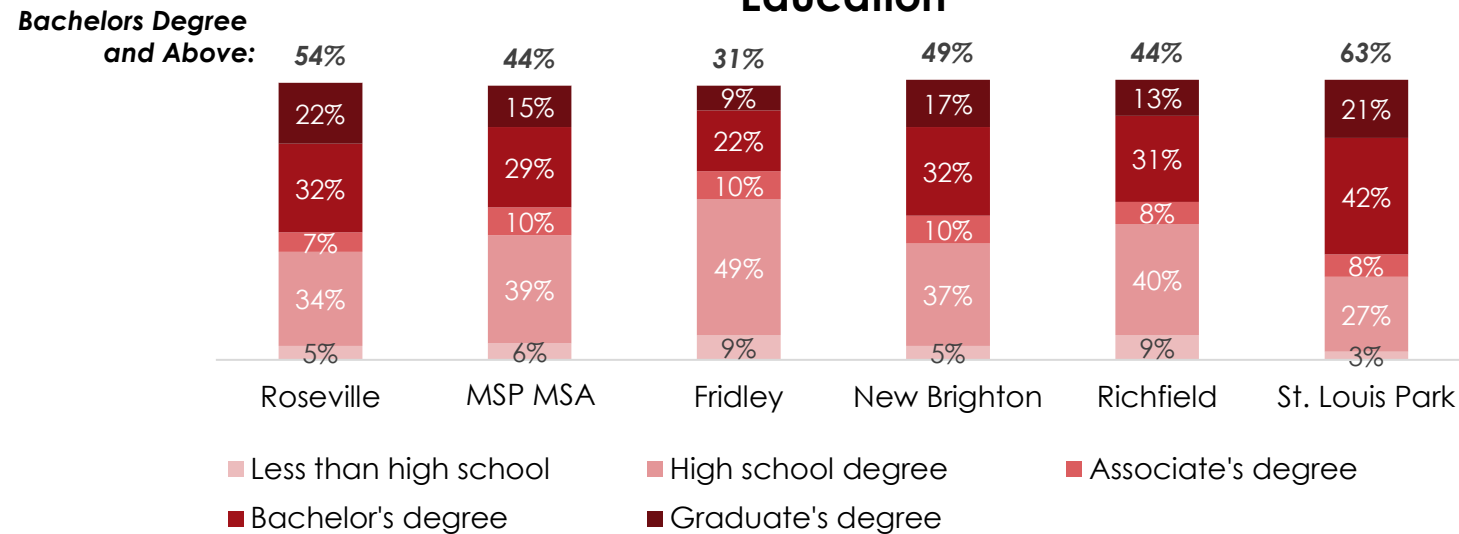
Education, Racial & Ethnic Diversity

- The racial composition in Roseville is similar to the MSP metropolitan area as a whole, and is less diverse than most of the comparison cities.
- More than half of the population in Roseville holds a bachelor's or post-graduate degree, a rate higher than most of the comparable communities—including the metropolitan region as a whole.

Racial & Ethnic

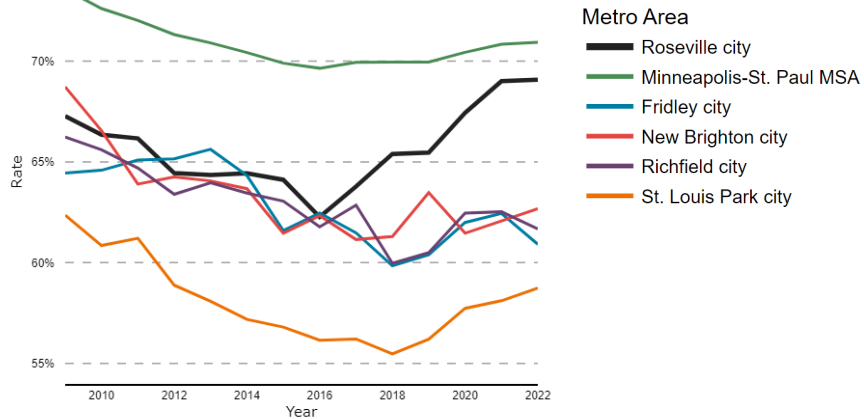


Education



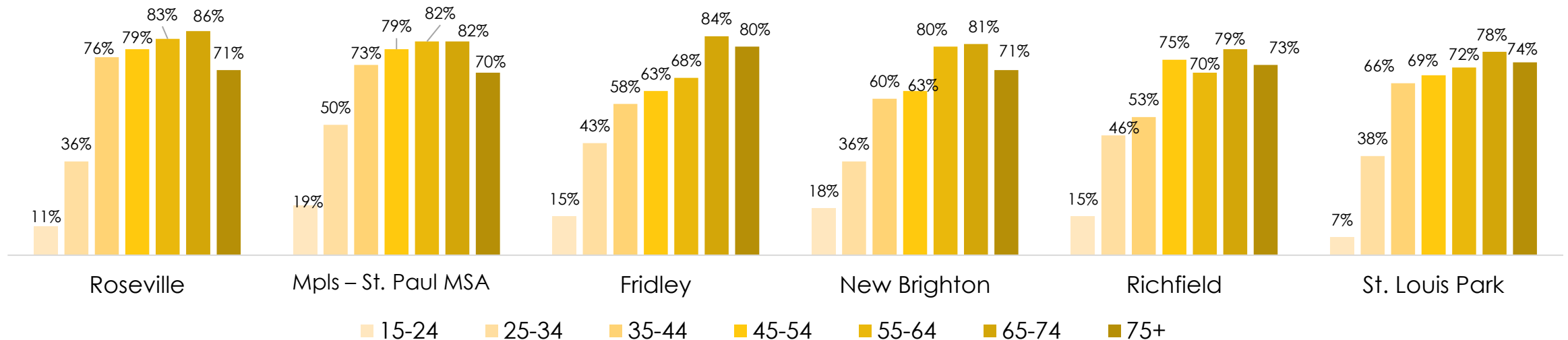
Homeownership

Homeownership Rates



- In general, Roseville has high rates of homeownership.
- Homeownership rates have been rising in Roseville since the mid-2010s, suggesting single family homes are being converted from rental properties to owner-occupied properties.

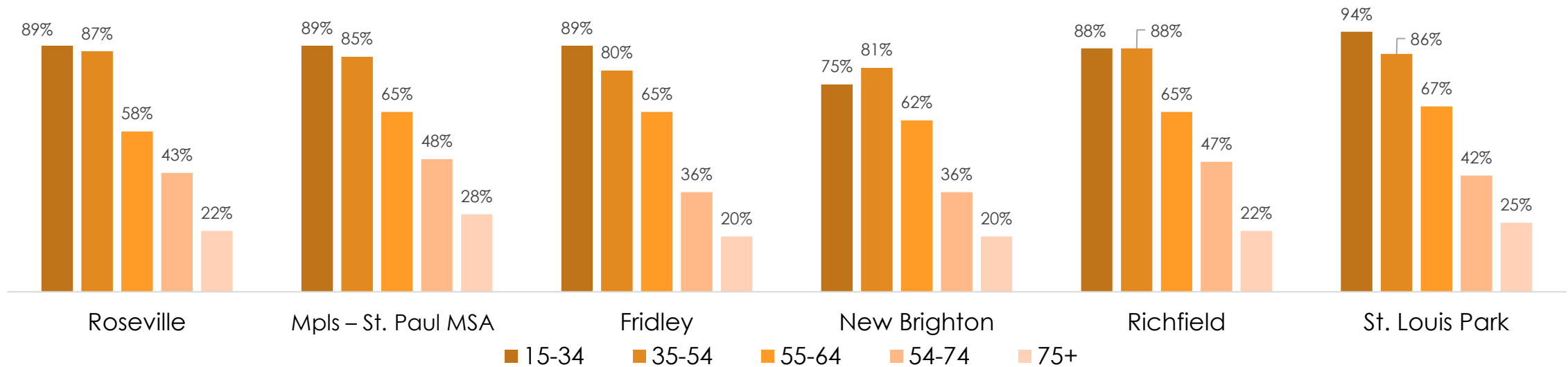
Homeownership by Age of Householder



Mortgage

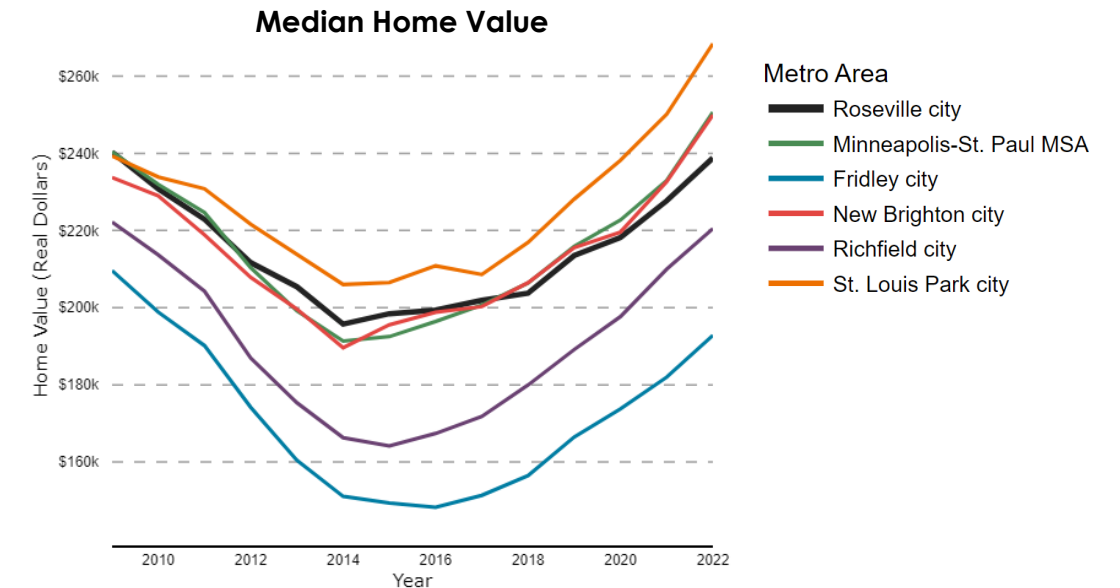
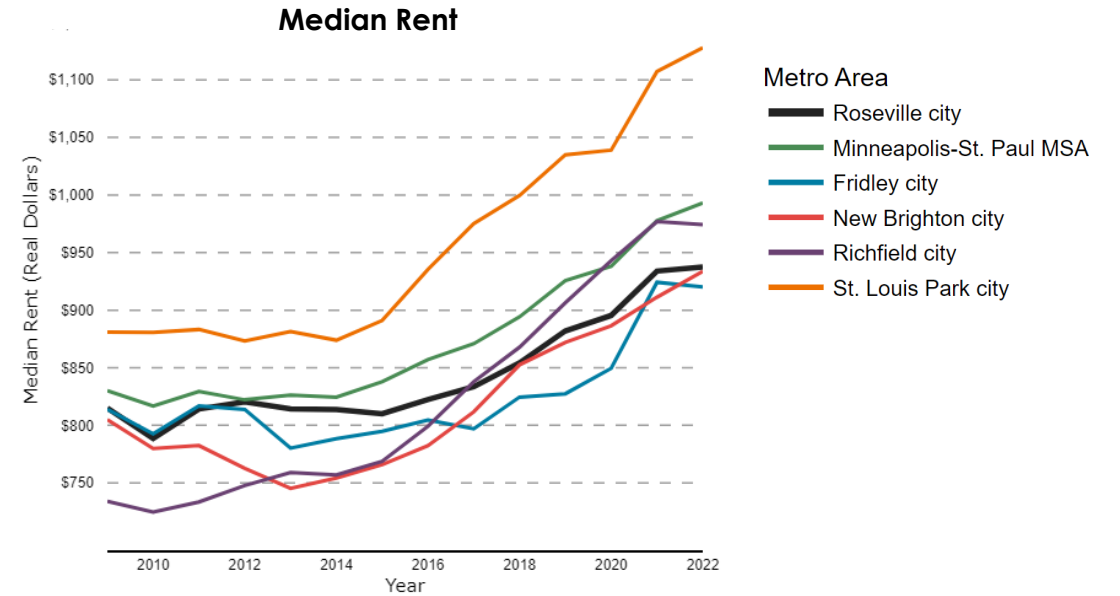
- Mortgages patterns largely mirror metro averages for younger homeowners.
- Roseville's 55+ age group have paid off their mortgages at a higher rate than average for the metropolitan area.

% of Homeowners with a Mortgage



Rent Levels and Home Values

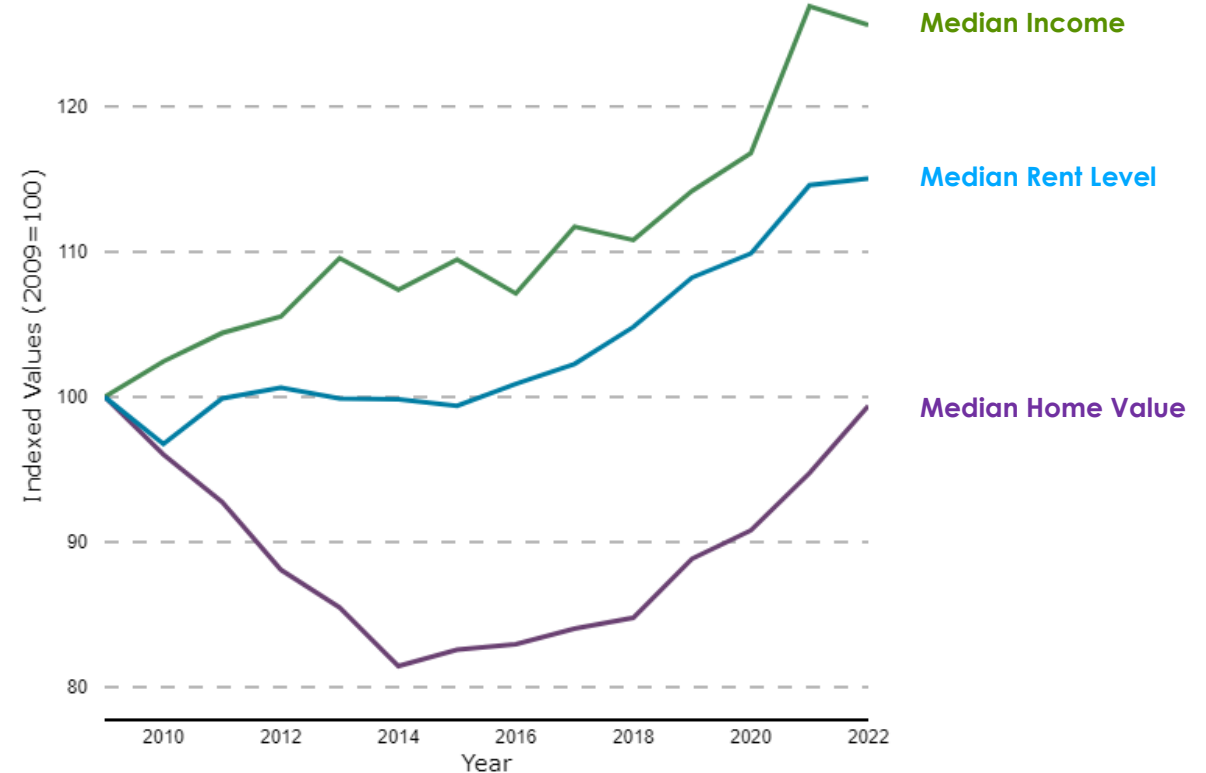
- This rent chart is based on ACS survey data, so they reflect the rent that people pay for all housing types, including single family homes.
- Rent rates in Roseville were flat in the first half of the 2010s. They have risen in real dollar terms since then, at rates that are similar to those of comparison cities.
- Over the same period, home values declined in the wake of the foreclosure crisis until around 2015. Since then they have recovered their inflation-adjusted value.



Income vs Housing Cost

- Construction costs have increased sharply, particularly after 2020, reaching about 120% above baseline.
- Median rents have shown upward growth over the past decade, increasing gradually to approximately 110% above baseline.
- Median home values followed a U-shaped pattern - declining until around 2014, remaining low until 2018, surging sharply post 2020 and reaching close to baseline in 2022.

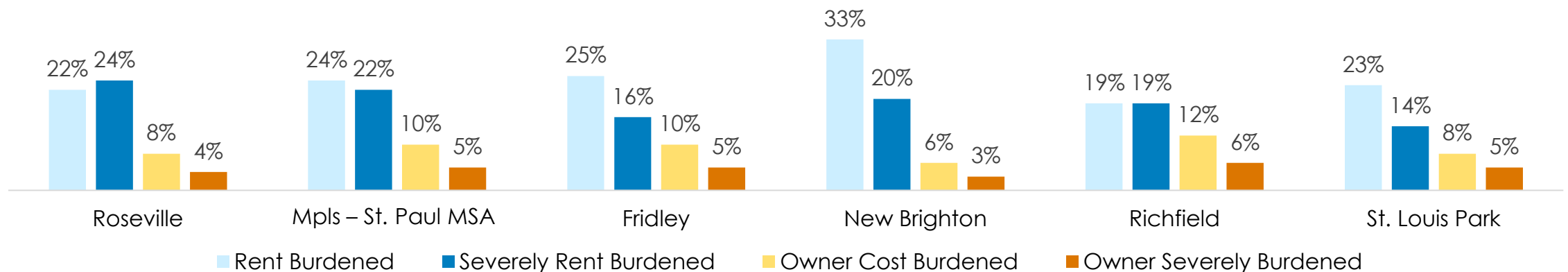
Median Home Value, Rent, and Income
2010 to 2022



Housing Affordability

- Households who are housing cost-burdened pay more than 30% of their income on housing costs. Severely cost-burdened households pay more than 50% of their income on housing costs.
- In Roseville, almost half of renter households are cost burdened—which indicates that many households are financially stretched and fragile. It is also a similar level to the rate of housing cost burden for rental households in comparison cities.
- The number of cost-burdened homeowner households is relatively low in comparison.

Cost-Burdened Households



Roseville's residential community is very diverse across a broad range of characteristics.

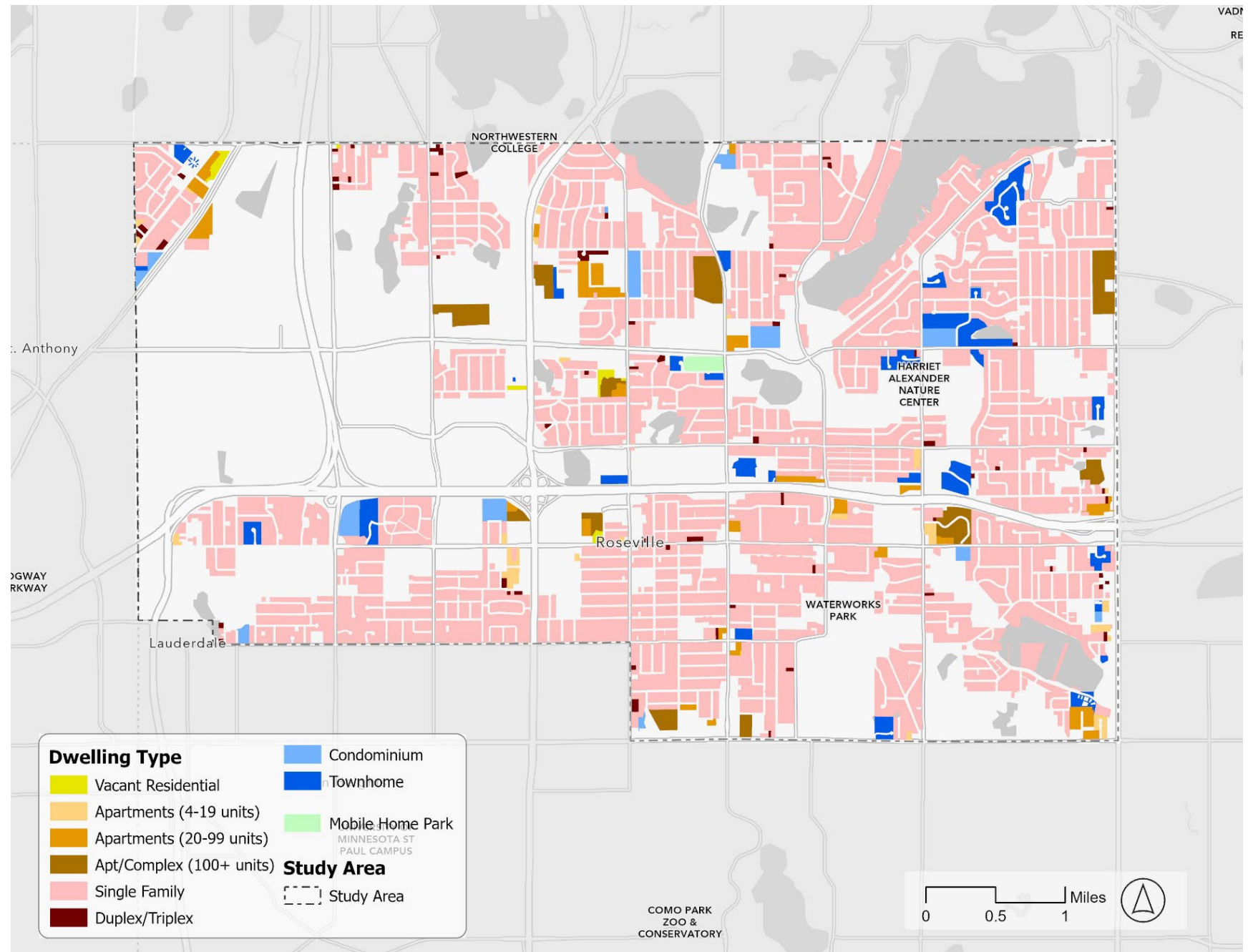
- In age it skews a bit older, as evidenced by both the age profile, and the percentage of households that are single person households or married without children.
- It is an educated community. Over half of its age 25+ residents have earned a bachelors degree.
- A pattern of longstanding home ownership is evident in the low rate of mortgages among older households.
- The household income profile mirrors that of the Twin Cities metro, and spans the range from under \$20,000 to over \$200,000 annual income.
- The presence of lower income households, and the fact that almost half of all renter households are housing cost burdened, suggest that there are many Roseville households that face challenges in making ends, and may have difficulty dealing with a financial or health setback.



Housing Inventory

Roseville Housing Stock

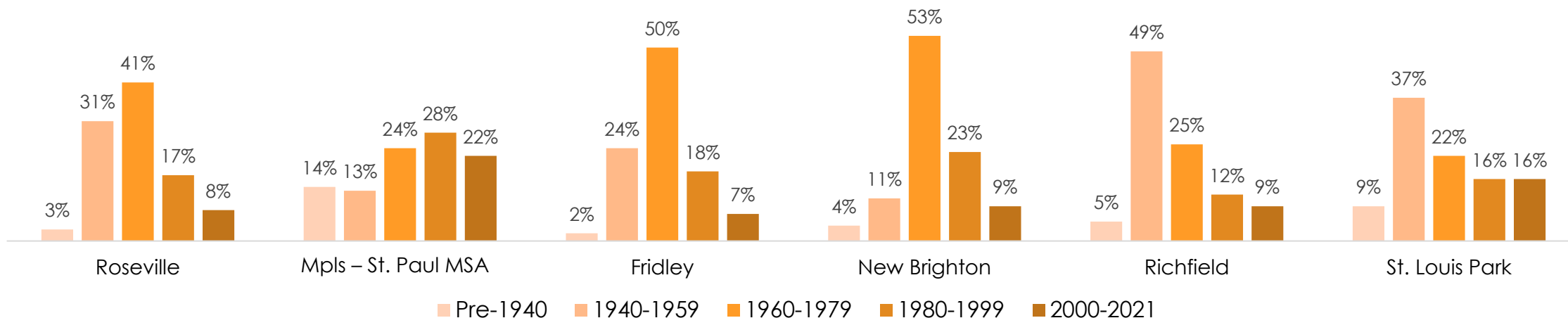
- Roseville has a rich diversity of housing types and ownership formats, ranging from single family neighborhoods to a range of multifamily housing formats.



Residential Structures by Year Built

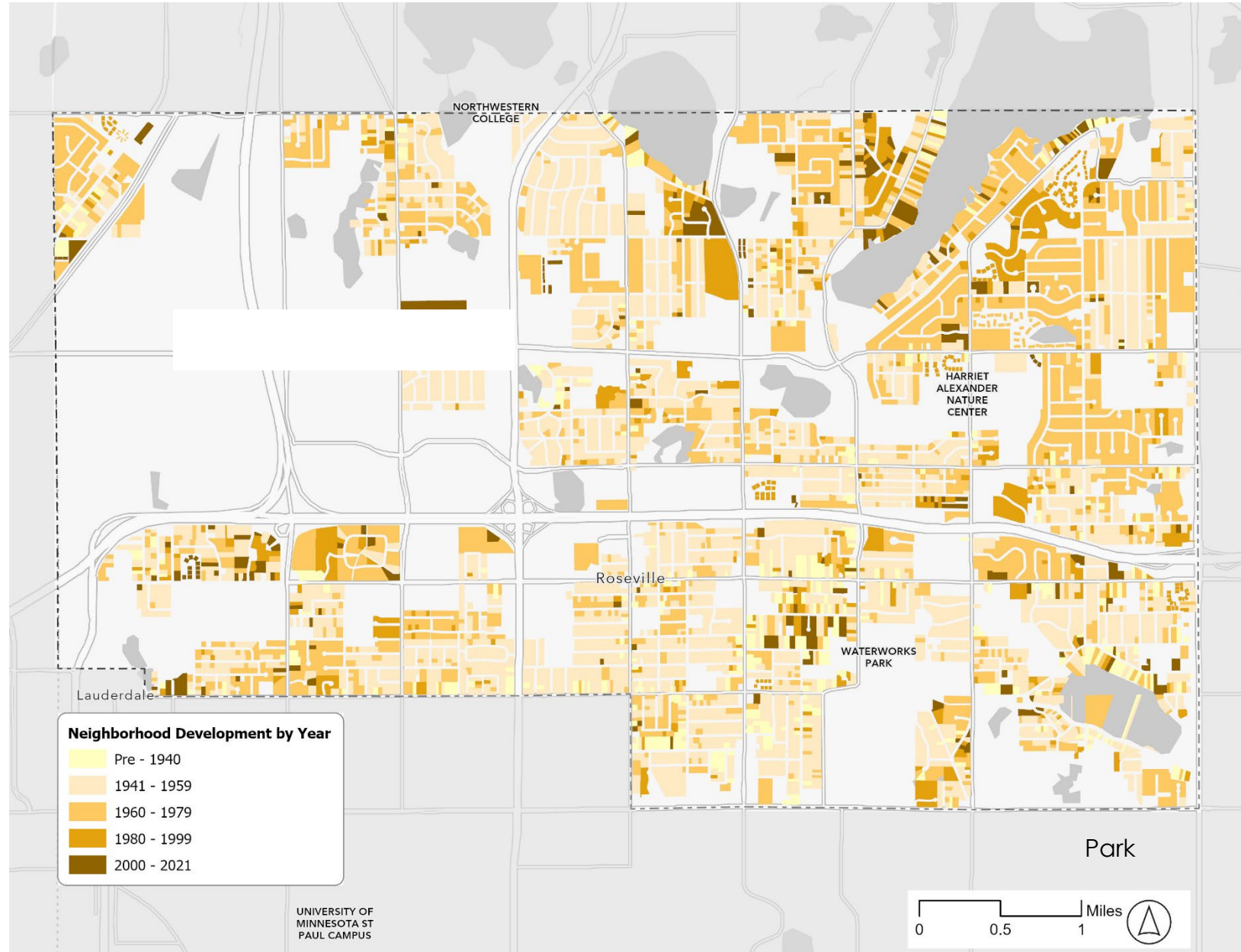
- Roseville's housing stock is aging, with 75% of housing units built before 1980.

Residential Structures



Residential Structures by Year Built

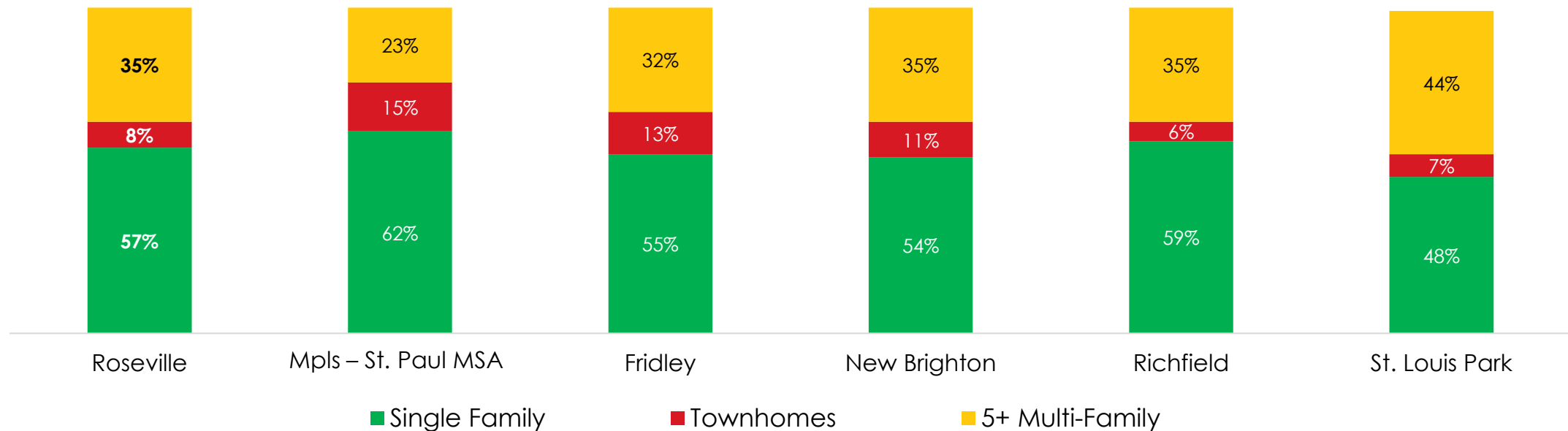
- Roseville's first wave of housing was the widespread production of homes in the Post-war period before 1960. These neighborhoods were built in most sections of Roseville.
- Home-building continued at a rapid pace up until 1980, filling in neighborhoods across the City, but with a concentration of construction in the northeast part of the City.



Housing Type

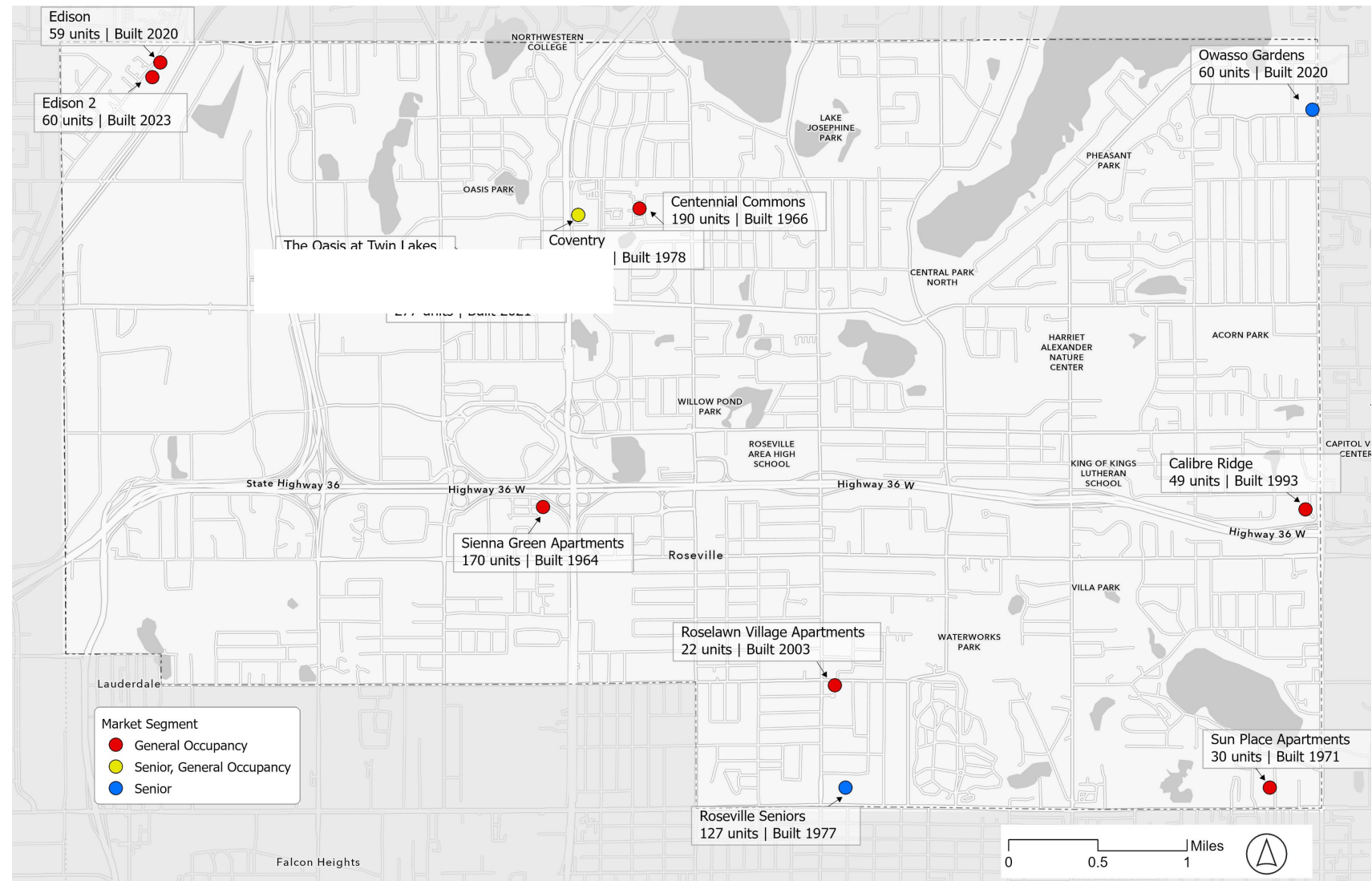
- Roseville has more multifamily housing than average for the metropolitan area, but it has a similar mix compared with the peer cities.

Housing Type



Affordable Housing

- There are a range of affordable housing developments in Roseville, including two Section-202 housing developments, which require occupants to pay 30% of their income for rent, with remaining costs covered by the federal government.
- Other rent-restricted housing developments are present, offering rents affordable to households earning anywhere from 30% to 80% of the area median income.

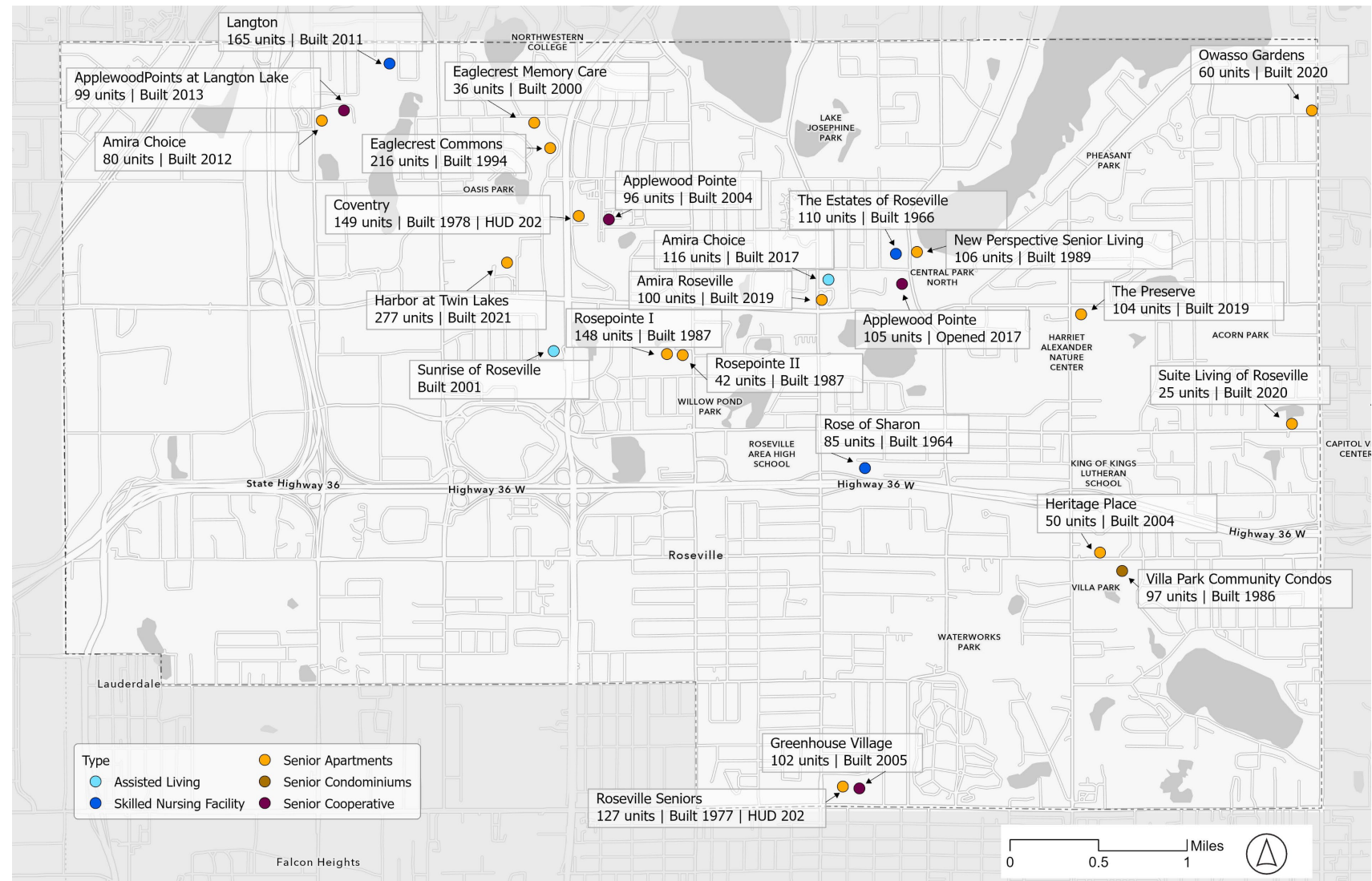


Affordable Housing

| Network | Name | Address | Year Built | Market Segment | Units | Affordability Type | Notes |
|---------------------------------------------|-------------------------------|-------------------------|------------|---------------------------|-------|--------------------------------|-----------------------------------|
| Aeon | Sienna Green Apartments | 2275 Snelling Ave N | 1964/ 2012 | General Occupancy | 170 | Rent Restricted | Part is new and part is renovated |
| Michael Development | Centennial Commons Apartments | 2829 Pascal St | 1966 | General Occupancy | 190 | Rent Restricted (75% of units) | Purchased and refinanced in 2007 |
| Aeon | Sun Place Apartments | 1721 Marion St | 1971 | General Occupancy | 30 | Rent Restricted | Purchased and refinanced in 2016 |
| Trellis Management | Roseville Seniors | 1045 Larpenteur Ave W | 1977 | Senior | 127 | Rent Subsidized | Project based Section 8 |
| Shelter Corporation | Coventry | 2820 Snelling Ave N | 1978 | Senior, General Occupancy | 149 | Rent Subsidized | Project based Section 8 |
| Twin Cities Housing Development Corporation | Calibre Ridge Townhomes | 155 Capitol View | 1993 | General Occupancy | 49 | Rent Restricted | |
| Accessible Space Inc | Roselawn Village Apartments | 1074 Roselawn Ave W | 2003 | General Occupancy | 22 | Rent Subsidized | Section 811, disabled housing |
| Sand Companies | Edison Apartments | 3110 Old Highway 8 | 2020 | General Occupancy | 59 | Rent Restricted | 9% tax credits |
| Common Bond Communities | Owasso Gardens | 161 South Owasso Blvd W | 2020 | Senior | 60 | Rent Restricted | 4% Tax Credits |
| Dominium | The Harbor at Twin Lakes | 2730 Herschel St N | 2021 | Senior | 277 | Rent Restricted | 4% Tax Credits |
| Dominium | The Oasis at Twin Lakes | 2725 Herschel St N | 2022 | General Occupancy | 228 | Rent Restricted | 4% Tax Credits |
| Sand Companies | Edison 2 | 3080 Old Highway 8 | 2023 | General Occupancy | 60 | Rent Restricted | 9% tax credits |

Senior Housing

- Roseville has a wealth of senior housing options, including:
 - Rent restricted and rent subsidized rental apartments.
 - Market rate rental apartments
 - Housing co-ops
- Levels of care include independent living, assisted living, memory care, and nursing care



Senior Housing

| Network | Name | Address | Year Built | Affordability | Type | Senior Care Continuum | # of Units |
|--------------------------------------------|-----------------------------------------------|-------------------------|------------|-----------------|--------------------------|---------------------------------------------------------------|------------|
| Good Samaritan Society | Heritage Place of Roseville | 563 County Road B W | 2004 | Market Rate | Senior Apartments | Independent living | 50 |
| | Greenhouse Village Cooperative | 1021 Larpenteur Ave W | 2005 | Market Rate | Senior Cooperative | Independent living | 102 |
| Presbyterian Homes and Services | Langton Shores | 1900 County Road B W | 2011 | Market Rate | Skilled Nursing Facility | Skilled nursing (and rehabilitation services for non-seniors) | 50 |
| Amira/ Ebenezer/ United Properties | Amira Choice Roseville | 2996 Cleveland Ave N | 2012 | Market Rate | Senior Apartments | Independent living, assisted living, memory care | 80 |
| Amira/ Applewood Pointe/ United Properties | Applewood Pointe of Roseville at Langton Lake | 1996 Langton Lake Dr | 2013 | Market Rate | Senior Cooperative | Independent living | 89 |
| Amira/ Applewood Pointe/ United Properties | Applewood Pointe of Roseville at Central Park | 2665 Victoria St N | 2017 | Market Rate | Senior Cooperative | Independent living | 105 |
| Amira/ Ebenezer/ United Properties | Amira Choice Roseville at Lexington | 2680 Lexington Ave N | 2017 | Market Rate | Assisted Living | Independent living, assisted living, memory care | 116 |
| Amira/ United Properties | Amira Roseville | 2650 Lexington Ave N | 2019 | Market Rate | Senior Apartment | Independent living | 100 |
| Progressive Care Management | The Preserve of Roseville | 2600 Dale St N | 2019 | Market Rate | Senior Apartment | Independent living, assisted living, memory care | 104 |
| Common Bond Communities | Owasso Gardens | 161 South Owasso Blvd W | 2020 | Rent Restricted | Senior Apartment | Independent living | 60 |
| Suite Living Senior Care | Suite Living of Roseville | 197 County Road B2 W | 2020 | Market Rate | Senior Apartment | Assisted living, memory care | 25 |
| Dominium | The Harbor at Twin Lakes | 2730 Herschel St N | 2021 | Rent Restricted | Senior Apartment | Independent living | 277 |

Senior Housing

| Network | Name | Address | Year Built | Affordability | Type | Senior Care Continuum | # of Units |
|--------------------------------------------|-------------------------------------------|-----------------------|------------|------------------------------------------|--------------------------|---------------------------------------------------------------|------------|
| Monarch Healthcare Management | Rose of Sharon/The Villas at Roseville | 1000 Lovell Ave W | 1964 | Market Rate | Skilled Nursing Facility | Skilled nursing (and rehabilitation services for non-seniors) | 85 |
| Monarch Healthcare Management | The Estates of Roseville | 2727 Victoria St N | 1966 | Market Rate | Skilled Nursing Facility | Skilled nursing (and rehabilitation services for non-seniors) | 110 |
| Trellis Management | Roseville Seniors | 1045 Larpenteur Ave W | 1977 | Rent Subsidized/ Project Based Section 8 | Senior Apartments | Independent living | 127 |
| Shelter Corporation | Coventry | 2820 Snelling Ave N | 1978 | Rent Subsidized/ Project Based Section 8 | Senior Apartments | Independent living | 149 |
| | Villa Park Community Condos | 500 County Road B W | 1986 | Market Rate | Senior Condominiums | Independent living | 97 |
| Pointes Living | RosePointe I | 2555 Hamline Ave N | 1987 | Market Rate | Senior Apartments | Independent living | 148 |
| Pointes Living | RosePointe II | 2545 Hamline Ave N | 1987 | Market Rate | Senior Apartments | Independent living | 42 |
| New Perspective | New Perspective Senior Living Roseville | 2750 Victoria St N | 1989 | Market Rate | Senior Apartments | Assisted living, memory care | 106 |
| Presbyterian Homes and Services | EagleCrest Commons | 2925 Lincoln Dr | 1994 | Market Rate | Senior Apartments | Independing living with services | 127 |
| Presbyterian Homes and Services | EagleCrest | 2945, 2955 Lincoln Dr | 1994 | Market Rate | Senior Apartments | Assisted living, memory care | 91 |
| Sunrise Senior Living | Sunrise of Roseville | 2555 Snelling Ave N | 2001 | Market Rate | Assisted Living | Assisted living, memory care | 77 |
| Amira/ Applewood Pointe/ United Properties | Applewood Pointe of Roseville | 1480 Applewood Ct W | 2004 | Market Rate | Senior Cooperative | Independent living | 96 |

Roseville provides a broad diversity of housing options.

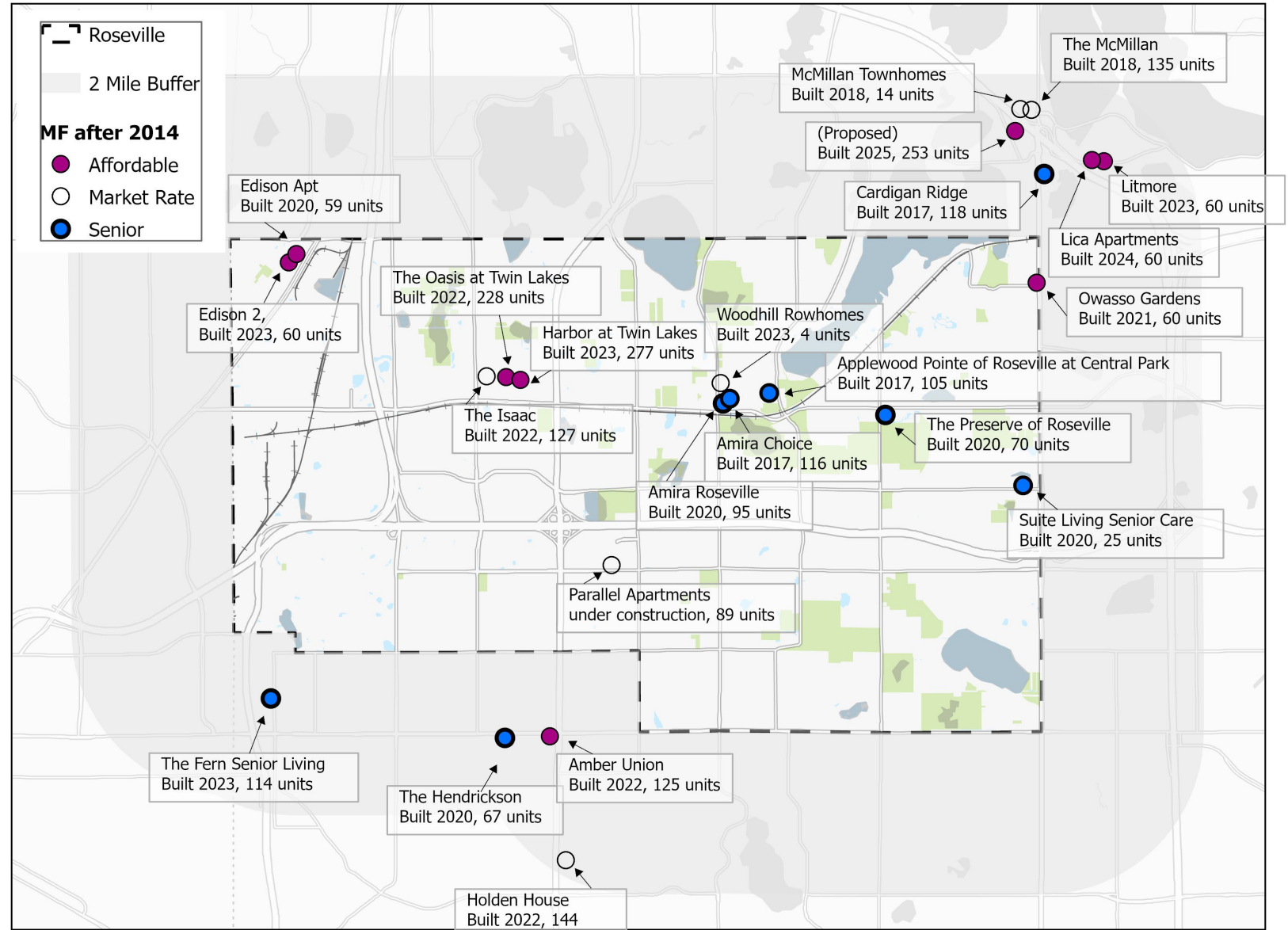
- The housing inventory encompasses a broad mix of housing formats, from single family homes of different eras to a range of multifamily formats, both newer and older. 43% of all housing units are in multifamily housing formats.
- The housing inventory includes quite a few affordable housing options. Ten developments are either rent restricted or rent subsidized. Those include five newer projects built in the past five years. A set of older apartment buildings are not rent restricted but are affordable in that they charge modest rents. (These are sometimes referred to as NOAH—naturally occurring affordable housing—developments). Roseville’s manufactured home park—MH Village—is an affordable community of owned and rented manufactured homes.
- Almost two dozen senior housing developments are present in Roseville, varying in their level of care, affordability, and tenure (rental units and co-ops).



Market Demand Context

Multi Family Housing After 2014

- The strongest indicator of demand for a development product is the development that is occurring. Market rate apartment development has been occurring in and around Roseville at a healthy rate, particularly over the last five years.
- The map shows six market rate housing projects built since 2018.
- The area is clearly seen as desirable for senior housing as well. Five projects have been built since 2017.



Multi Family Housing after 2014

| | Applewood Pointe at Central Park | Amira Choice | Amira Roseville | Suite Living Senior Care | The Preserve | Edison Apt. |
|---------------------|--------------------------------------------|------------------------------------|--------------------------|--------------------------|-----------------------|----------------------|
| Address | 2665 Victoria St N | 2680 Lexington Ave | 2650 Lexington Ave | 197 County Road B2 W | 2600 Dale St N | 3110 Old Highway 8 |
| Market seg. | Senior | Senior | Senior | Senior | Senior | All |
| Affordability | Market Rate | Market Rate | Market Rate | Market Rate | Market Rate | Affordable |
| Developer | Amira/ Applewood Pointe/ United Properties | Amira/ Ebenezer/ United Properties | Amira/ United Properties | Suite Living Senior Care | Progressive Care Mgmt | Sand Companies, Inc. |
| Year built | 2017 | 2017 | 2020 | 2020 | 2020 | 2020 |
| # of units | 105 | 116 | 95 | 25 | 70 | 59 |
| # of bldg. | 1 | 1 | 1 | 1 | 1 | 3 |
| # of stories | 4 | 4 | 4 | 1 | 4 | 4 |
| Studio units | | | | | | |
| Units | | | 3 | 25 | | |
| Avg Rent | | Price varies | \$1,670 | Price varies | | |
| Floor area (S.F.) | | \$503 | \$617 | 234 to 339 | | |
| 1-bed units | | | | | | |
| Unit | | | 34 | | 40 | 10 |
| Avg Rent | | Price varies | \$2,729 | | \$2,433 | \$919 |
| Floor area (S.F.) | | 837 | 1,025 | | 650 | 718 |
| 2-bed units | | | | | | |
| Unit | 105 | | 54 | | 30 | 30 |
| Avg Rent | Price varies | Price varies | \$3,777 | | \$3,279 | \$1,102 |
| Floor area (S.F.) | 1,553 | 1,178 | 1,331 | | 1,000 | 1,100 |
| 3-bed units | | | | | | |
| Unit | | | 4 | | | 19 |
| Avg Rent | | | \$4,030 | | | \$1,269 |
| Floor area (S.F.) | | | 1,522 | | | 1,418 |

Multi Family Housing after 2014

| | Owasso Gardens | The Harbor at Twin Lakes | The Isaac | The Oasis at Twin Lakes | Edison 2 | Parallel Apt. |
|---------------------|---------------------|--------------------------|---------------------|-------------------------|--------------------|-------------------------------|
| Address | 161 S Owasso Blvd W | 2730 N Herschel St W | 2740 Fairview Ave N | 2725 Herschel St N | 3080 Old Highway 8 | 1415 County Road B W |
| Market seg. | Senior | All | All | All | All | All |
| Affordability | Affordable | Affordable | Market Rate | Affordable | Affordable | Market Rate |
| Developer | Common Bond Housing | Dominium | Reuter Walton | Dominium | City Of Roseville | Alliance Building Corporation |
| Year built | 2021 | 2021 | 2022 | 2022 | 2023 | 2025 |
| # of units | 60 | 277 | 127 | 228 | 60 | 89 |
| # of bldg. | 1 | 3 | 1 | 2 | 1 | 1 |
| # of stories | 3 | 5 | 5 | 4 | 4 | 3 |
| Studio units | | | | | | |
| Units | | | 1 | | | 44 |
| Avg Rent | | | \$1,350 | | | |
| Floor area (S.F.) | | | \$557 | | | |
| 1-bed units | | | | | | |
| Unit | 40 | 82 | 94 | 43 | 30 | 45 |
| Avg Rent | \$1,067 | \$1,081 | \$1,601 | \$1,345 | \$1,017 | |
| Floor area (S.F.) | 694 | 711 | 753 | 723 | | |
| 2-bed units | | | | | | |
| Unit | 20 | 116 | 22 | 118 | 20 | |
| Avg Rent | \$1,131 | \$1,481 | \$2,458 | \$1,611 | \$1,218 | |
| Floor area (S.F.) | 934 | 1,029 | 1,217 | 1,052 | | |
| 3-bed units | | | | | | |
| Unit | | 79 | 10 | 67 | 10 | |
| Avg Rent | | \$1,479 | \$2,975 | \$1,857 | \$1,406 | |
| Floor area (S.F.) | | 1,416 | 1,452 | 1,335 | | |

KEY TAKEAWAYS | MARKET CONTEXT

Roseville's market context for housing is strong, although new housing production faces the challenges inherent in a fully developed suburb—i.e. the scarcity and cost of development sites.

- Roseville is situated in a healthy housing submarket within the modestly but steadily growing Twin Cities region—which itself continues to see new multifamily housing production.
- Demand for rental housing is seen in rising rent levels for preexisting apartment properties and in the ability of Roseville and surrounding areas to support new apartment development where circumstances are conducive. Those developments are achieving target rents, and have not resulted in higher vacancy rates in preexisting developments.
- Demand for ownership housing is seen in the rising trend of home values since the mid-2010s.



Gap Analysis and Measures of Housing Need

Sienna Green
COMMUNITY DEVELOPMENT
HOUSING

Housing Gap

- This analysis directly compares the households in Roseville at different income levels with the housing units that are affordable at those incomes.
- This analysis assumes optimal allocation of housing by income. And even so there is a clear shortage of rental housing affordable to lower income households.
- Note that the apparent deficit of ownership housing for high income Roseville households is not a concern. Those households simply occupy housing that costs less than 30% of their income.
- The apparent abundance of mid-priced homes is impacted by the slow turnover of those homes.

Renter Occupied Housing

| Household Income Range | Affordable Monthly Housing Costs* | # of Households | % of Households | Housing Units | Renter Occupied Housing Gap |
|------------------------|-----------------------------------|-----------------|-----------------|---------------|-----------------------------|
| \$0-\$24,999 | <\$625 | 1,053 | 21% | 273 | -780 |
| \$25,000-\$34,999 | \$625-\$875 | 530 | 11% | 338 | -192 |
| \$35,000-\$49,999 | \$875-\$1,250 | 665 | 13% | 2,420 | 1,755 |
| \$50,000-\$74,999 | \$1,250-\$1,875 | 1,131 | 22% | 1,244 | 113 |
| \$75,000-\$99,999 | \$1,875-\$2,500 | 600 | 12% | 245 | -355 |
| \$100,000-\$149,999 | \$2,500-\$3,750 | 702 | 14% | 264 | -438 |
| >\$150,000 | >\$3,750 | 359 | 7% | 0 | -359 |

*Monthly housing costs include rent plus utilities. These numbers will be revised before the 1/13 presentation to account for that.

Owner Occupied Housing

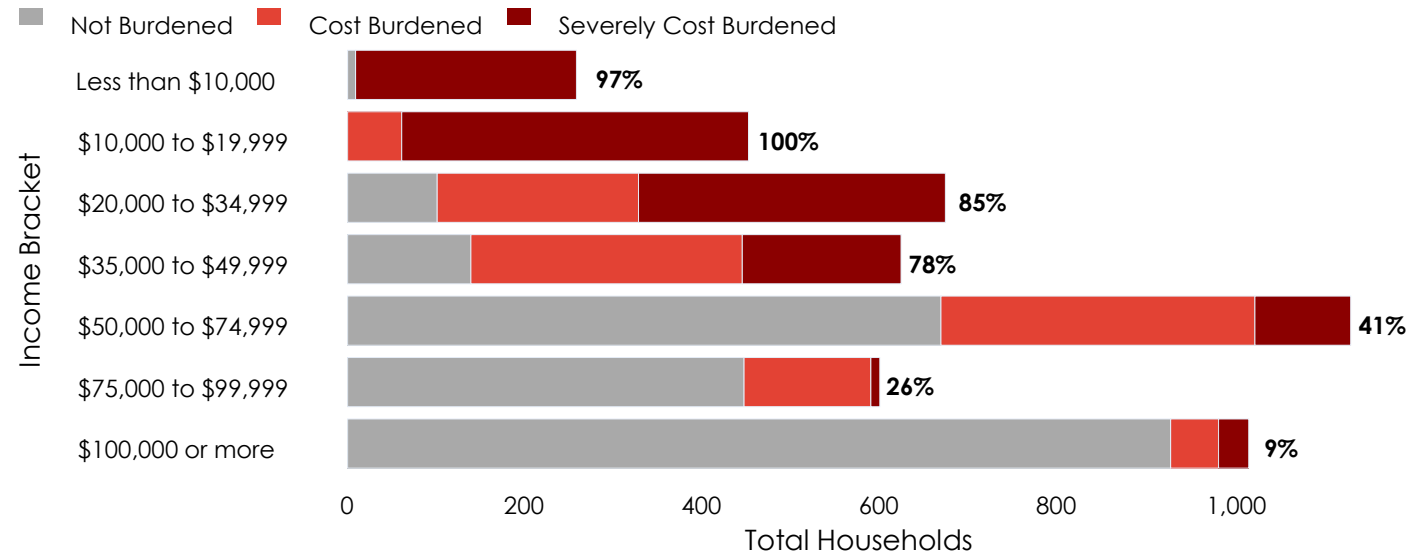
| Household Income Range | Affordable Range for Owners (Purchase Price) | # of Households | % of Households | Housing Units | Owner Occupied Housing Gap |
|------------------------|----------------------------------------------|-----------------|-----------------|---------------|----------------------------|
| \$0-\$24,999 | <\$101,000 | 487 | 5% | 387 | -100 |
| \$25,000-\$34,999 | \$101,000-\$142,000 | 448 | 4% | 521 | 73 |
| \$35,000-\$49,999 | \$142,000-\$202,000 | 784 | 7% | 700 | -84 |
| \$50,000-\$74,999 | \$202,000-\$303,000 | 1,458 | 14% | 3,985 | 2,527 |
| \$75,000-\$99,999 | \$303,000-\$404,000 | 1,386 | 13% | 2,958 | 1,572 |
| \$100,000-\$149,999 | \$404,000-\$605,000 | 2,367 | 22% | 1,614 | -753 |
| >\$150,000 | >\$605,000 | 3,616 | 34% | 380 | -3,236 |

*Assumptions: 7% interest rate, 10% down, 30-year term, 15% of monthly payments for property tax and insurance

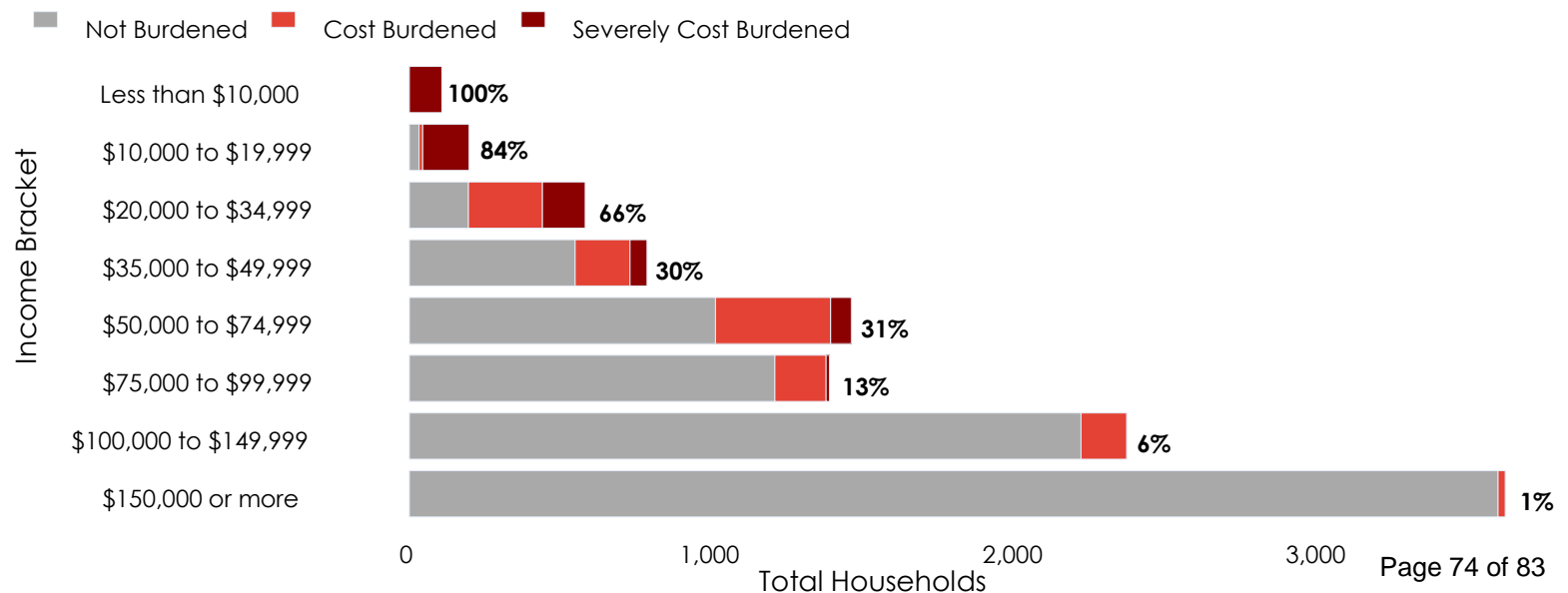
Housing Cost Burden

- In real life, housing is not allocated by need, so housing cost burden provides a more accurate look at how many households in Roseville are straining to pay for their housing.
- Cost burdened households are paying more than 30% of their household income on housing costs. Severely cost burdened households are paying over 50% of their income on housing costs.
- The great majority of renter households who earn less than \$75,000 are cost burdened. Many are severely cost burdened.

Cost Burdened Renter Households by Household Income



Cost Burdened Owner Households by Household Income



Housing Needs Forecast

- A third way of estimating housing need is by forecasting growth and distributing that growth between housing types.
- Based on Metropolitan Council forecasts, Roseville will grow by 511 households in the next ten years.

| | | Year | 7-County Metro Region | | | Roseville | | |
|----------------------------|-------------------------|------|---------------------------------|---------------|---------------------|------------------|--------------|---------------------|
| | | | Total Housholds | Annual Change | 5-Year Rolling CAGR | Total Housholds | Capture Rate | 5-Year Rolling CAGR |
| 10-Year Forecasted Horizon | Second 5-Year Horizon | 2035 | 1,403,954 | 0.70% | 0.702% | 16,213 | 1.15% | 0.27% |
| | | 2034 | 1,394,169 | 0.70% | 0.773% | 16,169 | 1.16% | 0.29% |
| | | 2033 | 1,384,453 | 0.70% | 0.845% | 16,125 | 1.16% | 0.31% |
| | | 2032 | 1,374,804 | 0.70% | 0.916% | 16,082 | 1.17% | 0.33% |
| | | 2031 | 1,365,223 | 0.70% | 0.988% | 16,038 | 1.17% | 0.35% |
| | Short-term time horizon | 2030 | 1,355,708 | 1.06% | 1.059% | 15,995 | 1.18% | 0.37% |
| | | 2029 | 1,341,501 | 1.06% | 1.059% | 15,936 | 1.19% | 0.37% |
| | | 2028 | 1,327,442 | 1.06% | 1.059% | 15,877 | 1.20% | 0.37% |
| | | 2027 | 1,313,531 | 1.06% | 1.105% | 15,818 | 1.20% | 0.37% |
| | | 2026 | 1,299,766 | 1.06% | 1.146% | 15,760 | 1.21% | 0.27% |
| Current Estimate | | 2025 | 1,286,144 | 1.06% | 1.383% | 15,702 | 1.22% | 0.70% |
| Historical Trend Data | | 2024 | 1,272,666 | 1.06% | 1.396% | 15,644 | 1.23% | 0.36% |
| | | 2023 | 1,259,329 | 1.29% | 1.360% | 15,586 | 1.24% | 0.56% |
| | | 2022 | 1,243,276 | 1.26% | 1.263% | 15,528 | 1.25% | 0.61% |
| | | 2021 | 1,227,787 | 2.25% | 1.185% | 15,546 | 1.27% | 0.96% |
| | | 2020 | 1,200,756 | 1.12% | 0.865% | 15,166 | 1.26% | 0.56% |
| | | 2019 | 1,187,423 | 0.88% | 0.825% | 15,362 | 1.29% | 0.75% |
| | | 2018 | 1,177,083 | 0.81% | 0.791% | 15,158 | 1.29% | 0.51% |
| | | 2017 | 1,167,668 | 0.87% | 0.757% | 15,064 | 1.29% | 0.21% |
| | | 2016 | 1,157,541 | 0.64% | 0.708% | 14,823 | 1.28% | 0.07% |
| | | 2015 | 1,150,151 | 0.64% | 0.708% | 14,717 | 1.28% | 0.07% |
| | | 2014 | Forecast | | | MSP Metro | | Roseville |
| | | 2013 | 10-Year Household Change | | | 117,809 | | 511 |
| | | 2012 | | | | | | |

Housing Needs Forecast

If Roseville's 511 new households are distributed into housing in the same pattern as other households that have moved in the last five years, the following table reflects the housing they would seek in Roseville.

Note:

- Almost as many households are looking for rental housing as for ownership housing
- Lower income households are more likely to be looking for rental housing than ownership housing.

| Income Bracket | | Rent | | | | Own | | | | Sum Totals | | |
|---------------------|---------------|------|-----|-----|-------|-----|-----|-----|-------|------------|-----|-------|
| | | 1BR | 2BR | 3BR | 4+ BR | 1BR | 2BR | 3BR | 4+ BR | Rent | Own | Total |
| Very Low Income | <30% AMI | 10 | 32 | 22 | 10 | 0 | 1 | 6 | 7 | 73 | 14 | 87 |
| Low Income | 30-60% AMI | 6 | 30 | 29 | 14 | 0 | 2 | 14 | 27 | 79 | 43 | 123 |
| Lower Middle Income | 60-80% AMI | 2 | 10 | 14 | 7 | 0 | 1 | 9 | 24 | 32 | 34 | 66 |
| Middle Income | 80%-120% AMI | 1 | 5 | 10 | 6 | 0 | 1 | 7 | 33 | 21 | 41 | 62 |
| Upper Middle Income | 120%-140% AMI | 0 | 2 | 5 | 4 | 0 | 1 | 4 | 28 | 11 | 32 | 43 |
| High Income | 140-170% AMI | 0 | 1 | 3 | 2 | 0 | 0 | 3 | 25 | 7 | 28 | 34 |
| Very High Income | >170% AMI | 1 | 2 | 6 | 7 | 0 | 1 | 6 | 74 | 15 | 80 | 95 |
| Total | | 19 | 81 | 89 | 49 | 0 | 7 | 48 | 218 | 238 | 273 | 511 |

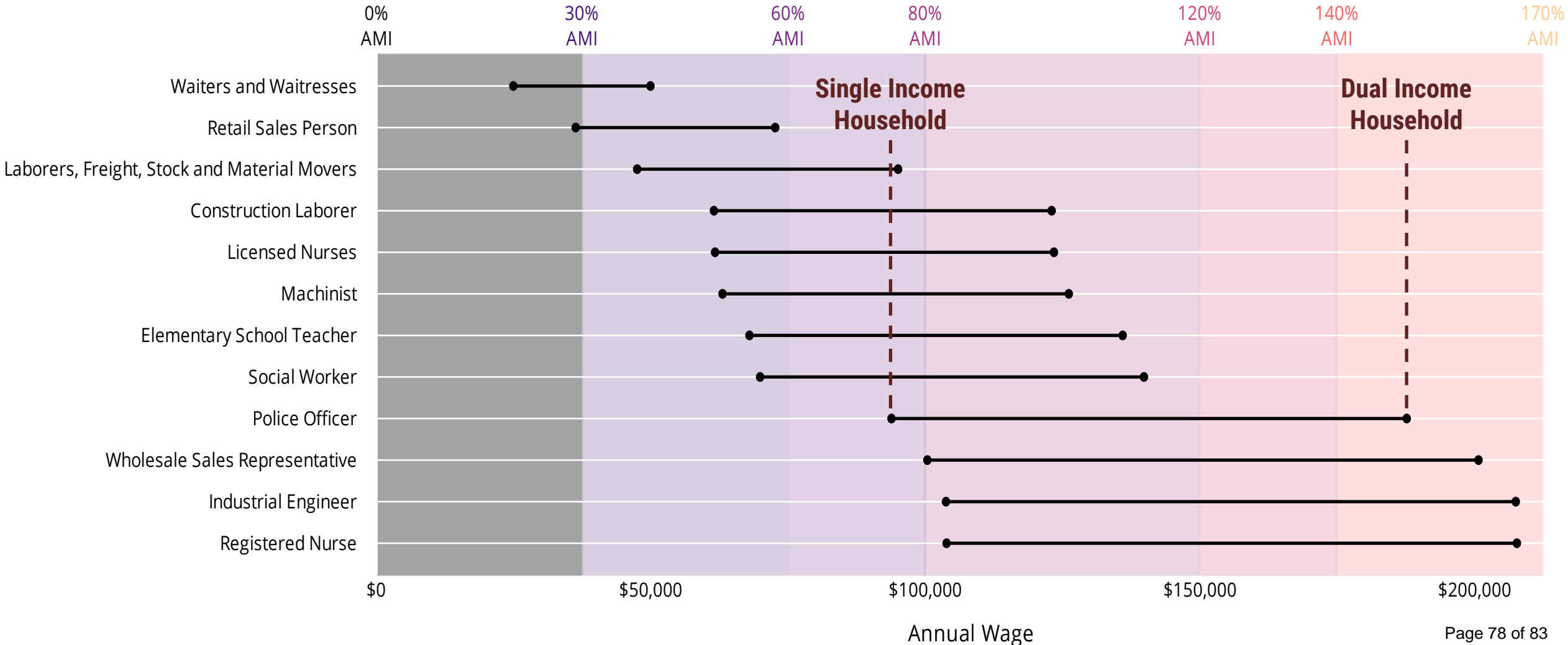
Housing Needs Forecast

This table shows the existing housing types and new construction housing types that might meet the needs of people along the household income continuum.

| Income Bracket | Maximum Household Income | Rental Households | | | | Ownership Households | | | |
|------------------------------------|--------------------------|-------------------------|------------------|--------------------------------------------------|---------------------------------------------------------|------------------------|---------------------|-----------------------------------------|-----------------------------------|
| | | Maximum Affordable Rent | Estimated Demand | Existing Housing | New Housing | Maximum Purchase Price | Owner Demand Totals | Existing Housing | New Housing |
| Very Low Income (0-30% AMI) | \$37,470.00 | \$937 | 73 | Section 8 Vouchers, SROs, Room Rentals | | \$120,000 | 14 | Manufactured Homes, Very Modest Homes | -- |
| Low Income (30-60% AMI) | \$74,940.00 | \$1,874 | 79 | LIHTC Apartments, Older Apartment Buildings | LIHTC Apartments | \$255,000 | 43 | Older SF Homes, Townhomes, Condominiums | Land Trust Homes |
| Lower Middle Income (60-80% AMI) | \$99,920.00 | \$2,498 | 32 | Older Apartment Buildings, Older SF Homes | Subsidized Workforce Apartments | \$346,000 | 34 | SF Homes, Townhomes, Condominiums | Townhomes, Modest SF Homes |
| Middle Income (80-120% AMI) | \$149,880.00 | \$3,747 | 21 | Apartment Buildings, Rental Townhomes & SF Homes | Subsidized and Market Rate Apartments, Rental Townhomes | \$526,000 | 41 | SF Homes | SF Homes, Townhomes, Condominiums |
| Upper Middle Income (120-140% AMI) | \$174,860.00 | \$4,372 | 11 | Luxury Apartment Buildings, SF Homes | Market Rate Luxury Apartments | \$618,000 | 32 | SF Homes | SF Homes, Townhomes, Condominiums |
| High Income (140-170% AMI) | \$212,330.00 | \$5,308 | 7 | Luxury Apartment Buildings, SF Homes | Market Rate Luxury Apartments | \$754,000 | 28 | SF Homes | Executive SF Homes |
| Very High Income (>170% AMI) | > \$212,330 | -- | 15 | Luxury Apartment Buildings, SF Homes | Market Rate Luxury Apartments | -- | 80 | SF Homes | Executive SF Homes |

Household Earnings by Occupation

To humanize the income measures, this chart shows the average income of Twin Cities households by occupation for a set of common occupations.



The data underscores the need for housing in Roseville across the household income continuum.

- As is broadly true across the Twin Cities Metro, there is insufficient housing in Roseville that is affordable to its low and moderate income households.
- Most of Roseville’s renter households are housing cost burdened—that is, they are paying over 30% of their household income on their housing costs. About half of those households are paying over 50% of their household income on their housing costs.
- Roseville is forecasted to grow by 511 households over the next ten years. The types of housing that are developed will be constrained by two factors:
 - Constraints in land availability will provide more opportunities for multifamily rental housing than for lower density ownership housing.
 - Development financial considerations, and the types of housing subsidy that are available, will shape the housing that is built, including its scale and affordability levels.



Roseville's Housing Context

Key themes from the quantitative and qualitative research

These themes relate to Roseville's housing-related assets, challenges, needs and opportunities that emerged from the analytical research, as well as conversations with developers, stakeholders, and City staff.



ASSETS

- Strategic location in region and rich set of community assets
- Broad diversity of existing housing types meeting many community needs
- Existing organizational infrastructure and expertise
- Recent zoning code amendments have opened doors



CHALLENGES

- Land availability for new development
- Higher interest rates have driven up development costs, and reduced home turnover rates
- Rent levels and home sale prices have risen.
- Local affordable housing orgs are under stress and have reduced capacity



NEEDS

- Affordable housing options (all kinds)
- Maintenance of older housing stock – both apartment buildings and single family homes
- Support for older residents and financially precarious households
- Stronger networks and partnerships of resources and services



OPPORTUNITIES

- New housing at and near Rosedale
- Smaller scale infill housing (missing middle)
- Preserving the affordability of older apartments
- Targeted additional zoning changes to ease small scale production
- Leveraging metro sales tax resources



Next Steps

RESEARCH PHASE

- Finalize homelessness research: existing programs and conditions

STRATEGIES PHASE

Homelessness Strategies

| | | Physical Development | Programmatic Strategies |
|--------------------------------------------|----------------------------|----------------------|-------------------------|
| Needs of Homeless Individuals and Families | Prevention of Homelessness | | |
| | Families | | |

Other Strategies and Case Studies

STANFORD HOUSING STUDIES


Preservation Strategy:
Naturally Occurring Affordable Housing (NOAH)

Objective

- Preserve the condition and affordability of some of the older apartment buildings in Vadnais Heights.

Context

- Vadnais Heights has several apartment buildings that were built in the 1970s and 1980s that benefit lower and middle income households because of their "naturally occurring" affordable rent levels.
- Older apartment properties face risks of:
 - Underinvestment and deferred maintenance
 - Being repositioned for a higher income demographic with rents that are no longer affordable for current residents—often after investor purchase of the property.
- Some local CDCs (Community Development Corporations) are experienced at buying and stabilizing affordable rents in older apartment buildings.



Strategy

- Build a relationship with a local CDC that can evaluate a NOAH property purchase.
- Open up communication channels with apartment property owners to request early notification when they may be putting their property on the market.
- Resource requirements.** Financial support in the form of tax increment financing or the equivalent will be required when a property is acquired and rent stabilized.

STANFORD HOUSING STUDIES

Case Study:
Telluride Foundation – Rural Homes Initiative

Description

- The Telluride Foundation has created rural workforce housing in several locations near Telluride Colorado—which faces similar tourism-related housing pressures to Sister Bay.
- The homes are produced through a collection of cost reducing mechanisms
 - Building only occurs when land is donated
 - Homes use modular, factory-built methods, which results in cost efficiencies when building in volume
 - A capital fund, secured through donations from wealthy residents, provides the revolving construction financing

Purchasers

- Purchasers receive other cost incentives. Low interest rate mortgages have been secured through a local bank (CDFI), and the foundation provides downpayment assistance
- Homes are subject to deed restrictions
 - The homeowner needs to reside in the home at least nine months of the year
 - Homeowners need to earn less than 120% of AMI
 - Value appreciation is capped by an inflation benchmark that averages around 4% per year

