



Minutes

Roseville Economic Development Authority (REDA) City Council Chambers, 2660 Civic Center Drive Monday, October 16, 2018 – 6:00 p.m.

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: McGehee, Laliberte, and Roe.

Present: President Dan Roe and Board Members Tammy McGehee, and Lisa Laliberte.

Absent: Members Robert Willmus and Jason Etten.

Others Present: Executive Director Pat Trudgeon, Community Development Director Kari Collins, and Housing & Economic Development Program Manager Jeanne Kelsey

2. Pledge of Allegiance

3. Approve Agenda

Laliberte moved, McGehee seconded, adoption of Agenda as Presented.

Ayes: 3

Nays: 0

Motion carried.

4. Public Comment

5. Business Items

a. Mary Bujold – Presentation on Draft Comprehensive Housing Study

Community Development Director Kari Collins provided a brief summary of this request as detailed in the staff report and attachments dated October 16, 2018.

Ms. Collins introduced Ms. Mary Bujold of Maxfield Research who made a presentation on the Draft Comprehensive Housing Study to the EDA.

President Roe stated Ms. Bujold talked about supporting the development of market rate rentals and often the City has thought of that as not needing financial support because it is market rate. He wondered how support is being defined.

Ms. Bujold noted she has worked with a lot of different communities that have supported new market rate construction which were in the same situation as Roseville, where the City has not had any new market rate construction for a number of years. Some of those communities have been able to attract new development and achieve the rents sufficient but it really depends on the site, especially if it is a redevelopment site, how much it is going to cost to purchase the site, and if there were any other considerations that need to be made. She thought it was on an individual case-by-case basis.

Ms. Bujold felt substantial rents could be achieved in Roseville, but she thought a lot of developers were nervous because there has not been any new development in Roseville for so long. She stated there are a lot of young people who work in Roseville and would like to see something that is brand new and affordable.

Member McGehee stated in terms of the household size, the City does have a lot of households that are comprised of one person. She asked if the increase in population is an increase in the size per household.

Ms. Bujold thought there were a couple of things happening in the City right now. There is a transition with senior households moving out of single-family housing units into senior living housing and a lot of the households are being occupied by couples or families. She noted a lot of people are still living alone in the City, but it is slowing transitioning over, especially in the core communities in the Twin Cities.

Member Laliberte thought it was interesting to hear that some of the seniors want to move into alternative single-family housing rather than multi-family senior housing.

Member McGehee asked what kind of housing options people were looking for in the senior category.

Ms. Bujold stated there are a lot of different options for seniors right now. There is the detached villa, which are very expensive to build because of the size.

Member McGehee asked in terms of amenities, what kinds of things are typical expectations.

Ms. Bujold stated seniors are looking for one-level living or if on two levels that there is a main floor master or some bedroom on the first floor with guest rooms on the second floor. The other product that used to be popular is a quad home but there are not many new ones available anymore.

President Roe stated one thing Roseville has looked at is the notion of having some of the market rate rental around the Rosedale area because of the density and transportation amenities. He wondered from a market analysis viewpoint, if the City was on the right track.

Ms. Bujold thought the issue is because the area is so commercial now it is isolating people from a neighborhood even though the amenities are there.

Member McGehee asked how other communities are mixing market rate and affordable housing.

Ms. Bujold stated some communities are insisting that the private developer take on the additional twenty percent affordable or if the developer does not want to do that, then the city makes the developer pay a fee to get out of it. Other communities are willing to assist the developer with some type of financial assistance to cover the gap for the twenty percent affordable.

Member McGehee asked what kind of arrangement the community has with the developer that the affordable portion of the building stays affordable.

Ms. Bujold indicated there is a development agreement that is committed to, and it indicates for a period of time the building has to remain affordable. She did note that some developments will turn the affordable units into market rate after the agreement is over, but some will extend the agreement for a longer period of time to keep the affordable units.

Member Laliberte stated in Roseville the affordable units are in a separate building from the market rate units and asked if Ms. Bujold sees that changing.

Ms. Bujold stated there are a lot of communities where the affordable and market rate units are mixed in the same building but if kept separate, the developer can put a lot more affordable units into a separate building. If the affordable and market rate units are mixed, it is preferable to keep a percentage, around twenty percent, at affordable.

Member McGehee stated in regard to separate buildings she believed the developer gets more subsidy for the affordable housing building and the developer is using that financial benefit to leverage the market rate building. She wondered how the funding or access to subsidy works.

Ms. Bujold stated this is a complicated process. She explained the low-income housing tax credit program and how it works. She noted it is becoming more difficult for developers to use the resources such as the low-income housing tax credit to build housing units because there is a lot of competition.

President Roe stated the EDA was appreciative of the information received and presumed the next step would be to tweak some of the things in the information. He requested a copy of the PowerPoint for the Council's review.

b. Tara Beard – Metropolitan Council Presentation on Fair Housing Policy and Review Draft Fair Housing Policy

Housing and Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated October 16, 2018.

Metropolitan Council Member Marie McCarthy and staff member Ms. Tara Beard made a presentation on the Fair Housing Policy to the City Council.

Member McGehee stated Roseville has some housing that the City did financially assist and that does not have handicap accessibility; she wondered what, if anything, the City can do about that. She thought there would be a variety of ways that a City could potentially violate the Fair Housing Regulations.

Ms. Beard stated in regard to accessible housing, the city could require a minimum of accessible units. She thought getting accessible units within new development in Roseville would require some sort of partnership with a funding source that helped bridge the gap to help provide those units.

Member McGehee stated the City has had a problem with landlords and Section 8 Housing. She wondered if Ms. Beard had any recommendations on how to get the landlords to accept Section 8 Housing. She noted the City will be putting together a database of landlords that accept Section 8 Housing to assist potential renters in Roseville.

Ms. Beard stated there is currently a lawsuit underway regarding the policy that the City of Minneapolis passed that prohibits not accepting rent based on Section 8. This is currently in the court system and her thought was that the rest of the region is waiting for the outcome of that lawsuit before deciding on a policy. She noted the Met Council HRA does serve Roseville and the HRA is trying to figure out how to better house the voucher holders to give better choices and have more options. She encouraged Roseville to work with Met Council HRA staff on some opportunities.

Member McGehee stated it was brought to their attention something that Seattle has called the Just Clause Ordinance and wondered if that was operational in this area.

Ms. Beard explained that Just Cause Eviction is exploration of whether or not evictions are happening for fair reasons and looking at the incredible disruption to the housing market, especially the affordable housing market with the

revolving door of evictions. Addressing that is an issue. She noted Brooklyn Park just completed a study diving deep with the causes of evictions in their community and Brooklyn Park found that most evictions are because of non-payment of rent, which is a just cause.

Member Laliberte thanked Ms. Beard for the presentation and indicated the information was very helpful. She stated as a local community the City wanted to do the right things. She shared Member McGehee's concern that it would be really easy to violate it themselves.

Ms. Beard recommended the City create a Housing Committee of appointed community members to work through any issues related to fair and equality opportunity housing.

President Roe thanked Ms. Beard and the Met Council for the presentation.

c. Authorization to Apply for Tax Base Revitalization Account (TBRA) for PIK-2690 Twin Lakes Parkway

Housing and Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated October 16, 2018.

Member McGehee understood the plan before the EDA is a concept only plan but many in the City have been looking for an additional buffer at the south end of Langton Lake. There is not any buffer yet, there is only fifteen feet and to put retail with a parking lot is not okay. She thought the rest of the design is fine with apartment buildings A and B and the green space.

McGehee moved, Laliberte seconded, adoption of REDA Resolution No. ___ (Attachment A) entitled, "Resolution Identifying the Need for Tax Base Revitalization Account Grant Funding and Authorizing Application for Grant Funds for PIK Properties 2690 Twin Lakes Parkway."

Ayes: 3

Nays: 0

Motion carried.

d. Third Quarter Economic Development Update

Economic Development Coordinator/GIS Specialist Joel Koepp provided a third quarter EDA update presentation.

Member Laliberte asked if staff has heard anything about Herberger's other than a Halloween store.

Ms. Kelsey indicated there was not anything staff can report at this time.

President Roe asked in regard to the Golden Shovel and the job module, are there a lot of jobs being posted or is it still in its early stages.

Ms. Kelsey stated it is sporadic. There have been some organizations that have accidentally found the site and posted. Staff is in the process of making organizations aware of this site.

Member McGehee thought some of the analytics are about the same but she did see an increase in the duration of their average session and the number or pages people looked at which seemed significant and positive to her.

Ms. Kelsey appreciated that with Golden Shovel, staff can see that information and it is being provided to staff on a quarterly basis for review in detail.

President Roe thought longer duration visits is a sign of more content that is of more interest to people.

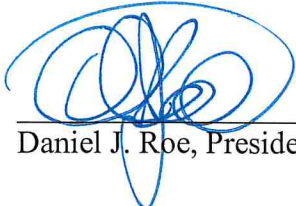
6. Adjourn

Laliberte moved, McGehee seconded, adjourning the REDA meeting at approximately 8:13 p.m.

Ayes: 3

Nays: 0

Motion carried.



Daniel J. Roe, President

ATTEST:



Patrick Trudgeon, Executive Director

