

**EDA Members:**  
Dan Roe,  
President  
Lisa  
Laliberte,  
Vice  
President  
Wayne  
Groff,  
Treasurer  
Robert  
Willmus  
Jason  
Etten



**Economic Development Authority  
Meeting Agenda  
Monday, September 21, 2020  
6:00pm**

**Address:**  
2660 Civic Center Dr.  
Roseville, MN 55113

**Phone:**  
651-792-7000

**Website:**  
[www.growroseville.com](http://www.growroseville.com)

Following guidance from state health officials, EDA Members will participate in upcoming meetings electronically pursuant to Minn. Stat. § 13D.021.

Members of the public who wish speak during public comment or an agenda item during this meeting can do so virtually by registering at [www.cityofroseville.com/attendmeeting](http://www.cityofroseville.com/attendmeeting)

1. 6:00 P.M. Roll Call  
Voting & Seating Order: Willmus, Groff, Etten, Laliberte, and Roe
2. Pledge Of Allegiance
3. Approve Agenda
4. 6:01 P.M. Public Comment
5. Business Items (Action Items)
  - 5.A. 6:03 PM Presentation From Ling Becker Regarding Ramsey County Job Connect  
  
Documents:  
  
[5A REPORT AND ATTACHMENTS.PDF](#)
  - 5.B. 6:35 PM Discussion Regarding Livable Communities Act Reenrollment For Affordable And Life-Cycle Housing Goals For The City Of Roseville 2021-2030  
  
Documents:  
  
[5B REPORT AND ATTACHMENTS.PDF](#)
  - 5.C. 6:50 PM Adopt A Resolution Approving Decertification Of Tax Increment Financing District No. 19 (Applewood Pointe)  
  
Documents:  
  
[5C REPORT AND ATTACHMENTS.PDF](#)
6. 7:00 P.M. Adjourn To City Council





# REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 09/21/2020  
Item No.: 5a.

Department Approval

*Janice Gundlach*

Executive Director Approval

*Samuel Truogler*

Item Description: Receive presentation from Ling Becker regarding Ramsey County Job Connect

1 **BACKGROUND**

2 Ling Becker, Director of Ramsey County Workforce Solutions, will present information on the new  
3 Ramsey County Job Connect website that connects employers and job seekers. The presentation that  
4 was made to the Roseville Business Council on August 26, 2020 is included for information only and  
5 Ms. Becker’s presentation will be updated with jobs data specific to the City of Roseville.

6

7 **BUDGET IMPLICATIONS**

8 No budget implications. Job Connect is free for Roseville businesses to utilize.

9

10 **STAFF RECOMMENDATION**

11 Receive presentation on Ramsey County Job Connect website.

12

13 **REQUESTED REDA ACTION**

14 Receive presentation on Ramsey County Job Connect website.

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

Attachment A: Presentation from August 26, 2020 Roseville Business Council



# Roseville Area Business Council

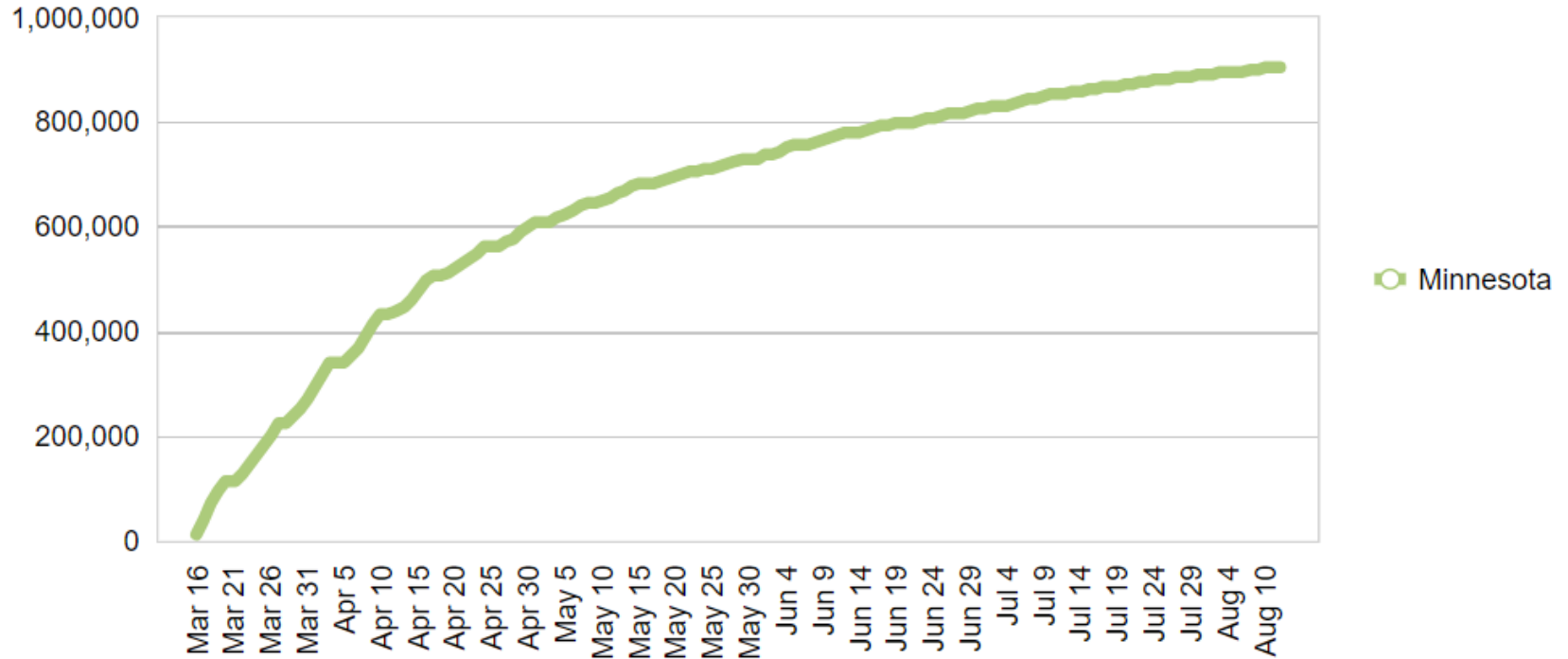
August 26, 2020



# Unemployment in Ramsey County

## New unemployment insurance claims (cumulative)

Minnesota, 3/16/2020 to present

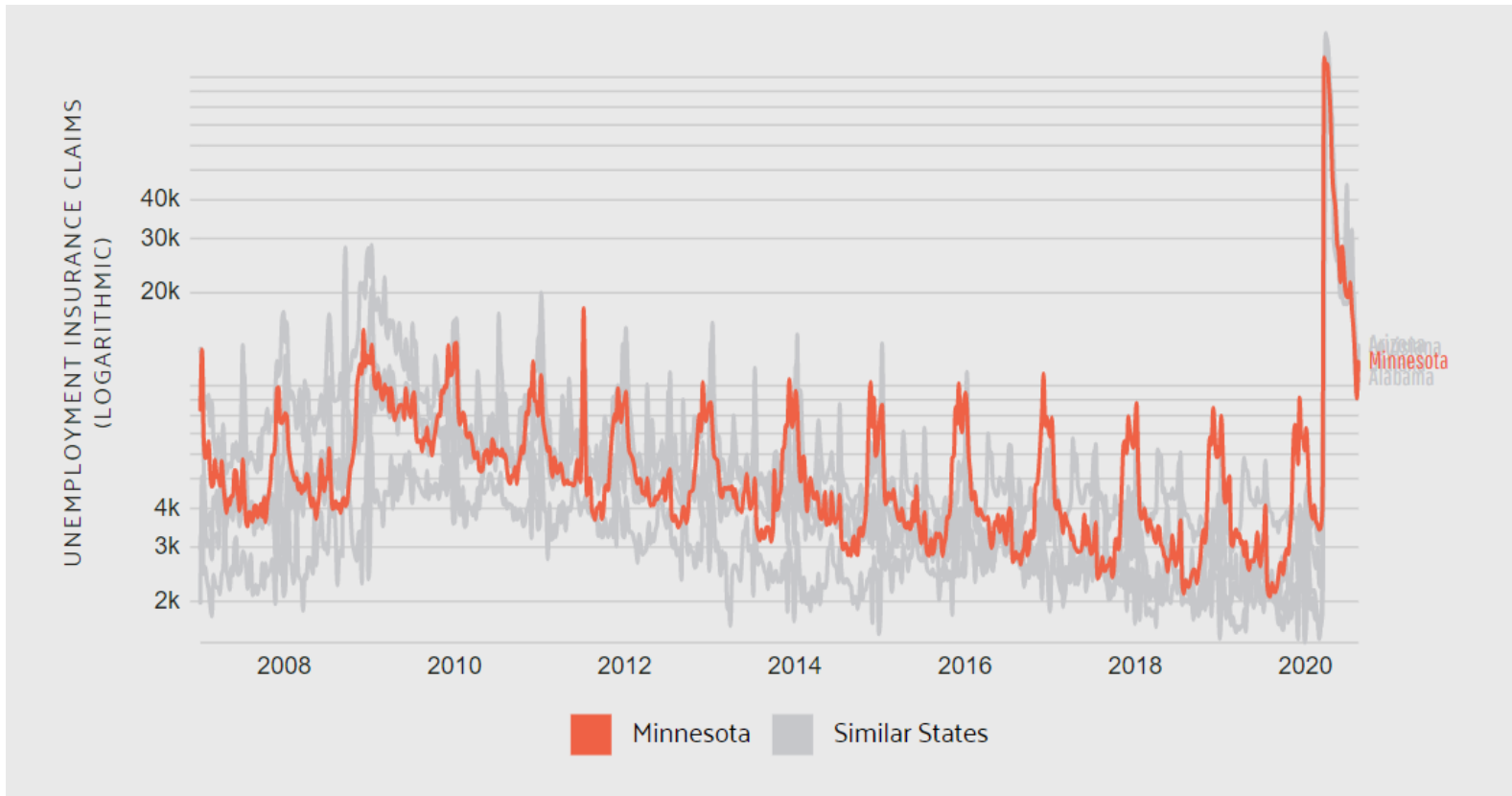


Compiled by  
Compass

**Sources:**

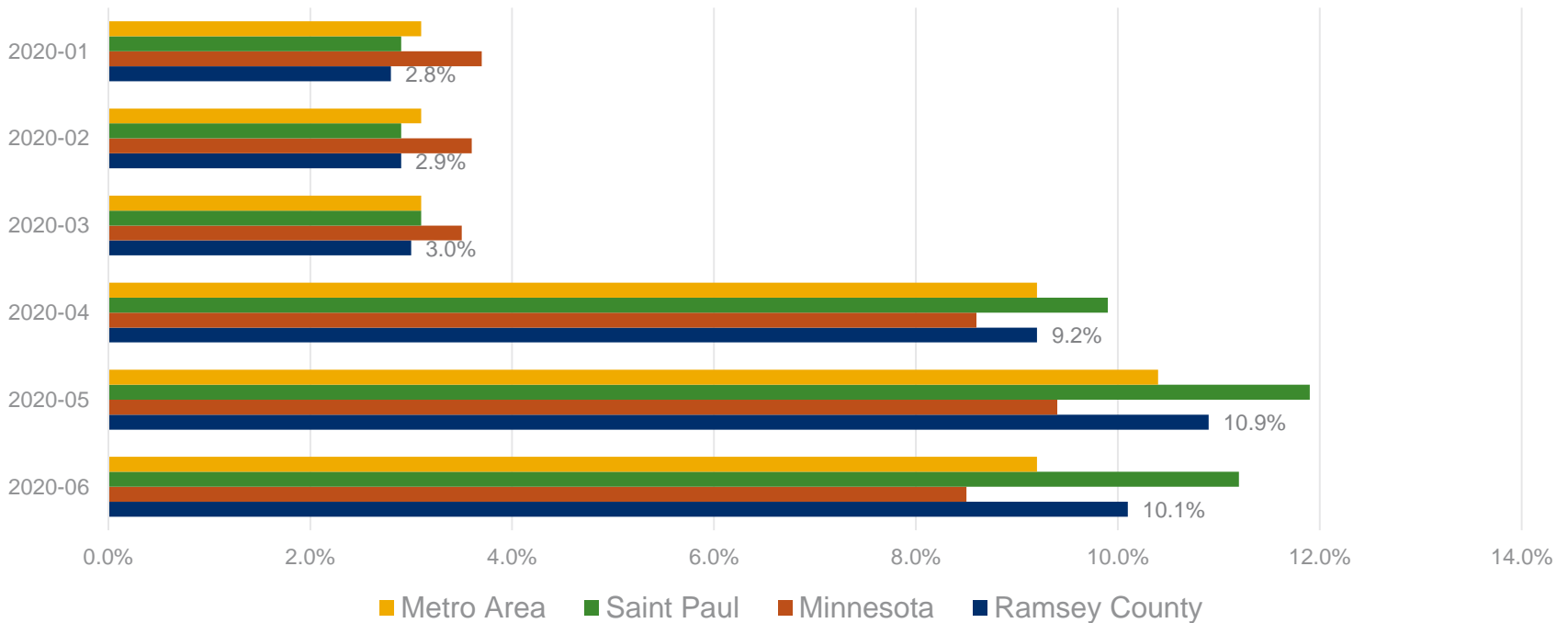
Minnesota Department of Employment and Economic Development, Unemployment Insurance Statistics.

# Unemployment Claims 2008-2020



# COVID-19 Triggers Accelerated Unemployment Rate within Ramsey County compared to State and Metro Area

2020 January through June Monthly Unemployment Rates

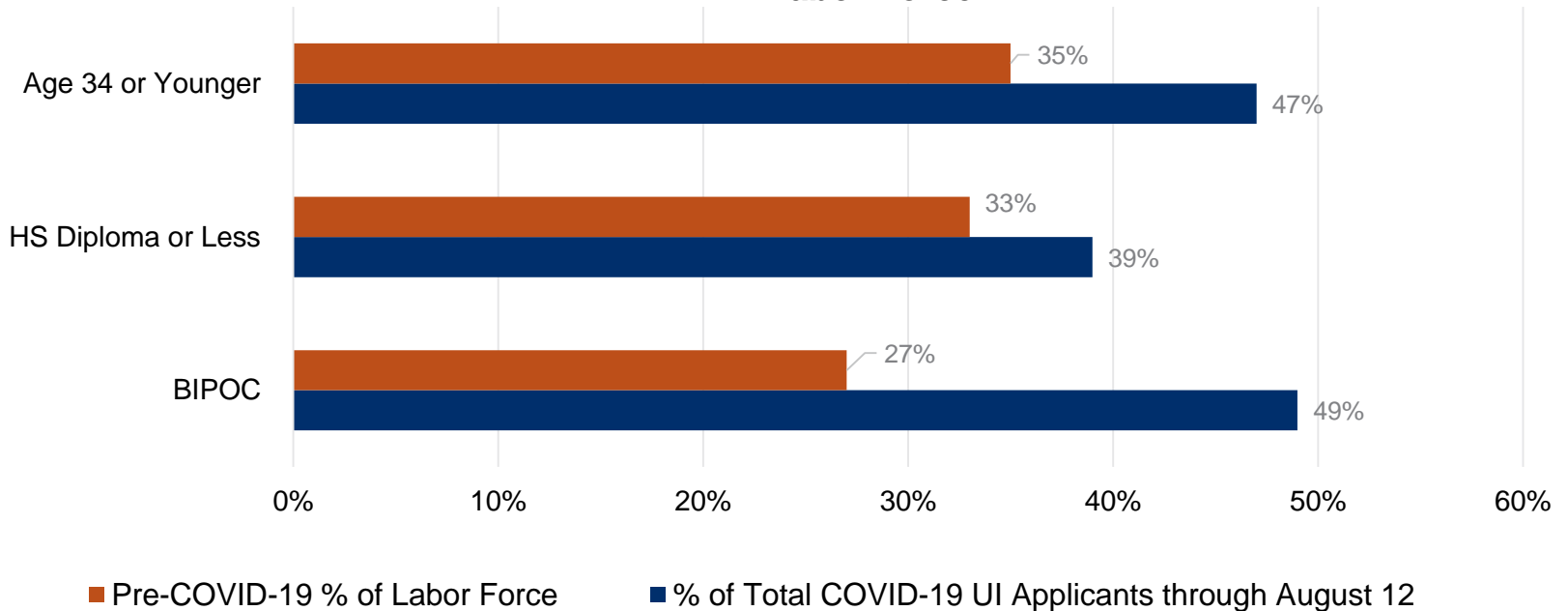


- Unemployment rate is the share of the labor force that is jobless, expressed as a percentage.
- Ramsey County entered 2020 with an unemployment rate lower than MN and the Metro Area, but COVID-19 caused Ramsey County to lose jobs at a faster rate than MN and the Metro Area.
- Unemployment rates increased most in the MSP urban core during the first two months of COVID-19 and the recovery in the urban core is slower than the surrounding areas.



# COVID-19 Has Disproportionate Employment Impacts on Ramsey County Residents

**UI Applications as a Percentage of the Total Pre-COVID-19 Ramsey County Labor Force**



BIPOC = Black, Indigenous, and People of Color  
 Labor Force = People who are willing and able to work, including all working and unemployed residents  
 85,970 unemployment applications filed in Ramsey County from March 15 through July 7

# Minnesota Unemployment Insurance Statistics

## UI Claims (3/16 – 7/13)

Occupational Group	UI Claims
<b>Total, All Claims</b>	<b>843,101</b>
Food and Beverage Serving Workers	58,239 (6.9%)
Retail Sales Workers	48,840 (5.8%)
Construction Trades Workers	45,996 (5.5%)
Other Production Occupations	29,038 (3.4%)
Other Healthcare Support Occupations	29,034 (3.4%)
Cooks and Food Preparation Workers	28,332 (3.4%)
Information and Records Clerks	27,322 (3.2%)
Health Diagnosing and Treating Practitioners	27,195 (3.2%)
Motor Vehicle Operators	25,490 (3.0%)
Personal Appearance Workers	20,887 (2.5%)

## Workforce Impacts of COVID-19: *Immediate-Term Occupational Impacts*

**Unemployment Insurance Applicants by Top 20 Occupations Requesting Insurance in Ramsey County from March 16, 2020 - July 25, 2020, with Suburban Ramsey County Employment**

Occupation Group	Unempl. Insurance Applicants in Ramsey County	% of Total Applicants in Ramsey County	2020Q1 Employment in Suburban Ramsey County	% of Total in Suburban Ramsey*
Food and Beverage Serving Workers	6,235	7.90%	6,790	4.5%
Retail Sales Workers	5,875	7.50%	8,840	5.9%
Cooks and Food Preparation Workers	3,589	4.60%	2,533	1.7%
Motor Vehicle Operators	3,496	4.40%	4,746	3.1%
Construction Trades Workers	3,240	4.10%	4,897	3.2%
Other Healthcare Support Occupations	3,196	4.10%	5,683	3.8%
Information and Record Clerks	2,961	3.80%	1,122	0.7%
Other Food Preparation and Serving Related Workers	2,704	3.40%	1,047	0.7%
Other Production Occupations	2,624	3.30%	3,517	2.3%
Health Diagnosing and Treating Practitioners	2,512	3.20%	4,573	3.0%
Personal Appearance Workers	1,959	2.50%	915	0.6%
Nursing, Psychiatric, and Home Health Aides	1,844	2.30%	5,932	3.9%

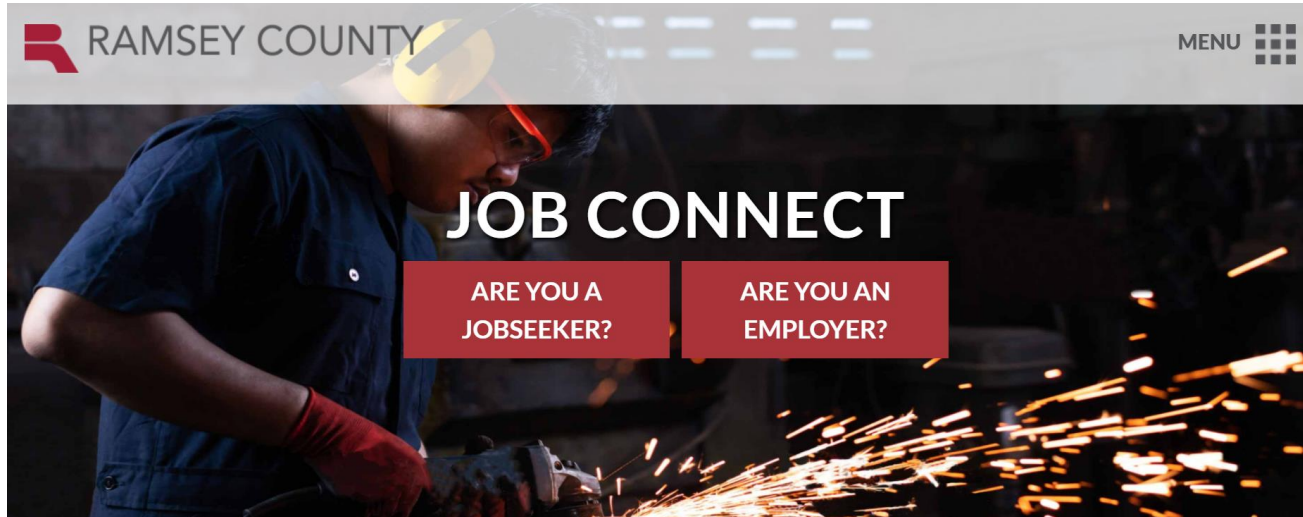


# Ramsey County COVID-19 Response

## CARES Funding \$96.027M

- In April, Ramsey County received \$96 million from the federal government through the Coronavirus Aid, Relief and Economic Security (CARES) Act.
- At this time, \$72 million of these funds is being rapidly invested in our community through the Ramsey County Investment and Support Efforts (RISE) program, which includes three primary categories:
  - Home and help: housing, food and financial assistance for struggling individuals and families.
  - Employment support: resources for those who have lost their jobs or need help with employment.
  - Small business: support for small businesses to stay open and adapt.
- The remaining \$24 million will be used to cover emergency expenses including public safety, direct care, public health and many other areas to meet the needs of the community.

# Job Board and New Job Seeker Newsletter



[www.ramseycounty.us/jobconnect](http://www.ramseycounty.us/jobconnect)





# Understanding Roseville

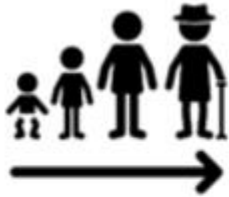
# Roseville Community Profile: Age

	City of Roseville, MN	Proxy for Suburban Ramsey County*	Ramsey County, Minnesota
<b>Demographics</b>			
Population (ACS)	35,833	360,920	541,493
Male	46.8%	48.6%	48.7%
Female	53.2%	51.4%	51.3%
Median Age <sup>2</sup>	40.0	38.8	34.9
Under 18 Years	19.3%	22.8%	23.4%
18 to 24 Years	10.7%	7.8%	10.2%
25 to 34 Years	14.3%	14.9%	16.6%
35 to 44 Years	10.5%	12.6%	12.0%
45 to 54 Years	11.0%	12.5%	11.8%
55 to 64 Years	13.3%	13.6%	12.3%
65 to 74 Years	9.7%	8.8%	7.8%
75 Years, and Over	11.2%	7.0%	5.9%



# Roseville Community Profile

## AGE



Roseville has a **HIGHER** share of residents 65 or older (8.5% of residents).

Residents 65+



American Community Survey 2014-2018.

# Roseville Community Profile: Race/Ethnicity

	City of Roseville, MN	Proxy for Suburban Ramsey County*	Ramsey County, Minnesota
<b>Demographics</b>			
Population (ACS)	35,833	360,920	541,493
Race: White	78.1%	77.2%	66.8%
Race: Black or African American	7.3%	7.6%	11.8%
Race: American Indian and Alaska Native	0.6%	0.7%	0.7%
Race: Asian	8.5%	9.1%	14.2%
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%
Race: Some Other Race	0.9%	1.9%	2.2%
Race: Two or More Races	4.6%	3.5%	4.3%
Hispanic or Latino (of any race)	3.9%	5.9%	7.5%

# Roseville Community Profile

## Transportation



707 residents  
Commute via public transit (3.9%)

1,206 Residences have no vehicle available  
(8.0% of all occupied residences)

21.9 Minute



Mean Commute Time

American Community Survey 2014-2018 unless noted otherwise.

## Language



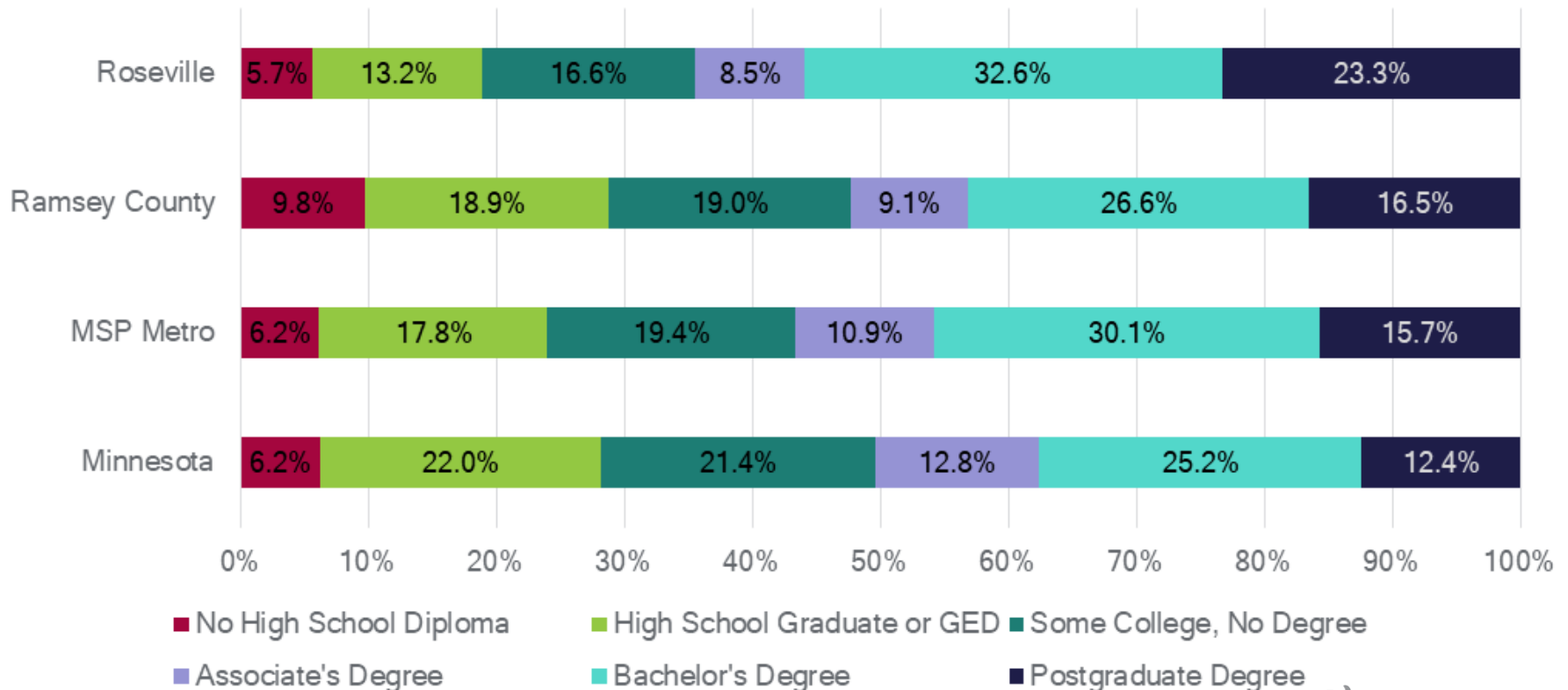
5.5% of residents over age 5  
speak English less than "very well"  
(a total of 1,843 residents)

77.1% of Ramsey  
County residents over age  
5 speak ONLY English (a  
total of 388,179 residents)

- 11.5% Asian/Pacific Island Languages
- 5.2% Spanish
- 3.7% Other Languages (African, etc.)
- 2.4% Indo-European Languages

# Roseville Community Profile: Educated Attainment

Educational Attainment, Age 25-64



# Roseville Employment Snapshot

<b>Colder Products Company</b>	<a href="#">35 jobs</a>	<i>Roseville, MN</i>
<b>Sunrise Senior Living, Inc.</b>	<a href="#">31 jobs</a>	<i>Roseville, MN</i>
<b>Target Corporation</b>	<a href="#">27 jobs</a>	<i>Roseville, MN</i>
<b>Dover Corporation</b>	<a href="#">24 jobs</a>	<i>Roseville, MN</i>
<b>Securitas</b>	<a href="#">23 jobs</a>	<i>Roseville, MN</i>
<b>Presbyterian Homes</b>	<a href="#">22 jobs</a>	<i>Roseville, MN</i>
<b>Bimbo Bakeries</b>	<a href="#">18 jobs</a>	<i>Roseville, MN</i>
<b>Walmart</b>	<a href="#">14 jobs</a>	<i>Roseville, MN</i>
<b>Caleres, Inc.</b>	<a href="#">14 jobs</a>	<i>Roseville, MN</i>
<b>Apple</b>	<a href="#">14 jobs</a>	<i>Roseville, MN</i>
<b>JCPenney</b>	<a href="#">12 jobs</a>	<i>Roseville, MN</i>
<b>Monarch Healthcare Management</b>	<a href="#">12 jobs</a>	<i>Roseville, MN</i>

















# Roseville Job Market

## 1137 Job Listings

# Ramsey County Job Market 13,125 Job Listings

<b>Oracle</b>	<a href="#">636 jobs</a>	<i>Saint Paul, MN</i>
<b>Fairview Health Services</b>	<a href="#">313 jobs</a>	<i>Saint Paul, MN and 6 other locations</i>
<b>Allina Health</b>	<a href="#">251 jobs</a>	<i>Saint Paul, MN and 3 other locations</i>
<b>HealthEast Care System</b>	<a href="#">241 jobs</a>	<i>Saint Paul, MN and 2 other locations</i>
<b>Regions Hospital</b>	<a href="#">222 jobs</a>	<i>Saint Paul, MN and 1 other location</i>
<b>3M COMPANY</b>	<a href="#">204 jobs</a>	<i>Maplewood, MN and 1 other location</i>
<b>Medtronic</b>	<a href="#">182 jobs</a>	<i>Mounds View, MN and 1 other location</i>
<b>Saint Paul Public Schools</b>	<a href="#">147 jobs</a>	<i>Saint Paul, MN</i>
<b>BOSTON SCIENTIFIC CORPORATION</b>	<a href="#">142 jobs</a>	<i>Arden Hills, MN and 1 other location</i>
<b>Target Corporation</b>	<a href="#">130 jobs</a>	<i>Saint Paul, MN and 6 other locations</i>
<b>Travelers</b>	<a href="#">129 jobs</a>	<i>Saint Paul, MN</i>
<b>The Mentor Network</b>	<a href="#">124 jobs</a>	<i>Saint Paul, MN and 10 other locations</i>
<b>Domino's Pizza</b>	<a href="#">113 jobs</a>	<i>Saint Paul, MN and 6 other locations</i>
<b>Minnesota Reading Corps</b>	<a href="#">107 jobs</a>	<i>Saint Paul, MN and 8 other locations</i>
<b>Presbyterian Homes</b>	<a href="#">80 jobs</a>	<i>Saint Paul, MN and 4 other locations</i>

# Job Titles Hiring

50 Job Titles		
Customer Service Representative	<a href="#">318 jobs with this title</a>	
Sales Associate	<a href="#">176 jobs with this title</a>	
Team Member Store	<a href="#">106 jobs with this title</a>	
Positive Support Specialist	<a href="#">96 jobs with this title</a>	
Warehouse Associate	<a href="#">91 jobs with this title</a>	
Administrative Assistant	<a href="#">87 jobs with this title</a>	
Retail Sales Consultant	<a href="#">85 jobs with this title</a>	
Direct Support Professional	<a href="#">83 jobs with this title</a>	
Retail Sales Associate	<a href="#">82 jobs with this title</a>	
Store Manager	<a href="#">81 jobs with this title</a>	
Assistant Store Manager	<a href="#">80 jobs with this title</a>	
Assistant Manager	<a href="#">80 jobs with this title</a>	
Receptionist	<a href="#">76 jobs with this title</a>	
Accounting Clerk	<a href="#">73 jobs with this title</a>	
Caregiver	<a href="#">67 jobs with this title</a>	
Cashier	<a href="#">67 jobs with this title</a>	



## Roseville Current Job Postings

Education Level	Job Posting	Median Salary	Top Five Employers
High School/GED	761	\$39,700	Sunrise Senior Living, Target, Securitas, Allied Universal, Walmart
Associates	67	\$58,050	Presbyterian Homes, Monarch Healthcare Management, Colder Products Company, Kindercare, Rose of Sharon a Villa Center
Bachelors	93	\$85,750	Colder Products Company, Dover Corporation, The Salvation Army, Apple, Horton

Average posting 27 days

# Reimagining a Resilient Workforce Roseville

# Roseville Reimagining and Retooling Work

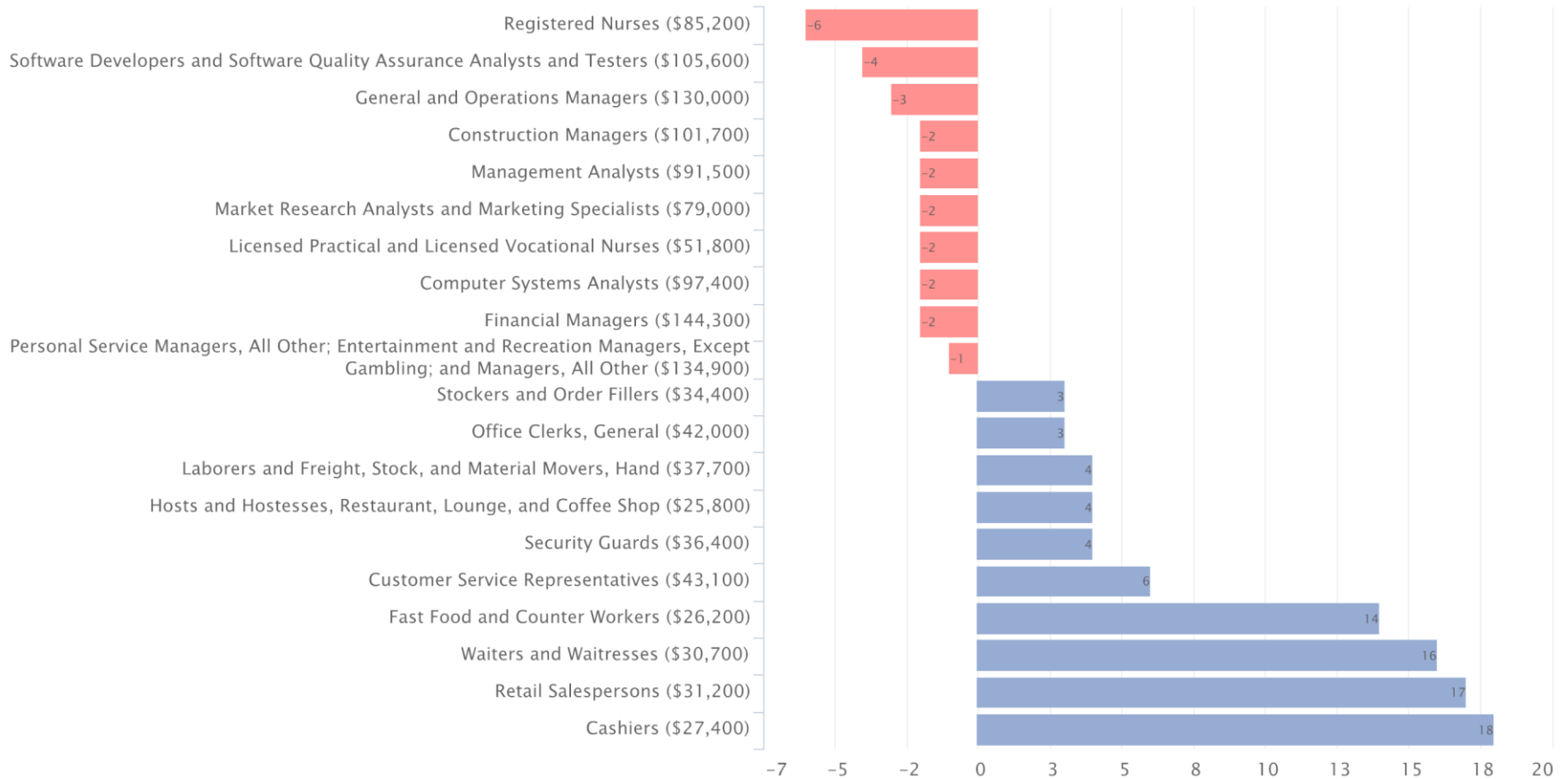
Occupation	Employment	Avg Ann Wages	Hist 10yr Change	Proj 10yr Growth
Registered Nurses	517	\$85,200	100	78
Software Developers and Software Quality Assurance Analysts and Testers	523	\$105,600	125	69
Computer Systems Analysts	277	\$97,400	30	29
Licensed Practical and Licensed Vocational Nurses	166	\$51,800	-35	29
Nursing Assistants	292	\$37,800	-44	28
Market Research Analysts and Marketing Specialists	198	\$79,000	107	28
Financial Managers	206	\$144,300	62	22
Passenger Vehicle Drivers, Except Bus Drivers, Transit and Intercity	288	\$37,300	-236	21
Computer User Support Specialists	195	\$57,800	43	19
Management Analysts	220	\$91,500	14	18



# Roseville Occupation Gaps

## Occupation Gaps

Potential Average Annual Occupation Gaps over 5 Years in City of Roseville, MN



Source: JobsEQ®, Data as of 2020Q1 except wages which are as of 2019

## Looking Ahead: Emerging Workforce Trends in a Post-Pandemic World



- Prepare for mobility in talent
- How (and where) work gets done will permanently change
  - Telepresence, Presence Disparity
    - All humans crave eye contact and respond to it in significant ways, which results in richer communication experiences and helps build trust.”
  - Changing our urban core
- Technology is accelerating and digital equity is another indicator of disparity

**Selected occupations by 2016 digital score**

Occupation	Digital score, 2002	Digital score, 2016	Score change, 2002-2016
Software Developers, Applications	97	94	-3
Financial Managers	41	61	+20
Construction Managers	17	60	+43
Human Resources Specialists	37	60	+22
Lawyers	34	58	+23
Automotive Service Technicians and Mechanics	39	55	+17
Registered Nurses	38	55	+17
Office Clerks, General	53	55	+2
Tool and Die Makers	3	51	+48
Security Guards	28	31	+3
Welders, Cutters, Solderers, and Brazers	3	23	+20
Construction Laborers	2	17	+15
Personal Care Aides	16	14	-2

Source: Brookings analysis of O\*NET and OES data



## Looking Ahead

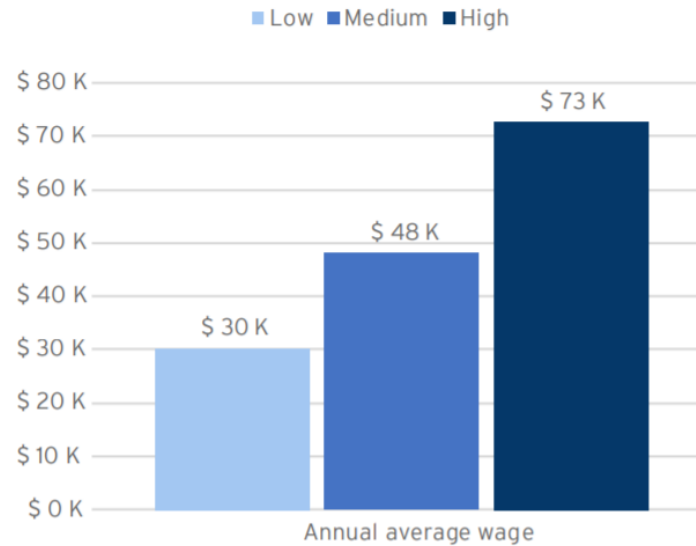
- **Low-Skill:** Occupations that require less than a bachelor's degree and pay an hourly median wage below the national living wage.
- **Non-Digital Middle-Skill:** Occupations where fewer than 80% of postings call for a bachelor's degree, hourly median wage is above the national living wage, and job postings do not call for any digitally intensive skills.
- **Digital Middle-Skill:** Occupations where fewer than 80% of postings call for a bachelor's degree and hourly median wage is above the national living wage. **These occupations also call for baseline health care, machining technology, or advanced digital skill sets.**
- **High-Skill:** Occupations where more than 80% of postings call for a bachelor's degree or higher.

# Digitalization of Work

Digitalization is associated with increased pay and job resiliency in the face of automation but also vastly uneven trends for job growth and wages. Sharp gender- and race-based challenges also exist.

Mean annual wage by digitalization level

2016



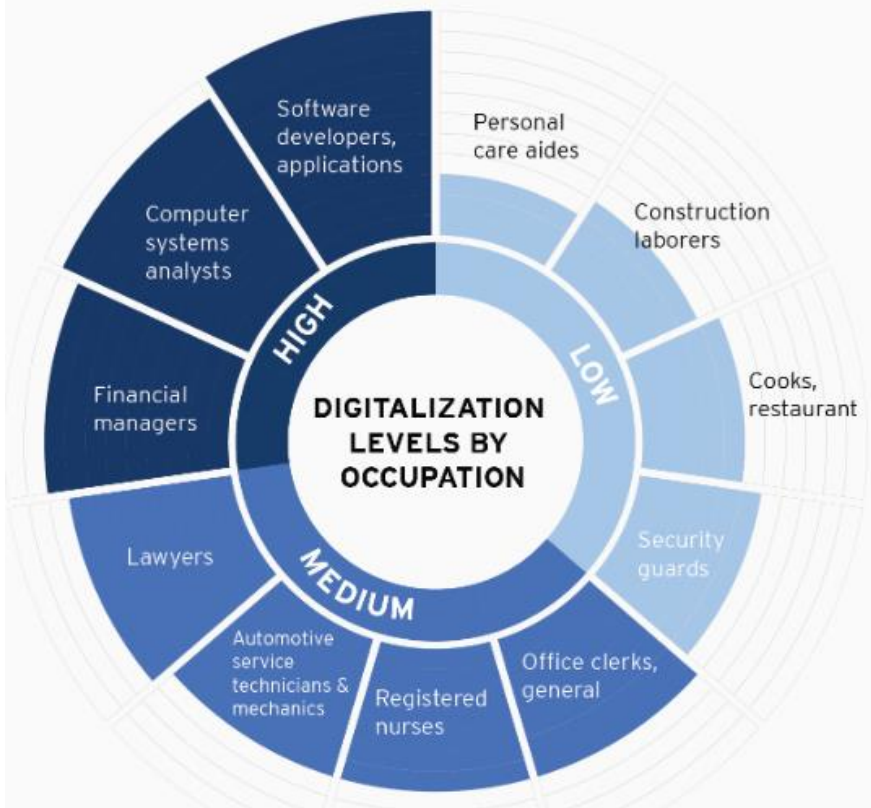
Source: Brookings analysis of O\*NET and OES data



# Digitalization of Work

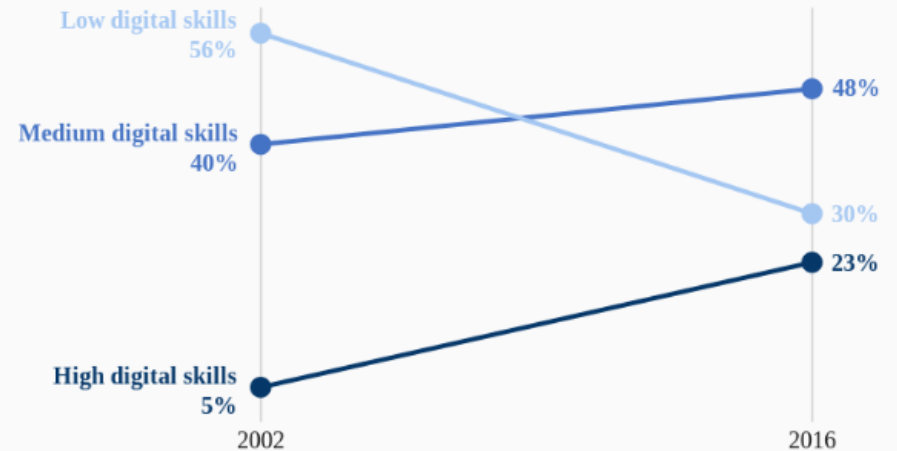
The degree and pace of change of digitalization varies widely among occupations and across industries

Select occupations and digital skill level, 2016



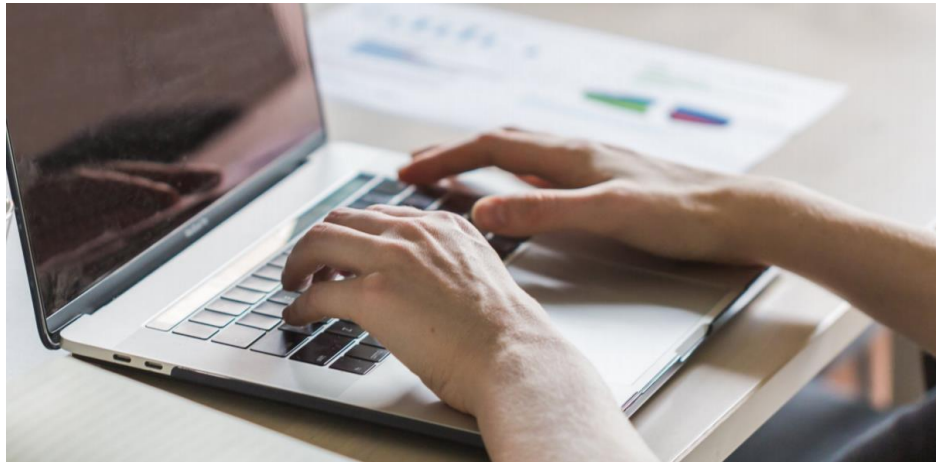
Share of jobs in low, medium, and high digital skill occupations

2002 and 2016



# Digital Equity and Digital Inclusion

- Expand the high-skill IT Talent Pipeline
- Expand Basic Digital Literacy, especially focusing on under-represented groups
- Cultivate durable human qualities



[https://www.brookings.edu/wp-content/uploads/2017/11/mpp\\_2017nov15\\_digitalization\\_full\\_report.pdf](https://www.brookings.edu/wp-content/uploads/2017/11/mpp_2017nov15_digitalization_full_report.pdf)

# Q & A



*A county of excellence working with you to enhance our quality of life.*

# Ling Becker

Director of Workforce Solutions

651-485-9532

Ling.Becker@ramseycounty.us



# REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 09/21/2020  
Item No.: 5b.

Department Approval

Executive Director Approval

Item Description: Discussion regarding Livable Communities Act Re-enrollment and Affordable and Life-cycle Housing Goals for 2021-2030 for the City of Roseville

## BACKGROUND

Cities that want to be eligible for any grants through the Metropolitan Council will need to re-enroll in the Livable Communities Act (LCA) by November 15, 2020 to ensure eligibility for LCA grants in 2021. This would be effective for the next decade of 2021-2030. The Metropolitan Council determines the affordable and life-cycle housing goals.

Affordable and life-cycle housing goals are calculated based on each community’s share of the region’s need for affordable housing in the coming decade. The City of Roseville has updated its comprehensive plan, which acknowledges this “need” number, which is based on forecasted sewer-serviced growth, existing affordable housing choices relative to the regional average, and whether or not the community has an import or export of low-wage workers. Forecasted growth considers a community’s transit capacity, land use guidance, employment growth, and other economic and demographic trends.

Affordable housing goals are further adjusted based upon Minnesota Housing having sufficient funds available to meet the forecasted affordable housing need.

Life-cycle housing goals are measured by looking at all multi-family land uses with a minimum density of 8 units per acre or more, and multiply the acres of land expected to develop in the coming decade by the median density of those multi-family land use designations.

The table below summarizes Roseville’s 2011-2020 and 2021-2030 affordable and life-cycle housing goals. Attachment A provides more detail on the methodology used to determine the affordable and life-cycle housing goals.

Decade	Affordable Housing Goal	Life-cycle Housing Goal
2011-2020	131-201	200-500
2021-2030	78-142	400

27 In addition to adopting the above unit count goal as part of the comprehensive planning process, the  
28 City will have to prepare and submit to the Metropolitan Council a plan identifying the actions it will  
29 take to meet its established housing goals. Many actions have already been identified as part of the  
30 comprehensive planning process, and additional guidance on what the plan must include is still  
31 being determined by the Metropolitan Council. Once that final guidance is provided to cities, the  
32 actual plan will need to be completed and submitted to the Metropolitan Council by June 30, 2021.  
33 In recognition that the City needs to make a commitment to re-enroll in LCA before it is known what  
34 the actual housing plan must include, the Metropolitan Council is allowing cities to withdraw at any  
35 time. If the REDA is in agreement to adopt these affordable and life-cycle housing goals, many of  
36 which have already been included in the 2040 Comprehensive Plan, and also wishes to remain  
37 eligible for grant funding through the LCA program, then the City Council will need to adopt a  
38 resolution stating this. Staff has scheduled adoption of said resolution for the City Council's  
39 September 21<sup>st</sup> meeting (immediately following this REDA discussion). If the direction is to not re-  
40 enroll, then said resolution should be removed from the City Council's agenda. There is no penalty  
41 to cities who do not meet their affordable housing or life-cycle housing goals.

42  
43 **BUDGET IMPLICATIONS**

44 No budget implications as participation in the Metropolitan Council's LCA program is optional.  
45 However, not participating means that projects that could benefit from/are in need of grant funding  
46 through LCA would not be eligible.

47  
48 **STAFF RECOMMENDATION**

49 Provide direction regarding the City's re-enrollment into the LCA program for 2021-2030.

50  
51 **REQUESTED REDA ACTION**

52 Provide direction regarding the City's re-enrollment into the LCA program for 2021-2030.

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

Attachment A: Metropolitan Council Methodology for affordable and life-cycle housing goals

## Attachment: 2021-2030 Affordable and Life-cycle Housing Goals Methodology

Months of cumulative outreach and discussion about how 2021-2030 affordable and life-cycle housing goals should be calculated (summarized at a [May 4 Communities Development Committee](#) meeting), has led to a methodology that is consistent and easy to understand. The selected methodology attempts to strike a reasonable, balanced approach that considers the variety of differing circumstances across communities. The 2021-2030 affordable housing goals will be a range to reflect the uncertainty and variety of local affordable housing development, and use a similar approach that 2011-2020 goals used.

### *How were 2011-2030 affordable housing goals calculated?*

In 2009 and 2010 broad discussions were had about how to determine 2011-2020 affordable housing goals, including some of the same stakeholders - and even some of the same people! - that provided input for the coming decade's goals. In summary, an estimate of available funding for affordable housing was determined for the 2011-2020 decade and used to calculate what percent of the decade's *need* for affordable housing could possibly be developed. This percentage was calculated at 65%, which was then applied to each community's share of affordable housing need for 2011-2020 to create a low end of an affordable housing goal range. The high end of a community's goal range was the need number itself. Some communities had access to additional funding sources and therefore the low end of their range was increased, but **most communities' 2011-2020 affordable housing goal was a range between 65% and 100% of their 2011-2020 share of affordable housing need.**

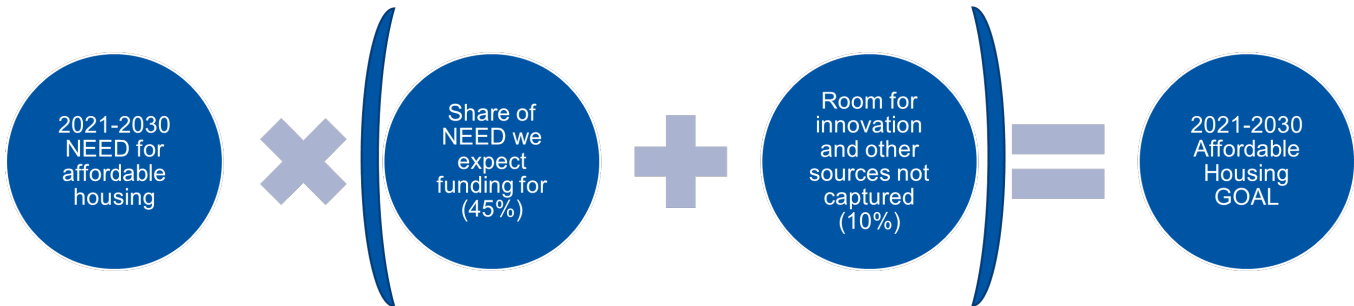
### *How are 2021-2030 affordable housing goals being calculated?*

Affordable and life-cycle housing goals are calculated based on each community's share of the region's need for affordable housing in the coming decade. Each community has, or is in the process of, updating their comprehensive plans to acknowledge this "need" number, which is based on their forecasted sewer-serviced growth, their existing affordable housing choices relative to the regional average, and whether or not they import or export low-wage workers. Forecasted growth considers a community's transit capacity, land use guidance, employment growth, and other economic and demographic trends. "Need" numbers are further adjusted as described above to encourage affordable housing development that will provide reasonable housing options at all incomes throughout the region.

Determining affordable housing "goals" (which are required for LCA participation) based on affordable housing "needs" (which are required to be addressed per the Metropolitan Land Planning Act) ensures that those goals factor in all the unique characteristics of a community. However, it is widely acknowledged that there is not sufficient funding available to meet the forecasted affordable housing "need," and affordable housing goals are an opportunity for cities to consider a more realistic, if still ambitious, number of affordable housing units that could be built in the coming decade.

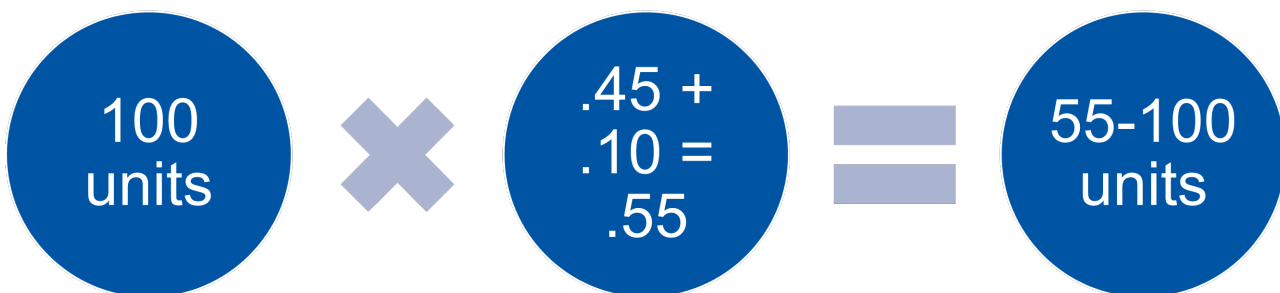
For this reason, the amount of funding anticipated for affordable housing development in the coming decade is the primary consideration in determining affordable housing goals. Working closely with Minnesota Housing, we have estimated that funding in 2021-2030 could support the construction of about 45% of the forecasted need for affordable housing.

We must acknowledge that not every source of affordable housing funding is captured in this calculation. We also acknowledge that there are many things individual local governments can do to incentivize and partner with affordable housing developers to increase their chances of accessing available funding. Finally, many focus group participants and survey respondents indicated a desire to set goals above minimum funding limitations as an incentive to do more. For this reason, we have set the low end of your community’s 2021-2030 affordable housing goals at 55% of your share of the region’s need for affordable housing (also known as the “need” number in your comprehensive plan). That percentage reflects the funding availability estimate (45%), plus an additional 10% to account for local policies and less common funding sources. Shown another way:



We heard from survey respondents and stakeholder conversations that funding has historically limited our ability to meet all affordable housing needs, but many partners – both cities and other stakeholders – felt that affordable housing goals should also reflect the future need. There is no penalty for not meeting affordable housing goals, and equating “goals” with “needs” may incentivize us to work harder to address affordable housing needs and bring attention to the need for more funding to create resilient communities where housing choices are robust.

For that reason, the high end of your community’s 2021-2030 affordable housing goal is equal to your 2021-2030 affordable housing need number from your comprehensive plan. For example, if your share of the region’s need for affordable housing in the coming decade is 100 units, your goal range would look like this:



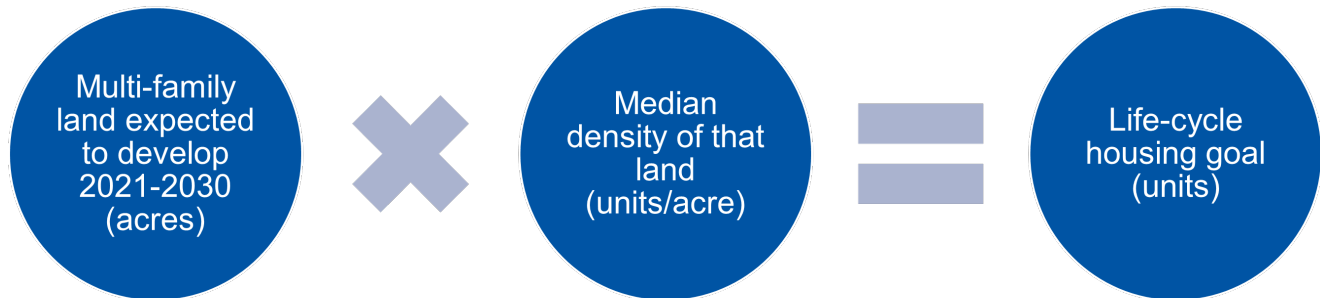
*How were 2011-2020 life-cycle housing goals being calculated?*

Life-cycle housing goals were also considered in partnership with communities and stakeholders in 2009-2010. In summary, life-cycle housing goals were also determined as a range. The low end of the range was the 2011-2020 share of affordable housing need. The high end of the range was calculated by multiplying all land guided multi-family residential AND expected to develop in the 2011 decade by the maximum densities of those land uses. This resulted in some very high life-cycle housing goals!



*How are 2021-2030 life-cycle housing goals being calculated?*

Life-cycle goals are intended to ensure communities are allowing for a variety of housing types; specifically a mix of densities within their residential land. Although all communities must allow minimum average residential densities for sewer serviced growth, and additional average density minimums near certain transit investments, this measure is more about knowing how many multi-family units are possible. Therefore, life-cycle goals are being measured by looking at all multi-family land uses (defined as land uses with a minimum of 8 units per acre or more), and multiplying the acres of land expected to develop in the coming decade by the median density of those multi-family land use designations. Shown another way:





# REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 09/21/2020

Item No.: 5c.

Department Approval

Executive Director Approval

*Janice Gundlach*

*Samuel Truogler*

Item Description: Adopt a Resolution approving decertification of Tax Increment Financing District No. 19 (Applewood Pointe)

## BACKGROUND

Tax Increment Financing (TIF) District No. 19 was established September 13, 2010 as an Economic Development District to assist United Properties in developing Applewood Pointe (senior cooperative housing) at 1996 Langton Lake Drive West. The PAYGO note was paid in full as of August 1, 2019 (payment a year and half early). Since there is no further obligation in the TIF district, the REDA must decertify the district as required under Minnesota Statutes, Section 469.1763, subd. 4(b). This action was outlined as part of the REDA’s review of the TIF Management Plan in early 2020.

One should note, at the March 9<sup>th</sup> REDA meeting information was provided about the account balances for TIF District 19 and possible use of funds from the decertification. Staff provided the following information and recommendations, which the REDA supported (*italics* represents text taken directly from the TIF Management Plan, **bold italics** represents the EDA’s direction):

*TIF District 19 – Applewood Pointe Pooling for Economic Development. As of December 31, 2019, this District has a legal pooling fund balance of approximately \$267,617. These funds can be retained by REDA in the TIF account and spent only on documented administrative expenses (only projected to use 1.5% of the 10% maximum allowed) or for economic development purposes (public infrastructure related to economic development TIF eligible uses such as land acquisition, utilities, parking, etc.). If REDA does not anticipate that there will be any economic development projects (manufacturing/warehouse) that require public infrastructure for them to proceed and/or assistance, then the fund balance should be returned to the County for redistribution. If REDA does the later, we anticipate that the City’s portion of the \$267,617 will be approximately \$85,868. If returned, these funds are non-restricted (not considered TIF) and we recommend that when the City receives them, they place them in the EDA Fund for future redevelopment/development projects.*

***Staff recommends reserving \$267,617 for economic development projects. Potential use of these funds could include redevelopment of the PIK Properties site, and/or public infrastructure needs for economic development projects. If funds are not utilized, then the REDA can have funds redistributed in the future. It’s worth noting that preserving these funds for redevelopment and/or public infrastructure purposes provides the REDA ability to leverage the full amount of \$267,617 verses slightly less than a 1/3 at \$85,686 if turned back to the County for redistribution.***

33  
34 *TIF 19 – Applewood Pointe Return of Increment. The PAYGO Note was paid in full*  
35 *as of the August 1, 2019 payment. REDA will need to return the unused portion of*  
36 *the first half TIF plus the second half settlement it receives (\$226,735). These dollars*  
37 *will be redistributed to the City, County and School District upon receipt. It is*  
38 *estimated that the City will receive approximately \$72,750 of this. Since these*  
39 *returned funds are non-restricted (not considered TIF) we recommend that when the*  
40 *City receives them, they place them in the EDA Fund for future*  
41 *redevelopment/development projects.*

42  
43 ***Staff recommends redistribution of these funds and for the \$72,750 to be directed***  
44 ***into the general fund for use as the Council desires.***

45  
46 **BUDGET IMPLICATIONS**

47 The REDA will retain \$267,617 for economic development projects and the City will receive  
48 approximately \$72,750 into the general fund from the decertification of TIF No. 19.

49  
50 **STAFF RECOMMENDATION**

51 Approve a resolution (Attachment A) decertifying Tax Increment Financing District No. 19  
52 (Applewood Pointe).

53  
54 **REQUESTED REDA ACTION**

55 By motion, adopt a resolution (Attachment A) decertifying Tax Increment Financing District No. 19  
56 (Applewood Pointe).

Prepared by: Jeanne Kelsey, Housing and Economic Development Program Manager, 651-792-7086

Attachment A: Resolution approving decertification of Tax Increment Financing District No. 19 (Applewood Pointe)



45 WHEREAS, the Authority desires by this resolution to cause the decertification of the  
46 TIF District, after which all property taxes generated by property within  
47 the TIF District will be distributed in the same manner as all other  
48 property taxes.  
49

50 NOW, THEREFORE, BE IT RESOLVED as follows:

- 51
- 52 1. TIF District No. 19 is hereby decertified.
  - 53 2. Authority staff is authorized and directed to deliver a copy of this  
54 resolution to the Ramsey County Auditor together with a request to  
55 decertify the TIF District effective as of the date hereof, and to distribute  
56 to all taxing jurisdictions any tax increments from the TIF District that are  
57 attributable to taxes payable in 2019 and thereafter.
  - 58 3. Authority staff is further directed to return any remaining tax increment in  
59 the accounts established for the TIF District to the County Auditor for  
60 distribution to the taxing jurisdictions within the TIF District.
- 61  
62  
63  
64

65 The motion for the adoption of the foregoing resolution was duly seconded by Member

66  
67 , and upon a vote being taken thereon, the following voted in favor thereof:

68  
69 and the following voted against the same:

70  
71 WHEREUPON said resolution was declared duly passed and adopted.  
72

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regular meeting thereof on September 21, 2020.

I further certify that Commissioner \_\_\_\_\_ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner \_\_\_\_\_, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this \_\_ day of September, 2020.

\_\_\_\_\_  
Patrick Trudgeon, Executive Director  
Roseville Economic Development  
Authority