



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Special Concurrent City Council, Housing and Redevelopment Authority and Planning Commission Work Session

March 26, 2019

CALL TO ORDER

The work session was called to order by Chair Supple at 5:45 p.m. in the Bartholomew Room.

HRA Members Present: Mary Supple, Chair; Pat Elliott; and Maria Regan Gonzalez.

HRA Members Absent: Sue Sandahl and Erin Vrieze Daniels.

Council Members Present: Maria Regan Gonzalez, Mayor; Mary Supple; Edwina Garcia; Simon Trautmann and Ben Whalen.

Planning Commission Members Present: Sean Hayford Oleary; James Rudolph; Susan Rosenberg; Peter Lavin; Kathryn Quam; and Allysen Hoberg, Chair (arrived at 6:00 p.m.).

Planning Commission Absent: Bryan Pynn.

Staff Present: Katie Rodriguez, City Manager; John Stark, Community Development Director; Julie Urban, Housing Manager; Melissa Poehlman, Planning & Redevelopment Manager/Assistant CD Director; and Kari Sinning, Deputy City Clerk.

Item #1	DISCUSS PROPOSED DEVELOPMENT FOR THE CITY GARAGE SOUTH (301 77TH STREET WEST) SITE
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Mayor Regan Gonzalez introduced City Manager Rodriguez who reminded the Council and Commissioners that this meeting is not to decide what happens with the site but a discussion of the options for the site. She thanked Community Development Director Stark and Housing Manager Urban for their work on the presentation of which Council Member Garcia echoed.

Community Development Director Stark stated how the comprehensive plan and City policies can influence what the site could be and how the feedback (need) from the community affects the proposals.

Housing Manager Urban gave an overview of the site and the proposal from MWF Properties, a 55-unit workforce housing which could provide 1 bedroom units at 30% AMI for residents. The communities input for what will be built here is important.

Community Development Director Stark spoke about the financial aspects of the site and stated questions for the Council and Commissioners to discuss.

Planning Commissioner Lavin defined "workforce housing" as an affordable housing project. Community Development Director Stark stated that there is no single definition of workforce housing or affordable housing. Commissioner Hoberg gave examples of people that would be classified as workforce housing.

HRA Commissioner Elliott stated that what we call the housing isn't important but what we offer the community is; the safety of children in the area is a concern. He posed a question regarding a potential nuisance claims from LaMettry's Auto Body if a housing unit was built there. He also inquired if there was any commercial interest in the property (i.e. from Richfield Bloomington Honda). Community Development Director Stark responded that other cities have used different tools to address odor nuisance problems but he does not believe that this will be an issue and Richfield Bloomington Honda has not expressed any interest in the property.

Council Member Supple read aloud a statement of support from Commissioner Vrieze Daniels who was unable to attend.

Planning Commission Chair Hayford Oleary stated that the site is a good location for high-density housing and provides additional housing for Richfield residents.

Council Member Garcia agreed with Planning Commission Chair Hayford Oleary and stated that Richfield does not have area for expansion and we need affordable housing for the Residents. The proposed amenities and the building size are very much needed to invest into our people.

Council Member Whalen thanked the staff and the developers for the opportunity to have more 30% AMI units which is needed in Richfield. He also commented on the availability of units for people with disabilities and larger families.

Council Member Supple stated that the accessibility of the proposed plan and the support staff for those with disabilities is a significant influence. However, there is no green space available on the lot for children to play or families to spend time with one another. Overall the pros outweigh the cons; the City of Richfield needs housing and it's great to have a local developer.

Commissioner Quam is in favor of the company and agrees that we need housing but we need to look at it as a whole.

Council Member Trautmann likes the developers and the financial aspects but dislikes the location. There are structural deficits of the site.

Mayor Regan Gonzalez is in support of the idea but it's not an ideal site. She posed a question as to what could be done to make it more neighborhood like. Council Member Whalen stated that there is already housing along 77th Street that already seems too ostracized from the rest of the City. There was discussion about the wall along 77th Street.

Commissioner Rudolph posed a question of the impact on the schools which Community Development Director Stark stated that there will be a meeting with the School Board in May.

Commissioner Rosenberg stated that she is proud of the work to provide affordable homes for people and shared thoughts on how to include those already in the residential areas of 77th Street.

ADJOURNMENT

The work session was adjourned by unanimous consent at 7:01 p.m.

Date Approved: April 15, 2019

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

John Stark
Executive Director