



Richfield Housing Visioning Task Force Presentation to City Council & HRA

June 25, 2013

Presentation Overview



- Introduction – John Stark
- Process Overview – John Shardlow
- Background Research, Tour – Amy Utle
- Issue Identification, Prioritization, Visioning – Gordon Hanson
- Common Themes and Goals – Jeremy Larson
- Housing Vision Statement, Meaning – Catherine Ragozzino
- Questions & Discussion – All
- Next Steps – John Stark

Housing Vision Task Force



- James “Mike” Andrews
- Ghislaine Ball
- Ann Dougherty
- Michelle Dowell
- Adam Fleitman
- Heidi Gaibor
- Alison Groebner
- Gordon Hanson
- Randall “Randy” Johnson
- Jeremy Larson
- Jen Lux
- Catherine Ragozzino
- James Rudolph
- Steve Schneeberger
- John Suek
- Amy Utley
- Tom Zarth

Task Force Purpose



***Create and recommend a
community housing vision for
the City of Richfield***

Community Housing Vision



A cohesive **statement** describing positive future **housing characteristics and outcomes** that the City of Richfield aspires to achieve.

Process Overview



- Provided relevant information
- Learn from impartial experts
- Share opinions and listen to each other
- Identify common themes and goals
- Reach consensus on a strong, aspirational vision statement



Background Research, Fact Finding

Amy Utley, Task Force Member

Development History



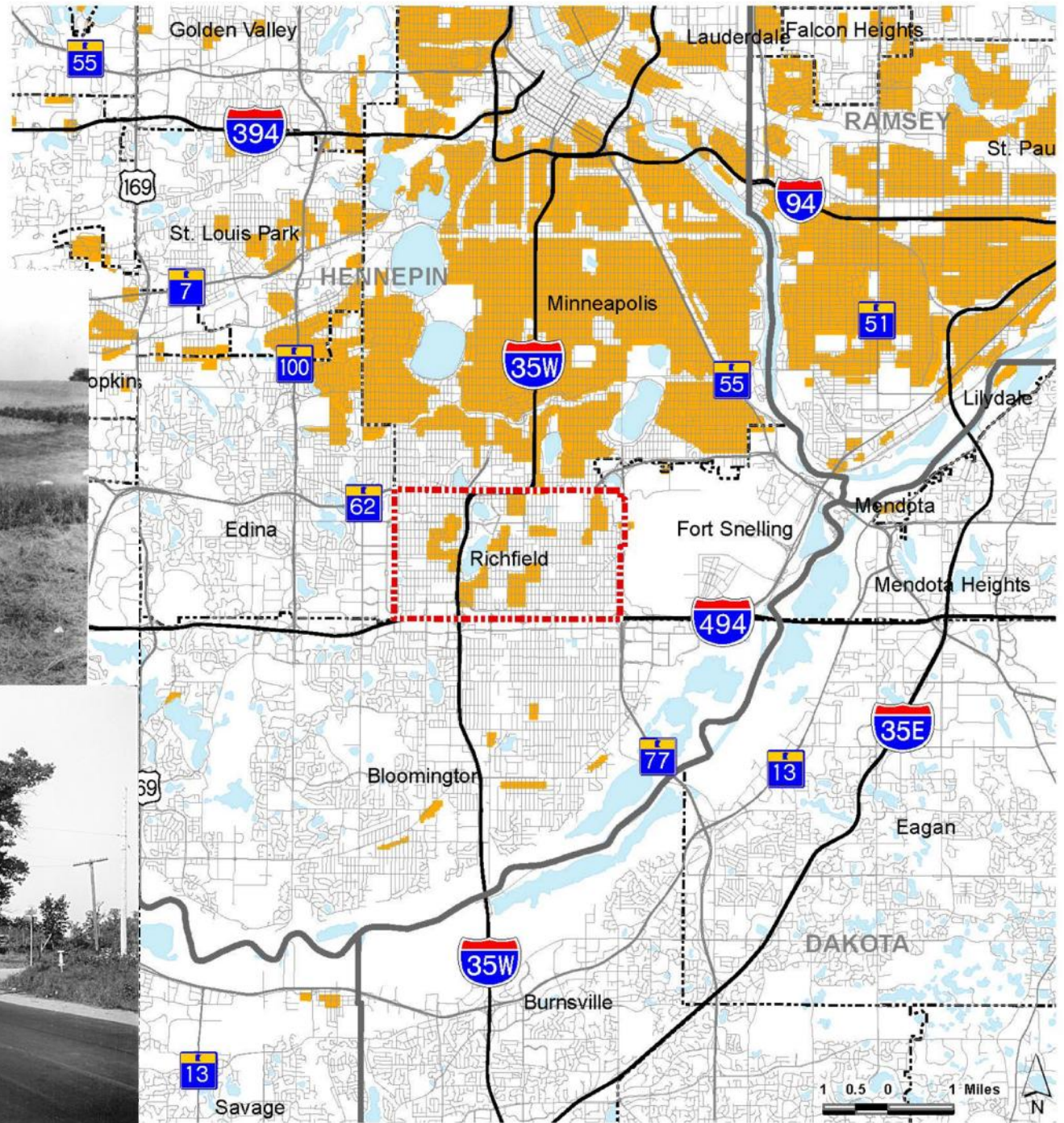
Mainstreet 1863



Courtesy City of Richfield

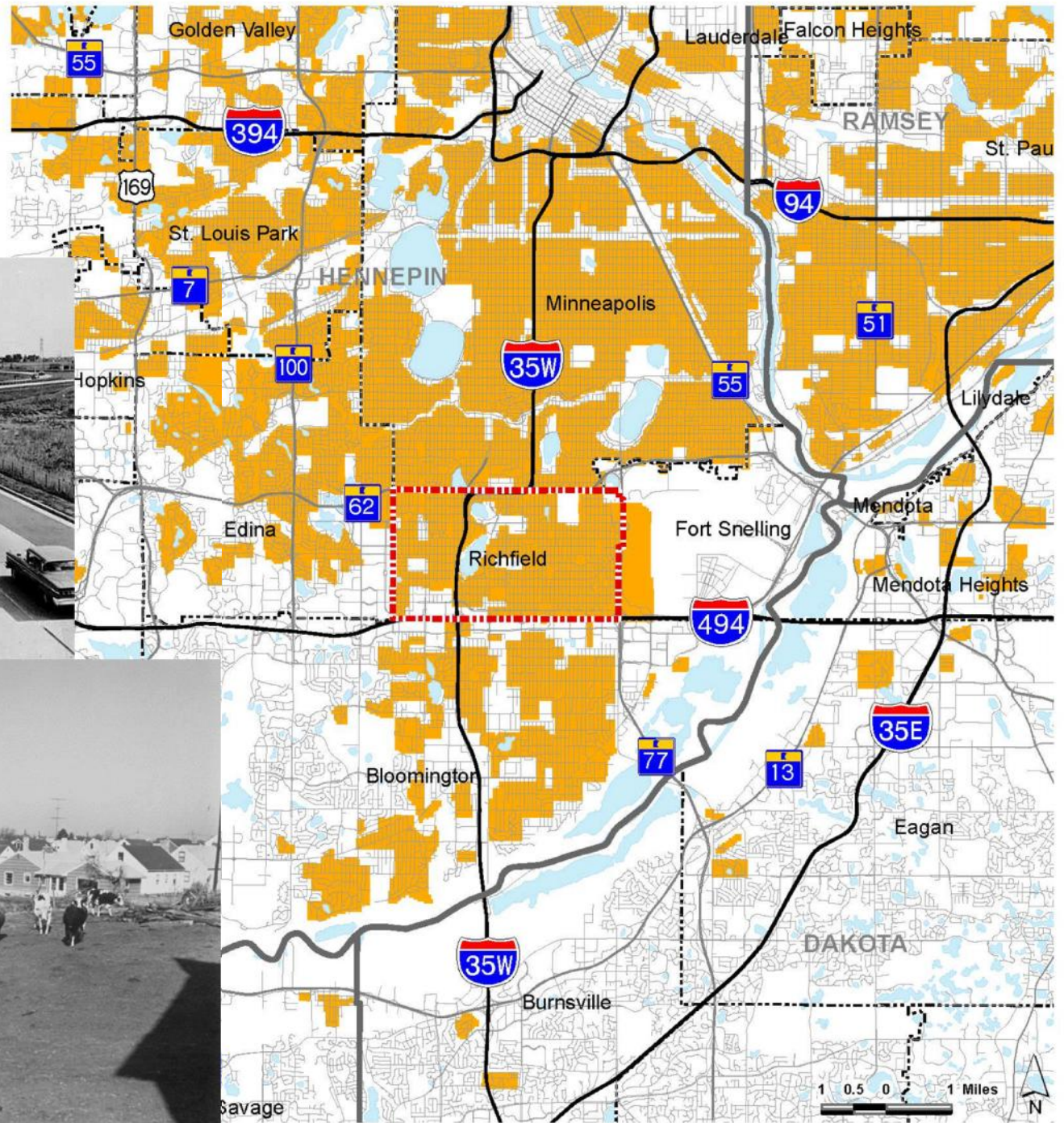
1945

Residential Development



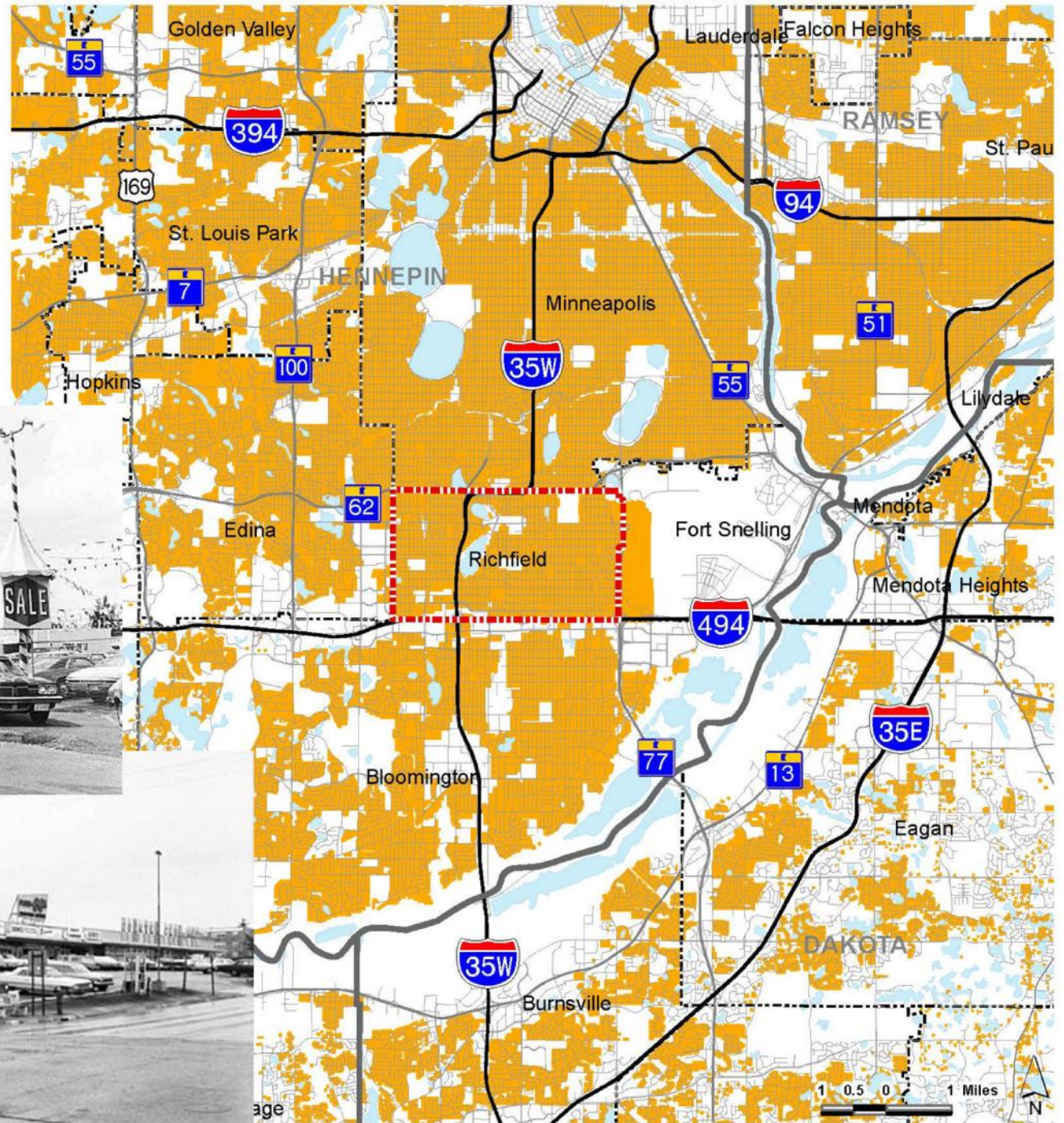
1959

Residential Development



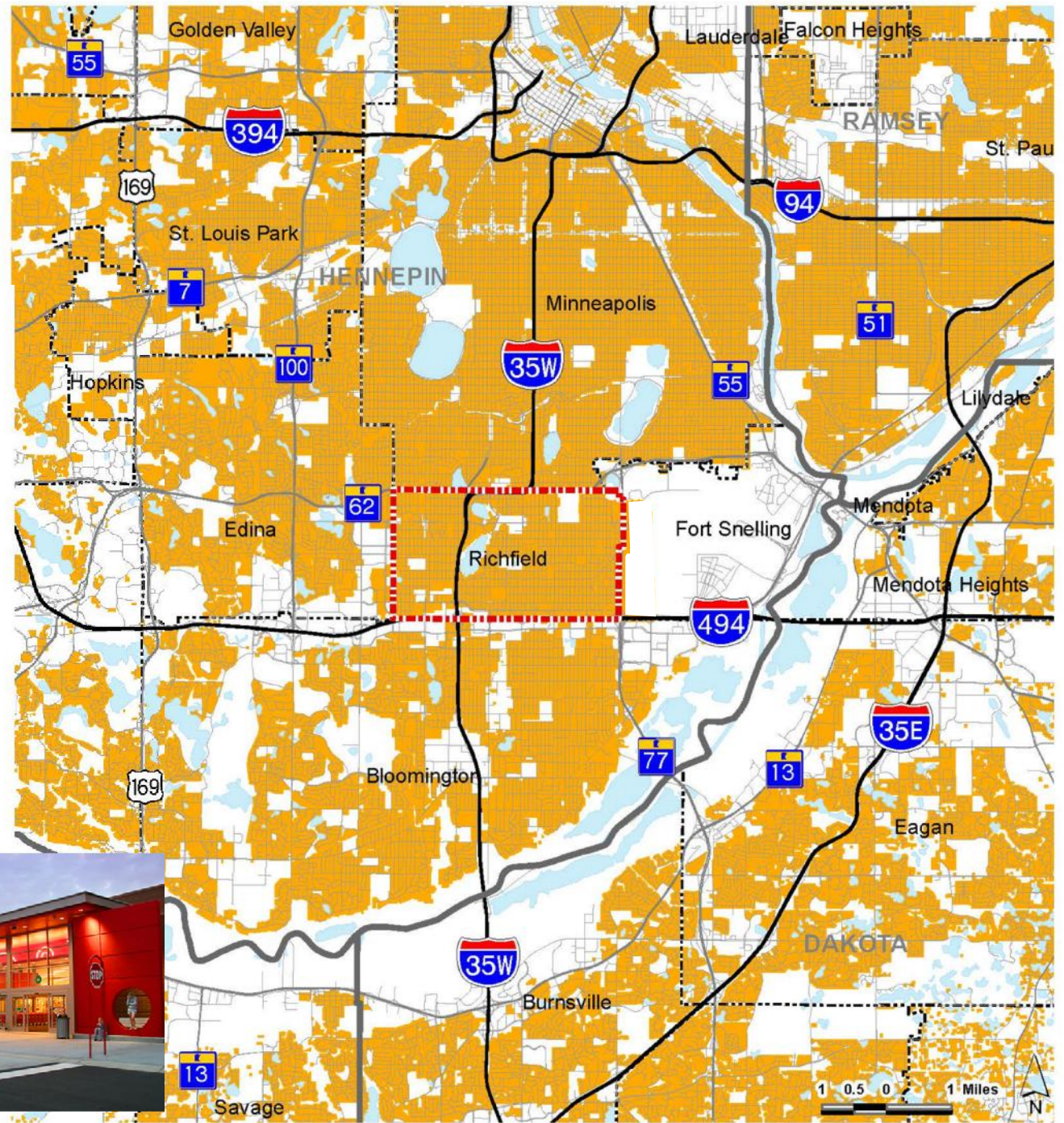
1984

Residential Development



2005

Residential Development



Housing Units by Decade



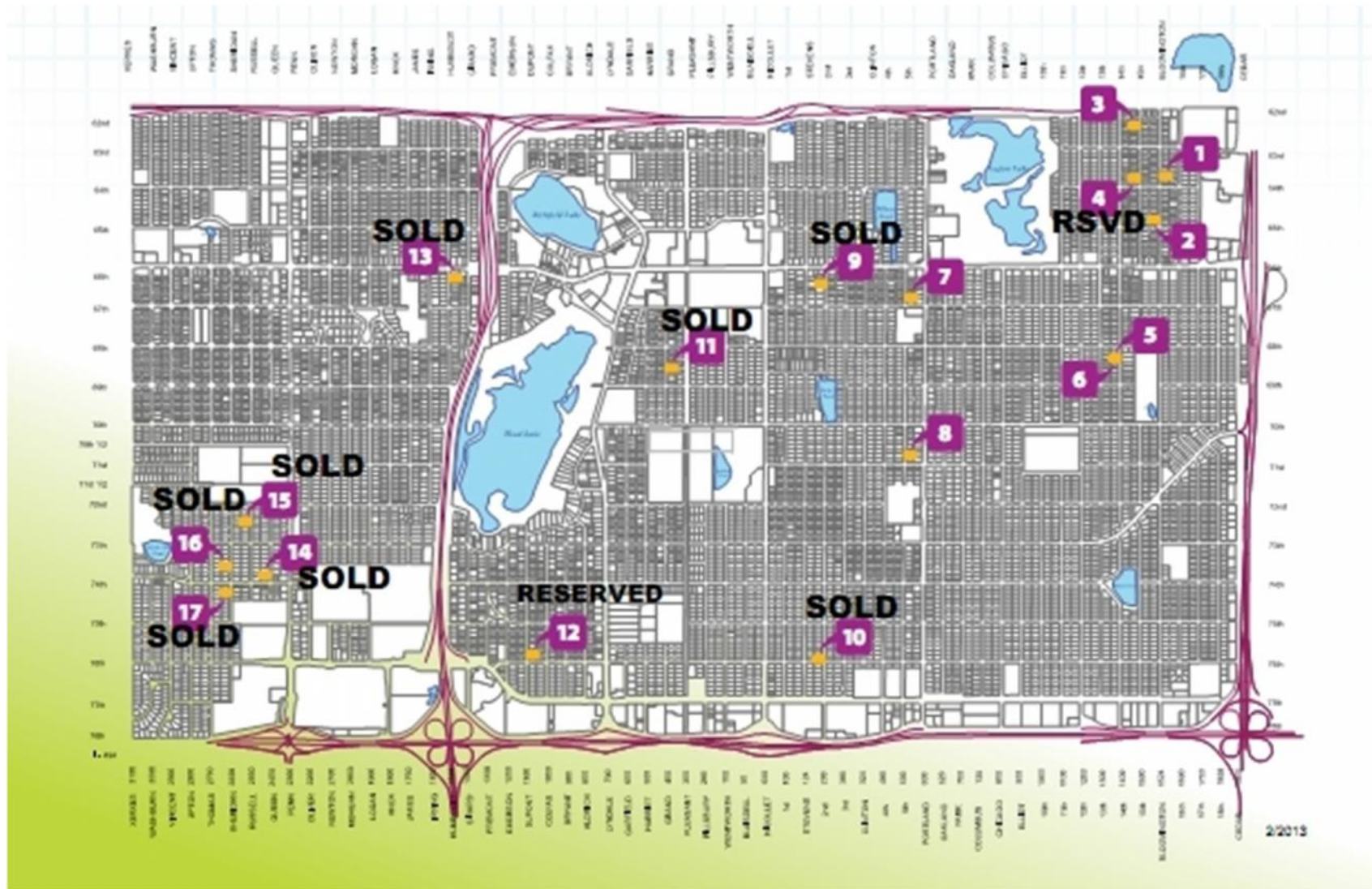
Census Year	Single-Family Units	Net Change in SF Units	Multi-family Units	Net Change in MF Units	Pct. Own
1940	1,029	---	62	---	80%
1950	4,717	3,688	208	146	94%
1960	10,213	5,496	916	708	91%
1970	10,413	200	4,569	3,653	68%
1980	10,272	-141	5,162	593	66%
1990	10,366	94	5,728	566	67%
2000	9,996	-370	5,361	-367	66%
2010	9,642	-354	6,015	654	66%

Richfield Housing Programs



- **New Construction Programs**
 - New Home Program
 - Richfield Rediscovered
- **Rehab/Remodel Programs**
 - Transformation Home Loan
 - Expert Advice & Consultations
 - Deferred Loan Program
 - Community Fix Up
 - Foreclosure Purchase Incentive Program
 - Neighborhood Stabilization Program (NSP)
- **Affordability Programs**
 - Kids @ Home Program
 - Section 8 Rental Assistance

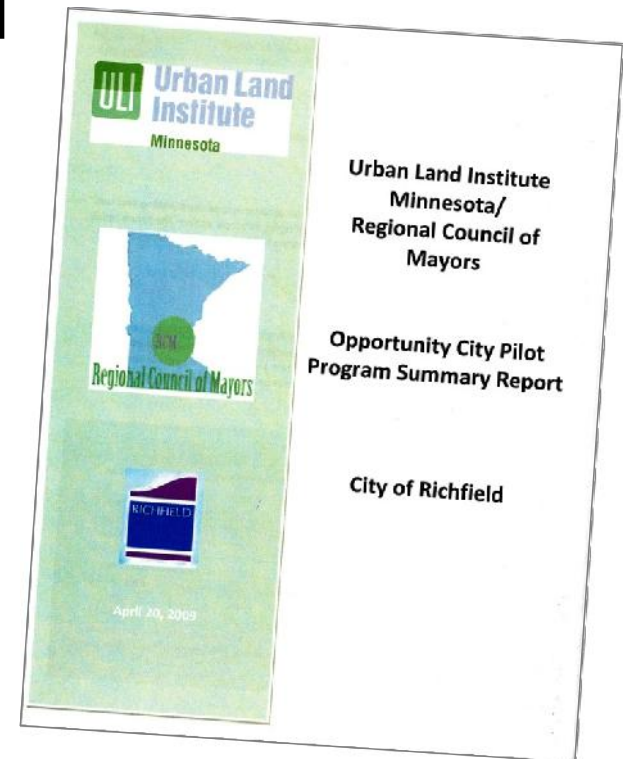
Available & Recently Sold Richfield Rediscovered Lots



ULI Opportunity City Study



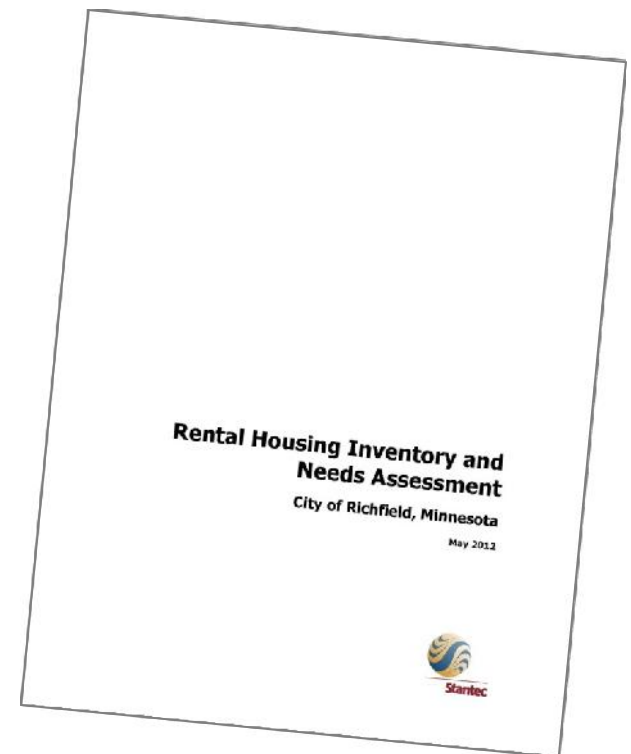
- Completed in 2009
- City of Richfield partnered with ULI (Urban Land Institute) and Regional Council of Mayors
- Purpose:
 - To identify and implement best practices that support a full range of housing choices for economic stability and regional prosperity



Rental Housing Inventory



- Completed in 2012
- Purpose:
 - Proactively respond to changes in the housing market
 - Understand strengths and weaknesses of current rental stock
 - Identify types of rental housing needed to attract new residents and keep existing residents

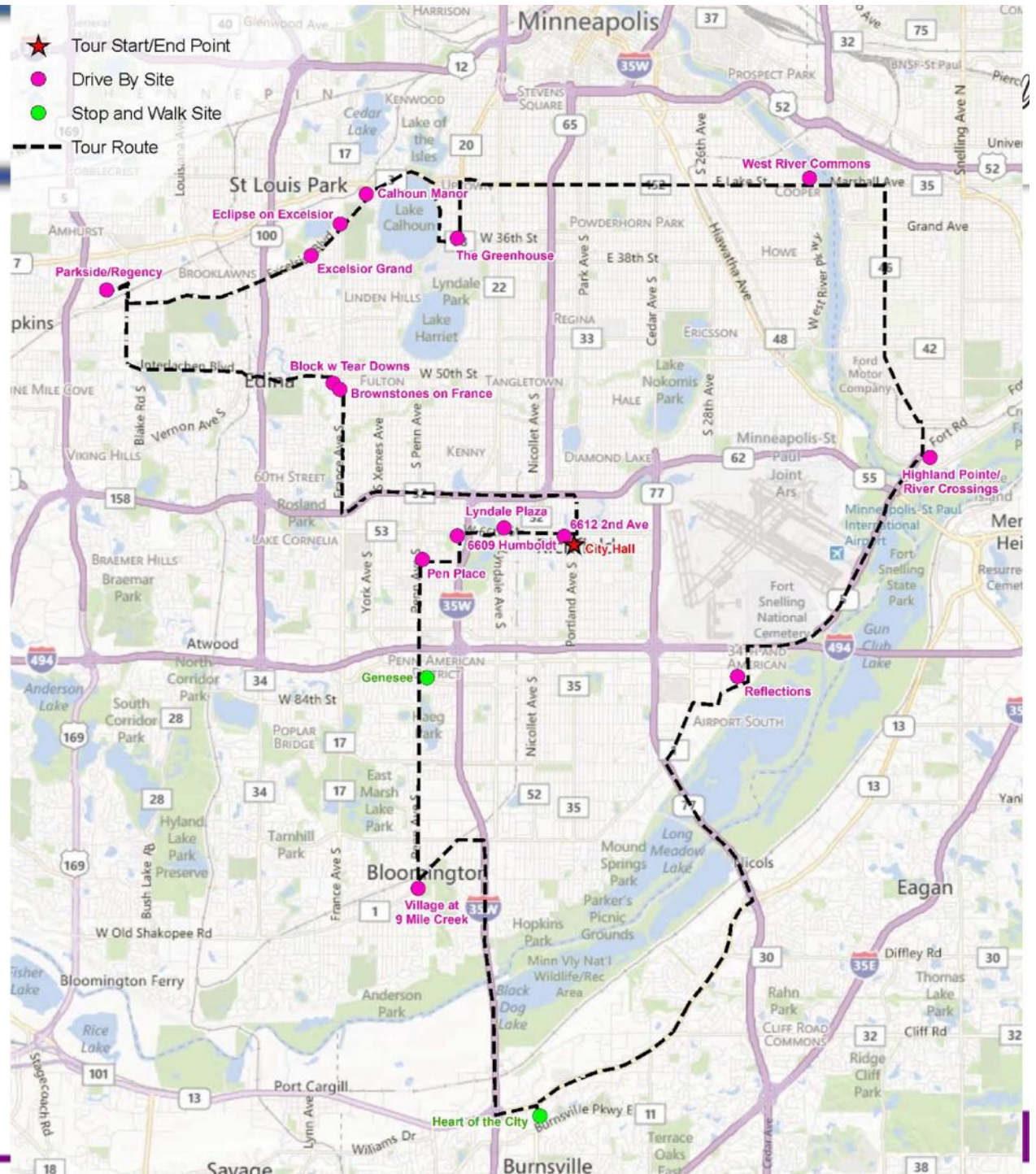


Met Council Presentation



- Steve Elkins
- Discussed the role of cities in the region's housing goals

- Mobile Tour Route and Sites
- Saturday April 27, 2013





Issues, Prioritization, Visioning

Gordon Hanson, Task Force
Member

Issues, Visioning



- Members identified Housing issues in a Strengths, Weaknesses, Opportunities & Threats (SWOT) at the first workshop
- Consultant edited issues and concerns into statements of principles and objectives
- Divided into small groups to review, edit and decide which ones should carry through to the Vision

Issues and Vision



- Every member wrote their individual housing vision, shared with the group
- Consultant identified common themes – became goals
- Reviewed, discussed and edited themes, goals, a Draft Vision Statement and definitions (the meaning of the words used)



Common Themes, Goals

Jeremy Larson, Task Force
Member

Common Goals



- A full range of housing choices available to meet residents needs at every stage of their lives
- A healthy balance of housing types meets the needs of a diverse population
- The City's legacy of commitment to housing maintenance, rehabilitation and redevelopment results in an attractive, desirable and prosperous community

Common Goals



- Housing types and styles support healthy, walkable and amenity-rich neighborhoods
- Great housing choices in desirable neighborhoods support excellent schools and strong local businesses
- Formerly tired and market obsolete areas have been transformed into vital mixed use neighborhoods with excellent public realm improvements and community gathering places

Common Goals



- Major redevelopment opportunities (Lakes & Lyndale, Penn Corridor, Cedar Corridor, I 494 Corridor, 66th Street Corridor, Lyndale Gardens) have been maximized to the community's benefit
- The housing stock reflects the community's commitment to sustainability and healthy living

Common Goals



- Richfield's housing and neighborhoods are important reasons why residents take pride in living there and its image and reputation are strong throughout the region
- Community housing contributes to vital and desirable neighborhoods that welcome diversity while maintaining a comfortable small town atmosphere



Housing Vision Statement

Catherine Ragozzino, Task Force
Member

Recommended Housing Vision



- Richfield is a sustainable community that is known for its strong, vibrant and eclectic, amenity-rich neighborhoods supported by a full range and balance of housing types that match the choices of its diverse residents at every stage of their lives.

What the Statement Means



- **Richfield is –**
- means that this is an aspirational statement. The Task Force is describing the housing and community we want in our future

Meaning



- **a sustainable community –**
- community was a theme repeated throughout the process, housing was recognized as very important, but it was viewed as a means of achieving a strong community. Sustainability is added to encompass ongoing environmental, economic and social viability

Meaning



- **that is known for its strong, vibrant and eclectic, amenity-rich neighborhoods –**
- like community, strong neighborhoods were identified repeatedly throughout the process. The word vibrant was chosen to indicate that these neighborhoods are prospering economically and socially, too.

Meaning



- Eclectic was chosen to reflect varied and unique neighborhoods, built on distinct attributes and opportunities
- Amenity-rich means environmental amenities like green space, trees, trails and other natural features, as well as community gathering places, coffee shops and similar cultural offerings

Meaning



- **Supported by a full range and balance of housing types –**
- Full range of housing means that there is a wide variety of housing options available for people to choose from when considering moving to or staying in Richfield
- A balance of housing types means the avoidance of concentrations of any housing type

Meaning



- **that match the choices of its diverse residents at every stage of their lives. –**
- matching the choices of diverse residents means that the City has what residents want, not just what they have to settle for. The Task Force supports a broad definition of diversity. These varied housing offerings allow residents to stay in the community their whole lives.

Recommended Housing Vision



- Richfield is a sustainable community that is known for its strong, vibrant and eclectic, amenity-rich neighborhoods supported by a full range and balance of housing types that match the choices of its diverse residents at every stage of their lives.

Thank You



- Questions & Discussion

Next Steps

