



Richfield Housing Visioning Task Force

Workshop #1

Task Force Purpose



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

Introductions



- Your Visioning Assistants
 - John Shardlow, Stantec
 - Jay Demma, Stantec
- Richfield City staff
 - John Stark, Community Development Director
 - Julie Urban, Housing Specialist
 - Kate Aitchison, Housing Specialist
- Task Force Members
 - State your name
 - Tell us how long you have lived/worked in Richfield
 - Tell us why you volunteered to be a part of this task force

Task Force Schedule



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MARCH								
SUN	MON	TUES	WED	THU	FRI 1	SAT 2		
3	4	5 Workshop 1	-6	7	8	9		
10	11	12	13	14	15	16		
17	18	19 Workshop 2	20	21	22	23		
24/31	2.5	26	27	28	29	30		

SAT	FRI	THU	WED	TUES	MON	SUN
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13	12	11	10	9	8	7
20	19	18	17	16 Workshop 4	15	14
Mobile Tour of Regional Projects	26	25	24	23	22	21
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26	27	28	29	30	31		
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JUNE

SUN	MON	TUES	WED	THU	FRI	SAT 1
2	3	4 Workshop 7	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/31	24	25 Workshop 8	26	27	28	29

Workshop 1: Kidkoff, History, Current Housing Stock, Preliminary Issue Identification

Workshop 2: Richfield in Regional Context: Greater MSP, Demographics, Jobs/Housing connection

Workshop 3: The Shape of Housing in the Future - Bring in 2-3 housing experts; Family sizes, innovation, sustainability, retro-fitting, teardowns, multi-generational housing

Workshop 4: Review of innovative strategies being implemented by comparable communities locally, regionally, nationally

Workshop 5: Issues Workshop, SWOT Analysis & Visioning Exercise

Workshop 6: Navigating the New Normal

Workshop 7: Draft Vision Statement - Discuss & Revise

Workshop 8: Presentation to City Council

Workshop #1: Tuesday, March 5, 2013



Agenda:

- Introduction to the visioning process
- History of Richfield's development
- Summary of current housing stock
- Overview of the City's housing programs through its HRA (Housing & Redevelopment Authority)
- Short exercise to learn about any housing issues you consider important as we start this process
- Task Force Role: become familiar with the process and gather information about the City

Workshop #2: Tuesday, March 19, 2013



- Agenda:
 - Summary of 2012 Housing Inventory and ULI study
 - Comparison of Richfield's housing situation to the region and its neighboring communities
 - Connection between jobs and housing
 - Presentation from Steve Elkins of the Met Council about the role of cities in the region's housing goals
- Task Force Role: gather information about the housing forces (both local and regional) that affect the City

Workshop #3: Tuesday, April 2, 2013



- Agenda:
 - Presentations by 2-3 housing experts who study future trends (experts to be named)
- Task Force Role: gather information about the changing nature of housing and how that will impact Richfield in the future

Workshop #4: Tuesday, April 16, 2013



- Agenda:
 - Review of innovative housing strategies being implemented by comparable cities in the region and nationally
- <u>Task Force Role</u>: gather information about what innovations are currently being implemented elsewhere

Mobile Tour: Saturday, April 27, 2013



- Agenda:
 - Meet at Richfield City Hall
 - By tour bus, visit several innovative housing projects in the Twin Cities region and hear from project representatives about how the projects came to fruition
- <u>Task Force Role</u>: experience first hand housing projects that exemplify the topics addressed in previous workshops

Workshop #5: Tuesday, May 7, 2013



- Agenda:
 - SWOT exercise to identify key housing issues in Richfield
 - Exercise to prioritize and refine issues identified in the SWOT
- <u>Task Force Role</u>: actively engage in issue identification and prioritization

Workshop #6: Tuesday, May 21, 2013



- Agenda:
 - Cathy Bennett of ULI Minnesota will lead the Task Force through a session called "Navigating the New Normal"
- Task Force Role: integrate information from previous workshops into this interactive presentation

Workshop #7: Tuesday, June 4, 2013



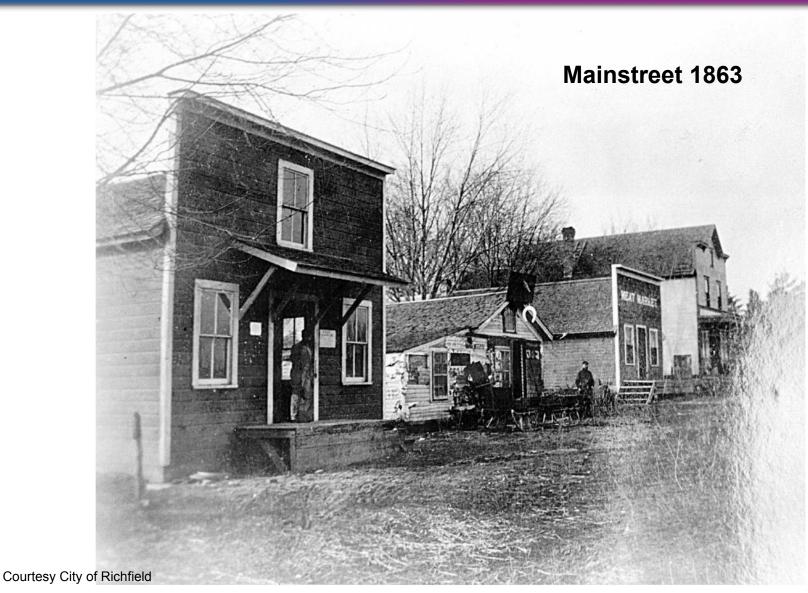
- Agenda:
 - Create draft housing of vision statement
 - Refine housing vision statement to best reflect task force positions
- <u>Task Force Role</u>: actively provide input into the housing vision statement

Workshop #8: Tuesday, June 25, 2013

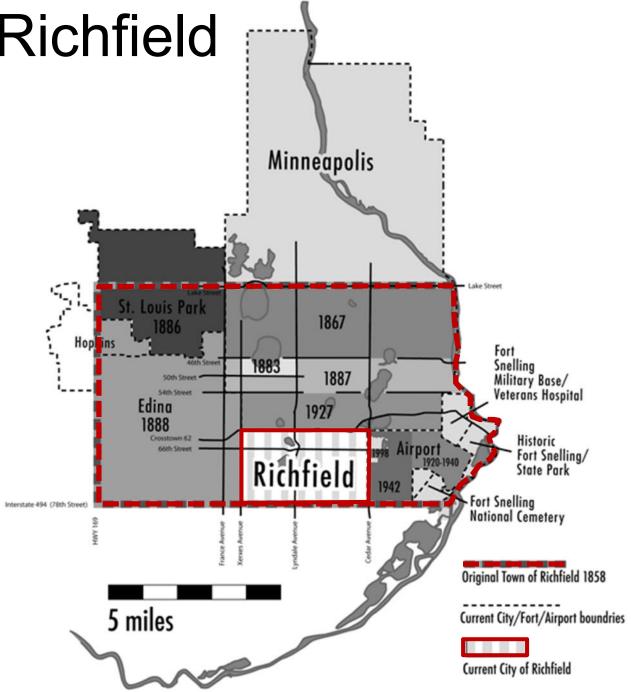


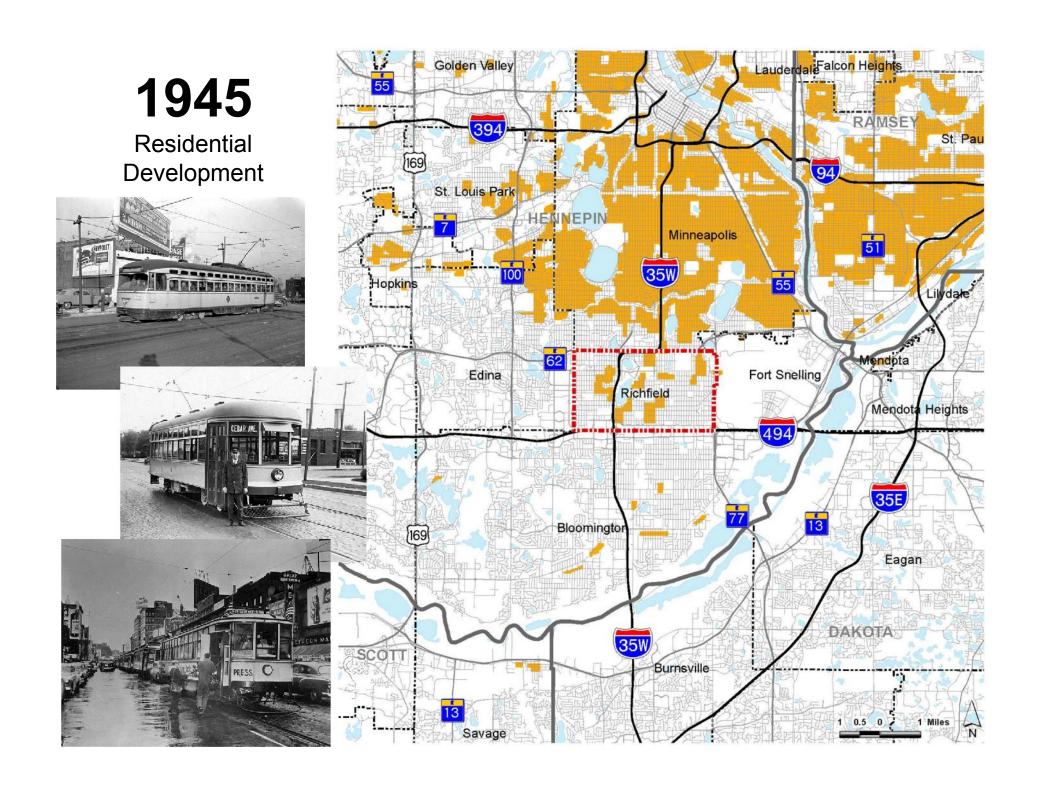
- Agenda:
 - Present housing vision to the Richfield City Council
- Task Force Role: attend City Council meeting and provide support for the task force effort

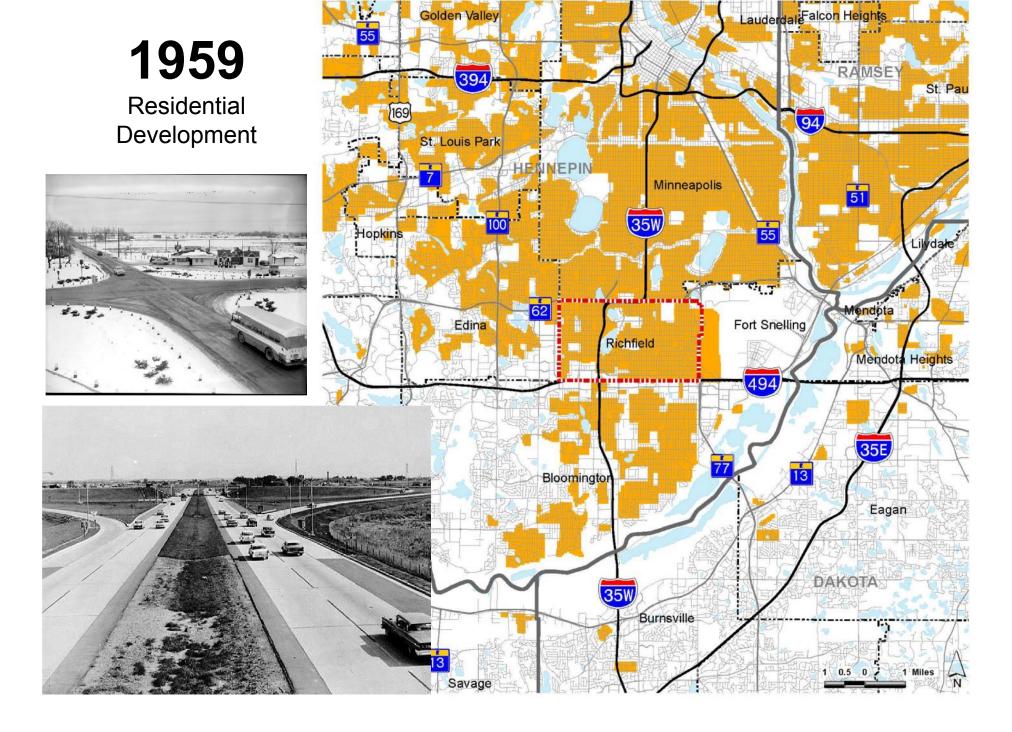




- Richfield began as a township in 1854
- Incorporated in 1908 as a village
- Shrunk in size due to annexations
- Achieved "city" status in 1950

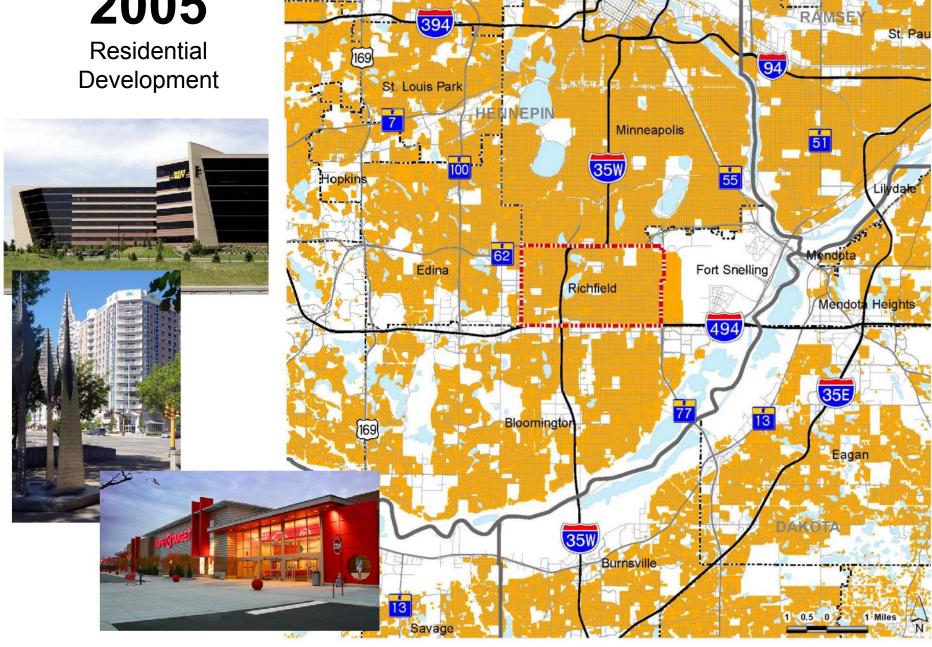






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2005



Golden Valley

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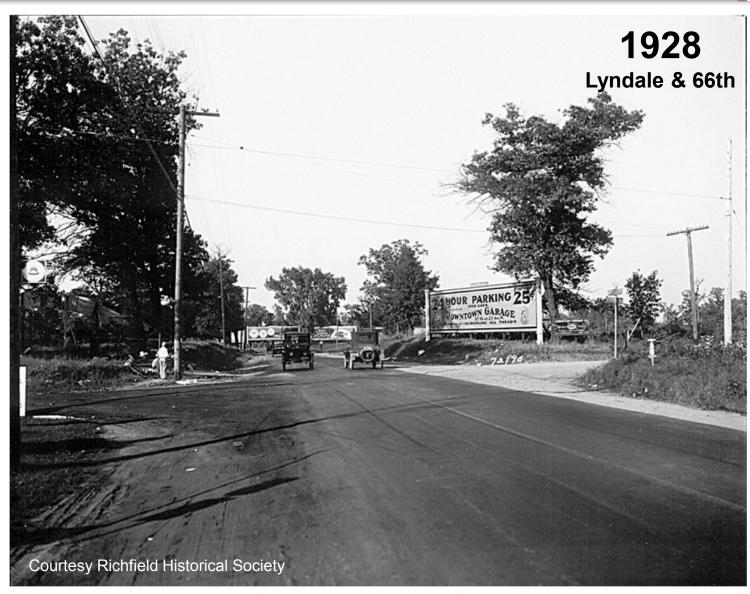


Census Year	Single- Family Units	Net Change in SF Units	Multi- family Units	Net Change in MF Units	Pct. Own
1940	1,029		62		80%
1950	4,717	3,688	208	146	94%
1960	10,213	5,496	916	708	91%
1970	10,413	200	4,569	3,653	68%
1980	10,272	-141	5,162	593	66%
1990	10,366	94	5,728	566	67%
2000	9,996	-370	5,361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

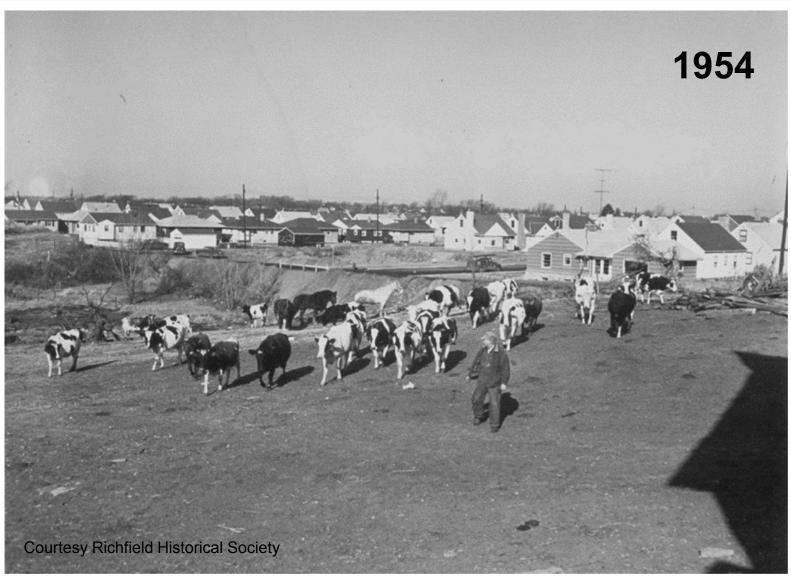




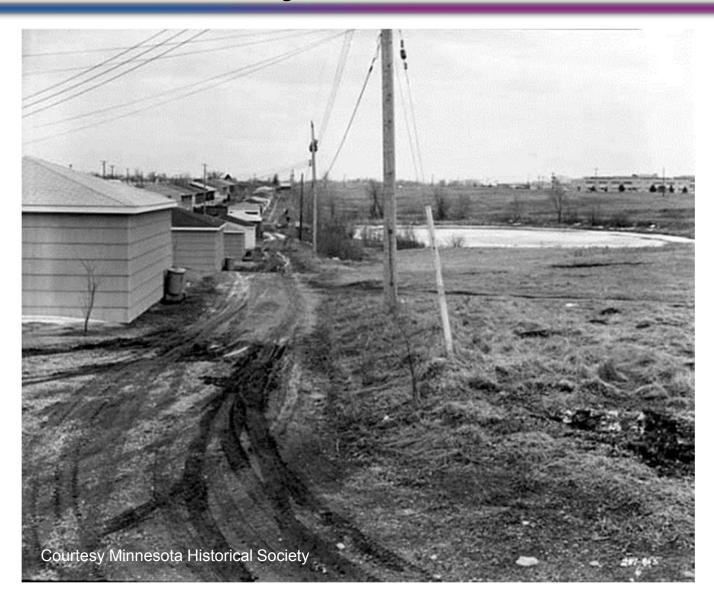








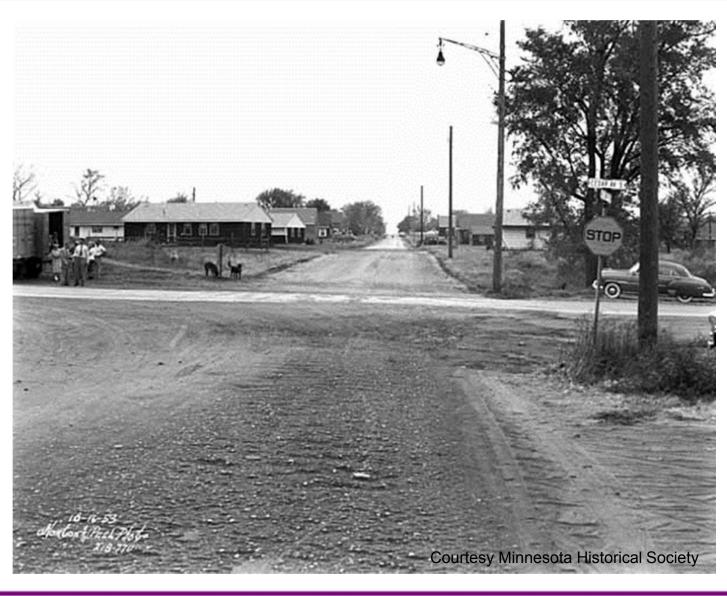






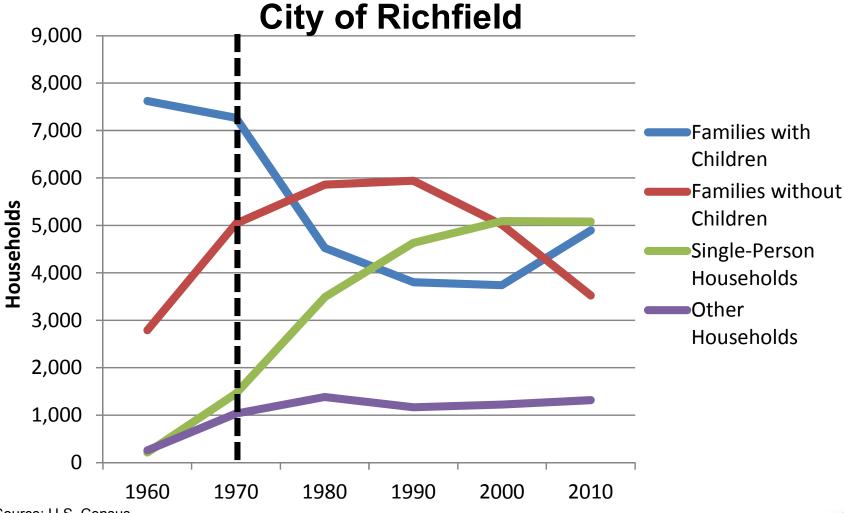












Source: U.S. Census





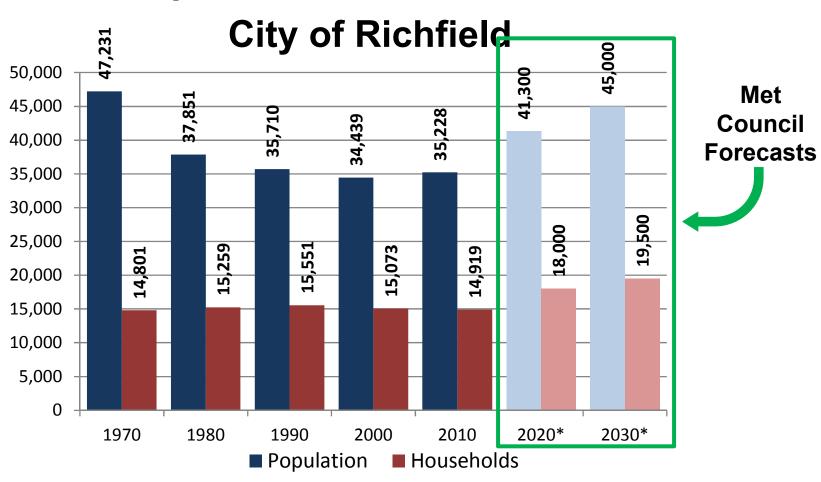




Demographics



Population and Households



* Forecasts

Sources: U.S. Census; Metropolitan Council

Demographics

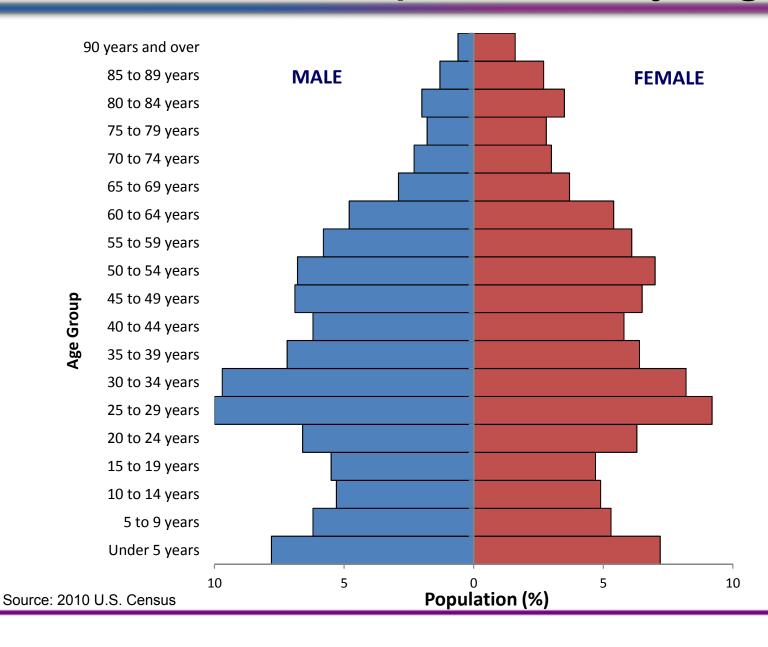


How can Richfield grow?

- 1) Increase the number of persons per household
 - a. More families, especially those with children
 - b. More roommate situations
- 2) Increase the number of households
 - a. Convert non-residential properties to residential properties
 - Redevelop lower density properties to higher density properties
- 3) Annexation

Richfield Population by Age

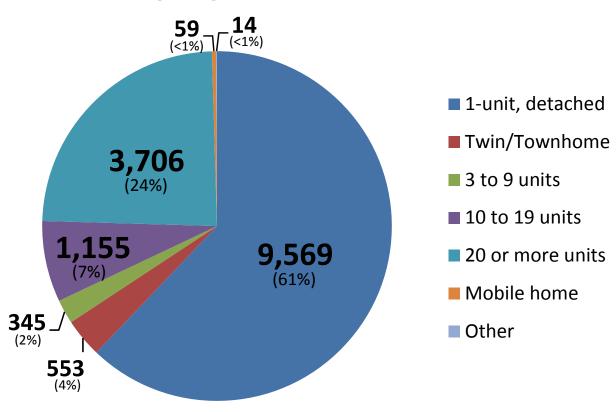




Current Housing Situation



Richfield Housing Units by Type of Structure

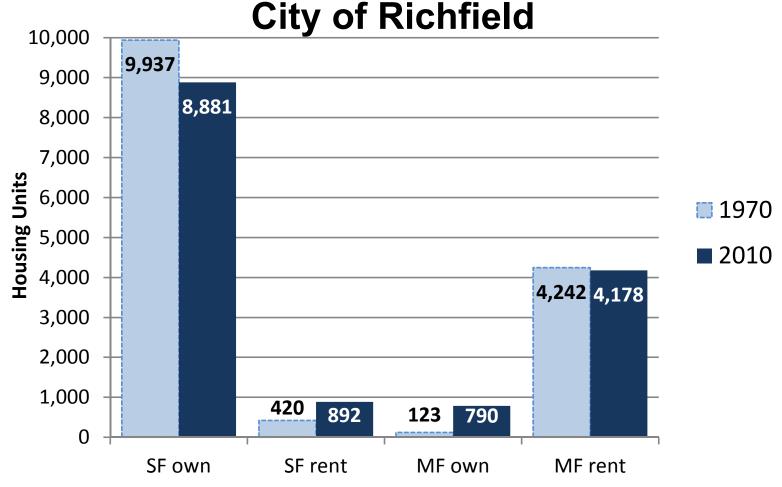


Source: U.S. Census: 2007-2011 American Community Survey

Current Housing Situation Recorded



Housing Tenure by Structure Type

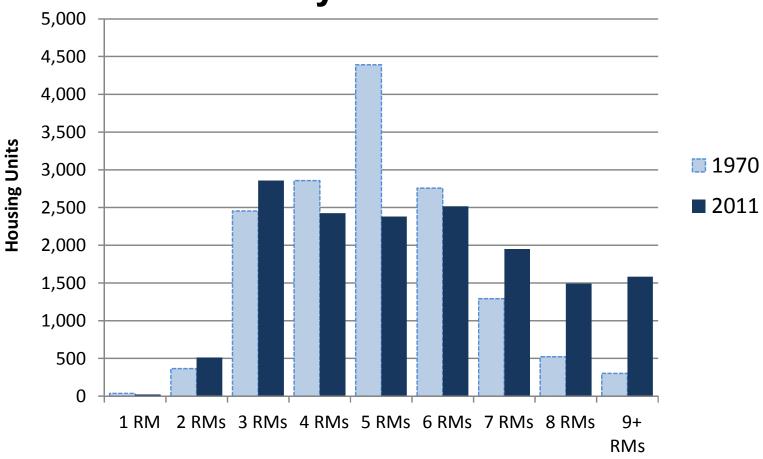


Sources: U.S. Census: 1970 Census of Housing; 2006-2010 American Community Survey

Current Housing Situation Recorded



Number of Rooms per Housing Unit City of Richfield

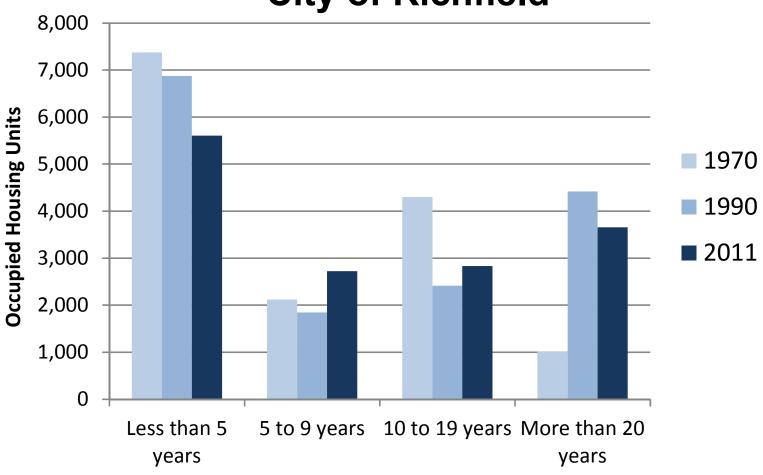


Sources: U.S. Census: 1970 Census of Housing; 2007-2011 American Community Survey

Current Housing Situation Recorded



Length of Residency in Current Unit City of Richfield

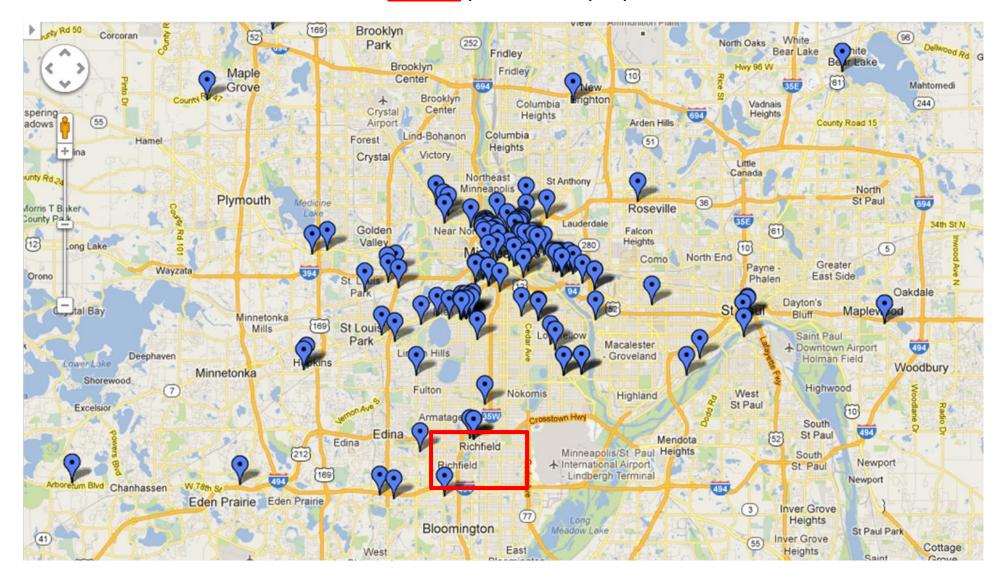


Sources: U.S. Census: 1970 Census of Housing; 1990 Census of Housing; 2007-2011 American Community Survey

Apartment Market



Finance & Commerce: 16,038 planned or proposed rental units (Jan '13)



Richfield Housing Programs Recorded



City of Richfield/Richfield HRA Housing-Related Programs

New SF Housing Construction Programs Richard



New Home Program – est. 1976

- Goal: replace substandard homes with affordable family homes
- Transfer property to Affordable Housing Developer
- 35 homes built since 1990

Richfield Rediscovered – Credit or Lot Sale

- Goals:
 - Eliminate substandard homes
 - Encourage families to stay in Richfield
 - Diversify housing stock
- City provides credit or vacant lot
- 110 homes built since 1990

Available & Recently Sold Richfield Rediscovered Lots





New Richfield Rediscovered Homes Built in 2012 gettield











New Richfield Rediscovered Homes Built in 2012 gettield







New Richfield Rediscovered Homes to be built in 2013





SF Home Rehab Programs



Promote Remodeling

- Transformation Home Loan est. 1993
 - Projects over \$50,000
 - Up to 15% of project cost
 - No payments, no interest, forgiven after 30 years

Expert Advice & Consultations

- Architectural Advisor
- Remodeling Advisor
- Construction Consultant

SF Home Rehab Programs Relief



Maintenance and Improvements

- Deferred Loan Program est. 1984
 - Health, safety, and maintenance improvements
 - No payments, no interest, forgiven after 30 years
 - Income limit: 80 percent of area median income (AMI)
- Community Fix Up est. 2011
 - Home improvement loans
 - 3 percent interest rate
 - Income limit: \$96,500

SF Home Rehab Programs



Foreclosure Response:

- Foreclosure Purchase Incentive Program est. 2009
 - Purchase and rehab of foreclosed homes
 - \$10,000 purchase assistance OR \$15,000 rehab assistance
 - No payments, no interest, forgiven after 5 years
- Neighborhood Stabilization Program (NSP)
 - \$1M in federal stimulus funds
 - Purchase, rehab and re-sell foreclosed homes
 - Income limits: 50 percent/120 percent of AMI

Housing Affordability Programs



Kids @ Home Program

- Provides shallow rent assistance combined with social services to foster housing and financial stability to households with children in Richfield schools.
- 31 Families served in 2012

Section 8 Rental Assistance

- Federally funded program (administered locally) that provides rent assistance to very low-income households.
- 332 households received rental assistance through the Richfield PHA in 2012

Recent/Upcoming Housing Development



Recent: Lyndale Plaza - 6401 Lyndale Ave.

94-unit apartment building (80% market-rate units, 20% affordable-rent units)





Upcoming: Lyndale Gardens

- 6400 Lyndale Ave.

Former Lyndale Garden Center

150 units of up-scale rental housing

Quasi-public amenities

- Trail connections
- Plaza/splash pad/rental space
- Farmers market/public markets

Confirmed tenant: Lakewinds Co-op grocery store, plus other retail