



# **Richfield Housing Visioning Task Force**

## **Workshop #2**

March 19, 2013

# Task Force Schedule



MARCH

SUN	MON	TUES	WED	THU	FRI	SAT
					1	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	25	26	27	28	29	30

APRIL

SUN	MON	TUES	WED	THU	FRI	SAT
	1	2 Workshop 3	3	4	5	6
7	8	9	10	11	12	13
14	15	16 Workshop 4	17	18	19	20
21	22	23	24	25	26	27 Mobile Tour of Regional Projects
28	29	30				

MAY

SUN	MON	TUES	WED	THU	FRI	SAT
			1	2	3	4
5	6	7 Workshop 5	8	9	10	11
12	13	14	15	16	17	18
19	20	21 Workshop 6	22	23	24	25
26	27	28	29	30	31	

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
23/30	24	25 Workshop 8	26	27	28	29

We Are Here

**Workshop 1:** Kickoff, 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 #2: Tuesday, March 19, 2013



- Agenda:
  - Summary of 2009 ULI study and 2012 Rental Housing Inventory
  - 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

# Task Force Purpose



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

# 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



# ULI Opportunity City Study



The study followed a “Housing Audit” process:

Step 1: Review of City housing goals and policies

Key Themes:

- Diversify housing stock
- Maintain existing housing stock
- Provide a mix of housing types and values
- Maintain and enhance urban “home town” character

# ULI Opportunity City Study



The study followed a “Housing Audit” process:

Step 2: Analyze key community factors

Main Findings:

- The City is fully developed
- Middle-income housing is predominant housing type with an older housing stock
- There is an increasingly diverse population
- There is limited funding

# ULI Opportunity City Study



The study followed a “Housing Audit” process:

Step 3: Evaluate existing City tools and strategies

Programs:

- Kids @ Home
- Single-family reinvestment
  - e.g., CDBG home renovation
- New single-family opportunities
  - e.g., Richfield Rediscovered



# ULI Opportunity City Study



The study followed a “Housing Audit” process:

Step 3: Evaluate existing City tools and strategies

Official City Controls:

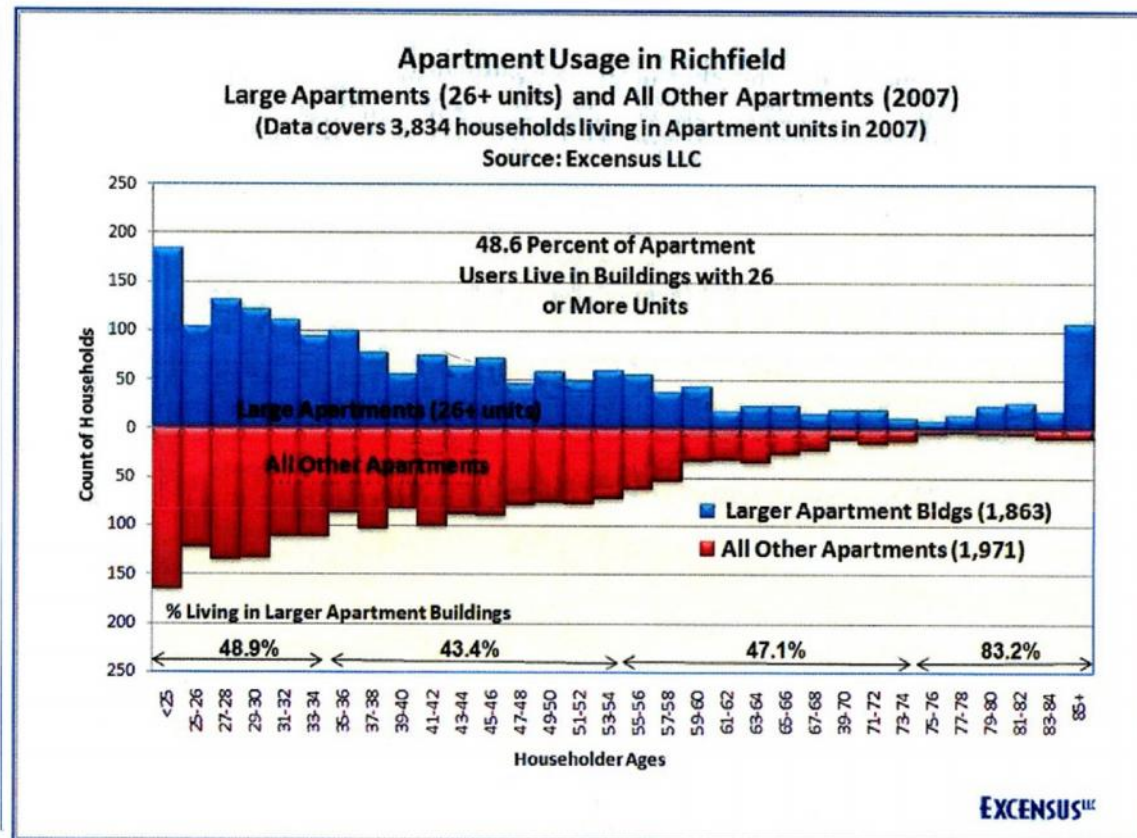
- Planned Unit Development (PUD)
- Tax Increment Financing (TIF)
- Housing & Redevelopment Authority (HRA)  
Levy
- Point-of-Sale and Rental Licensing

# ULI Opportunity City Study



The study followed a “Housing Audit” process:

## Step 4: Community Change Analysis



# ULI Opportunity City Study



The study followed a “Housing Audit” process:

## Step 5: Recommendations

### Key Themes:

- Communication and education
  - i.e., Market what the City is doing
- Program improvements
  - e.g., Consider one-stop shop approach
  - e.g., Increase use of CDBG funded programs
  - e.g., Homeowner architectural assistance

# ULI Opportunity City Study



The study followed a “Housing Audit” process:

## Step 5: Recommendations

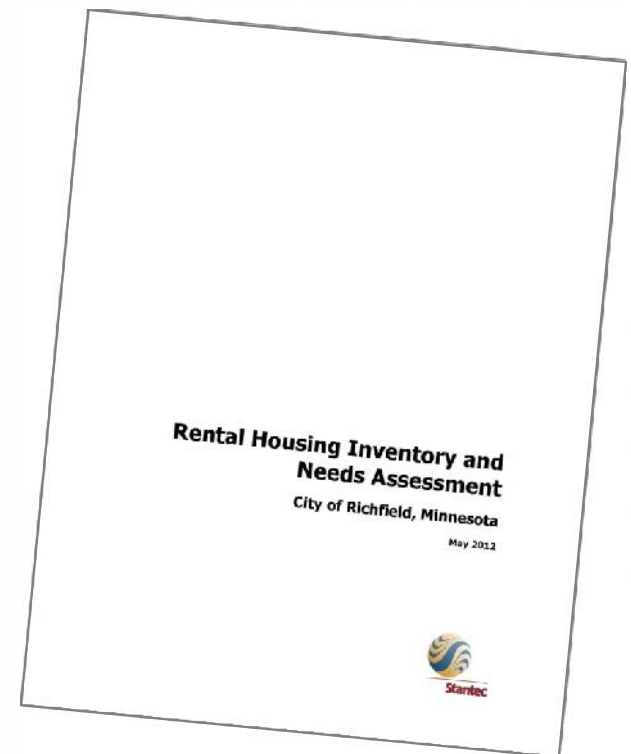
### Key Themes:

- Apartment reinvestment and redevelopment
  - e.g., Dedicated assistance to an apartment renovation program
  - e.g., adopt a rental relocation policy
- Land use controls
  - e.g., Consider strategic rezoning that would promote redevelopment

# Rental Housing Inventory



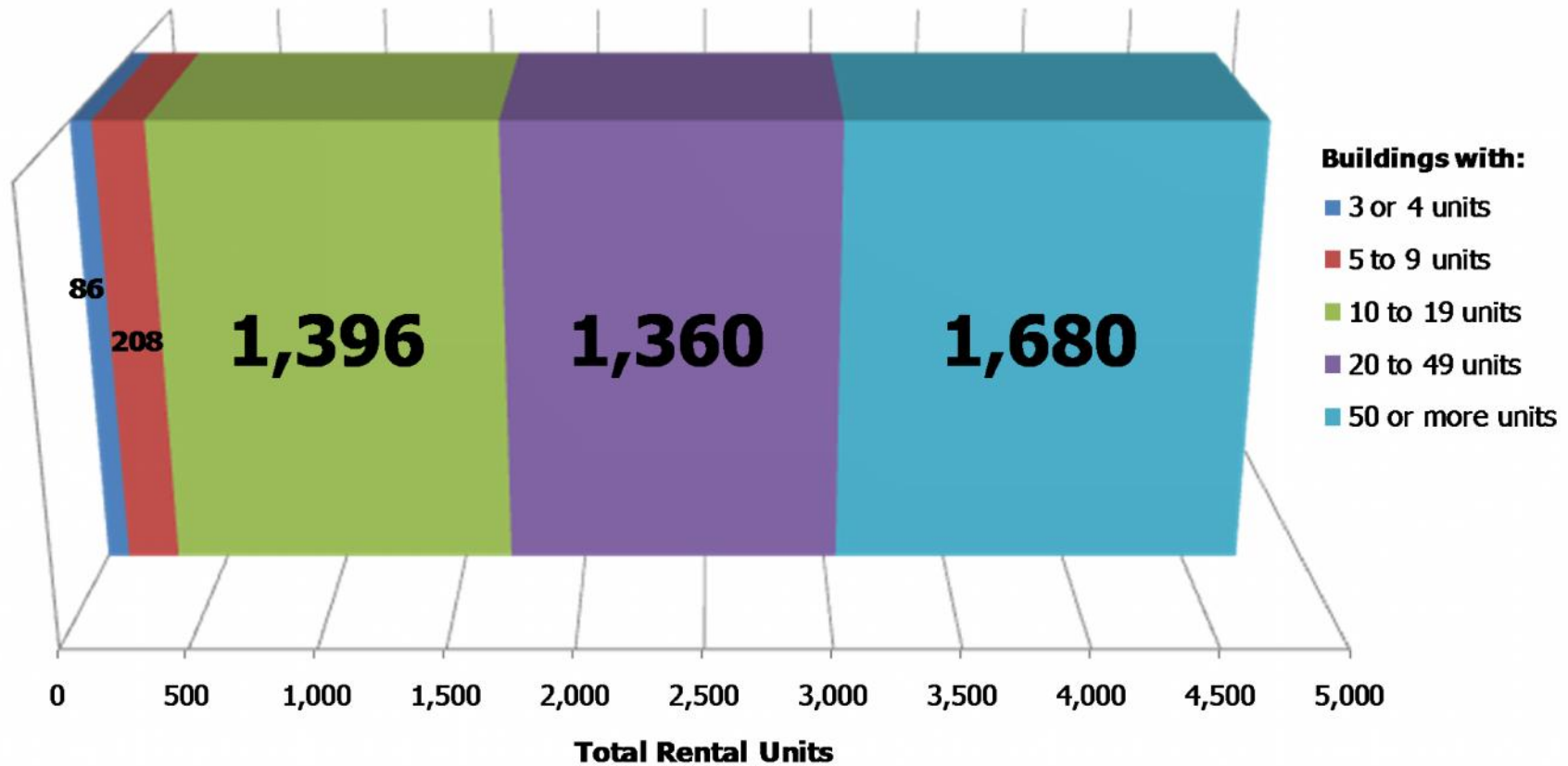
- Completed in 2012
- Purpose:
  - Proactively respond to changes in the housing market
  - Understand strengths and weaknesses of current rental stock
  - Identify types of rental housing needed to attract new residents and keep existing residents





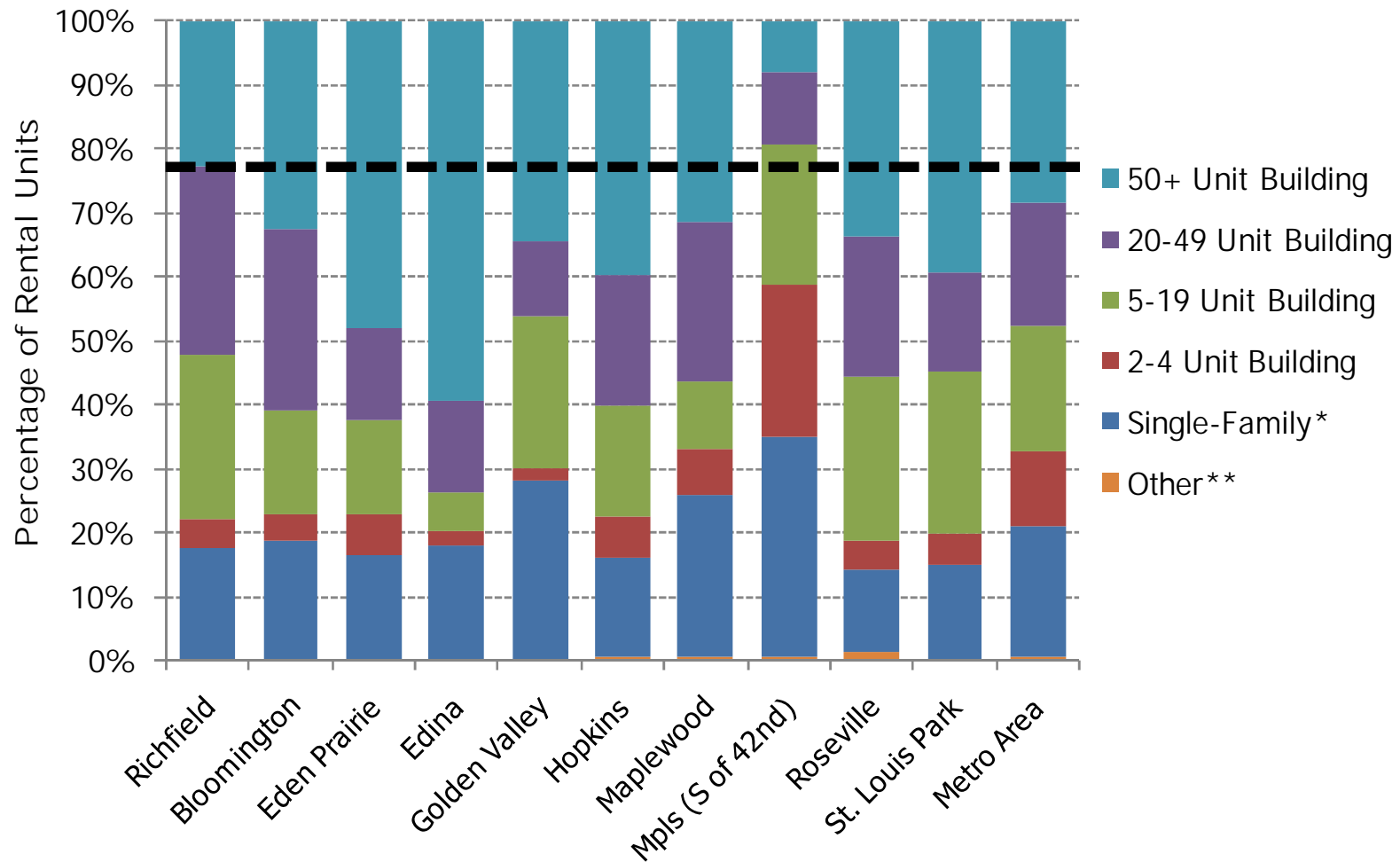


# Structure Type (Properties with 3 or more units)



Sources: City of Richfield, Rental Licensing Report January 2012; apartment websites; Rent in Richfield Report (1999)

# Structure Type: community comparison



\* Includes detached and attached single-family units

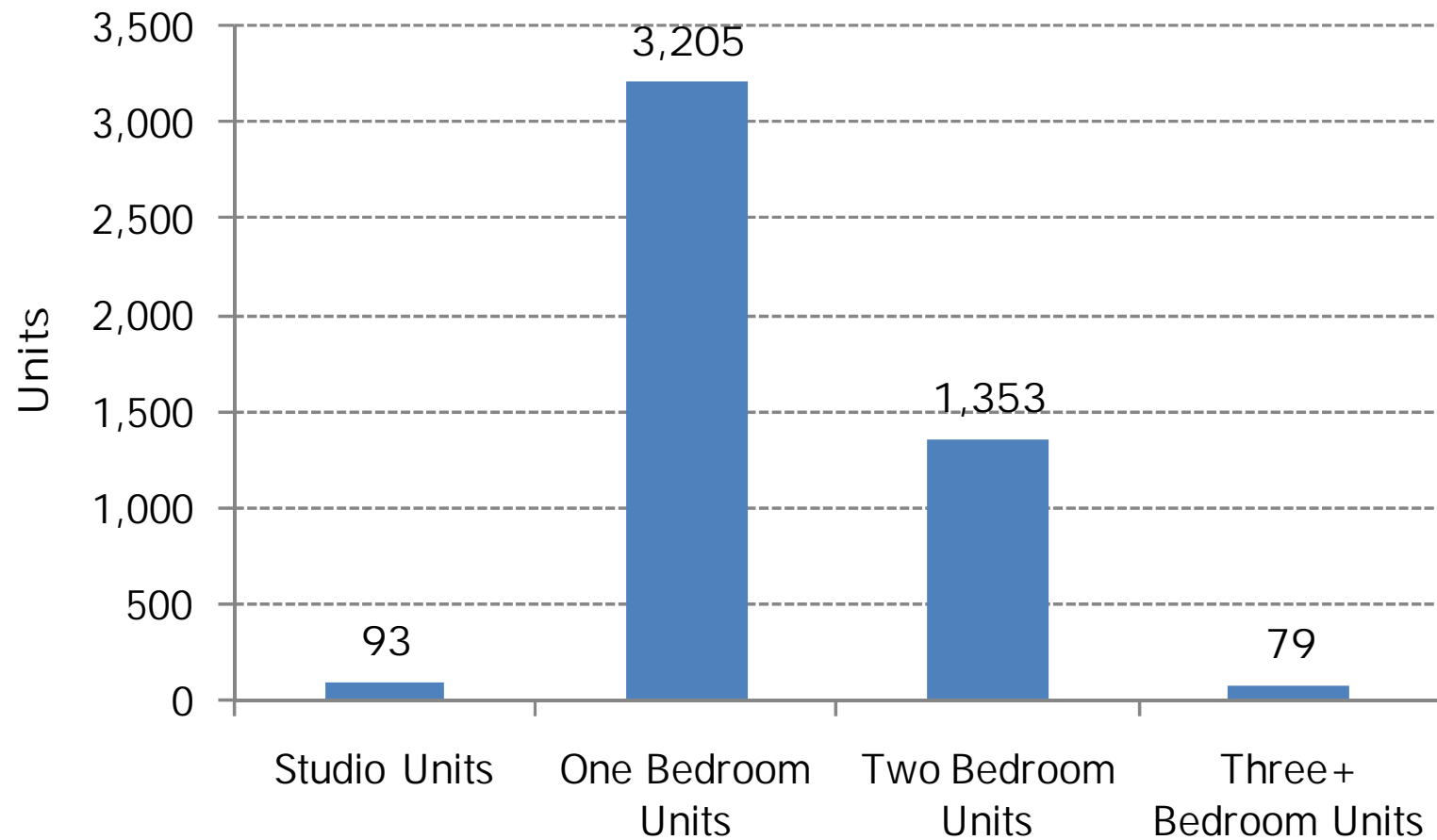
\*\* Includes mobile homes, houseboats, and other "non-permanent" structures

Source: US Census, 2006-2010 American Community Survey



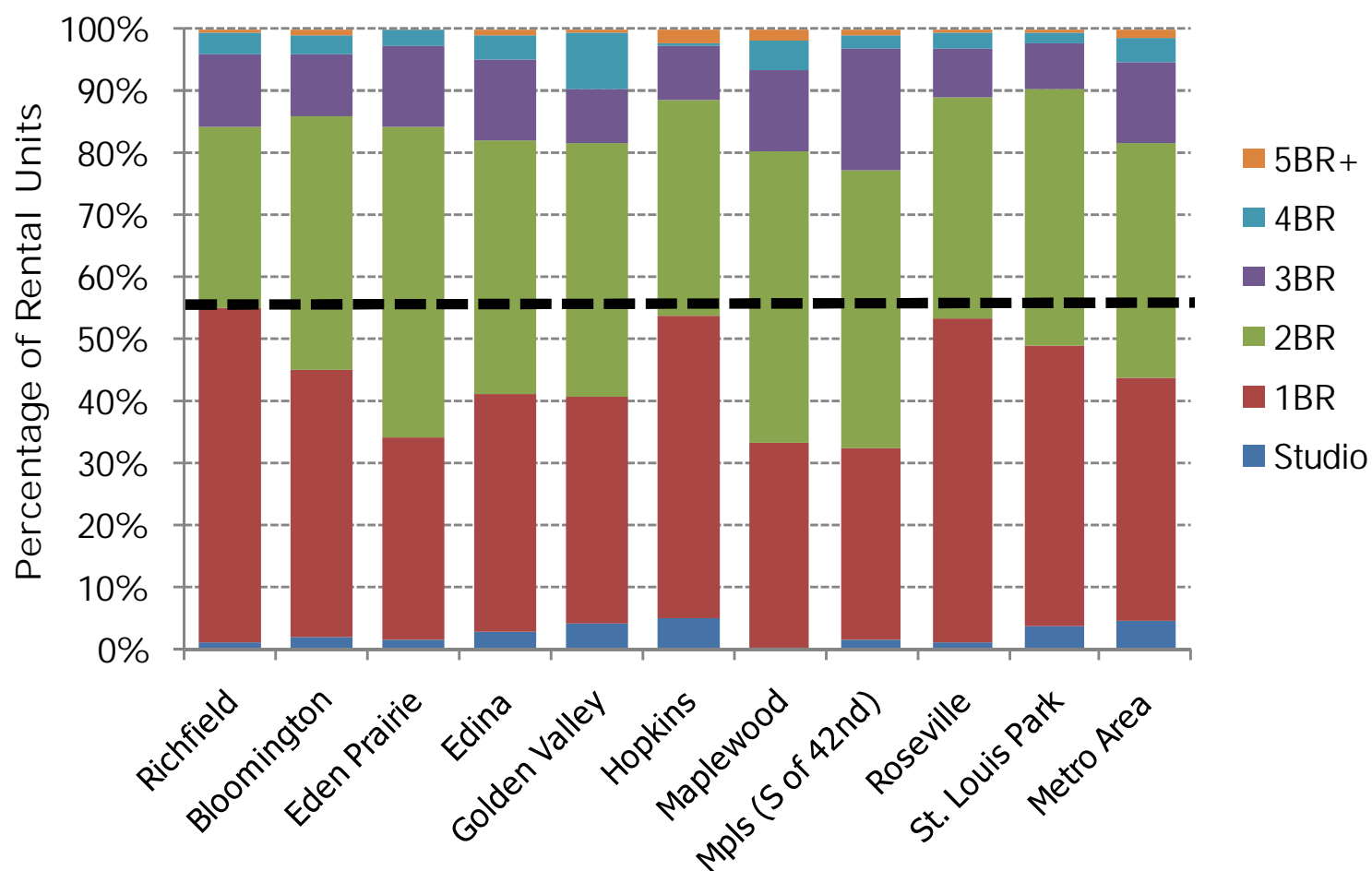
# Unit Type

(Properties with 3 or more units)



Sources: City of Richfield, Rental Licensing Report January 2012; apartment websites;  
Rent in Richfield Report (1999)

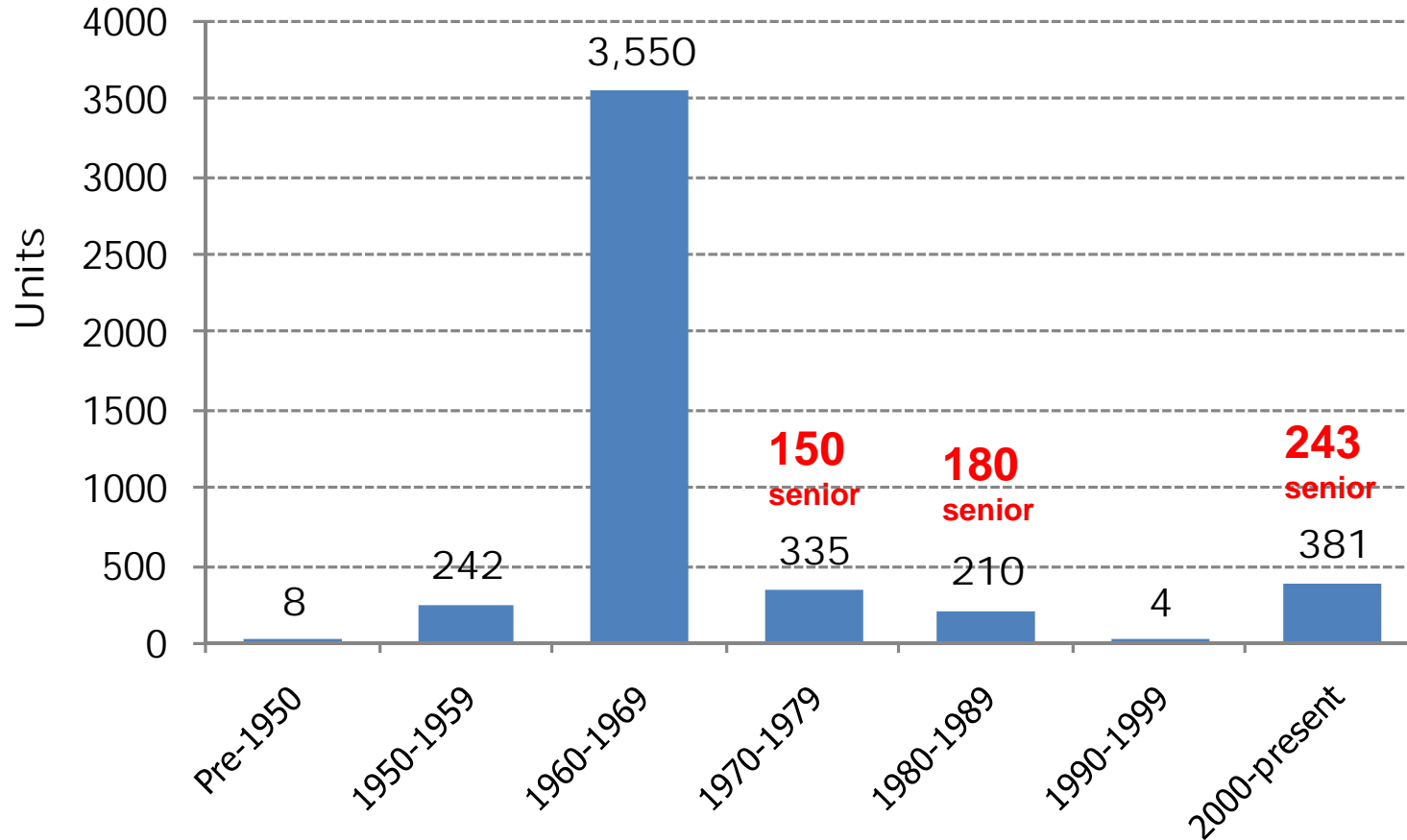
# Unit Type: community comparison



\* Covers all rental units, including attached and detached single-family units  
Source: US Census, 2006-2010 American Community Survey

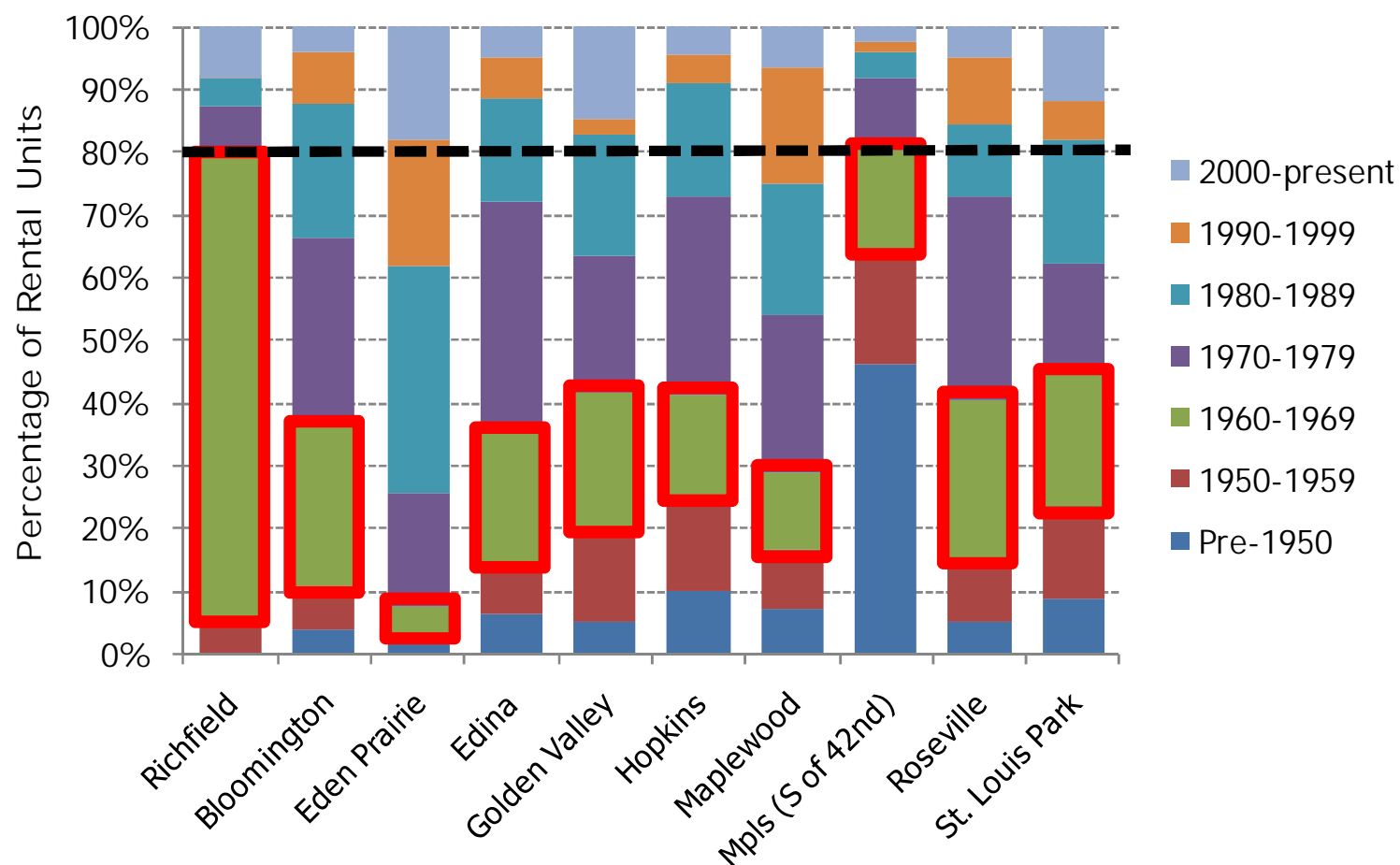
# Year Built

(Properties with 3 or more units)



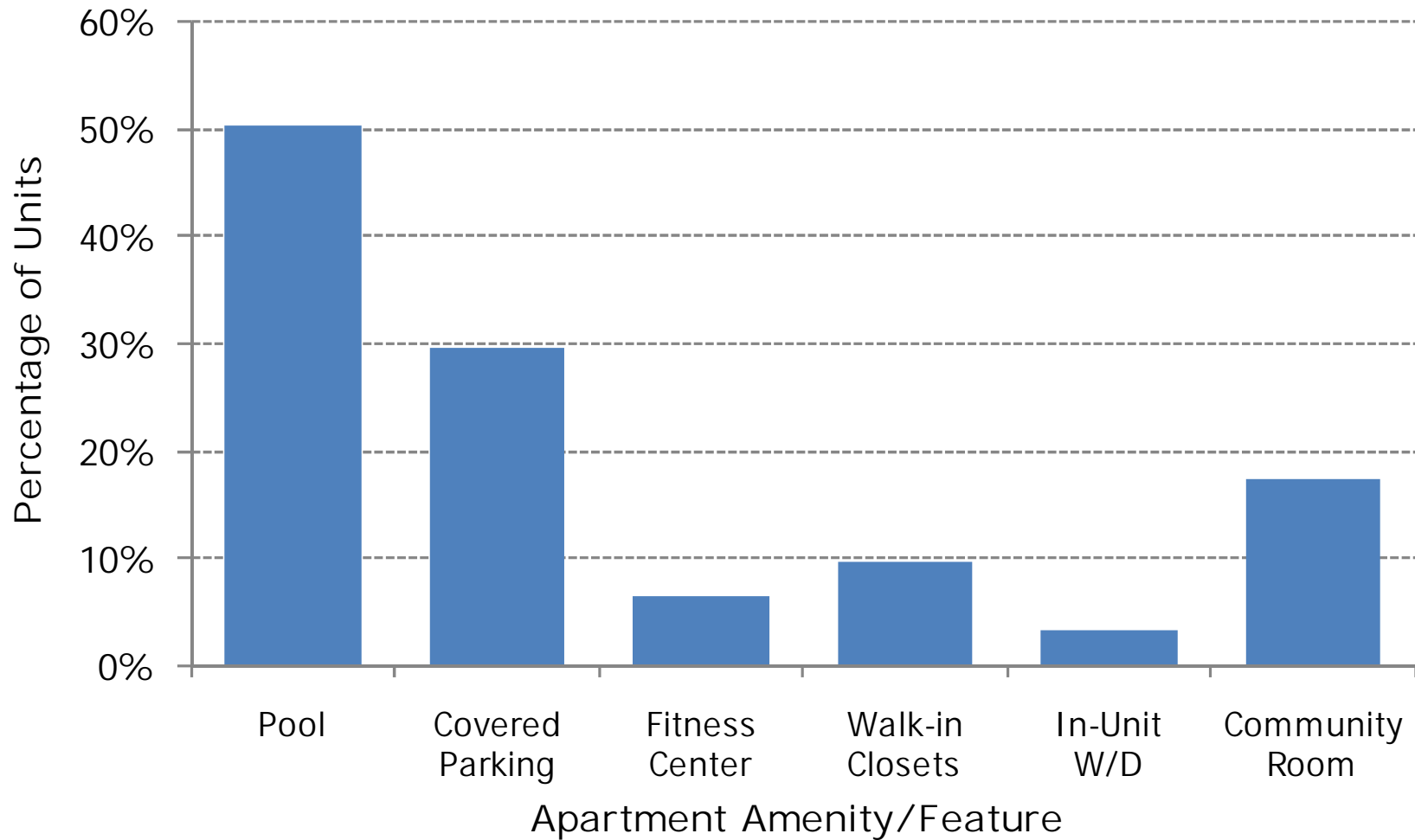
Sources: City of Richfield, Rental Licensing Report January 2012;  
Hennepin County Tax Assessor Database

# Year Built: community comparison



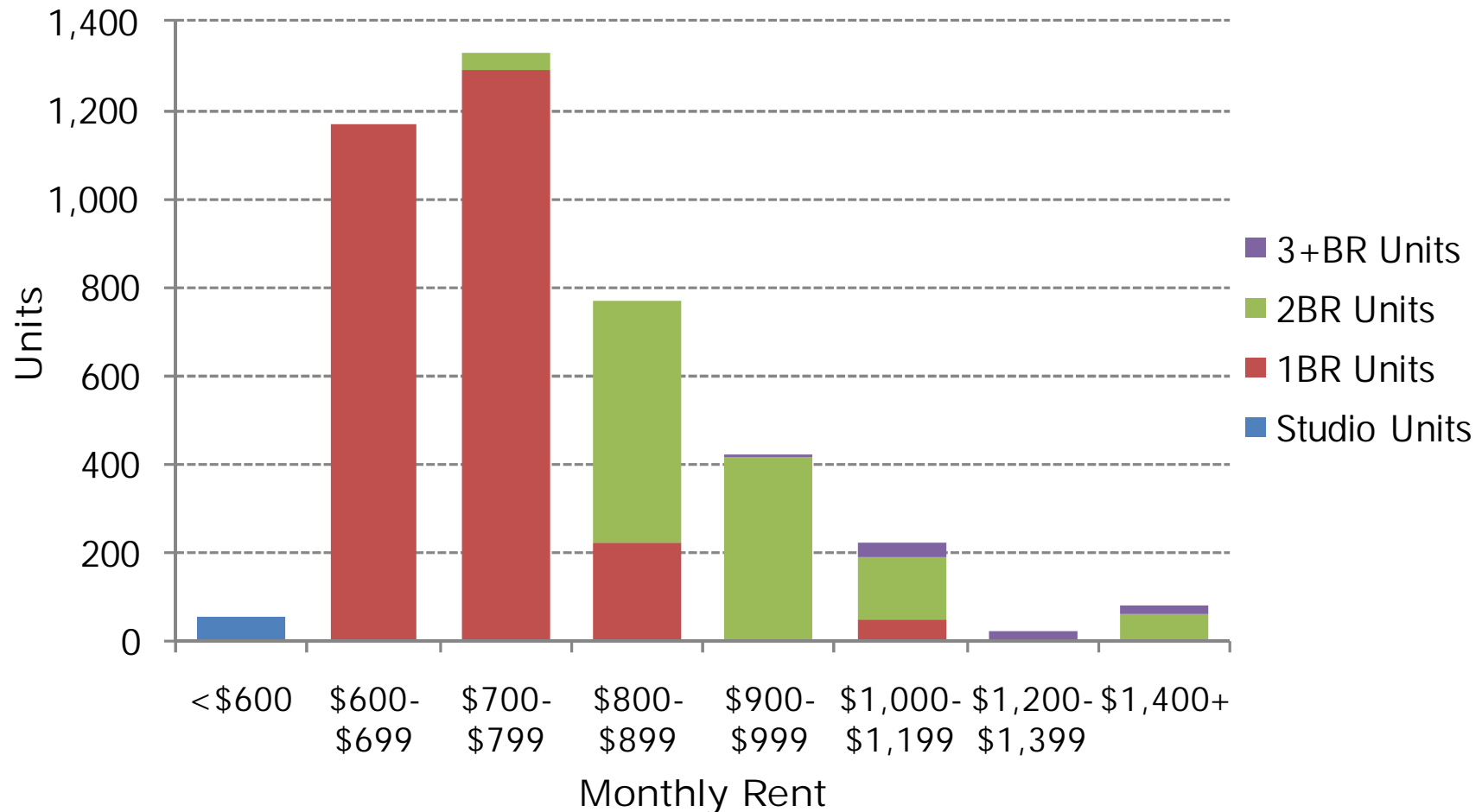
\* Covers all rental units, including attached and detached single-family units  
 Source: US Census, 2006-2010 American Community Survey

# Richfield Apt Amenities and Features



Sources: apartment websites; Stantec fieldwork

# Richfield Market Rate Rents by Unit Type



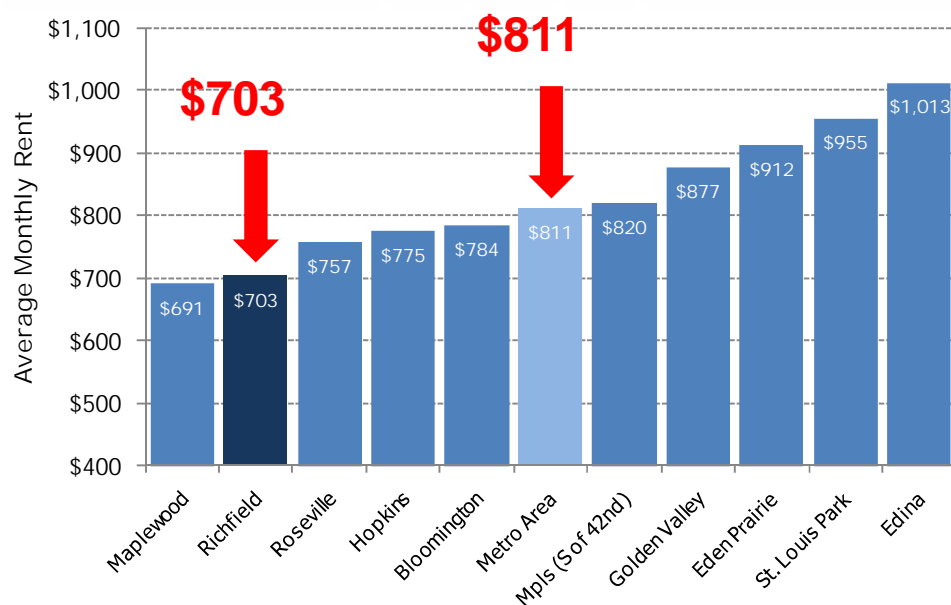
Sources: City of Richfield, annual rental survey; apartment websites; Marquette Advisors, Apartment Trends 4th Q 2011

Note: Gross monthly rent includes estimates for utilities as follows: studio=\$35; 1BR=\$55; 2BR=\$80; 3BR+=\$120

# Market Rate Rents: community comparison



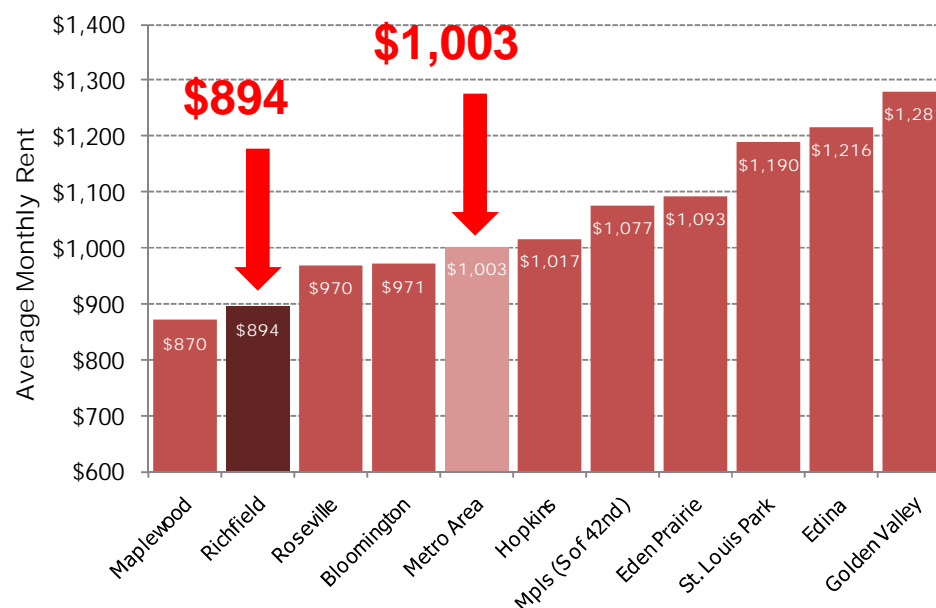
## One-Bedroom Units



Sources: Marquette Advisors, Apartment Trends 4th Quarter 2011

Note: Rents are quoted rents and have not been adjusted to include utilities if not already included in rent

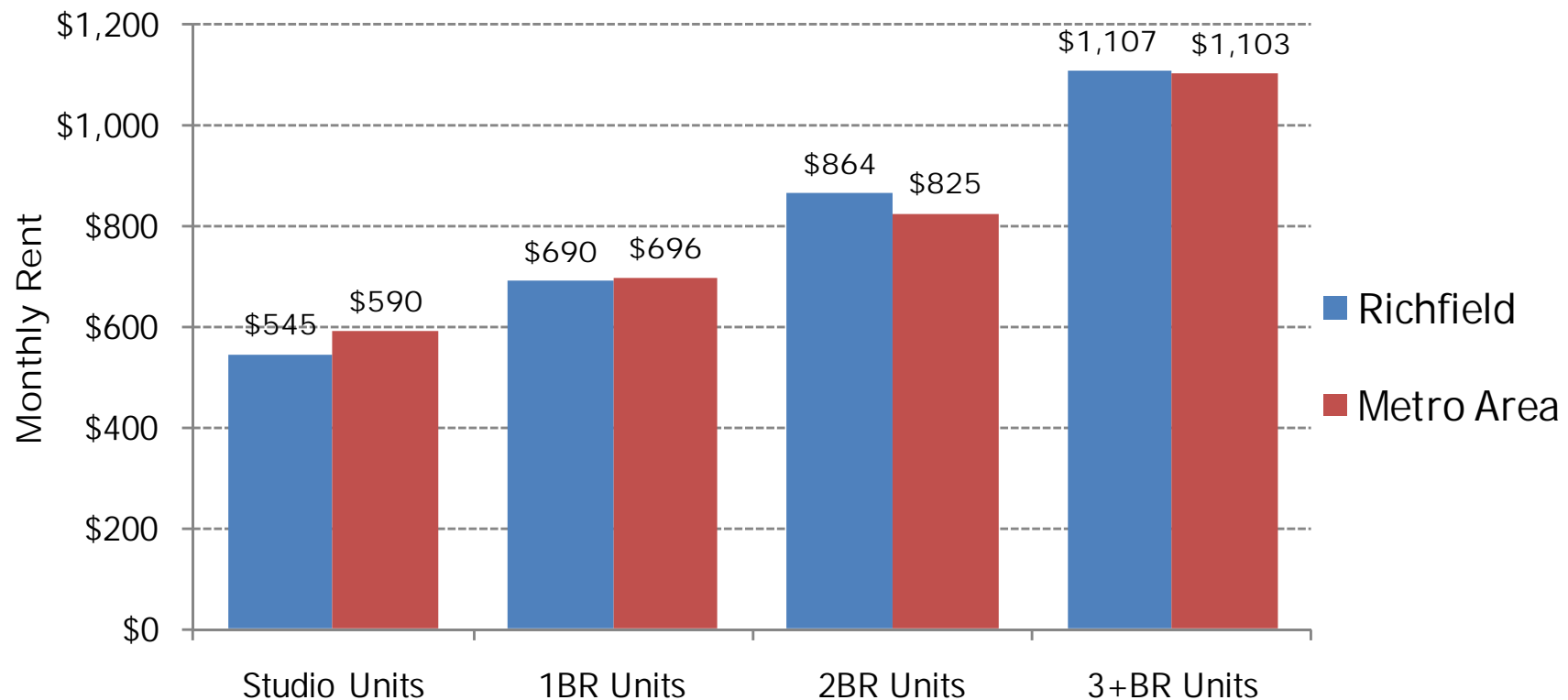
## Two-Bedroom Units



Sources: Marquette Advisors, Apartment Trends 4th Quarter 2011

Note: Rents are quoted rents and have not been adjusted to include utilities if not already included in rent

# Average Market Rate Rents, Smaller and Older Properties (<100 units & pre-1980)



Sources: City of Richfield, annual rental survey; apartment websites; Marquette Advisors, Apartment Trends 4th Quarter 2011

Note: Rents are quoted rents and have not been adjusted to include utilities if not already included in rent



# Restricted Rental Units (Age and Income)



## **Age-Restricted**

**(i.e., senior)**

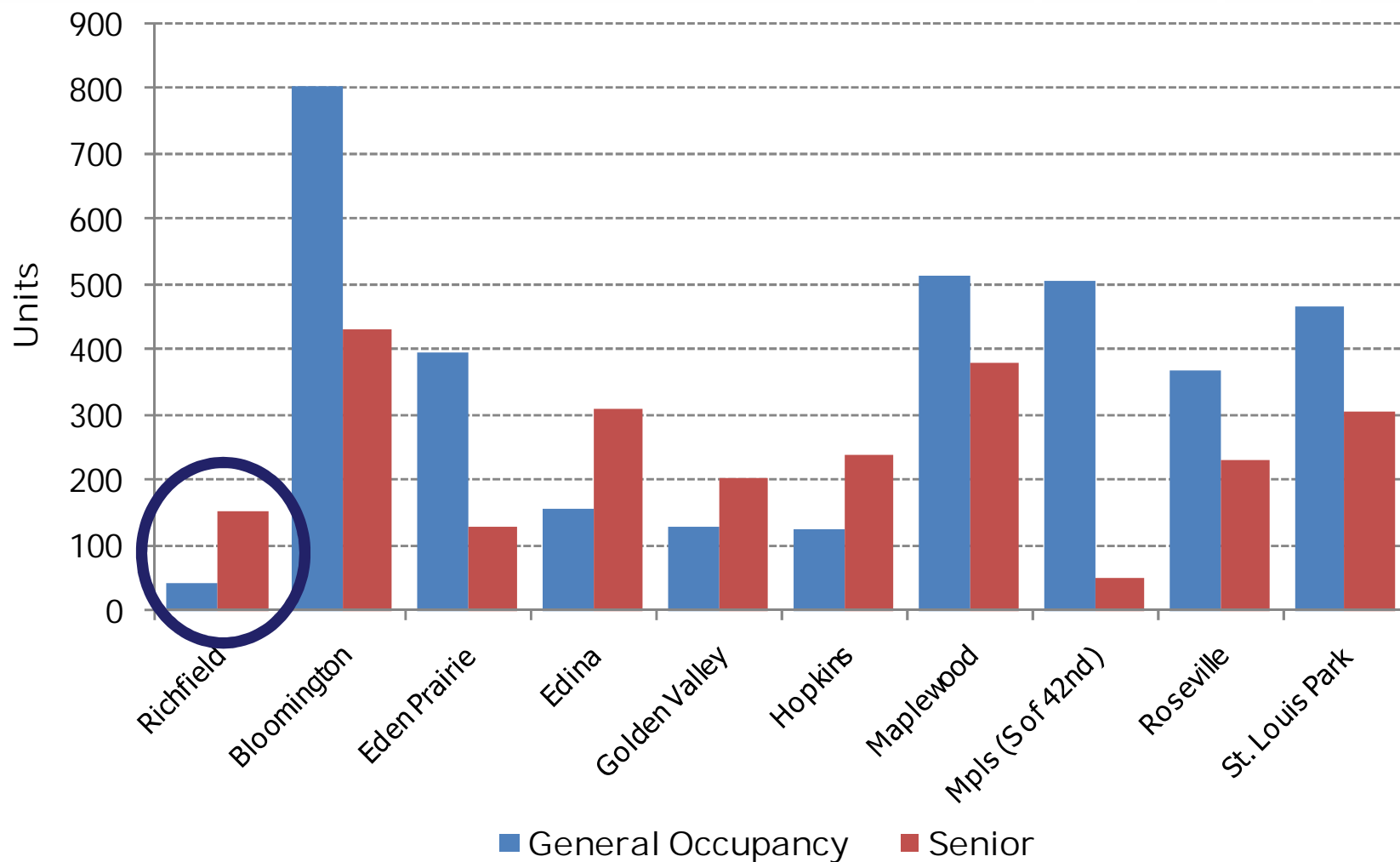
- 581 Units
- 12% of rental stock  
(out 4,730 units)
  - Village Shores (166)
  - Mainstreet Village (161)
  - Richfield Towers (150)
  - The Pines (82)
  - 6401-6421 Pleasant (22)

## **Income-Restricted**

**(i.e., subsidized)**

- 200 Units
- 4% of rental stock  
(out 4,730 units)
  - Richfield Towers (150; senior)
  - Sheridan Court (30; disabled)
  - Robert Will Community  
Housing (11)
  - Red Fox Run (5)
  - Tasks Unlimited (4)

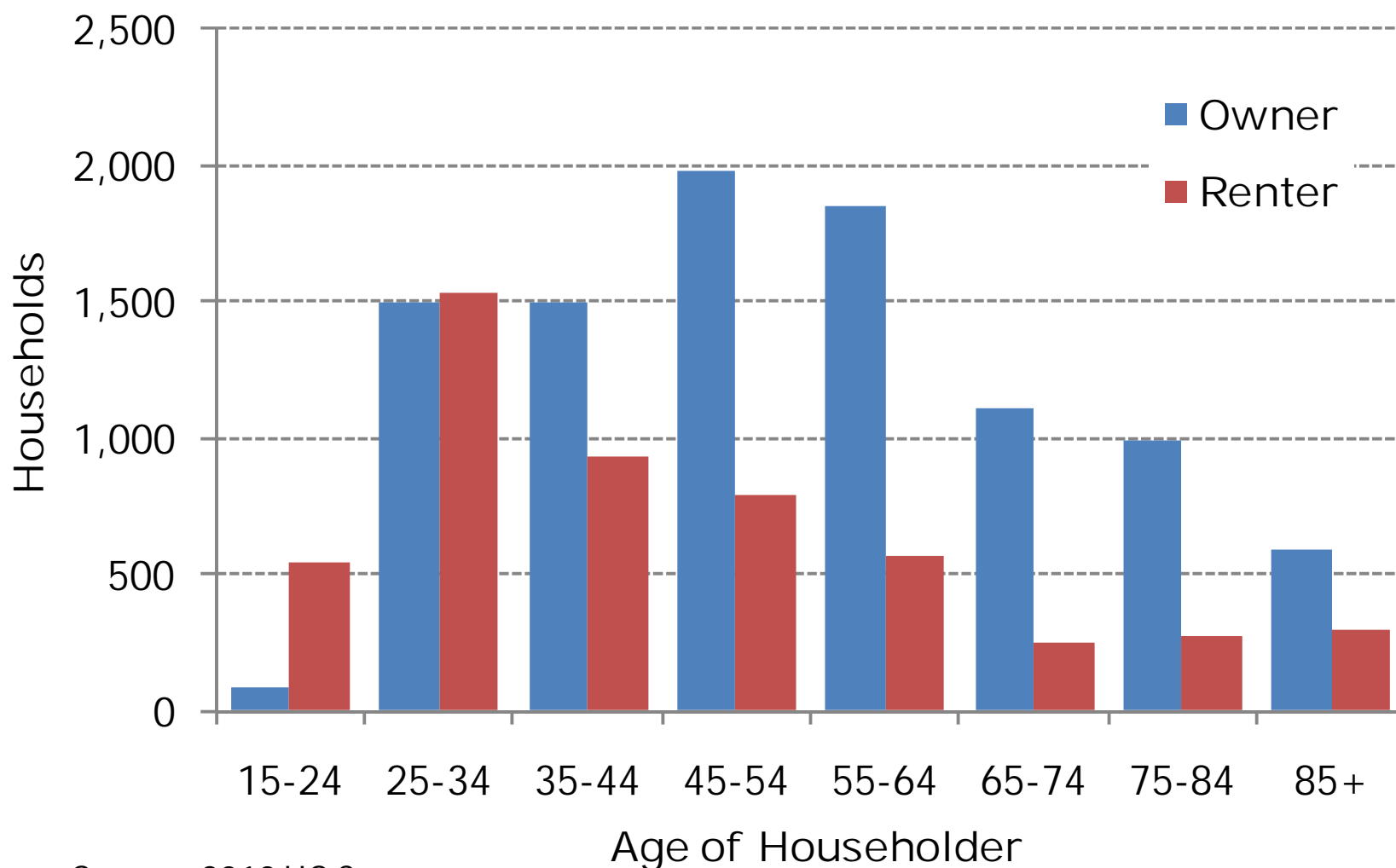
# Subsidized Units: community comparison



Sources : Housing Link; Twin Cities Senior Housing Guide; US Census, 2006-2010 American Community Survey

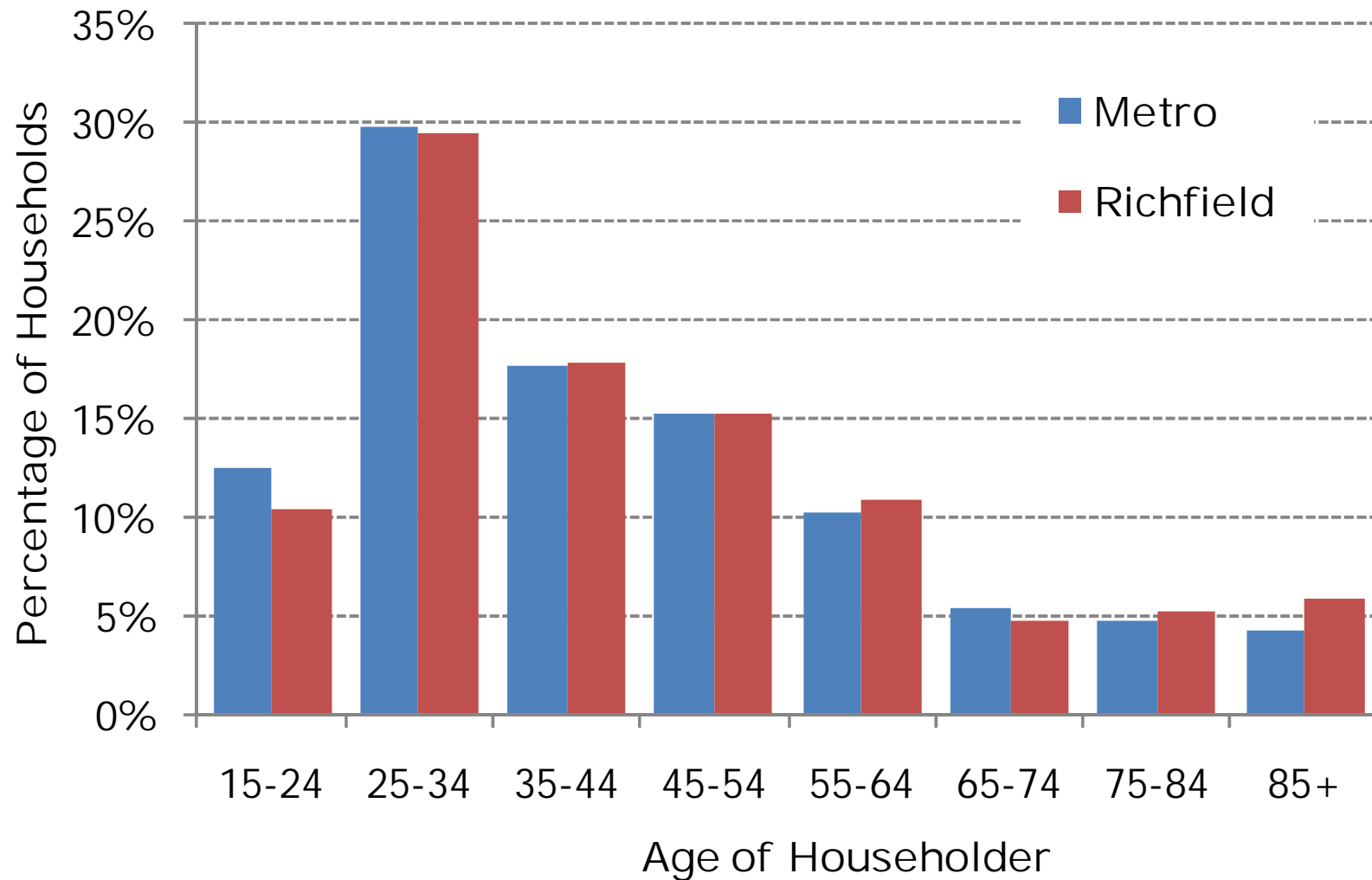
# RENTER HOUSEHOLDS

# Richfield Households by Age and Tenure 2010



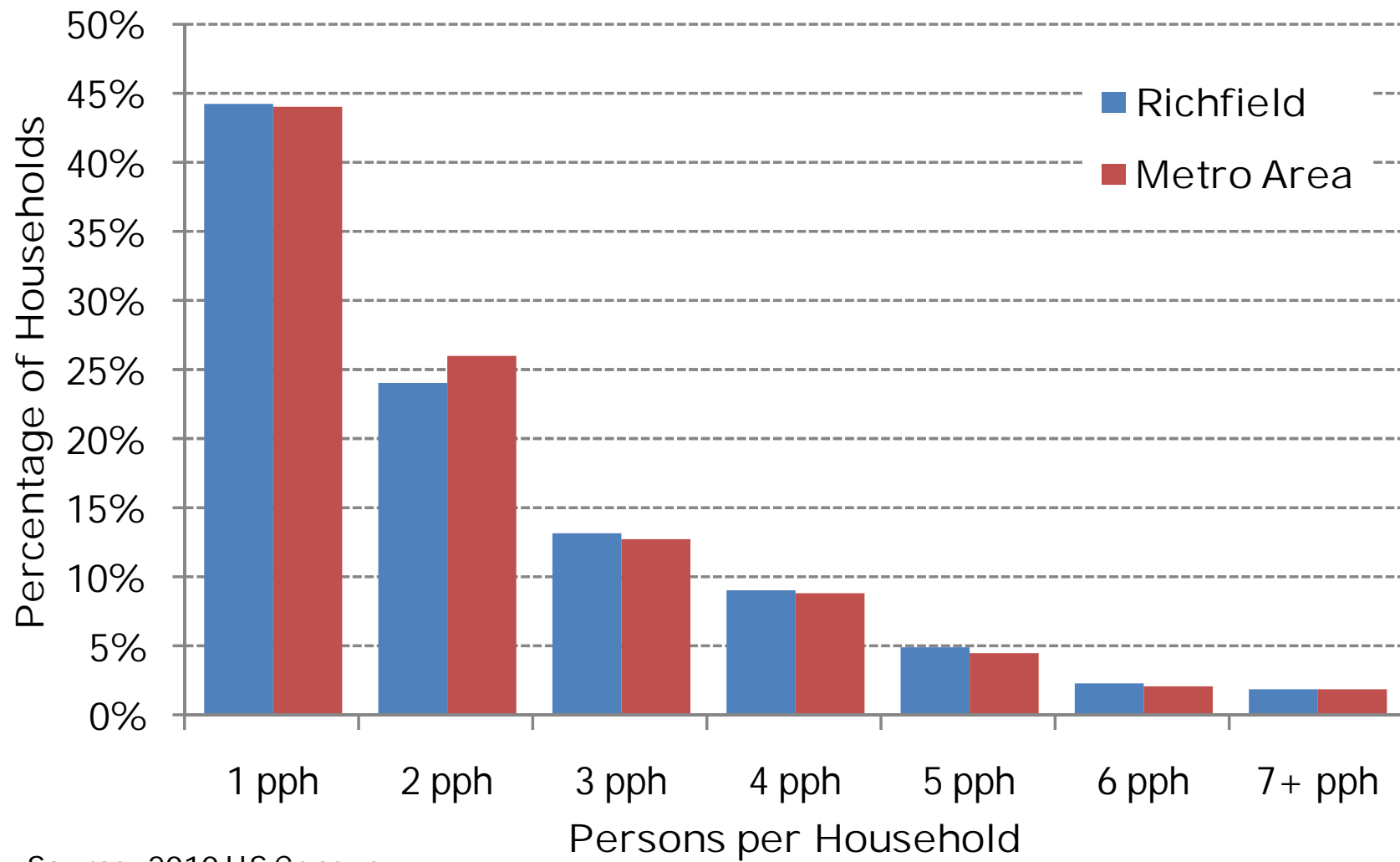
Source: 2010 US Census

# Age Distribution of Renter Households 2010



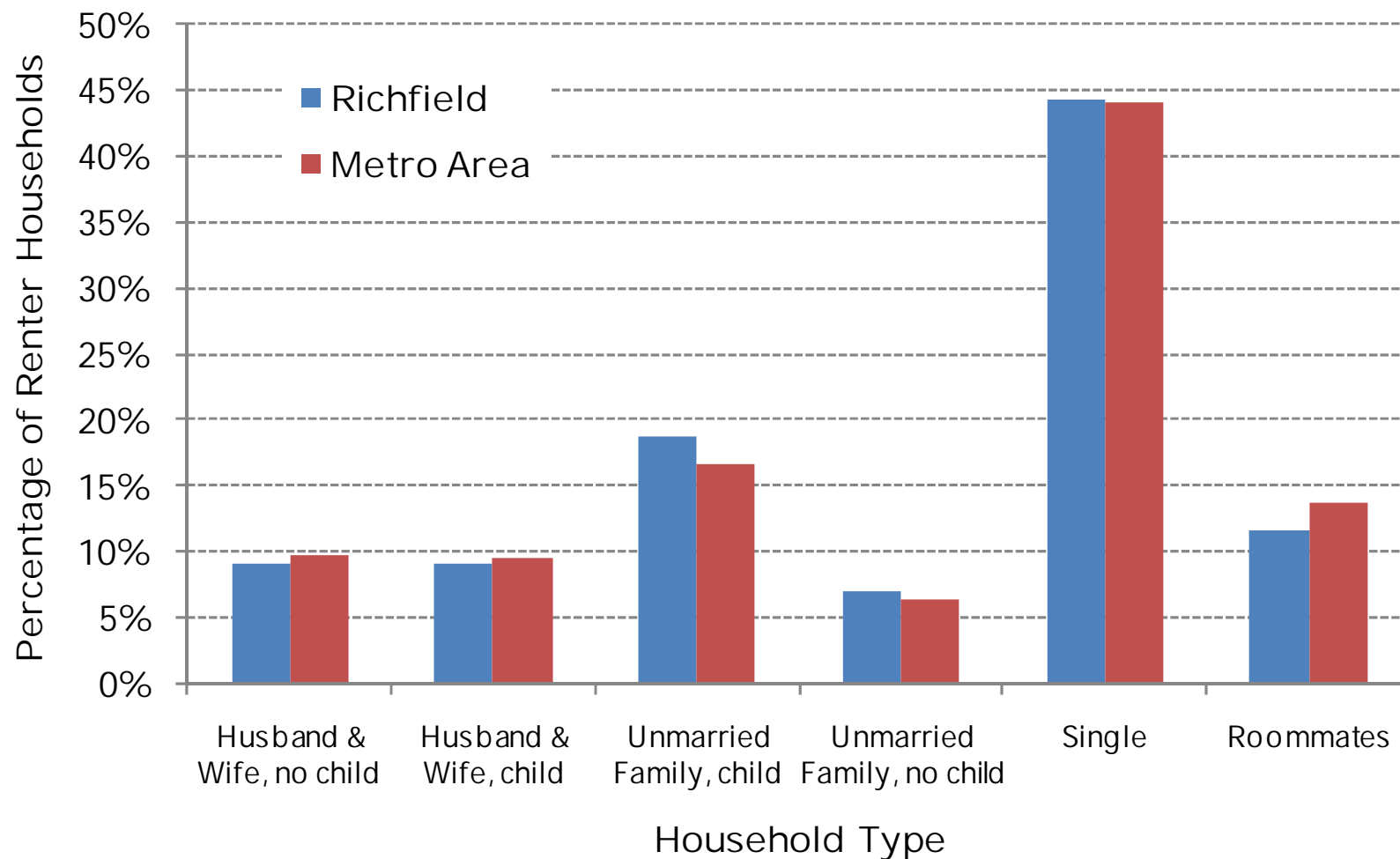
Source: 2000 US Census; 2010 US Census

# Distribution of Renter Households by Size of Household 2010



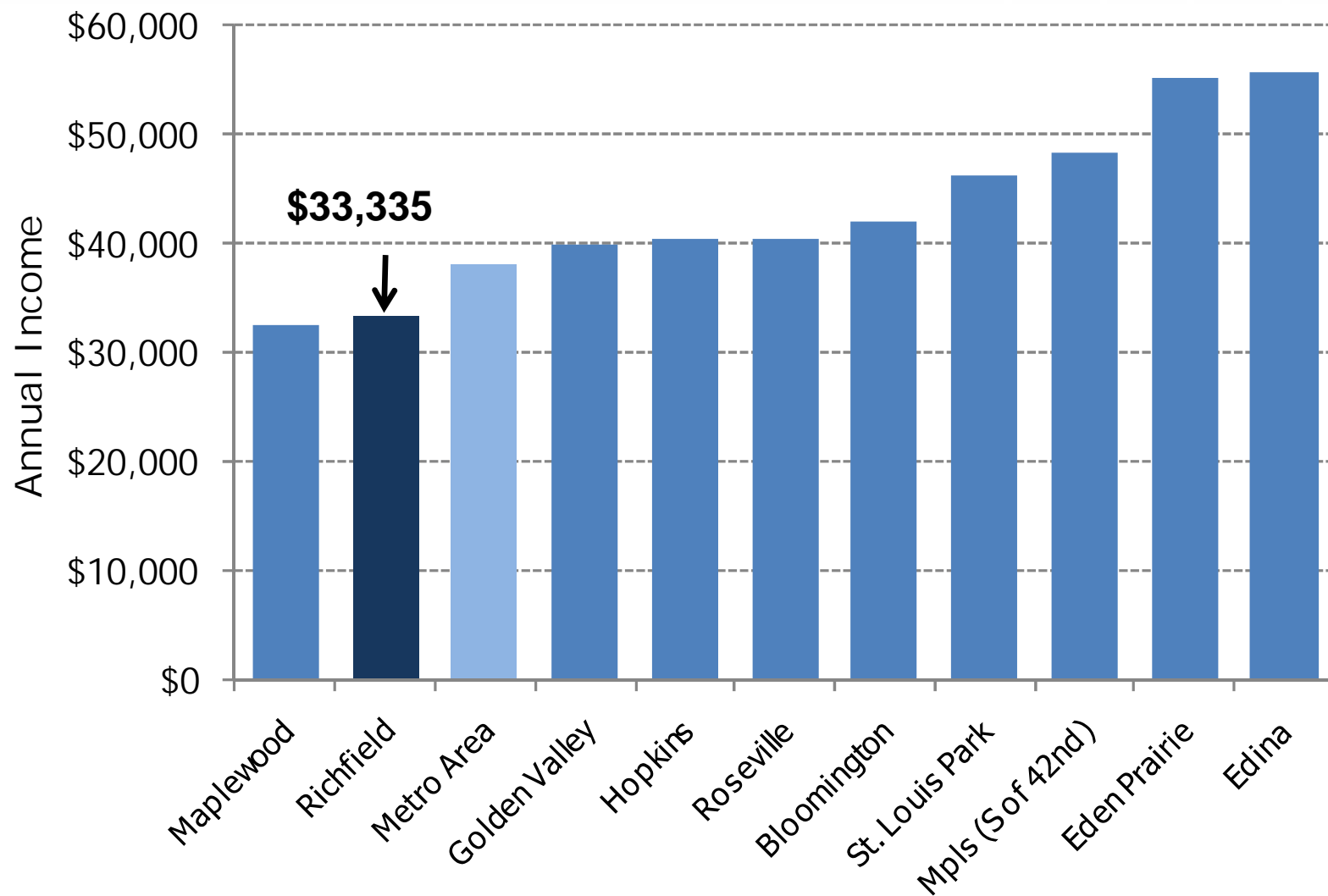
Source: 2010 US Census

# Distribution of Renter Households by Type of Household 2010



Source: 2010 US Census

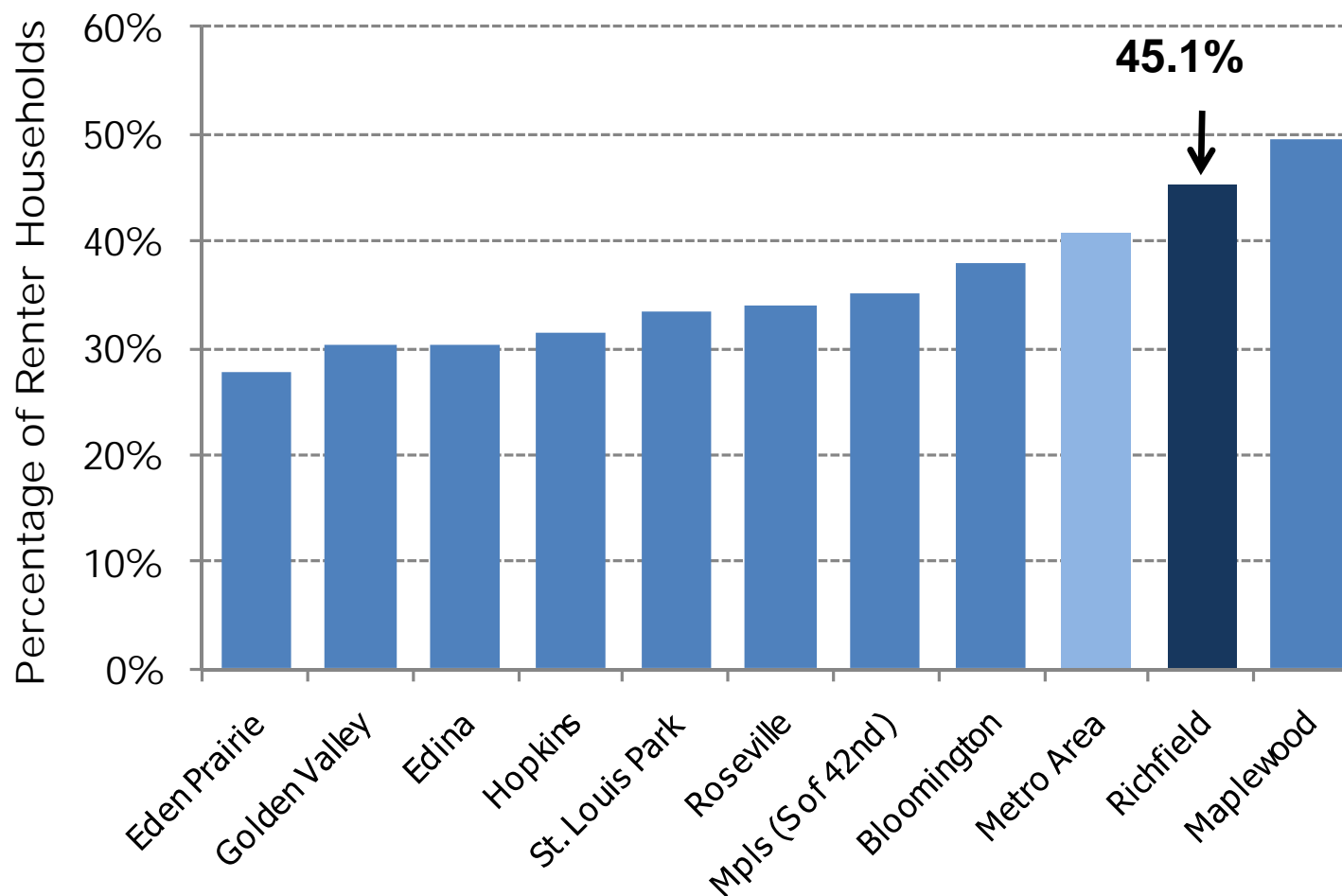
# Median Renter Income 2010



Source: US Census, 2006-2010 American Community Survey



## Rent Burden: Percentage of Low-Income (<\$35,000) Renter Households that Spend more than 30% of Income toward Housing



Source: US Census, 2006-2010 American Community Survey

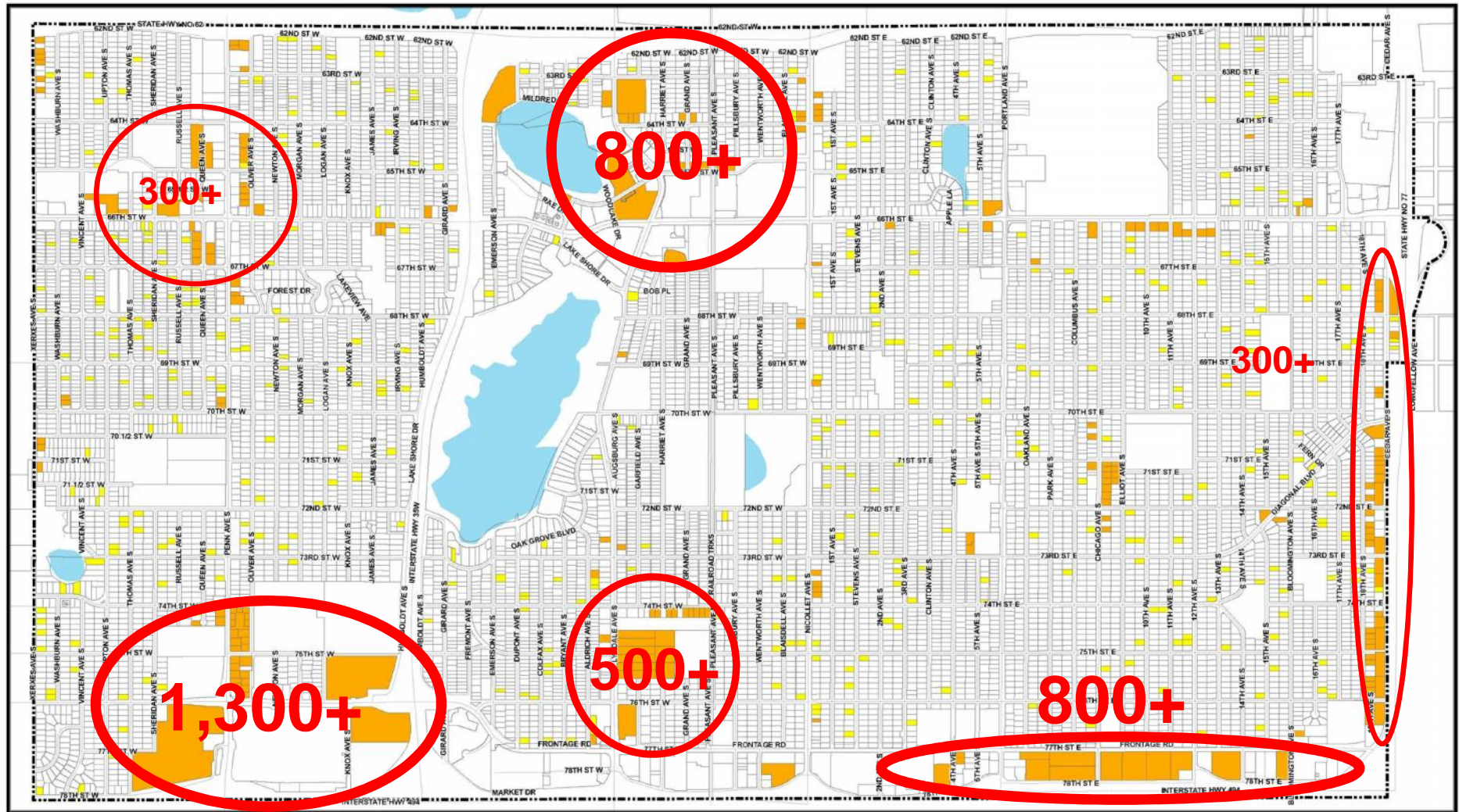
# Housing Conditions



## **Feedback from Property Manager Interviews:**

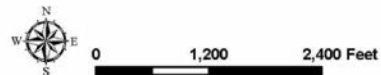
- Generally favorable view of how City is handling rental housing issues and needs
- Market is very strong right now (low vacancies)
- Properties near high-traffic streets need more pedestrian crossings
- Challenged by language and cultural barriers; would like to see City-sponsored “how-to” classes on appliance usage, housekeeping basics, etc.
- Generally low awareness of grants or other programs to help with rehabilitation

# Windshield Survey



## Licensed Rental Residential Properties

City of Richfield, Minnesota



- City Boundary
- Licensed Multi-Family Rental Properties
- Licensed Single Family Rental Properties
- Open Water

April 2, 2012



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# Need Assessment (Gap Analysis)



- Two- and three-bedroom Units
- Units with modern amenities and features
- Subsidized units appropriate for families (i.e., two bedrooms or larger)
- Senior housing (all types)

# Rental Housing Strategies



- Density Bonuses
- Expedited Permitting
- Fee Waivers
- Preserve Existing Supply
- Green Building Practices
- Land Acquisition
- Inclusionary Housing
- Public-Private Partnerships
- Housing Trust Funds
- Community Land Trusts
- Site-Clean Up Assistance
- Small Area Planning
- Zoning Changes
- Strategic Infrastructure Investments
- Housing Code Adjustments
- Rental Housing Design Standards
- Strategic Use of Public Land
- Land Banking