WELCOME

- Tonight’s Talking Points
  - Introductions
  - Comprehensive Planning Overview
  - Public Engagement Phase I Recap
  - Public Engagement Phase II Findings
    - Vision and Goals
    - 66th & Nicollet Concepts
    - Parks Master Plan
  - Next Steps
Comprehensive Plans Provide:
- Vision Statements and Goals
- Policy Direction
- Guides Growth
- Twenty Year Time Horizon
- Prepares for Implementation
Minnesota State Statue

- Seven County Metro Cities and Counties are required to update their plans every 10 years.
- Facilitated by the Metropolitan Council

- Updates need to align with regional polices (2040 Thrive MSP)
PLAN ELEMENT REQUIREMENTS

Land Use
Transportation
Water Resources
Economic Competitiveness
Parks & Trails
Housing
Resilience
Implementation
## PLAN ELEMENT REQUIREMENTS

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<th>2008 Forecasts</th>
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<th>Current Forecasts</th>
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PUBLIC ENGAGEMENT RECAP
PHASE 1 – ONLINE MAPPING

900 Unique Visits

Three Weeks

80 – 100+ Respondents
PHASE 1 & 2 – SOCIAL MEDIA

Regular Updates

Staff Responded to Comments
PHASE 1 – POP UP EVENTS

- City Hall/DMV
- Loaves and Fishes (Hope Church)
- Advisory Committee Outreach
- Bus Routes
PHASE 1 – KEY THEMES

- Urban vs. Suburban
- New vs. Old
- East Side vs. West Side
- Higher Density vs. Lower Density
- Affordable Housing Need vs. Too Much Affordable Housing
- The Hub: Not Valued vs. Valued (unrepresented populations)
PHASE II – OPEN HOUSE

100+ Attended
PHASE II – OPEN HOUSE

Overview

- Open House Goals
  - Educate, Listen and Learn
  - Provide Opportunities for Input
- Plan Element Boards
  - City’s Roles & Responsibilities
  - Comp Plan Requirements
  - Comp Plan Goals
Richfield, “the urban hometown,” is a community that embodies the warmth of a small, close-knit community while surrounded by the resources of a larger metropolitan area. Our urban hometown community is diverse and rooted in the personal relationships in our neighborhoods, schools, parks, and businesses—each integral to our long-term success. The goal of Richfield’s 2040 Comprehensive Plan is to both embrace and thoughtfully expand upon the unique foundation that makes us the urban hometown.
PLAN VISION & GOALS

- Public Feedback
  - In general, the public felt the vision statement captured the community.
  - Goals were perceived differently from one element to another.
66\textsuperscript{TH} STREET AND NICOLLET AVENUE

- Market Analysis for 66\textsuperscript{th} Street and Nicollet Avenue
  - Economic Competitiveness is an Optional Plan Element
KEY FINDINGS

- Remain Neighborhood Commercial
- More Spending Power/Higher End Retail
- Small Demand for Office Space
- Larger Demand for Housing (Multi-Family)
Public Feedback

- Residents were largely in favor of redevelopment patterns that supported mixed-use developments with a strong focus on commercial uses.
- There is a strong desire to see more local/small businesses in the area.
- In general, housing is supported if it is integrated with commercial development and is not the primary use.
- Residents indicated a strong desire to provide the area with a "facelift" through façade improvements, landscaping and pedestrian amenities.

Design Guidelines are Being Prepared for Staff Review
City Park Master Plan Efforts Wrapping Up
- Finalizing Recommendations
- Developing Cost Estimates
Public Feedback

- Strongly support a dog park.
- Residents are pleased with Richfield’s parks and amenities.
NEXT STEPS

- Draft Report: October 2017 – January 2018
- Steering Committee: January 2018
- Public/Agency Review: February 2018 - July 2018
- Plan Adoption: August 2018
Naturally Occurring Affordable Housing (NOAH)

Tools & Strategies

Council/HRA Work Session

10/24/17
NOAH Housing Preservation – Tools & Strategies

Progress Since July

• Increased funding to Kids @ Home – recruiting new families
• Budgeted $100,000 for apartment rehabilitation
• Approved $150,000 loan to Aeon to purchase Seasons Park and maintain affordability
• Attended meetings with ULI-led work group of peer communities to discuss tools & strategies and rental rehab program ideas
• Incorporated strategies into agreements with Aeon and the Chamberlain (e.g., 90-day notice of sale; non-Section 8 discrimination)
• Developed work plan
NOAH Housing Preservation – Tools & Strategies

Work Plan: Items for Immediate Action

1. Define Goals
   - 14 Potential Goals
   - 4 Priorities from Councilmember Howard
NOAH Housing Preservation – Tools & Strategies

Potential Goals

- Provide quality rental housing
- Prevent displacement
- Prevent loss of affordable rental housing
- Maintain/Expand access for Section 8 tenants
- Promote mix of incomes in new units
- Promote mix of incomes in rehabbed units
- Reduce number of cost-burdened renters
- Promote supportive rental housing (e.g., Common Bond model)
- Minimize negative impacts on renters
- Replace lost affordable housing
- Meet Met Council affordability goals
- Increase supply of two- and three-bedroom units
- Provide subsidized family housing
- Provide affordable/subsidized senior housing
NOAH Housing Preservation – Tools & Strategies

Potential Priorities

- Diversify the housing stock
- Expand access to housing
- Preserve and improve the quality of existing affordable housing
- Strengthen protections for renters
Work Plan: Items for Immediate Action

2. Develop a NOAH Preservation Policy
3. Incorporate NOAH Policies into Comp Plan Update
4. Apply NOAH Preservation Strategies to projects receiving HRA/City assistance that include affordable housing
   – 90-day notice of sale
   – Non-Section 8 discrimination
   – Minimum of 2% of total units reserved for Section 8 voucher holders
NOAH Housing Preservation – Tools & Strategies

Work Plan: Items for Immediate Action

5. Meet with landlords to solicit feedback
6. Identify NOAH housing and those buildings at risk
7. Expand Kids @ Home Program
8. Create Pilot Apartment Rehab Financing Program
NOAH Housing Preservation – Tools & Strategies

Work Plan: Potential Items for 2018 Action

1. Advanced Notice Period for the sale of rental housing/help preservation buyers buy at-risk buildings
2. Prohibit Section 8 Discrimination
3. Require 60-day Notice to Tenants
NOAH Housing Preservation – Tools & Strategies

Work Plan: Potential Items for 2018 Action

4. Just Cause Eviction (Non-Renewal)
5. Building Permit Fee Reduction
6. Inclusionary housing ordinance
In Conclusion

- Consensus on Goals/Priorities
- NOAH Preservation Policy
  - Yes/no
  - Who leads
- Prioritize 2018 Action Items