

CITY COUNCIL MEETING MINUTES

Richfield, Minnesota



Special Joint City Council and Housing and Redevelopment Authority Work Session

July 17, 2017

CALL TO ORDER

The joint work session was called to order by Chair Supple at 7:22 p.m. in the Bartholomew Room.

Council Members Present: Pat Elliott, Mayor; Edwina Garcia; Maria Regan Gonzalez, and Michael Howard

Council Members Absent: None

HRA Members Present: Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein, and Sue Sandahl.

Staff Present: Steven L. Devich, City Manager/Executive Director; John Stark, Community Development Director; Julie Urban, Housing Specialist

Item #1	AFFORDABLE HOUSING STRATEGIES
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Community Development Director Stark presented staff and attorney feedback on the affordable housing preservation tools that were presented at the joint City Council and Housing and Redevelopment Authority work session on April 25, 2017. Director Stark suggested that goals be set and also shared data on the city's current affordability status.

Discussion followed on the need to focus on helping existing families stay in the community and on providing quality, stable housing for everyone.

Director Stark reviewed the status of identifying the buildings that are at risk of becoming less affordable. He reviewed the issues relating to requiring building owners to provide advanced notice of any sale. City Attorney Tiejten explained the legal concerns of balancing property rights and city rights and the difficulty of enforcing and monitoring such a requirement. Director Stark explained that this strategy can be implemented immediately by the Housing and Redevelopment Authority through Development Agreements.

Director Stark affirmed staff's commitment to help preservation buyers buy at-risk buildings when possible and suggested that the right of first refusal tool would be better dealt with at a state level.

Discussion followed regarding the use of Economic Development Authority funds for apartment rehabilitation. Mayor/Commissioner Elliott suggested that the City has many needs and that all need to be weighed before funding is committed to any one item.

City Manager/Executive Director Devich explained the process that would be undertaken to prioritize EDA funding and establish the budget.

Director Stark continued his presentation, reviewing the tools of 4d property tax classification and prohibiting Section 8 discrimination. City Attorney Tiejten explained that there were no clear legal

answers regarding the Section 8 discrimination prohibition. Director Stark recommended that any City action on this prohibition wait until the lawsuit filed against the City of Minneapolis progresses.

Director Stark reviewed staff recommendations regarding Just Cause Eviction, Incentives to address landlord concerns, Inclusionary housing, Increasing local leverage through zoning, rental assistance, the Comprehensive Plan, and building permit fee deferment.

Council Member/Commissioner Howard asked staff to also explore using the City's rental licensing program to require that landlords provide 60-day notice to tenants and reminded staff of the urgency of the issues.

City Manager/Executive Director Devich offered a reminder that staff and the city are limited in how much can be done and encouraged everyone to focus on identifying the right things to do and then doing them well given limited resources.

Director Stark explained that staff would identify a short list of tools and strategies to focus on at a future study session.

ADJOURNMENT

The joint work session was adjourned by unanimous consent at 9:10 p.m.

Date Approved: August 8, 2017

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager