

Multi-Family Housing Study Group

Community Meeting on Draft Report



City of Brooklyn Park
December 2, 2008

Meeting Overview

- Presentation on draft report (20 minutes)
- Group question and answer (20 minutes)
- Study group members and staff available for additional discussion
- Comment forms



Introduction

- Multi-family housing (i.e. apartments, condos, townhomes) key community issue since 1980s
- Previous studies on apartments
 - 1990: A strategic housing plan for the 1990s
 - 1995: Concentrated Residential Area Action Plan
 - 2004: Apartment Housing Enhancement and Dispersal (AHEAD)
 - 2005: Stable Neighborhood Action Plan (SNAP)
- Shared focus on conditions created by concentrated apartments of same type



Background

- October 2007: Proposal for mixed-income apartment complex on Noble Avenue and Hwy 610
- City Council and EDA recognized need:
 - Shift attention to future to better understand how new developments can be successful
 - Implement 1-year moratorium on high-density housing
 - Form group of residents to study topic and provide recommendations to Council/EDA



Multi-Family Housing Study Group

- 41 applicants
- 21 members appointed
 - Geographic and demographic representation of community
 - Members included representatives from city commissions
- Charged with answering four key study questions



Study Questions

1. What is the demand for multi-family housing (market rate and affordable) in Brooklyn Park?
2. How will the city address the demand for multi-family housing (identify locations, type, size, funding, affordability level, etc.)?
3. What positive and negative impact does multi-family housing (market rate and affordable) have on the community?
4. How will the city address the potential impacts of multi-family housing on the community?



Tentative Meeting Schedule

	Month	Date	Stage
1	March	4-Mar-08	Introduction
2	April	1-Apr-08	Study - Demographics/What is Affordable Housing?
3	May	6-May-08	Study - Design and Density
4	June	3-Jun-08	Study - Panel
5	July	1-Jul-08	Study - Market Study, Q#1
6	August	19-Aug-08	Study - Land Use, Review Q#3
7	September	16-Sep-08	Continue recommendations, Q#4
8	October	7-Oct-08	Public meeting
9		21-Oct-08	Continue recommendations, ULI RE Q#2
10	November	18-Nov-08	Review draft report
11	December	2-Dec-08	Public meeting
12	January	6-Jan-09	Review re-drafted report
13	February	9-Feb-09	EDA - report submitted



Open House

- October 7, 2008
- Over 50 attendees
- Progress update



Q#1: What is the demand for multi-family housing in Brooklyn Park?

- Information sources:
 - Professional Market Study by Maxfield Research Inc.
 - Demographic and housing data
- Report includes:
 - Demographics: population growth, age, income
 - Existing housing conditions: type, rental, affordable
 - Housing choice: household composition, preferences, market demand estimates
 - Other factors of demand



Q#1: Demand

Key Trends

- Population in Brooklyn Park will continue to grow
 - 73,367 in 2007 to 85,000 by 2030
- Households are becoming smaller
 - Fewer families with children
 - More people living alone or with one other person
- Population is getting older
 - Although Brooklyn Park remains younger than other communities



Q#1: Demand

Percent of renter-occupied housing units

Area	2000	2006
Hopkins	62%	n/a
New Hope	44%	n/a
Anoka, city of	44%	n/a
Osseo	43%	n/a
Hennepin County	34%	33%
Brooklyn Center	31%	n/a
7-county metro area	29%	n/a
Bloomington	29%	30%
Brooklyn Park	27%	25%
Plymouth	23%	23%
Champlin	11%	n/a
Maple Grove	7%	n/a

*Data source: 2000 US Census, 2006
American Community Survey*

*Note: 2006 data is not available for cities
with less than 65,000 people.*



Q#1: Demand

Existing Affordable Housing (2000)

City	Housing Units	Affordable Units	Percent Affordable
Brooklyn Park	24,846	6,708	27%

Neighboring Communities

New Hope	8,744	2,711	31%
Brooklyn Center	11,559	3,468	30%
Robbinsdale	6,238	1,809	29%
Coon Rapids	22,803	6,157	27%
Crystal	9,493	2,468	26%
Champlin	7,496	900	12%
Maple Grove	17,738	1,242	7%

Other Metro Communities

St. Louis Park	21,123	5,492	26%
Golden Valley	8,606	2,238	26%
Bloomington	37,098	7,791	21%
Plymouth	25,262	3,537	14%
Eden Prairie	21,026	2,103	10%

Source: Metropolitan Council 2000

“Affordable housing” is defined as affordable to a household earning 60% of area median income (AMI)

60% AMI in 2008 for a family of 4 = \$48,540



Q#1: Demand

Market Demand for Multi-Family Housing 2008-2020

	For-sale	Rental
Market Rate	1,048	823
Affordable	452	581
Sub-total	1,500	1,404
TOTAL	2,904	
Senior (2007-2012)	105	35
Total	1,605	1,439

Total demand for housing through 2020 estimated to be **5,380** units

Source: A Market Analysis for For-Sale and Rental Multi-family Housing in Brooklyn Park, MN Maxfield Research, Inc. 2008



Q#2: How will the city address the demand for multi-family housing?

- Information sources:
 - Urban Land Institute (ULI) expert team
 - City's draft 2030 Comprehensive Plan
 - Examples: case studies and tour of housing in Maple Grove
- Report includes:
 - Community Site Principles



Q#2: Addressing the demand

Community Site Principles

- 11 principles to promote quality, sustainable multi-family development
- Use to help City Leaders make decisions about where and how to develop multi-family housing
- Incorporates best practices in planning, design, and community involvement to create livable neighborhoods
- Emphasizes housing options



Q#3: What positive and negative impact does multi-family housing development have on the community?

- Information sources:
 - Study group experience
 - Open house participants
 - Guest speakers: developers, apartment manager, police, market researcher, planners
- Report includes:
 - Lists of positive and negative characteristics (or perceptions) of multi-family housing
 - Lists are ranked



Q#3: Impact

Positive

Positive characteristic or perception	VOTES			
	Study Group		Open House	
	Count	%	Count	%
Opportunity / options – places for people to live	7	22%	3	5%
Attracts professionals, seniors, people who want maintenance free living – can serve non-transitory populations	4	13%	14	21%
Mixed-income – option for some % affordable	4	13%	2	3%
Opportunity for multi-family options beyond apartment-style units [i.e. townhomes]	4	13%	4	6%
Opportunity for owner-occupied multi-family housing	4	13%	21	32%



Q#3: Impact

Negative

Negative characteristic or perception	VOTES			
	Study Group		Open House	
	Count	%	Count	%
Unique Brooklyn Park history with apartments – community perceptions	7	21%	8	10%
Poverty concentration / concentration of people	7	21%	10	13%
Crime	5	15%	17	21%
Perception that it lowers property values	5	15%	5	6%
Transitory residents - less community ownership creates city problems and school problems (high mobility)	3	9%	13	16%
Perception of low socio-economic status	3	9%	1	1%



Q#4: How will the city address the potential impacts of multi-family housing?

- Information sources:
 - Guest speakers: designer, ULI team, developers, apartment manager, police, market researcher, planners
 - Background research and case studies
- Report includes:
 - City Tools for Multi-Family Housing Development



Q#4: Addressing the impacts

City Tools

- City controls to affect the type and quality of multi-family housing development
- Four stages of city influence:
 - Planning
 - Reviewing
 - Partnering
 - Enforcing



Recommended Actions

1. Refer to Community Site Principles when evaluating new multi-family housing sites
2. Utilize the recommended City Tools to influence the type and quality of multi-family housing development



Recommended Actions

- Priority City Tools:
 - Establish and implement design guidelines for multi-family housing
 - Improve the process for communicating with residents about planning and development activities early in the development process
 - Adopt policies and/or ordinances to regulate new multi-family housing development so it compliments the community



Questions?





Multi-Family Housing Study Group

Q#2: Addressing the demand

Community Site Principles

Choose a multi-family housing site that:

- Creates housing opportunities and choice
- Creates a positive community image
- Fosters a sense of place
- Matches housing and jobs, both existing and future
- Creates or links to walkable neighborhoods
- Provides access to nearby transit or transportation choices



Q#2: Addressing the demand

Community Site Principles (cont.)

- Creates a mix of land uses
- Encourages compact building design and efficient use of infrastructure
- Ensures long term success and marketability
- Provides energy efficiency and/or green building techniques
- Encourages community and stakeholder collaboration



Q#4: Addressing the impacts

City Tools

■ Planning

- Opportunities for residents to learn and participate
- Project thresholds for affordability and rental
- Stage development
- Options and amenities
- Locate with attention to site context and spacing



Q#4: Addressing the impacts

City Tools

■ Reviewing

- Include the community
- Design standards
- Economic and environmental sustainability
- Housing policies and ordinances
- Long-term management program
- Minimize traffic



Q#4: Addressing the impacts

City Tools

- Partnering
 - Clear expectations
 - Policies for partnering
 - Performance criteria
 - Encourage ownership



Q#4: Addressing the impacts

City Tools

■ Enforcing

- Continue and promote current strategies
- Monitor health indicators
- Periodic review of policies and ordinances
- Continue redevelopment
- Strategies to ensure compliance

