

Open House on Multi-Family Housing: Compilation of Comment Forms

October 7, 2008

1. What is the demand for multi-family housing (market rate and affordable) in Brooklyn Park?

No slum type
Seniors ok
Detached one level townhouses ok if they have city streets

Low- we are oversaturated with high density

As the city grows north, there will be great need for housing for workers that they can afford at their income levels

High quality housing is in high demand. We should have a healthy mix of affordable rental, market rate rental, for sale home ownership etc. I am most concerned about workforce housing and continuing to court businesses so they have their headquarters or operations here.

Is it true demand because of the amenities or is it “all of my friends/family live there”. This in itself is healthy- but those folks should have to pay market rates- like I do when I bought my house.

I think the demand for multi-family housing will increase in the future. The way the economy is going lately people are going to have to find other options- adult children are moving back home because they cannot afford to live on their own. Also baby boomers would like maintenance-free homes on one-level or in a senior high rise. The world is changing so we need to start looking at it differently.

There is a “feel” that the city has a strategy they wish to follow. Input from citizens is accepted- but ultimately city officials will do what they want no matter what citizen opinions are.

We don't need more. There are open apartments in the south side of BP. Why do we need more?
Answer: We DON'T!

I don't think the coming baby boomers section of the market was given enough weight. I think this is going to be a larger share of the market.

There are way too many rental properties already in the city.

I think there are enough apartments in our city already.

If you have good multi-family housing people will move here!! For example, Vicksburg Crossing, Plymouth, can command \$675- \$950 because they have quality apartments. IMPORTANT- keep the NOICE down as much as possible! People can't sleep in NOISEY environments!

It sounds like the Met Council needs to change their formula on the amount of rental units per city. How can we change this formula?

The demand is high, apartment buildings are being torn down and return leaving empty spaces- this looks worse for the community than would putting multi-family housing up.

The demand for both market and affordable family housing units in BP remain high. Essentially, the idea to engage into building more affordable housing appears plausible. Our population is densely increasing which requires more homes for our residents. However, majority of people living in our community (BP) live on or are low income earners.

2. How will the city address the demand for multi-family housing (identify locations, type, size, funding, affordability level, etc.)?

Who in this city wants multi-family housing?
One level townhomes, association maintained
Senior condos, association maintained

Do not build by a school

What demand? We've done our share

Be more diligent about the housing managers & making them follow rules & regulations

How does BP compare to other communities (% of affordable housing)? If we, based on population (per capita) are "ahead" of other communities- we should hold off on more units.

We need to look at senior housing- such as one level townhomes or other maintenance-free housing. They should be located in an area with decent public transportation (not everyone drives- plus the cost of gas!). Also I feel it should be located within walking distance to shopping- neighborhood grocery stores and retail stores. Multi-family housing for 2 or 3 bedrooms would be nice.

This study appears to be done using a rather myopic approach. Demand is tied to amenities. Without knowing what supporting commercial development will accompany it will lead to bad projections. Commercial = job opportunities (high quality); shopping; entertainment (sadly lacking- see Arbor Lakes); etc.

Renovate the apartments already here, don't build more!

Not enough north of 610. I think it should be spread out more. Planning map: 5 multi-family areas north of 610, 15 multi-family areas south of 85th- 3 to 1 is a large difference!!

We already have- there is plenty of rental units! Why do we tear apartments down and rebuild brand new units for them- wouldn't we all like to live in a new unit for cheap

Help low income people buy houses instead of renting.

I'm hoping for forced air heat versus boiler because of the high maintenance of boilers and the resulting CONSTANT NOISE!

I have been able to see multi-family housing in California, and the landscaping, the layout of a housing unit makes a great difference when thought and money is put forth. They should blend with the houses or townhomes it surrounds.

The city of BP needs to conduct a survey to be fully informed about factors involving low and high income earners. Areas that carry more low income residents must get opportunity to have more affordable housing constructed in their areas. Market rate housing is good, but a few of them are needed now. WE NEED MORE affordable units.

3. What positive and negative impact does multi-family housing (market rate and affordable) have on the community?

Positive:

Less sprawl

Opportunities for housing professionals & seniors

Hopefully better maintenance

There should be no negative impact if the process is done right!

Workers can live in the area/community where they work. Students can afford to live in our community after they leave their parents home & get out of school. Retirees can stay and live in our community.

Create housing options- **great** but must be well managed and blend into the community!

Housing for families/singles that have little maintenance

Market rate is investing in their micro-community

Affordable- potentially provide a roof for a family in need

The positive is that I would believe it brings in a diverse group of people. That way we can learn from each other.

Those who cannot afford housing other than apartments should be able to have the opportunity to live in townhomes, condos, etc. Crime, which seems to be the negative view, is higher when people of low income are put to live in apartments. The opportunity for people will give many families the opportunity to raise kids in a well established area, which in turn will encourage families to do better.

Some of the positive impacts are it will reduce crowded living conditions, conditions under which individuals are forced to living under one roof with large family members. It will encourage people who are working to build courage that will motivate them to think about owning their own place.

Negative:

Parking in or on streets

Less green space

Traffic

There is already plenty of multi-family housing in Brooklyn Park

I only see negatives. Multi-family has caused more issues than they've brought that's positive

For every affordable housing unit comes a related cost of social services for the community & Police Dept. Have these costs been computed and available in your report

No sense of roots and continually shifting population. Example: 40-50% turnover in the schools as leases expire.

Crime- those who have no roots

MUST BE LESSEE OCCUPIED (OR OWNER)

People feel it brings down property value of their existing homes.

Market rate ownership units would be fine in the community. That brings responsible, committed residents who have a vested interest in the city. Rental units of any kind are not needed and will absolutely detract from the desirability of living in the city.

No positives. Only negatives, higher crime, more drugs, lower property values, negative views of our city. Absolutely not! Learn from past mistakes!

It lowers the value of everything located around it. If we do build more multi housing different income groups should be included in each development.

We see no positive- only negative- traffic, crime and management of units

We see no positive only negative. Look at the traffic, crime, management of units.

It seems to me that most low class people go to Minneapolis.

I think background checks would help keep bad people out!

NO HALOGEN LIGHTS! (ON OUTSIDE OF BUILDING)

The obvious- crime.

4. How will the city address the potential impacts of multi-family housing on the community?

The city is having a hard time now from the impacts of the apartments that were put up in the 1960's & '70's

If the proposed project cannot afford these potential projects what funding is going to be put in play. (?- handwriting hard to read) If it is TIF why should we allow a project a tax-free status for 20-30 years? What benefit is this to the taxpayers when no taxes are forthcoming only cost of services to project

Keep working with Maxfield Research- follow their advice! Use the success/failures of other cities as models

Didn't we just pay 30 million dollars to reduce the number of rental units- why are we even thinking of adding more?
What is in this for the city?

Make sure they do a complete and exact study. Make sure the multi-family housing is decent in the way it is designed and kept up (ex: association fee that is reasonable).

I suspect the current # of multi-family housing units in the city compared to surrounding communities is much higher (affordable rental specifically). There should be no further development of "affordable rental" units in the city- the consequence of such development will only further deteriorate property values throughout the city.

Hopefully they will learn from the mistakes of Huntington Point & STOP putting in apartments. Enough already! I don't want my property value going down & my neighborhood becoming dangerous due to all the rentals. The north side of BP is still nice- let's try to keep it that way!

This is a good plan if it can be implemented. The enforcement of the rules is key to this being successful. When a developer comes in one person should be responsible for the project from beginning to end.

How will they enforce city code on a rental unit when our neighborhoods are not up to code and our neighborhood was supposed to be inspected this last summer!

How will they enforce city codes in another apartment building when they have a hard time enforcing codes in our neighborhood now?

With the aging baby boomers, senior housing will be more important!

Space out the units so there aren't too many in any one location

Plan on building homes that residents can afford.

OTHER COMMENTS:

Do you have any other comments on the topic of multi-family housing in Brooklyn Park?

Don't add anymore multi-family housing for 5-10 years

On the partnering chart says "requirement to integrate some affordable housing." Enough already! Stop the high density- stop the affordable- learn from past mistakes!

Brooklyn Park needs to find a way to put work force/lifestyle/affordable housing near where the workers work. With more development in the north of the city, there will be a need for affordable housing for the workers, teachers, etc.

Keep the communication flowing! Also- great development staff at the city!

Don't distribute the multi-family housing. Stop building it- stop zoning for it. Stop trying to convince me this is good- it isn't.

I am angry- we have been complaining about all of the rental property for years- we just start reducing the number, now we have to sponsor more- enough

I would like to see more one-level detached townhomes (or villas) in the area.

The current state of real estate in the city is that we have too many “affordable housing” units of all types. Current values lay far behind surrounding communities. I’ve sold real estate in this community for 30 years. I do have some concept of what affects valuation.

WE DO NOT NEED ANY MORE MULTI-FAMILY HOUSING! BP ALREADY HAS A BAD REPUTATION DUE TO ALL THE PROBLEMS THAT STEMMED FROM THE APARTMENTS AND CRIME THAT GOES HAND IN HAND WITH THEM!

The city needs to take a proactive approach to multi-family housing and enforce the rules. It needs to stay involved over the life of the developments to make sure they are kept up.

My family moved to the area (north of 610) because there was not any apartments or low income housing- if we wanted to live by apartments we would have!

We do not want affordable housing in our neighborhood. We moved north of 610 to be away from the apartment community.

Housing close to the colleges is important! If you have quality housing, you can attract quality people.

It is a good idea, but we do not want others to utilize this opportunity as a medium to elevate crimes in those affordable housing areas.