

City of East Bethel
Housing and Redevelopment Authority
May 5, 2010

The East Bethel Housing and Redevelopment Authority (HRA) met on May 5, 2010 for a regular meeting at City Hall at 6:30 PM.

MEMBERS PRESENT: Bill Boyer Steve Channer Kathy Paavola
 Steven Voss

MEMBERS EXCUSED: Greg Hunter

ALSO PRESENT: Douglas Sell, City Administrator
 Tammy Schutta, Asst. City Administrator/HR Director
 Stephanie Hanson, City Planner

Call to Order Boyer called the meeting to order at 6:36 PM.

Adopt Agenda **Voss made a motion to adopt the May 5, 2010 HRA meeting agenda. Paavola seconded; all in favor, motion carries.**

January 20, 2010 Minutes **Paavola made a motion to approve the January 20, 2010 HRA Minutes as written. Channer seconded; all in favor, motion carries.**

HRA Housing Plan Discussion Schutta explained that on May 20, 2009, the City Council adopted Enabling Resolution 2009-36 creating a Housing and Redevelopment Authority in the City of East Bethel. The East Bethel HRA was established to address the following:

- a. provide policies and programs to increase the availability of decent, safe, and sanitary dwelling accommodations available to persons of low to moderate income and their families at prices they can afford, and
- b. proactively address substandard, slum, or blighted areas existing in the City of East Bethel by providing assistance and promoting redevelopment.

Schutta said tonight we were going to start talking about the housing plan, but since this report went out, Stephanie Hanson our city planner has talked with staff at the Met Council and they say we are about three steps ahead of where we should be. Hanson said she talked with Susan Hoyt our new staff representative at the Met Council today, and one thing she talked about is there are a few steps we should consider before working on the housing plan. She said in our Comprehensive Plan one of our goals is to participate in the Livable Communities Act. Hanson said Council will need to adopt a resolution and then Met Council would sit down with staff and go over housing goals and what they expect from us.

Hanson said we already have goals established on the housing plan in our Comprehensive Plan we just need to sit down and expand on them. She said Met Council advised us to start talking about the Livable Communities Act, especially since we have opted out of the Anoka County HRA.

Boyer asked what exactly is in the housing section of the Comprehensive Plan, specifically do we have anything in there on beautification efforts or were we more focused on affordability efforts. He said one of the reasons he asks is one of the best efforts he has seen on beautification efforts he thinks is in West St. Paul. Boyer said the City set aside beautification funds and he thinks they gave away \$100 to each resident that did a beautifica

tion project, and most spent about \$1100 on their project. He said they had the residents take before and after pictures and bring in receipts. Hanson said there is nothing that specific in our Comprehensive Plan. Boyer said he wants to make sure we are not precluding those types of possibilities. Hanson said she is sure we could include this in our goals.

Voss said Schutta said as part of her preliminary report that we need to pass a resolution accepting this. Schutta said that would be a City Council action. Voss said he knows we had this discussion when we were working on the Comprehensive Plan in terms of the Livable Communities Act. He asked is it measured against our current poverty situation, what is the current effect of the City and Livable Community Act and are we meeting the act now. Hanson said there is a ranking and we rank 26 points out of 100 points now. She said she doesn't know when you can get funding. Hanson said right now it might be partly because we don't have sewer and water. She said according to the Met Council we agreed that so many units of moderate to low income housing needed to be built by such and such year. Boyer said and senior housing is part of this. He said he is going from his memory of two to three years ago, but you take the median household and then there is a scale with ranges of where you disperse it. Boyer said with requiring 2 ½ acres per lot, the cost is around \$60,000 to \$120,000 a lot. Voss said a sewer ¼ acre lot is going to be worth more than \$60,000. Hanson said Met Council does not include already developed land; it will have to be new from 2010 to 2020. Voss said this will have to be part of a development.

Sell said he thinks it is part of working with a developer, you tell them that within this development you have 5 lots that are dispersed within the development that need to meet the low income guidelines. Voss asked are there other requirements with this. Hanson said there are other things we have found out. She said she needs to talk to Guy Peterson at Met Council about this. Hanson said as part of the Livable Community Act, there is an Affordable and Life-Cycle Housing Opportunities Amount (ALHOA). She said each year each community must expend/contribute at least 85% of the ALHOA and for 2010 it was approximately \$28,000. Hanson said Peterson told her in 2008 Anoka County HRA was making up East Bethel's portion of the ALHOA, but if East Bethel opted out of Anoka County's HRA, then we would be responsible for this.

Sell said there are some alternatives for this, in kind, which could be code enforcement that we are already doing, but the question is how much of the \$28,000 can we satisfy with the in kind. Channer asked is it specific code enforcement stuff or is it general. Hanson said it just says code enforcement. Voss said just having a code enforcement officer exceeds the \$28,000. Sell said he doesn't think that this is a stomach blocker for us. Boyer said it could be if they expect us to go back to 2008 or something. Sell said Anoka County has been paying this for us. Schutta said she learned that Anoka County's number is 95 and we could borrow that number and use it to apply for some of these funds. Paavola said so the county wasn't giving out that information on these funds.

Boyer asked can we get someone from the Met Council at the next meeting to answer some of these questions. He said he would like a quick overview. Sell said let us talk to them and see if we can get them to come and give a presentation. Hanson said staff is attending a meeting on Monday to go over this information with them. Boyer said it would be nice to be able to go over these questions with them. He said it would also be nice for residents to see this on television, so we don't have weird rumors starting. Schutta asked is there anything else you want us to consider besides a beautification fund. Boyer said he would like to look at energy conservation grants. He said it might be covered under code enforcement, bringing them up to code. Schutta said as we work through this whole process we can bring goals up to Council. Boyer said he was wondering if we can solicit ideas in the next newsletters. Channer said and update the web page.

HRA

Housing
Plan
Discussion

Schutta said our next meeting is scheduled for July 7th. Boyer said if Met Council can make it we could meet on a Council meeting, before the meeting at 6:00 PM. Council consensus was to have a work meeting with Met Council to discuss the Livable Communities Act.

Adjourn

Voss made a motion to adjourn the HRA meeting at 7:02 PM. Channer seconded; all in favor, motion carries.

Attest:

Wendy Warren
Deputy City Clerk