

**City of East Bethel**  
**Housing and Redevelopment Authority**  
Regular Meeting – 6:30 p.m.  
Date: July 6, 2011



	<b>Item</b>	
6:30 PM	<b>1.0</b>	<b>Call to Order</b>
6:31 PM	<b>2.0</b>	<b>Adopt Agenda</b>
6:32 PM	<b>3.0</b>	<b>Approve April 6, 2011 Minutes</b>
6:34 PM	<b>4.0</b>	<b>HRA Interfund Loan</b>
6:45 PM	<b>5.0</b>	<b>2012 Draft HRA Budget</b>
7:00 PM	<b>6.0</b>	<b>Setting Property Tax Levy for 2012</b>
7:15 PM	<b>7.0</b>	<b>Draft Housing Plan</b>
7:25 PM	<b>8.0</b>	<b>Adjourn</b>



# City of East Bethel Housing & Redevelopment Authority Agenda Information

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**Date:**

July 6, 2011

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**Agenda Item Number:**

Item 4.0

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**Agenda Item:**

Inter-Fund Loan to Economic Development Authority (EDA)

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**Requested Action:**

Consider Approval of Inter-Fund Loan to EDA and Adoption of Resolution 2011-05 Authorizing an Inter-Fund Loan

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**Background Information:**

At the May 18, 2011 City Council meeting, City Council directed staff to begin the process of establishing an inter-fund loan from the HRA to the EDA, payable over five (5) years.

The EDA would like to move forward on projects in 2011; however there are no funds available to EDA until 2012. The inter-fund loan will allow the EDA to start the branding and marketing process, obtain services such as legal and consulting, and staffing. Attachment #2 is a draft of the 2012 EDA Budget which will be reviewed by the EDA on July 20, 2011 and by City Council in the near future. This has been attached so HRA has an idea of the proposed spending of EDA funds.

Attachment #1 is Resolution 2011-05, A Resolution Authorizing an Inter-Fund Loan. The maximum term of the loan is five (5) years because immediately paying back the loan in full may cause insufficient EDA funds for the next few fiscal years.

As of current, the HRA fund has a balance of \$711,076. It is proposed that no tax levy will be collected in 2011 collectible in 2012. The remaining HRA balance will be used for HRA projects that address shortage of decent, safe, and sanitary dwelling accommodations available to persons with low to moderate income and to address substandard, slum, or blighted areas that could not be redeveloped without government assistance. At this time, there are no HRA projects being considered.

**Attachments:**

1. Resolution 2011-05, A Resolution Authorizing Inter-Fund Loan
2. DRAFT 2012 EDA Budget

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**Fiscal Impact:**

Undetermined

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**Recommendations:**

Staff requests City Council consider adoption of Resolution 2011-05, A Resolution Authorizing Inter-Fund Loan.

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**East Bethel Housing and Redevelopment Authority Action**

Motion by:\_\_\_\_\_

Second by:\_\_\_\_\_

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Vote Yes:\_\_\_\_\_

Vote No:\_\_\_\_\_

No Action Required:\_\_\_\_\_

**HOUSING AND REDEVELOPMENT AUTHORITY  
IN AND FOR THE CITY OF EAST BETHEL  
EAST BETHEL, MINNESOTA**

**RESOLUTION NO. 2011-05**

**RESOLUTION AUTHORIZING AN INTER-FUND LOAN**

**WHEREAS**, the Economic Development Authority has decided to become an active Board and requires financial resources; and

**WHEREAS**, the EDA currently has no financial resources; and

**WHEREAS**, these financial resources will be utilized in economic planning, marketing and to improve the economic vitality within the City; and

**WHEREAS**, the HRA has sufficient cash balance to provide an inter-fund loan to the EDA to be repaid when taxes are levied within this special economic development district.

**NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF EAST BETHEL THAT:** the following terms shall govern the inter-fund loan to the Economic Development Authority:

1. The Inter-fund loan will increase depending upon the expenditures of the Economic Development Authority.
2. The Inter-fund loan will be reduced annually dependent upon the collection of tax levies and other revenues.
3. The loan shall not carry any interest charges.
4. The maximum term of the loan is five years.

Adopted this 6<sup>th</sup> day of July, 2011 by the Housing and Redevelopment Authority of the City of East Bethel.

EAST BETHEL HOUSING AND REDEVELOPMENT AUTHORITY

\_\_\_\_\_  
Bill Boyer, Chair

ATTEST:

\_\_\_\_\_  
Jack Davis, HRA Executive Director/City Administrator



**Dept 23200 Economic Development Authority**

**REVENUES**

	2009 Actual	2010 Actual	2011 Final Budget	2011 Amended Budget	2012 Proposed Budget
R 232-31010 Current Ad Valorem Taxes	\$0	\$0	\$0	\$0	\$163,830
R 232-36210 Interest Earnings	\$0	\$0	\$0	\$0	\$0
R 232-39201 Transfer from General Fund	\$0	\$0	\$0	\$0	\$0
R 232-39203 Transfer from non-General Fund	\$0	\$0	\$0	\$48,100	\$0
	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$48,100</u>	<u>\$163,830</u>

**EXPENDITURES**

E 232-23200-107 Commission and Boards	\$0	\$0	\$0	\$800	\$1,600
E 232-23200-201 Office Supplies	\$0	\$0	\$0	\$100	\$200
E 232-23200-303 Legal Fees	\$0	\$0	\$0	\$20,000	\$50,000
E 232-23200-307 Professional Services Fees	\$0	\$0	\$0	\$25,000	\$25,000
E 232-23200-322 Postage	\$0	\$0	\$0	\$100	\$200
E 232-23200-331 Travel Expenses	\$0	\$0	\$0	\$150	\$300
E 232-23200-342 Legal Notices	\$0	\$0	\$0	\$100	\$200
E 232-23200-351 Printing and Duplication	\$0	\$0	\$0	\$300	\$600
E 232-23200-361 Insurance	\$0	\$0	\$0	\$1,300	\$1,300
E 232-23200-433 Dues and Subscriptions	\$0	\$0	\$0	\$0	\$240
E 232-23200-434 Conferences/Training	\$0	\$0	\$0	\$250	\$500
E 232-23200-933 General Fund Reimburse Transfer	\$0	\$0	\$0	\$0	\$56,000
E 232-23200-999 Contingency	\$0	\$0	\$0	\$0	\$27,690
	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$48,100</u>	<u>\$163,830</u>

**REVENUES LESS EXPENDITURES**

	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
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# City of East Bethel Housing & Redevelopment Authority Agenda Information

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**Date:**

July 6, 2011

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**Agenda Item Number:**

Item 5.0

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**Agenda Item:**

2012 Draft HRA Budget

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**Requested Action:**

Discuss and Review of Draft 2012 HRA Budget

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**Background Information:**

Per MN State Statute 469.033, subdivision 6, the East Bethel HRA must each year formulate and file a budget in accordance with the budget procedure of the City in the same manner as required of executive departments of the City.

City staff has prepared a 2012 HRA Budget based on previous HRA budgets. Attachments 1 & 2 are the 2012 narrative and 2012 proposed budget.

The HRA currently contracts with the City for administrative support staff services to support the administrative undertakings, including fiscal support services of the HRA and such other responsibilities such as recording and maintaining accurate records of the meetings of the HRA and of all official actions taken by or on behalf of the HRA. The proposed 2012 Budget includes a transfer of \$15,000 to City General Fund to support the Executive Director, City Planner, Fiscal and Services Support Director, and Administrative Support staff. This number is based on one day a month for both the City Planner and Administrative support staff. It also includes one day a quarter for the City Administrator/Executive Director and the Fiscal and Services Support Director.

**Attachments:**

1. 2012 Narrative for Budget
2. Draft 2012 Budget

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**Fiscal Impact:**

Undetermined

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**Recommendations:**

Staff requests HRA discuss and review the proposed 2012 HRA Budget.

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**East Bethel Housing and Redevelopment Authority Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



## *2012 Budget*

**FUND:** 230 – Housing & Redevelopment Authority  
**DEPT/ACTIVITY/PROJECT:** 23000 – Housing & Redevelopment

### **DEPARTMENTAL PROFILE**

The City is authorized by Minnesota Statutes, Chapter 469.001 to 469.047(the ACT) to establish a Housing and Redevelopment Authority (HRA) to address;

- a) the shortage of decent, safe and sanitary dwelling accommodations available to persons of low and moderate income and their families at prices and amounts they can afford within the City of East Bethel;
- b) substandard, slum or blighted areas existing with the City of East Bethel which cannot be redeveloped without government assistance.

### **DEPARTMENTAL GOALS**

The East Bethel Housing and Redevelopment Authority's purpose, pursuant to Minnesota law, is to provide a sufficient supply of adequate, safe and sanitary dwellings to persons of low and moderate income and their families at prices and amounts they can afford within the City of East Bethel; to address substandard, slum or blighted areas existing with the City of East Bethel which cannot be redeveloped without government assistance.

### **EXPENDITURE DETAILS**

201-Office Supplies

\$100

Miscellaneous office supplies

303-Legal Fees

\$10,000

Contracted legal services

307-Professional Services Fees

\$10,000

Contract consulting services for housing study

322-Postage

\$100

Postage costs for mailings

331-Travel Expenses

\$100

Personal auto mileage or meal reimbursement while conducting HRA business

342-Legal Notices

\$100

Publications of legal notices

361-Insurance

\$1,300

433-Dues and Subscriptions

\$100

Membership fees or subscriptions of housing related organizations

434-Conferences/Training

\$300

Staff and Board members continued education

933-Transfer to City General Fund

\$15,000

Support Executive Director, City Planner, Fiscal Support Services Director, and Support Staff

**CAPITAL OUTLAY**

None

**STAFFING**

None. Transfer of \$15,000 to City General Fund to support Executive Director, City Planner, Fiscal Support Services Director, and Administrative Staff



	2009 Actual	2010 Actual	2011 Final Budget	May 2011 YTD Actual	2012 Proposed Budget
<b>Dept 23000 Housing &amp; Redevelopment Authority</b>					
<b>REVENUES</b>					
R 230-31010 Current Ad Valorem Taxes	\$0	\$0	\$126,058	\$0	\$0
R 230-36210 Interest Earnings	\$0	\$69	\$0	\$0	\$0
R 230-39201 Transfer from General Fund	\$0	\$126,058	\$0	\$0	\$0
R 230-39203 Transfer from non-General Fund	\$0	\$642,025	\$0	\$0	\$0
	\$0	\$768,152	\$126,058	\$0	\$0
<b>EXPENDITURES</b>					
E 230-23000-201 Office Supplies	\$0	\$48	\$200	\$0	\$100
E 230-23000-303 Legal Fees	\$0	\$42,028	\$50,000	\$8,266	\$10,000
E 230-23000-307 Professional Services Fees	\$0	\$0	\$10,000	\$0	\$10,000
E 230-23000-322 Postage	\$0	\$0	\$200	\$0	\$100
E 230-23000-331 Travel Expenses	\$0	\$0	\$200	\$0	\$100
E 230-23000-342 Legal Notices	\$0	\$0	\$250	\$0	\$100
E 230-23000-361 Insurance	\$0	\$0	\$1,300	\$0	\$1,300
E 230-23000-433 Dues and Subscriptions	\$0	\$0	\$350	\$0	\$100
E 230-23000-434 Conferences/Training	\$0	\$0	\$1,000	\$0	\$300
E 230-23000-933 General Fund Reimburse Transfer	\$0	\$15,000	\$15,000	\$0	\$15,000
E 230-23000-999 Contingency	\$0	\$0	\$47,558	\$0	\$0
	\$0	\$57,076	\$126,058	\$8,266	\$37,100
<b>REVENUES LESS EXPENDITURES</b>	\$0	\$711,076	\$0	(\$8,266)	(\$37,100)



# City of East Bethel Housing & Redevelopment Authority Agenda Information

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**Date:**

July 6, 2011

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**Agenda Item Number:**

Item 6.0

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**Agenda Item:**

No Tax Levy in 2011 Collectible in 2012

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**Requested Action:**

Consider Adoption of Resolution 2011-06, Resolution Adopting No Tax Levy in 2011 Collectible in 2012

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**Background Information:**

At the May 18, 2011 City Council meeting, City Council made a motion to consider an Economic Development Levy in lieu of a Housing Redevelopment levy. Resolution 2011-06 is a resolution adopting no tax levy in 2011 collectible in 2012 for the HRA.

The reason for the proposed resolution is because HRA has sufficient funds to accomplish the goals of the authority for fiscal year 2012.

**Attachment:**

1. Resolution 2011-06, A Resolution Adopting No Tax Levy in 2011 Collectible in 2012

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**Fiscal Impact:**

Undetermined

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**Recommendation:**

Staff requests City Council considers adoption of Resolution 2011-06, A Resolution Adopting No Tax Levy in 2011 Collectible in 2012.

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**East Bethel Housing and Redevelopment Authority Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_

**HOUSING AND REDEVELOPMENT AUTHORITY  
IN AND FOR THE CITY OF EAST BETHEL  
EAST BETHEL, MINNESOTA  
HRA RESOLUTION NO. 2011- 06**

**RESOLUTION ADOPTING NO TAX LEVY IN 2011 COLLECTIBLE IN 2012**

**WHEREAS**, Minnesota Statutes Chapter 275.065 requires each taxing authority to adopt a property tax levy on or before September 15; and

**WHEREAS**, the Housing and Redevelopment Authority in or for the City of East Bethel finds it has sufficient funds and in the best interest of the City and the Authority to adopt no General Levy to accomplish the goals of the authority for fiscal year 2012.

**NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF EAST BETHEL, MINNESOTA THAT:** the following be levied for the current year, collectible in 2012, upon taxable property in the City of East Bethel.

Housing & Redevelopment Authority General Levy                      \$0

**BE IT FURTHER RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF EAST BETHEL, MINNESOTA THAT:**

1. The executive director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the Anoka County Auditor.
2. The executive director of the Authority is hereby instructed to transmit a copy of this Resolution to the City of East Bethel City Council.

Adopted this 6th day of July, 2011 by the Housing and Redevelopment Authority of the City of East Bethel.

EAST BETHEL HOUSING AND REDEVELOPMENT AUTHORITY

\_\_\_\_\_  
Bill Boyer, Chair

ATTEST:

\_\_\_\_\_  
Jack Davis,  
HRA Executive Director/City Administrator



# City of East Bethel Housing & Redevelopment Authority Agenda Information

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**Date:**

July 6, 2011

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**Agenda Item Number:**

Item 7.0

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**Agenda Item:**

Housing Action Plan

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**Requested Action:**

Consider Approval of East Bethel Housing Action Plan

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**Background Information:**

As part of participation in the Livable Communities Program and to be eligible to apply for grants, the city HRA must prepare a Housing Action Plan (HAP) identifying how the city will address its housing goals. An approved HAP must be submitted to Metropolitan Council by December 31, 2011 to qualify for 2012 funds.

The grant programs include Tax Base Revitalization (TBR), Livable Communities Demonstration (LCD), and Local Housing Incentives (LHI). Staff has additional information on each grant program at your request.

On April 6, 2011, HRA directed staff to prepare a draft HAP for review at the July 6 HRA meeting. Attachment #1 is a draft of the plan. Staff has been working with Metropolitan Council regarding the information required for the document. Also, staff has forwarded the draft HAP to Metropolitan Council for review in which staff has yet to receive comments.

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**Fiscal Impact:**

Undetermined

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**Recommendation:**

Staff requests HRA review and comment on the draft HAP. A final document will be presented to the HRA at the October 5, 2011 meeting.

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**East Bethel Housing and Redevelopment Authority Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



# Housing Action Plan

East Bethel is a rural community with housing that predominately consists of large-lot, single-family homes. Recent interest in the community for a more diverse housing stock (i.e. multi-family, town homes, and senior housing) with areas of higher density per acre as part of the City Center development, are more consistent with the community being classified as a rural growth center. The plan for the City to have a state-of-the-art wastewater treatment facility is a critical element of the plan for a more varied housing stock. The City has developed appropriate zoning classifications that reflect this change while maintaining, for the most part, larger lots of a minimum of two acres in size. Table 1 identifies the characteristics of the housing supply in the City and contrasts it with Anoka County as a whole.

**Table 1. Housing Units by Structure and Tenure, 2000**

<b>City of East Bethel</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>	<b>Percentage</b>
Single Family Detached	3,152	25	3,177	88
Single Family Attached	8	3	11	<1
Duplexes	8	0	8	<1
3 or 4 Unit Buildings	2	0	2	<1
5 or More Unit Buildings	0	9	9	<1
Mobile Homes	390	10	400	<11
Other Units	0	0	0	0
<b>Total Occupied Housing Units</b>	<b>3,560</b>	<b>47</b>	<b>3,607</b>	<b>100</b>

<b>Anoka County</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Total</b>	<b>Percentage</b>
Single Family Detached	75,448	1,431	76,879	72
Single Family Attached	7,160	1,287	8,447	8
Duplexes	430	1,056	1,486	1
3 or 4 Unit Buildings	370	1,056	1,426	1
5 or More Unit Buildings	782	12,576	13,358	13
Mobile Homes	4,580	246	4,826	5
Other Units	6	0	6	<1
<b>Total Occupied Housing Units</b>	<b>88,776</b>	<b>17,652</b>	<b>106,428</b>	<b>100</b>

Source: U.S. Census; Metropolitan Council

Housing development has been influenced by historical, mobility, and economic trends. The vast majority of residential development has occurred in the past 35 years. As the Twin Cities continued to become more decentralized and suburban in nature, improved access to employment centers has been facilitated by an expansion in the regional highway system. Commuting longer distances to work is the trade-off for more rural, less densely populated communities. Development came to East Bethel later than to Anoka County as a whole as indicated in Table 2. Eighty percent of the housing in East Bethel has been built since 1970. This compares with approximately 49 percent for Anoka County during the same time frame.

**Table 2. Age of Housing Units**

<u>Year Built</u>	<u>East Bethel</u>		<u>Anoka County</u>	
	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
1939 or earlier	49	0	2,698	647
1940-1949	125	9	2,695	471
1950-1959	167	0	10,291	1,462
1960-1969	266	7	13,013	3,513
1970-1979	999	24	17,184	4,730
1980-1989	837	7	19,561	3,945
1990-1994	477	0	10,911	1,781
1995-1998	558	0	9,467	897
1999-March 2000	<u>82</u>	<u>0</u>	<u>2,956</u>	<u>206</u>
<b>Total</b>	<b>3,560</b>	<b>47</b>	<b>88,776</b>	<b>17,652</b>

Source: U.S. Census; Metropolitan Council

As with the housing market in general, East Bethel's housing market values had been increasing until the market crash in 2008. Comparing the 1990 and 2000 Census data in Table 3 shows the increasing value of owner occupied housing units. Table 4 indicates measures of housing affordability from the 2000 U.S. Census. In the past ten years, the median home value has surpassed the county median value and now is five percent higher. Eighty-nine percent of East Bethel's homeowners spend less than 35 percent of the household income for housing. Table 4 also reflects that 49 percent of renters are spending 35 percent or more of household income for housing, versus 29 percent for the County as a whole. This difference may be skewed by the fact that only 1.3 percent of the housing in the City is rental property, compared with 16.6 percent in the County.

High homeownership rates are often cited as an indication of regional economic prosperity. For the seven metro counties the rate -- is 71.4 percent -- one of the highest in the nation. In fact, compared with the Census results of the 25 most populous metro areas in the nation, the Twin Cities 13-County MSA ranks first in ownership rates.

**Table 3. Owner Occupied Housing Values, 1990 and 2000**

<u>Cost</u>	<u>1990</u>		<u>2000</u>	
	<u>Units</u>	<u>Percent</u>	<u>Units</u>	<u>Percent</u>
Less than \$20,000	10	0.6	166	4.7
\$20,000 to \$34,999	18	1.0	86	2.5
\$35,000 to \$49,999	53	3.0	86	2.5
\$50,000 to \$79,999	678	38.7	175	4.9
\$80,000 to \$99,999	714	40.7	408	11.5
\$100,000 to \$149,999	243	13.9	1,306	36.6
\$150,000 or more	<u>38</u>	<u>2.2</u>	<u>1,333</u>	<u>37.5</u>
<b>Total</b>	<b>1,754</b>	<b>100.0</b>	<b>1,754</b>	<b>100.0</b>
STF 1-23B: Median Value (1990)		79,100		
STF 1-24: Average Value (1990)		82,221		

Source: U.S. Census

**Table 4. Housing Affordability Indicators**

	<u>East Bethel</u>	<u>Percent</u>	<u>Anoka Co.</u>	<u>Percent</u>
2000 Median Home Value	\$138,300	---	\$131,300	---
2000 Median Rent (monthly)	\$ 683	---	\$ 649	---
Homeowners paying 35% or more of household income for housing	382	11	7,952	10
Renters paying 35% or more of household income for housing	23	49	5,067	29

Source: U.S. Census

In spite of the rural nature of the City and the predominance of single-family homes, the City had a relatively affordable median home value of \$138,300 based on 2000 Census data, up from \$79,200 at the time of the 1990 Census.

Based on building permits granted for new residential construction in the City of East Bethel, new home valuations averaged approximately \$195,000 in 2004; as of November 8, 2005, new home valuations for 2005 averaged \$205,000.

A small portion of occupied housing units are renter occupied. Table 5 identifies that 2.1 percent of the occupied housing units in East Bethel are renter occupied. Since the City of East Bethel does not have multi-family complexes, 100 percent of the rental units are single-family homes. In the future the City may need to conduct a study to determine future needs of higher density, multi-family complexes.

**Table 5. Occupied Housing Units**

<u>Status</u>	<u>Units</u>	<u>Percent</u>
Owned	3,532	97.9
Rented	<u>75</u>	<u>2.1</u>
<b>Total</b>	<b>3,607</b>	<b>100.0</b>

Source: U.S. Census

Rents are influenced by location, age, size, and available amenities. Table 6 indicates that the average median rent in East Bethel is \$683.

**Table 6. 2000 Gross Rent**

	<u>Data</u>	<u>Percent</u>
Total:	47	100.0
With cash rent:	44	93.6
Less than \$100	0	0
\$100 to \$149	0	0
\$150 to \$199	0	0
\$200 to \$249	0	0
\$250 to \$299	0	0
\$300 to \$349	0	0
\$350 to \$399	7	14.9
\$400 to \$449	0	0
\$450 to \$499	9	19.1
\$500 to \$549	0	0
\$550 to \$599	0	0
\$600 to \$649	0	0
\$650 to \$699	9	19.1
\$700 to \$749	3	6.4
\$750 to \$799	0	0
\$800 to \$899	9	19.1
\$900 to \$999	0	0
\$1,000 to \$1,249	7	14.9
\$1,250 to \$1,499	0	0
\$1,500 to \$1,999	0	0
\$2,000 or more	0	0
No cash rent	3	6.4

Source: U.S. Census

Residential development will continue to be the predominant type of growth in the future. The community's significant amount of natural amenities, close location to the metropolitan area, and lower land costs makes East Bethel an attractive location for residential developments. As Table 7 indicates, East Bethel is projecting to add 3,193 housing units between 2010 and 2020.

**Table 7. Growth Projections, 2010 – 2030**

	<u>Actual</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
	<u>2000</u>			
Population	10,941	12,600	18,400	23,500
Households	3,607	4,500	6,800	9,000
Employment	1,211	2,000	3,300	4,500

Source: City of East Bethel (assumes implementation of municipal services)

## Goals and Policies

The City strives to provide safe, attractive, and diverse housing with a range of values to accommodate the present and future needs of all residents. To achieve the City's goals, existing neighborhoods and current housing stock will need to be maintained. Older units, especially in areas surrounding Coon Lake, will need to be rehabilitated, or some areas may need to be

redeveloped. The City will need to ensure that new developments meet the housing needs of the residents.

The City has formulated goals and policies in order to achieve the City's housing goals.

***Goal 1: Provide for a variety of high quality, affordable housing.***

Policy:

1. Ordinances relating to the development, redevelopment, and the maintenance of housing shall be adopted and/or amended to ensure affordable, high quality housing.
2. Develop and maintain development standards and housing policies that allow for low and moderate cost housing.
3. Develop and maintain regulations that permit a mix of housing types, sizes, and price ranges to be provided throughout the City.
4. Continue code enforcement program for existing housing.
5. Review annually programs through Anoka County Redevelopment Authority and explore public and private partnerships that could potentially aid in the development of mixed-use housing/commercial developments.
6. Participate in the Livable Communities Act. The City of East Bethel passed a resolution to participate in the Local Housing Incentives Program (LHIA).
7. Prepare a Housing Action Plan identifying how the City will address housing goals, as required as part of the LHIA.
8. Provide and maintain a variety of residential densities (dwelling units per acre).

***Goal 2: Provide for safe and attractive residential developments.***

Policy:

1. Ensure public improvements and on-site improvements are completed at the time of the final inspection of residential development.
2. Create and enhance neighborhoods to provide parks, trails, and open space. Neighborhoods should be linked by trails and open space when appropriate.
3. Link new and existing parks, open space, and schools by a trail system.
4. Ensure new development includes design features such as boulevard trees, sidewalks, and open space, and are separated by buffers from collector and arterial streets.
5. Parking lots shall be screened from neighboring residential properties to minimize visual impact.
6. Avoid direct private drive access from and to major collector and arterial streets.
7. Promote innovative subdivision design in the City Center district.
8. Development shall occur in a manner that provides protection to the many high quality natural habitats and habitats for rare species and high diversity of plants and animals throughout the City.
9. Development shall be planned in accordance with the Comprehensive Land Use Plan.
10. Proposed amendments to the Land Use Plan and requests for major extensions of public services or utilities to accommodate the proposed development and land uses shall be considered only after a thorough review and analysis of the City public facilities plan and potential environmental impacts.
11. Preserve and incorporate historical and natural features to the maximum extent.

12. Continue code enforcement program to eliminate illegal uses and deterioration from neighborhoods.

## Implementation

The implementation of a housing plan requires action by many entities. As a result of this, some goals may be achieved in a short period of time while other goals may take longer.

*Goal: Provide for a variety of high quality, affordable housing.*

### **Action Steps:**

To meet this goal, the City updated its Zoning Ordinance and its Subdivision Ordinance. The City continues to review and update ordinances to ensure high development standards are required throughout the community. The 2008 Comprehensive Plan land use allows for a higher density of housing units than it has in the past. For example, the City Center Land Use allows for a variety of housing types and up to ten housing units per acre.

The City will review annual programs through Anoka County Redevelopment Authority and explore other public and private partnerships that could possibly aid in mixed-use/commercial developments.

*Goal: Provide for safe and attractive residential developments.*

### **Action Steps:**

The 2008 Comprehensive Plan includes medium residential densities at four to six units per acre. To provide densities in this range, the updated Zoning Ordinance will provide mixed uses in the City Center and Planned Business District and densities at four to six units per acre in the R-2, Single-Family, and Townhome District. The medium residential density will ensure the City provides 181 new units between the years 2011-2020 for low to moderate income housing.

The City will require that adequate utilities are in place prior to the issuance of building permits or certificates of compliance. This will be regulated by the Subdivision Ordinance. The City will continue to review the Subdivision Ordinance to ensure regulations are up-to-date.

Residential developments will be protected from the encroachment and impact of commercial and industrial development. The Zoning Ordinance includes requirements for screening and buffering between residential and non-residential land uses. Also, the Subdivision Ordinance includes requirements of buffering between new developments of higher density residential areas abutting rural residential areas.

The Comprehensive Plan identifies large areas of new residential developments. Plan policies encourage the connection of neighborhoods and the connection of all parks and open space via trails. New developments will be required to connect to existing streets where applicable.

## City Center

In 2005, the City of East Bethel authorized a study designed to look at the potential for a “city center” development within the community. The study considered various location alternatives, mixed land uses, and features that would help create a “sense of place” within the City. The City Center Plan that resulted from the study is a concept the City intends to pursue further. Additional research, discussions, and public involvement activities are necessary to ultimately help shape how a city center development should occur.

The East Bethel City Center Plan is an effort to create a location that will be strongly identified as the commercial and civic heart of the community, accommodate alternative forms of housing not found elsewhere in East Bethel, provide an initial base of users for the planned wastewater treatment plant and water purification systems, and possibly serve as a model of other development in the TH65 corridor of East Bethel.

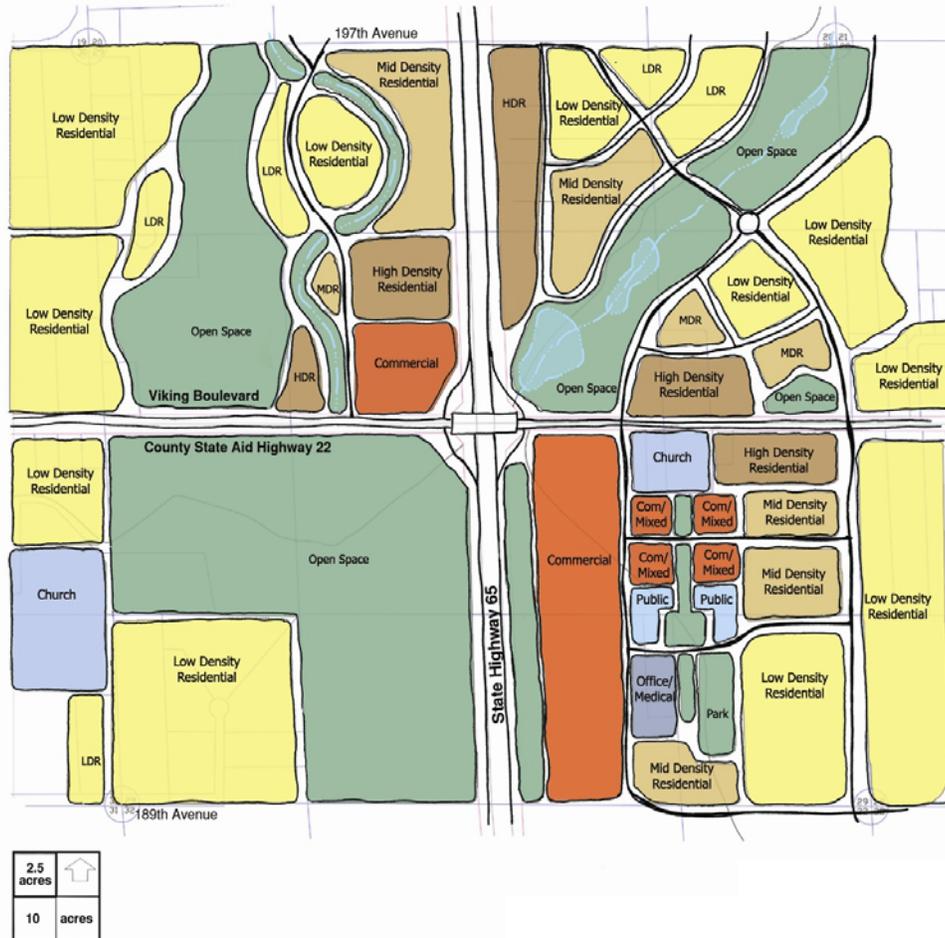
The plan calls for intensive development around green spaces and water features in a square-mile study area with the emphasis centered on the intersection of TH65 and CSAH 22. The thematic idea is to create a special place that expresses East Bethel rather than just another common, suburban, auto-oriented development. Consequently, some of the major features include:

- A compact Main Street district with offices or residential over shops
- A town square flanked by a city hall and library
- Parkway roads
- Traditional housing designs that include front porches and rear garages, sidewalks, and street trees
- A variety of housing types including singles, townhouses, and apartments
- Greenways with streams, trails, and open space
- High quality design and materials in both private and public improvements

Implementation of the full City Center concept will involve a collaborative partnership between property owners, various public agencies, private developers, the City, as well as members of the community. Development of the site will likely occur over a 10 to 20 year period as anticipated growth within the community is realized.

After careful review and consideration, the Viking Boulevard (CR22) site was determined to be most desirable due to efficient access and high traffic volumes, sufficiently large developable land, proximity to the proposed sewer treatment plant, and relatively few property owners to work with regarding land acquisition activities. Further study and a more detailed analysis is necessary to assess the costs associated with converting the area to urban use, specifically as it relates to the amount of wetland area and soil conditions.

The Land Use and Circulation Plan (Figure 1) provided on the following page reflects the development at the preferred site location of TH65/Viking Boulevard (CR22). The Plan includes a square-mile area broken into four quadrants, each with somewhat differing land uses. The Land Use and Circulation Plan has been designed to compliment the unique characteristics of East Bethel as well as provide for a sense of identity separate from the general suburban environment. Features such as a relatively dense mixture of shops, housing, and civic facilities are arranged around a major open space and wetland system. Ultimately, the City Center will be a distinctive place with traditional characteristics, an attractive pedestrian environment, and a clearly identifiable heart of the City.



**Figure 1. Land Use and Circulation Plan**

TH65 and Viking Boulevard (CR22) will be upgraded to accommodate the increased traffic, and three major neighborhoods will be created in the southeast, northeast, and northwest quadrants of the development area. The southwest quadrant will remain mostly in its current condition because of the major wetland.

Essential to the health and feasibility of the City Center will be the retaining and improving of the existing drainage system. The major wetlands in the northwest and southwest quadrants will be protected and additional drainage routes will be added for function as well as beauty. In the northeast quadrant, a broad greenway will border the existing county ditch. Within the Civic Core located in the southeast quadrant, drainage will be rerouted into more formal routes and incorporated into planned parks.

The City Center Plan incorporates neighborhoods, commercial development, residential development, and civic and social components as part of the overall concept. The Civic Core's southeast quadrant will consist of a variety of housing types and include the highest residential densities. The northeastern neighborhood will be less dense, and the northwestern neighborhood will be the least densely developed. All three neighborhoods are proposed to include relatively narrow local streets, sidewalks, street trees, and possibly alleys.

Housing will be located in close proximity to commercial and civic functions in the Civic Core. Each neighborhood will consist of mixed housing types in close relationship to one another so as to create variety and interest, and support the long-term viability of all types and cost levels. Commercial development planned for the southeastern quadrant presents tremendous opportunities for a strong economic node within the community, as well as one that is sustainable; particularly given the location of TH65 – a major transportation corridor running north-south through the community. Approximately 60 acres have been planned for commercial use in the City Center. While most of the commercial acreage will be devoted to shops with pedestrian-friendly access and parking, shops with offices or housing on the second and/or third levels is also incorporated into the plan. These areas will be heavily landscaped with controlled signage, decorative lighting, and other amenities to create an attractive and inviting place to work, shop, and live.

## Civic Core Concept Plan

Based on the general Land Use Plan for the City Center, the following sketch reflects a more detailed design of the Civic Core area located in the southeastern quadrant of the development. The illustration found on the following page (Figure 2) provides an example of the possible arrangement of buildings, roads, parking, and conceptual landscaping.



Figure 2. Civic Core Master Plan

- Access and circulation – a collector street loop will serve the Civic Core, with the primary intersection located approximately 1,000 feet from the east ramps of the future interchange at TH65. Left and right-turn lanes will be required at this intersection as well as the one located approximately 1,500 feet to the east. This loop will be sized to accommodate the significant amount of traffic that will be generated by the 500,000 square feet of commercial development plus 450 housing units.
- Commercial development – A major retail anchor store will be sought for the City Center. A variety of smaller retail buildings will fill out the remainder of the frontage. Parking lots should be landscaped to soften their appearance and divide them into smaller bays.
- Mixed-use development – The heart of the Civic Core will be the mixed-use, retail, office, and residential core. Access will be via a local street that runs between the two north-south collectors and is designed with parking bays, curb bump-outs, on-street parking, decorative sidewalks, generous landscaping, trees, seating, and banners. Parking should also be to the rear of the stores, and the buildings should have entrances both front and rear. These buildings may be two stories and include offices or housing on the upper level. Facades should have equal treatment on all four sides. A roundabout with landscaping or public art will provide a visual terminus at the eastern end of the compact mixed-use district.
- Public open space and plazas – The mixed-use “Main Street” will be bisected by a broad pedestrian walkway that leads to the Town Square. A future City Hall and Anoka County library may flank and partially enclose the Town Square adding to the civic importance of the location. The Town Square will overlook a water feature created from the existing drainage system. Along the stream, which drains to the northwest, will be a linear park and community amphitheater.
- Civic functions – Civic elements will include the Town Square, City Hall, county library, “Main Street” sidewalks, the north-south promenade, and the linear park. The proposed fitness center could include meeting rooms for use by the public.
- Attached housing – East and north of the Main Street core there will be a variety of mid-and high-density housing which should have doors and windows along public street sidewalks and parking to the rear of the buildings. Housing is important to the Civic Core as it will provide a base of pedestrians for the public spaces, customers for the Main Street shops, and 18-hour activity. Thus, the walk between the housing and the shops should be designed to be pleasant and safe, as should the entire sidewalk and trail system throughout the Civic Core.
- Detached housing – A neighborhood of single-family housing will be built east of the community amphitheater. In keeping with the overall spirit of the City Center as one of public place, these houses should have sidewalks, street trees, front porches, architectural detailing, garages that are recessed or may be accessed from an alleyway.
- Offices – Small office buildings may be located along the linear park. These may be one- or two-story buildings, perhaps owned on a condominium basis.
- Senior housing – Also overlooking the stream and community amphitheater may be a senior housing complex.