COMMUNITY HEALTH AND SUPPORTING A FULL RANGE OF HOUSING CHOICES

TOPICS AND PANELISTS

COMMUNITY HEALTH

Ron Sims, Civic volunteer, former Deputy Secretary for the U.S. Department of Housing and Urban Development

ULI Minnesota / Regional Council of Mayors was honored to have Ron Sims join our meeting, where he spoke about community health and his experiences as a public-sector leader at various levels of government.

MINNESOTA IS FULL OF GREAT IDEAS

- Mr. Sims has repeatedly looked to Minnesota and the MSP region for ideas that he then implemented back in Seattle.
- He complimented MN on being a place that does things well and has an industrious, can-do spirit.
- Minnesota has done much and can do even more. The more good ideas that come out of MN, the more other places can steal them and everyone will do better.

ZIP CODE IS A DETERMINING FACTOR IN LIFE OUTCOMES, AND WE HAVE TO CHANGE THAT

- Data shows that where you live strongly predicts the quality of life you are likely to have including income, health, crime and more. There are massive differences down to the zip code level within the same communities.
- These zip code-level differences are highly correlated with racial and ethnic gaps, demonstrating that our cities do not function equally well for all people in them.

TRANSPORTATION CANNOT BE SEPARATED FROM OTHER ISSUES OF COMMUNITY HEALTH

- The quality of a region's transportation network is critical to its economic strength, and transportation cannot be separated from issues like cultivating a strong business climate or talent attraction.
- This is especially true for housing. You must think about where people have housing choices in relation to where they work and how they will get to those jobs.
- Light rail is the spine of your transit system, and buses are your ribcage. They should be coordinated to work together in a complementary fashion.

COMMUNITY HEALTH IS PREDICTED BY LOTS OF THINGS THAT ARE NOT IMMEDIATELY OBVIOUS

- Communities with limited tree cover have higher poverty because people with money move to green places.
- Students who are afraid to wait at their bus stops test poorly because fear increases cortisol and stress.
- Community centers often only end up serving elite athletes, leaving out kids who just need somewhere to play.
- In neighborhoods where people were afraid to walk, cutting off the corners of buildings improved visibility and increased walking because people felt more secure.
- People who commute more than an hour by car are much more likely to have heart attacks.

THREE QUESTIONS HE FOCUSED ON AS A COUNTY EXECUTIVE FOR ECONOMIC GROWTH

- Is every zip code functioning? Outcomes should not vary so widely neighborhood to neighborhood.
- Where do we put housing relative to jobs? Cannot do one without the other.
- What is our transportation system and how environmentally sound is it? Transportation is connected to everything.

LEADERSHIP IN SUPPORT OF A FULL RANGE OF HOUSING CHOICES

Mayor Mike Webb, City of Carver

[PRESENTATION](#)

ABOUT CARVER

- Carver is a city of about 5,000 out on the periphery. It is growing and has a lot of remaining room to grow.
- Development is moving along Hwy 212. There are now 600 building permits spoken for.

BUILDING AFFORDABLE HOUSING NEAR THE PARK N' RIDE

- Ron Clark Construction was the developer. This is the best project in Carver in his time as mayor and 16 years as council member, and he would argue it's the nicest apartment development in Carver County.
- Collaboration and help from other leaders was key. Mayor Janet Williams in Savage was an amazing resource and Libby Starling at the Met Council was also extremely helpful.
- Need to get people on the same page. For example, what is workforce housing? Different groups and agencies have different definitions.
- As Mayor, he has quasi-judicial responsibility. He couldn't say he was for or against something, just asked questions and made a decision when the time came. Couldn't talk about it outside of meetings with council members.

LEADERSHIP AND OUTCOMES

- There were 400 people who opposed it and showed up to every meeting. Meanwhile, there were 5K who liked it and were silent. You *do* actually have a majority even if you can't always see it.
- It's key to have a professional management company and to communicate with community members.
- Concerns about public safety were completely misguided. There are more calls for police service in a nearby wealthy single-family home area than at the apartment complex.

POLICIES IN SUPPORT OF A FULL RANGE OF HOUSING CHOICES

Mayor Jake Spano, City of St. Louis Park

ST. LOUIS PARK'S STRATEGY FOR HOUSING CHOICES

- The city wants a balance of owner-occupied and rental.
- Having a full range of choices makes for a stable and reliable community.
- Affordable housing should not be purposefully concentrated in one part of the city.
- Support preservation of existing affordable housing and to encourage inclusion of new affordability.

AFFORDABLE HOUSING POLICIES

2015 Policy: If you request TIF, 10% of units must be affordable at 60% AMI or 8% at 50% AMI. The idea is that as new market rate units come along, this helps prevent pricing out existing residents.

2017 Policy: An update to the 2015 policy to be more aggressive. For TIF requests, 18% of units must be affordable at 60% AMI or 10% at 50% AMI.

OUTCOMES AND NEXT STEPS

- Development in St. Louis Park is as busy as ever. Not seeing the pushback on these policies that some anticipated.

Four things SLP is looking at:
- Advanced notification of sale for NOAH properties.
- Eviction for cause. Protect residents from eviction simply so landlords can raise rents.
- Prohibition of discrimination against Housing Choice Vouchers
- Financing tools – offer financing for rehabs in exchange for affordability commitments.

IMPLEMENTATION OF A FULL RANGE OF HOUSING CHOICES

Deidre Schmidt, CEO, CommonBond Communities

PRESENTATION

- CommonBond houses about 11K people in MN, WI, IA. The company believes housing is the foundation of everything else in life.
- Recent examples include Cooperage, a senior community for very low-income seniors and Sunwood Village in Ramsey, one of the first viable TOD (Northstar line) locations for families with no car.

NEW PRODUCTION PROGRAMS ARE INSUFFICIENT

- Both in dollar amounts and, maybe more importantly, in the types of things they can produce.
- Every community is judged by the same numbers – (60% AMI). When the number was set, it was at the threshold where the market could take care of housing needs. Now, the market has moved up to 80% AMI and it is difficult to make up the gap.
- CommonBond's strategy is increasingly to acquire properties and preserve their rents. They aim to grow the delta between market rate and what CommonBond can charge with no government subsidy.

STRATEGIES FOR COMMUNITIES

1. Act before the project. So much gets heated when there's an actual project under debate.
2. Seize opportunities when you are able.
3. Create your own opportunities – help CommonBond and others identify owners who may want to sell before they put properties on the market.
4. Look beyond bricks and mortar to things like vouchers.

EXECUTIVE DIRECTOR'S REPORT

2017 Housing Initiative Impact Report: The ULI Minnesota Housing Initiative's "What's Changed?" report from 2016 has been updated with new data and a deeper focus on the economic imperative of connecting housing, transportation and workforce through policy, practice and leadership.

VIEW THE REPORT

NEXT MEETING

Monday, October 9th
11:30 a.m. to 1:30 p.m.
Seattle Room at Dorsey & Whitney, 50 South 6th Street, Minneapolis, MN.

SEPTEMBER 11TH ATTENDEES

MAYORS

Mary Giuliani Stephens	City of Woodbury (Co-Chair)
James Hovland	City of Edina (Co-Chair)
Mike Maguire	City of Eagan (Housing Initiative)
Molly Cummings	City of Hopkins
Bill Droste	City of Rosemount
Pat Elliott	City of Richfield
Jerry Faust	City of St. Anthony
Shep Harris	City of Golden Valley
Kathi Hemken	City of New Hope
Marvin Johnson	City of Independence
Peter Lindstrom	City of Falcon Heights
Julie Maas-Kusske	City of Maple Plain

Tim McNeil	City of Dayton
Rhonda Pownell	City of Northfield
Terry Schneider	City of Minnetonka
Jake Spano	City of St. Louis Park
Mike Webb	City of Carver
Ken Willcox	City of Wayzata
Janet Williams	City of Savage
Gene Winstead	City of Bloomington
Scott Zerby	City of Shorewood

GUESTS

Deidre Schmidt, CommonBond Communities; John S. Adams, University of Minnesota; Sarah Berke, Family Housing Fund; Ellen Sahli, Family Housing Fund; Gilberto Achay, Blue Cross/Blue Shield; Michael Huber, Blue Cross/Blue Shield; Charlie Vander Aarde, Metro Cities; Sue Haigh, Twin Cities Habitat for Humanity; Pam Johnson, Twin Cities Habitat for Humanity; Mike Mornson, City of Hopkins; Ron Orlando, Comcast; Margaret Kaplan, Minnesota Housing; Judy Jandro, Bell Banks; Sandra Krebsbach, American Technical Education Association; Jenna Fletcher, Trust for Public Land; Patty Lilledahl, City of Saint Paul; Libby Starling, Met Council; Christine Hart, CAP-HC; Gretchen Nicholls, Lisc; Margaret Geffen, Hennepin County; Mary Tingerthal, Minnesota Housing; Peter McLaughlin, Hennepin County; Jay Lindgren, Dorsey & Whitney; Diane Norman, RSP; Doug Grout, City of Bloomington; Justin Miller, City of Lakeville; Mark Casey, City of St. Anthony Village; Burke Murphy, Corporation for a Skilled Workforce; Jean Kane, Colliers International MSP; Tom Harmening, City of St. Louis Park; Jennifer O'Rourke, Met Council; Emily Goellner, City of Golden Valley; Kyle Klatt, City of Rosemount; Logan Martin, City of Rosemount; Matt Croaston, Representative Keith Ellison

ULI MINNESOTA

Aubrey Austin, Cathy Bennett, Caren Dewar, David Baur, Gordon Hughes