



ADVISORY SERVICES

2019 NAVIGATING YOUR COMPETITIVE FUTURE IMPACT REPORT

Navigating Your Competitive Future (NCF) is a two-hour interactive workshop that connects a city’s elected officials, appointed officials and community development professionals with volunteer ULI MN real estate leaders. These private sector leaders represent diverse disciplines in the real estate industry including housing and commercial /industrial developers, public finance experts, planners and architects. Panelists offer **a fact-based, unbiased insights on the challenges of (re)development in today’s environment.**

Panelists and ULI MN staff meet with the staffs of host cities in advance to develop a better understanding of their unique challenges and aspirations so as to put a finer point on observations and ideas expressed at the workshop.

The ULI Minnesota Advisory Services partners with the public and private sectors to build civic trust and promote informed decision making. NCF workshops foster a meaningful dialogue to strengthen a mutual understanding of today’s economic realities, market preferences and demographic shifts. These workshops provide a “safe civic space” that allows a conversation to occur without the stress of having a particular proposal on the table. ULI MN’s real estate professionals to contribute their time and talent to build thriving Minnesota communities.

Since its inception in 2011, NCF workshops continue to be free of charge thanks to the generous support of our sponsors and members.

NUMBERS SINCE 2011

85 NCF WORKSHOPS

held with Minnesota cities and partner organizations.

2.7 MILLION+

aggregate population of cities that have hosted NCF workshops.

9 CITIES

held a second workshop to inform new leaders and stay on top of trends.

162 REAL ESTATE LEADERS

have served as volunteer panelists.

1,800 VOLUNTEER HOURS

of time and talent contributed.

\$309,850

estimated value of hours our members volunteered to NCF workshops.

THANK YOU TO ADVISORY SERVICES SPONSORS:



FAMILY HOUSING FUND



WHAT CAN I DO? WHAT CAN WE DO TOGETHER?

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Urban Land Institute
Minnesota

THEMES FROM OUR PANELS

Strong, collaborative city leadership is critically important for attracting development.

Cities must develop a clear vision, react to opportunities, create innovative financial tools and leverage their key assets.

Boomers and the Next Generation have very similar interests in what makes a great community and neighborhood; a sense of place, sustainability, diversity and housing affordability.

Walkability is a must. Sidewalks and paths that connect important places along safe and interesting routes are essential to creating great places.

Well designed higher density projects that are well connected to other amenities and integrated into surrounding properties are more successful and have a lower impact on public services than many lower density projects.

Be flexible with land use and zoning, city fees, and financing sources to remove barriers that impact housing production and affordability.

The mismatch between where jobs are located and the availability of nearby affordable housing choices has an impact on the ability to expand commercial and industrial projects and attract talent.

FEEDBACK FROM CITIES IN 2019

EDEN PRAIRIE

“The City has created a Housing Task Force and was influenced by what was learned at the NCF workshop.” - Rick Getchow, City Manager

NORTHFIELD

“The Planning Commission has given first reading to an accessory dwelling unit provision in the zoning ordinance which had a direct tie to the NCF workshop.”
- Nate Carlson, Economic Development Coordinator

PINE CITY

“The City has just completed an update to its shore land ordinance. The NCF workshop was relevant to this update in that the Council sought flexibility from the DNR to allow higher density housing in shore land areas.” - Lezlie Sauter, Community

FOREST LAKE

“The City is now studying accessory dwelling units and “tiny homes on wheels” as parts of the affordable housing issue. Both were influenced by the workshop.”
- Dan Udem, Assistant to the City Administrator

LITTLE CANADA

“Both the City Council and Planning Commission have referred back to the NCF panel comments in workshop discussions throughout the year and the summary information from the meeting was also utilized as background information in the City Council’s strategic planning process in May 2019” - Chris Heineman, City Administrator

MAPLE GROVE

“The workshop helped foster the realization that partnerships are needed to produce affordable housing and that higher density housing is not just for those who can’t afford something else. Since the workshop, the City has approved two new senior projects and the Council challenged the developers to include affordable units within each of these projects. In addition, they are working on a development that will include housing for the homeless.”
- Joe Hogeboom, Community Development Director

2019 NCFs

Corcoran
Forest Lake
Lake Elmo
Lindstrom
Little Canada
Maple Grove
Monticello
Pine City
South St. Paul
Victoria
Upper Midwest
APA Conference



NCF at City of Maple Grove