

**MINUTES
OF THE WORK SESSION
OF THE EDINA CITY COUNCIL
AND EDINA HOUSING TASK FORCE
HELD TUESDAY, APRIL 18, 2006
AT 5:00 P.M.**

Mayor Hovland called the meeting to order at 5:00 P.M. in Classroom One of the Edina Senior Center. Answering rollcall were the following members of the City Council: Members Housh, Masica, Swenson and Mayor Hovland. Member Hulbert entered the meeting at 5:10 p.m. Members of the Edina Public Art Committee in attendance included: Doug Mayo, Chair, Michael Fischer, Planning Commission Representative, Cappy Moore, Janice Williams, Barb McFarlane, Doug Johnson, Jeff Huggett, Bob Aderhold, John Helling, Sharon Ming, and Sally Krusell. Staff present included: Gordon Hughes, City Manager, Susan Heiberg, Administrative Assistant, Joyce Repya, Associate Planner, Jennifer Bennerotte, Communications and Marketing Director and Debra Mangen, City Clerk.

Housing Task Force Chair Mayo reviewed the executive summary of the "Housing Succession Plan for Edina's Future" developed by the Task Force. Using a power point slide presentation Mr. Mayo reviewed the following:

After months of research, intense discussion, and input from community sources, the Task Force recommended that Edina City Council implement a Housing Succession Plan to help sustain the community. Mr. Mayo outlined the five primary strategies:

1. Adopt a mandatory inclusionary zoning policy;
2. Update the Comprehensive Plan to convert appropriate areas to mixed-use and to provide for greater density in appropriate areas;
3. Use the greater Southdale Area as a demonstration of a cutting-edge livable, pedestrian-friendly urban redevelopment;
4. Create long-term opportunities to make a portion of Edina's existing housing stock affordable to more people and families; and
5. Leverage existing housing programs to create more opportunities for hardworking, moderate and lower-income families.

Mr. Mayo explained the Housing Succession Plan would be built on the idea that continuous renewal was essential to vital communities. Edina was a City with a variety of people across age and economic spectrums— young families, seniors, teachers, professionals, lifelong residents and newcomers. Because of housing costs, it would be likely that this diversity would diminish. With average home sales prices increasing by \$185,000 from about \$215,000 to over \$400,000 between 1997 and 2004, living in Edina was becoming unaffordable for many. Of the more than 21,000 households in Edina, more than 7,700 have incomes of less than \$50,000 per year; nearly 3,300 have incomes of \$25,000 or less. Of these 7,200 households, approximately 3,500 pay 30 percent or more of their income for housing, a standard measure of affordability.

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Mr. Mayo reported that lower- and moderate-income workers in Edina were often priced out of its housing market. As housing values outpaced the incomes of those who have helped create higher property values (such as teachers, police officers, firefighters, retail/service workers, hospital staff, office workers, nurses, etc.), it has become difficult for Edina to be their home. He said the Housing Succession Plan aims were to protect and enhance Edina as a community of character, openness, and foresight by creating and maintaining a diversity of housing options. Mr. Mayo said the Task Force believed that deliberate attention to Edina's housing was necessary to:

- Preserve and enhance the strength of our schools;
 - Maintain community character;
 - Foster diversity;
 - Support Edina businesses' ability to remain competitive in regional and global markets and attract quality employees;
- and
- Provide lifecycle opportunities for community renewal (provide opportunities for people to live and work in Edina throughout their lives, continually renewing Edina's residential base).

Mr. Mayo stated the Task Force also recommended a three step action plan in this report. The first step would be to obtain feedback from the community. Second, the Task Force will convene teams to design and implement housing strategies. Third, a management structure must be created, responsible for implementing the Housing Succession Plan.

The Council thanked the Task Force for their work. They discussed various aspects of the report including: Edina's senior population, Edina School System, Edina's strong residential neighborhoods, inclusionary zoning, potential sources of funds to finance affordable housing, possibility of legal challenges, maintenance of neighborhoods' character, life cycle housing serving young families through frail elderly families, affect of regulation on the housing market, who and where are the seniors, Edina children can no longer afford to live in Edina, will young families in single-family residences be able to be promoted, would there need to be a different "affordability" definition in Edina because of the high land costs, where were the people who cannot afford housing living, and seniors could possibly move into more dense housing freeing up their single family homes for young families who would need assistance (possibly some type of land trust).

Mr. Mayo noted the Task Force would be gathering community input April 27th and will report findings to the Council.

Mayor Hovland adjourned the meeting at 6:35 p.m.

Respectfully submitted,

Debra Mangen, City Clerk