

Edina Affordable Housing Task Force
Meeting Minutes
November 9, 2004

Present: Doug Johnson, Sharon Ming, Carol Mork, Janice Williams, Doug Mayo, Phyllis Brevig, Sally Purcell, Barbara McFarlane, Mike Fischer, Kandace Ellis, Judy VanOsdel, Mike Huck, Bob Aderhold, C. Scott Massie and Cappy Moore

Absent: Joan Naymark, Jeff Huggett, Hal Clapp, and Valerie Burke

Edina Staff Representative(s) Gordon Hughes and Susan Heiberg

Project Consultants: Dave Engstrom, Rich McLaughlin, Helene Shear and Rick Peterson

The meeting was called to order at 7:30 a.m.

Gordon Hughes, Edina City Manager provided an overview of the housing needs in the city of Edina. Basic points were:

- Edina is fully developed.
- The population is stable and unchanging.
- Cost of housing is high; mean cost of a home is at 380,000.00.
- Good examples of recent development are the Edinborough and Centennial Lakes projects.
- The issue of affordable housing is important to the city council.
- Need for work force housing, 13% of jobs are held by residents.
- Lack of affordable housing is cause of traffic congestion.
- Forum at our lady of grace was 1st step to deal with affordable housing.
- This is not about them it is about us.

An introduction of the project consultants was provided. Midwest Housing Collaborative is a group of housing professionals that have been hired by the city of Edina to provide the coordination of the Affordable Housing Task Force. The Consultants include:

Dave Engstrom
Northern States Community Development Corporation

Rich McLaughlin
Town Planning/ Architectural Design
N-Vision Neighborhood Modeling System

Rick Peterson
Architect/ Sustainable Designer
Sustainable Development and Network Exchange

Helene Shear
HBS Consulting, Inc.

Task force members provided introductions and a brief overview of their interest in being a member of the taskforce.

Dave Engstrom, reviewed the purpose of the task force goals and some key issues. They included:

- Subdivision moratorium. Need recommendation for subdivision code in July
- Researching affordable housing best practices in similar communities in the metropolitan area, the county and abroad.
- Developing guiding values and principles for affordable housing in Edina.
- Developing a definition of affordable housing for the community of Edina.
- Will look at Finance, Land trusts, TIF, ownership, rental, seniors and families.
- Researching and developing practical affordable housing financial strategies.
- Developing guidelines for creating affordable housing opportunities for all age groups in Edina, including community design features linking housing, employment, transportation, shopping and recreational needs.

Rich McLaughlin spoke about how design is important, find unique solutions for Edina.

Helene Shear discussed how developing the infrastructure of supportive services is important to a successful housing model whether ownership or rental.

Sharon Ming discussed general direction and importance of task force.

- Grass roots effort makes it relevant.
- Affordable housing touches all aspects of the community.
- Edina is a community in transition.
- Need creative solutions.

Helene Shear presented the handout on the Affordable Housing Task Force Guidelines (see handouts)

- A brief discussion occurred on Conflict of Interest. It was suggested that each member sign a Conflict of Interest Policy.
- Need to appoint chair of task force.
- A list of alternate members will be established
- Meeting would be held twice monthly. It was agreed the next meeting will be held on Tuesday November 30, 7:30 a.m. Subsequent meeting will be held on the 2nd and 4th Wednesday of each month from 7:30 – 9:00 a.m. at Edina City Hall. A meeting schedule will be published.

Meeting was adjourned at 9:30 a.m.