

EDINA HOUSING TASK FORCE

Meeting Minutes

Wednesday, October 12, 2005

7:30 AM – Community Room

Members Present: Bob Aderhold, Valerie Burke, Kandace Ellis, Michael Fischer, John Helling, Mike Huck, Jeff Huggett, Sally Krusell, Scott Massie, Doug Mayo, Barb McFarlane, Sharon Ming, Cappy Moore, Carol Mork, Joan Naymark, Skip Thomas

Staff: Susan Heiberg and Joyce Repya

Consultants: Stacy Becker, Kimberly Gartner and Erin Sapp

Chair Mayo called the meeting to order at 7:30 AM.

Actions Taken

- **Member Huck seconded Member Naymark's motion to approve the agenda for this meeting—October 2, 2005; the motion carried.**
- **Member Ming second Member Helling's motion to delete "Affordable" from the name of the Task Force, thereby becoming the Edina Housing Task Force; the motion carried.**

Task Force Work Plan

Ms. Becker encouraged the Task Force to look ahead, ponder and prepare for the listening sessions and small groups:

- **Is Edina a housing market unto itself?**
- **Reflect on the Employees' Survey.**
- **What makes Edina Edina, and how does affordable housing fit in?**
- **Look at a housing continuum for people in every income; i.e. a mix of teachers in the community.**
- **How do we create healthy neighborhoods?**
- **What is the broad view for the housing market?**

In guiding the small groups of the Task Force through meetings and listening to community members, Ms. Becker reinforced the following:

- **Always substitute a positive vision and engage people to ponder new ideas in order to enrich lives.**
- **We are not going to be able to do everything! Think strategy! Consider how to go about it and where to put the resources.**
- **Talk about personal experiences. Engage people at the personal level to get them excited.**

Edina Housing Market

Ms. Gartner indicated that there is affordable housing already available in Edina; the issue is the availability of single-family homes under one-half million dollars. Land rates are skyrocketing, and the aging population is clamoring for places to live.

Member Helling shared that diversity has made Edina a great community, and the focus should be placed on people's contributions to the value of the community. Availability of affordable housing will continue to attract people to live in Edina and contribute in many ways.

Member Burke reported that the education piece has made this community strong. It should remain a continuing focus, with people taking advantage of its many opportunities.

Ms. Gartner indicated that open enrollment is a key education piece.

Member Aderhold stated that the Employee Survey showed the need for housing options along the housing spectrum.

Member Ming referred to "supply and demand" and that there is no land available to create new production within the supply.

Member Thomas indicated that there are 251 homes on the market at this time, and 20% of them are over one million dollars. Many of them are older homes needing much work. There are about 30 homes available in the \$250,000 to \$350,000 range. These homes are good for young families to purchase and fix up.

Ms. Becker remarked that there is a perception that the \$250,000 homes are not in Edina.

Member Ellis commented that young families are going through change. They tend to purchase their first homes outside of Edina and then later move into Edina for the schools. More young families need to be brought into the community, and we cannot continue to rely on open enrollment. The draw to live here is not only the home but very often the schools.

Ms. Repya explained that the City has worked with Metropolitan Council to target homes for scattered site affordable housing. The homes were

intended to blend in with the neighborhoods. It was a challenge, and with \$250,000, eight homes were found.

Member Huggett shared that he knows a single parent who could not find an affordable home in Edina. She and her son live in Richfield, and he attends an Edina school. This is a loss of cohesion. Perhaps there could be a paradigm shift to families living in affordable condos.

Member Massie brought up the issue of density regarding housing options. He cautioned about doing too much, the importance of doing what is right and doing it well. He reminded the group that there are limited resources available to create diversified housing stock.

Member Thomas shared that there are many older Edinans still living in their homes. It would be meaningful to give them options similar to GMHC's program.

Ms. Gartner remarked that for younger families moving into older homes, it would be helpful to offer some kind of assistance for refurbishing.

Member Huggett indicated that it is important to quantify home data in Edina as to type of home as well as quantity. Looking at affordable housing raises concerns—what will the costs be and will it be worth it?

Member Mayo stated that we need to answer the question of what are the economic benefits of affordable housing in the community.

Member Ming discussed well-designed condos for families. The Southdale project does not have an affordable component now but will consider hearing from the Task Force in the near future. The land appears to be under-utilized, and the question remains—how to get diverse housing stock into the mix.

Member Fischer shared that in an area like Southdale, it is reasonable to think about the opportunity of doing high density around family amenities. This would give families the ability to build up equity. It would be a friendly environment, and most importantly, life cycle living.

Announcement

Chair Mayo encouraged the Task Force to study the provided materials in order to prepare for the listening sessions and small groups from October 27th through November 29th.

Adjournment

There being no further business, the meeting was adjourned at 9:00 AM.