AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 8, 2022
7:00 PM

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:
"An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak."

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for January 11, 2022.**

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. Comprehensive Plan Update - Housing Chapter and Draft Land Use Plan Map.

COMMUNICATIONS:

3. 2021 Department of Building Safety Year End Report.

UPDATES:

ADJOURN

UPCOMING:

4. February 22, 2022 - Rezone R-1 to C at Hazel Avenue and Highway 8. Tentative March 8, 2022 - Final Plats: Diamond Ridge & Sunrise Riverbank.

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 11, 2022
7:00PM

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 11, 2022 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Kevin Teel, Bryan Murdock, and Roger Carr

ABSENT: Commissioner Katie West

Also Present: Fred Weck Zoning Administrator and City Administrator Robb Linwood

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for December 28, 2021**

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 28, 2021, AS SUBMITTED.

Voting Aye:	*Murdock, Teel, Carr, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*West*

PLANNING COMMISSION REORGANIZATION

2. **Chair**

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO APPOINT MARK LOBERMEIER TO CONTINUE SERVING AS CHAIR OF THE PLANNING COMMISSION.

Voting Aye:	*Murdock, Teel, Carr, and Lobermeier*
Voting Nay:	*None*

Abstain: *None*
Absent: *West*

3. Vice-Chair

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER TEEL, TO APPOINT BRYAN MURDOCK TO SERVE AS VICE-CHAIR OF THE PLANNING COMMISSION.

Voting Aye: *Murdock, Teel, Carr, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *West*

4. Joint Park Planning Board (meetings the second Tuesday of the month at 6:00 p.m., if called) – 2 members

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER TEEL, TO APPOINT COMMISSIONERS WEST AND CARR TO SERVE ON THE JOINT PARK PLANNING BOARD.

Voting Aye: *Murdock, Teel, Carr, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *West*

5. Meeting Rescheduling: August 9, 2022 (Primary Election) and November 8, 2022 (General Election).

There was consensus of the Commission to move the start times for both the August 9, 2022 and November 8, 2022 to 8:00 p.m. following the elections.

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

6. Comprehensive Plan Update – Next Steps and Time Line
Chair Lobermeier stated that in his opinion, the next steps should be the maps and asked if WSB could be engaged to do that work. He stated that for item #2, he believes they have done some work on the preliminary maps and figures.

Zoning Administrator Weck stated that he can get WSB involved again now that this is under a new budget cycle. He noted that he did not think the City has seen the third draft yet and wanted to make sure he knew what needed to be updated before that was moved forward.

Chair Lobermeier stated that he believes the only thing left is the Housing Chapter because it has not yet been redrafted. He stated that then that can be added to draft #3. He stated that in his electronic version, that was where he left off and other than that had made all of the changes. He stated that he was just waiting to go back through and fix some of the things such as 'tense', voice, and punctuation issues. He suggested that the Commission discuss the Housing chapter at the first meeting in February, then at the second meeting in February or the first meeting in March, the Commission could take a look at the maps and take a shot at draft #3. He stated that he had suggested some rough dates such as review of final draft by the end of April, written comments at the end of May, Council update at the second meeting in June, with an open house in July. He noted that he does not like to do open houses during the summer months because it can be difficult to get people to attend.

City Administrator Linwood agreed, but based on the timeline, feels the sooner the better.

Chair Lobermeier asked if the public hearing would be conducted by the Planning Commission.

Zoning Administrator Weck confirmed that the Commission would conduct the public hearing.

Chair Lobermeier reviewed some of the other proposed dates from the timeline and noted that #11 needs additional discussion. He stated that when this discussion first started there was talk of story maps, but he is unsure if that is still the thought process for the Comprehensive Plan. He stated that his biggest question is what the final format will be.

Commissioner Murdock stated that because the document is not overly hefty, he believes a well linked PDF that could be downloaded may be enough. He stated that he can help with that which would keep the City from having to spend money on a story board or story map.

Chair Lobermeier believes that the plan will allow the Comprehensive Plan to get wrapped up by early fall.

Commissioner Murdock noted that he is also interested in wrapping this up as quickly as possible and explained that it can be difficult to look at this from one meeting to the next. He stated that he is open to the idea of holding a working meeting that does not fall on the regular meeting date in order to move this forward more quickly.

Chair Lobermeier asked if the Council was looking for the Commission to establish goals for 2022, like they have typically done.

Zoning Administrator Weck noted that City Administrator Linwood had mentioned setting goals, but he neglected to include it on tonight's agenda.

Chair Lobermeier stated that last year there was an item on rezoning the undeveloped parcels to match the Comprehensive Plan. He stated that there was also discussion last year about holding a few joint meetings with other groups such as the EDA, but does not think any were held last year.

Zoning Administrator Weck stated that he believes they did have a few EDA members at one of the Commission meetings last year.

Chair Lobermeier stated that he was also thinking about strategic rezoning of some key areas in the City that will likely make them nonconforming but would help to move the Comprehensive Plan forward even though it may be properties that are already developed. He stated that another thing he has looked at are applying the standards of one plat to the next plat, especially when there will be a future extension of the roadway. He gave the example of Diamond Ridge because he thinks the Commission all felt that it should go differently but learned that there is not currently language that outlines those expectations and thoughts. He stated that the last item on his list was to take another look at materials for building exteriors because it came up a few times this past year. He stated that he thinks the Commission should take a look at what is out there in the market so they can be as up to date as possible, be development friendly, but still project the desired standards within the City. He asked if any of the Commissioners had other thoughts on goals for the year.

Commissioner Teel stated that Chair Lobermeier had already mentioned the ones he had on his list.

Commissioner Murdock stated that he would like to see the Commission proactively bring connectivity of developments to the forefront. He stated that to use Diamond Ridge as an example, he thinks it is silly that the City did not have a way to connect through there.

City Administrator Linwood stated that there is an online link where people can provide comments on a map of the entire City. He stated that he thinks this would be a good dovetail into that topic to discuss what it will take, such as zoning or ordinance changes to make that connectivity happen. He stated that means that there will need to be discussions about it at the Park Advisory Commission, Planning Commission, and the City Council.

Commissioner Murdock stated that with infrastructure dollars, there is talk about their availability and suggested that be something the Commission watches to see what is out there and what they can go out and get.

City Administrator Linwood stated that there are things like the American Rescue Plan dollars and others that may be available for that use.

COMMUNICATIONS:

UPDATES:

7. The Preliminary Plat of “Replat of Diamond Ridge” was approving by the City Council

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE JANUARY 11, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:26 PM.

Voting Aye: *Murdock, Teel, Carr, and Lobermeier*
Voting Nay: *None*
Abstain: *None*
Absent: *West*

Housing (Wyoming – Draft 3 Sept. 2021)

Diversify Housing Options: *Increase the range of housing options for people in all stages of life so as to retain and attract residents. Emphasize housing options like starter homes for young families and senior housing in locations that provide additional uses within walking distance.*

Housing is a defining characteristic of Wyoming. The quality of the housing stock is a basic community characteristic. The provision of safe and decent housing is an essential objective of the Comprehensive Plan. Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from single adult to family to elderly. This concept of life cycle housing allows people to live in Wyoming for an entire lifetime, not just for pieces of it. Household income influences the housing choices for Wyoming residents. Housing provides the foundation for economic growth. People living in Wyoming provide the demand for goods and services. Housing provides the customer base needed to support business retention and expansion. The amount of income required for housing expenses influences support of local businesses and demand for government services.

Current Housing Conditions

In 2018, Chisago County Completed a housing Study (Reference XX). The study found that Wyoming has the least amount of multi-family housing in the County, noting that 92% of Wyoming residents leave Wyoming for work, in part due to the lack of rental housing. In addition to limited rental housing, Wyoming also has a limited amount of senior housing. Like many communities, there are too few homes for sale in the City, and at the highest cost in Chisago County. There is very little to choose from with the majority of new homes having a median price of $400,000. In 2018, the City's vacancy rate was estimated to be one percent.

The challenge before the City is to find a way to deliver affordable housing. The County study projected housing demand in the range of 1,130 units from 2018 to 2030, or about 94 units per year. The 1,130 units could be expected to include 960 general occupancy units and 160 senior housing units. This projected growth rate is more than three times the rate of 25 units per year as adopted by City Planning Consultants and the Planning Commission in September of 2016. As a comparison, from 2000 to 2017, Wyoming issued 262 single family and 32 multi-family unit permits, or approximately 17 units per year.

2040 is expected to be the peak of the senior housing demand; senior housing will need to be convertible to other uses after 2040.

Housing		
Housing units, July 1, 2019, (V2019)	X	2,477,753
Owner-occupied housing unit rate, 2015-2019	85.9%	71.6%
Median value of owner-occupied housing units, 2015-2019	$242,600	$223,900
Median selected monthly owner costs -with a mortgage, 2015-2019	$1,696	$1,580
Median selected monthly owner costs -without a mortgage, 2015-2019	$605	$534
Median gross rent, 2015-2019	$1,096	$977
Building permits, 2019	X	28,586

The 2018 Chisago County Housing Study (Maxfield) indicated that 92% of Wyoming workers leave the City every day for work, in part due to the lack of housing for people that work in the City but don't live in the community. Wyoming has the highest incomes in the County and the least amount of multi-family housing. Table 18 illustrates the City's recent history relative to building permits, the majority of which relate to single family units so it can still

Table 18 City of Wyoming Building Permits

Year	No. of Permits Issued	Construction Value (millions)	City Permit Revenue (thousands)
2006	215	$31.3	$230.0
2007	309	$10.7	$135.0
2008	629	$9.9	$93.0
2009	417	$9.2	$215.0
2010	347	$3.5	$47.0
2011	361	$4.8	$90.0
2012	338	$13.3	$169.0
2013	383	$19.6	$261.0
2014	412	$9.8	$241.0
2015	568	$16.9	$204.0
2016	294	$9.2	$154.0
2017	294	$12.1	$222.0
2018	313	$13.5	$233.0
2019	320	$21.6	$308.0

Housing Plan

Housing Mix and Types

Providing a balanced mix of housing will satisfy the needs of both existing and future City residents. With the trend towards an older population within the next 20 years, providing lifestyle housing options, particularly multi-family housing, will be critical to attracting young professionals as well as retaining empty nesters and seniors. In response to the current housing supply and projected need of available land designated for residential housing in the community, the future land use plan has retained acres and densities associated with low, medium and high-density development from the 2009 Land Use Plan. This will continue to provide traditional single-family, twin homes, townhomes, condominiums, and apartments.

Based on current trends of downsizing, and young and retired people moving back to urban areas to be closer to urban amenities with pedestrian versus vehicular options, Wyoming may likely see the desire for more flexibility in housing options such as small-lot single family homes or upscale multi-family development near small-scale commercial areas.

In additional to providing for traditional housing options, the future plan will also provide for higher density mixed use development which will enable residents to potentially live and work in the same dwelling, i.e., living space above a retail use. This type of use would occur only within the new Mixed-Use Category that includes

Life Cycle Housing

Life-cycle housing is a common term used to describe the provision of housing types for all stages of life. Life-cycle housing is based on the premise that as people go through life, their housing needs change. A young person getting out of school and just starting out usually cannot afford to own a home so they often begin by renting. As a person grows older, they often establish a family and buy their first home, sometimes either a starter home or townhome. As a family's income grows, they may move up to a larger home. Once the children leave and the family size decreases, parents often move back to a smaller home with fewer maintenance needs or to one of the growing numbers of either single-family or multi-family housing options that has an association that take care of home and property maintenance. Eventually, as a person ages, there is often a need for assisted living or an extended care facility.

The City should consider amending the zoning ordinance so as to align the number of attached units of each type (apartments, row houses, back-to-back townhouses, etc.) in each development project with the policies of this plan. Locate attached and multifamily housing in transitional spaces between commercial and single-family areas, and at high-amenity locations near streams, parks and greenways. When combining housing types, it is preferable for the transition between types to occur at the rear rather than the front (i.e., across a courtyard or parking area rather than across the street).
Neighborhood Design Policies

Prevent premature development

Wyoming should consider a premature subdivision ordinance to require that subdivisions have adequate transportation facilities planned or in place to support the land use. Additionally, the ordinance may require adequate provisions for sanitary sewer, water, and storm water facilities, as well as adequate park, trails and open spaces.

Compact Growth

Encourage new neighborhood development that is generally more compact than historic patterns. Where appropriate, design each new major neighborhood to include both detached and attached forms of housing.

Variety within Each New Neighborhood
Encourage in each major neighborhood a range of housing types, densities, and building configurations to encourage life-cycle housing. Give favorable consideration to applications that include two or more types of housing without overlooking other legitimate concerns.

Links to Between Neighborhoods
The City should encourage connections between new neighborhoods and existing parks and neighborhoods. These connections should both visually and functionally link new development to the established portions of Wyoming via street connections, bicycle paths or lanes and natural features.

Neighborhood Protection
Wyoming will continue to protect the best aspects of established areas from negative effects such as excessive auto traffic or incompatible, unbuffered land uses. The City will continue to administer and support the state environmental review programs (Alternative Urban Areawide Review (AUAR), environmental assessment worksheet (EAW), environmental impact study (EIS)), a portion of which addresses traffic impacts.

Simultaneously, blighted, deteriorating or obsolete activities will be phased out and those sites improved according to an established plan. Guided by the Comprehensive Plan, public and private investments will aim to enhance or strengthen a sense of neighborhood identity in all established areas.

For future Discussion

- Housing Inventory
- Roll of the HRA
- Land Assembly for housing – desired locations for multi-family

HOUSING CHAPTER (East Bethel)

East Bethel is a rural community where housing consists primarily of large-lot, single-family homes. The next most common form that housing takes is manufactured homes. There has been recent interest in the community for a more diverse housing stock, including areas of higher density per acre as part of the City Center development. This interest is consistent with East Bethel containing areas that are classified as rural centers, or areas of higher density commercial and residential land use. **This chapter will examine the physical features of the housing stock in East Bethel as well as providing some insights into housing affordability and the general characteristics of the people who live in East Bethel's housing.** This chapter will outline goals and policies to meet the community's housing vision for the future.

Housing was identified as an important feature in East Bethel's 2040 vision statement, which includes the following components related to housing:

- East Bethel supports increasing development along its Highway 65 corridor, focusing on key locations and intersections that are feasible for development.
- East Bethel must be an attractive and viable community for all stages of an individual's life.
- East Bethel is in favor of residential development that will support commercial development.

These community-driven housing themes shaped not only the vision and the tone of the conversations about the comprehensive plan, but also the Goals and Implementation Actions for housing that will be discussed later in the chapter.

THE HOUSING LANDSCAPE IN EAST BETHEL

East Bethel's housing development has been influenced by historical, mobility, and economic trends. Most of residential development has occurred in the last 45 years. As the Twin Cities suburbs have grown, expansion of the regional highway system has improved access to employment centers and allowed the suburbs to keep expanding. Commuting longer distances to work is the trade-off for more rural, less densely populated communities. Development came to East Bethel later than to Anoka County as a whole. Eighty percent of the housing in East Bethel has been built since 1970 compared to 49 percent for Anoka County during the same time frame. Over 90 percent of the housing units in East Bethel are single family detached homes, with the other 10 percent of units being manufactured homes.

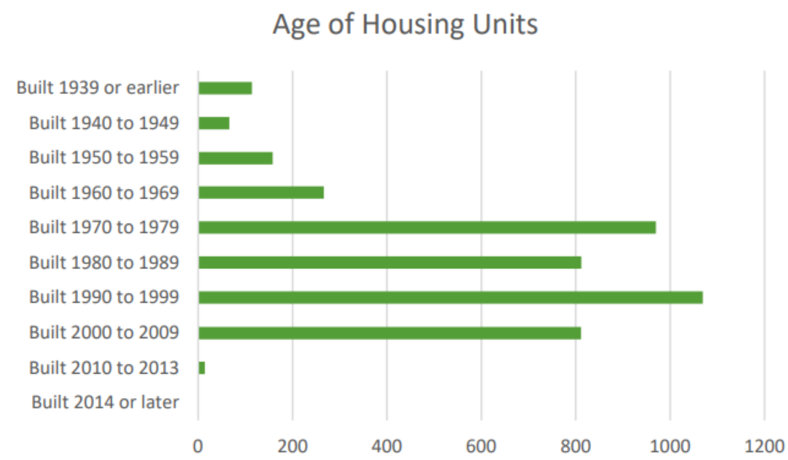


FIGURE 2-1. Source: ACS 2011-2015 estimates

FIGURE 2-1. Age of Housing Units. Source: American Community Survey (ACS) US Census Burea 2011-2015 estimates

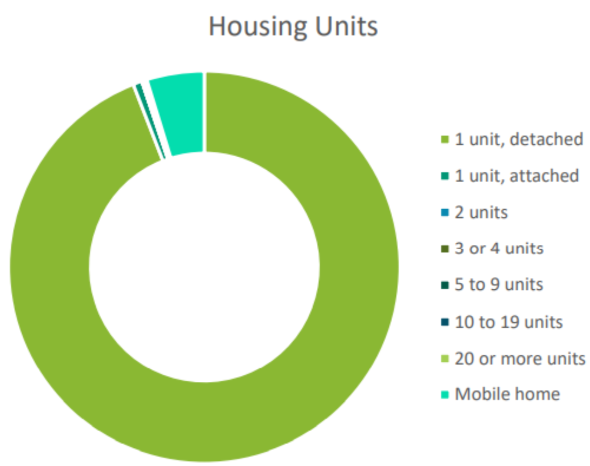


FIGURE 2-2. Housing Units. Source: ACS 2011-2015 estimates

Of the 4,129 occupied housing units in East Bethel, 94 percent are owner-occupied. The remaining share are homes that are occupied by renters. The population share living in renter-occupied housing units is six percent.

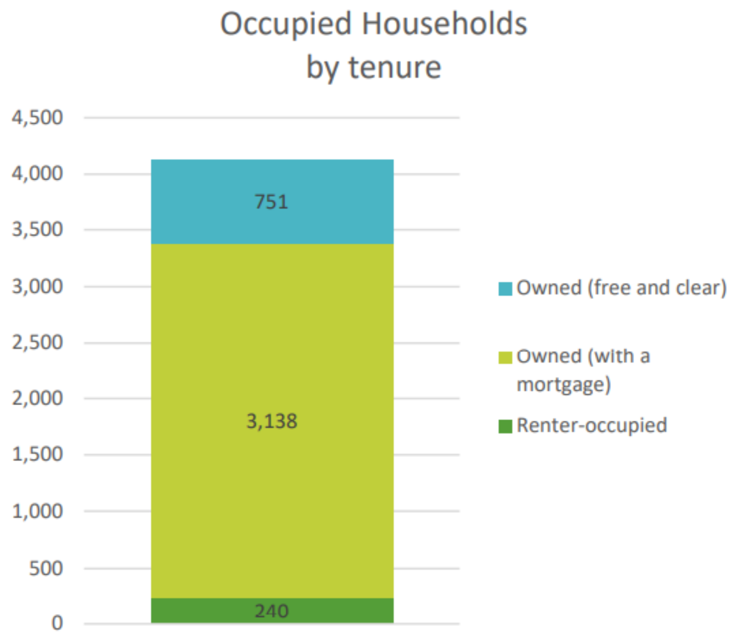


FIGURE 2-3. Source: ACS 2011-2015 estimates

FIGURE 2-3. Occupied Households by tenure. Source: ACS 2011-2015 estimates

The median value of an owner-occupied home in East Bethel is $205,700, compared to the Anoka County median home value of $187,600.

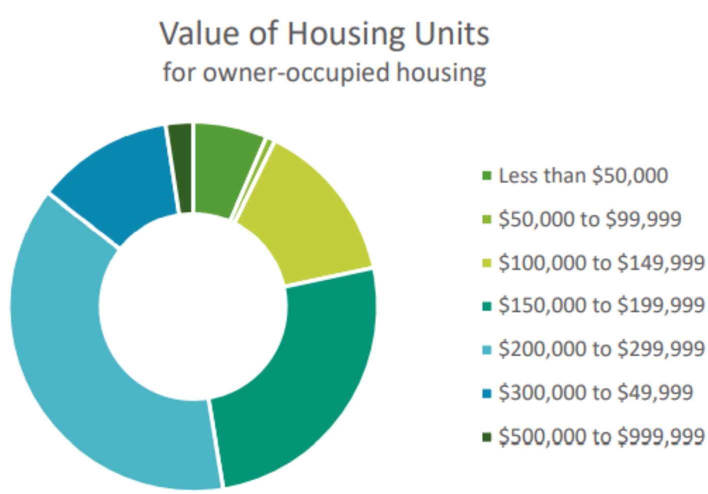


FIGURE 2-4. Value of Housing Units for owner-occupied housing. Source: ACS 2011-2015 estimates

HOUSING NEEDS AND AFFORDABILITY

The Metropolitan Council looks at housing affordability through the lens of area median income, or AMI. For a family of four, regional AMI in the Twin Cities is $85,800. Households that qualify for affordable housing have an income at or below 80% of the regional AMI. Median household income in East Bethel is $87,200 which is 102% of area median income for a household of four. The following charts present data on East Bethel's existing housing stock in terms of affordability, and on East Bethel's households and their cost burdened status.

Affordability	Owner Occupied[1]	Rental	Total[2]
30% AMI and Below	13	321	334
30% to 50% AMI	103	591	694
50% to 80% AMI	1,742	571	2,313

Source 1: Anoka County 2015
Source 2: Metropolitan Council 2015 Housing Stock Estimates

TABLE 2-1. 2015 Affordable Housing Units. Source 1: Anoka County 2015 Source 2: Metropolitan Council 2015 Housing Stock Estimates

AMI Percentage	Cost Burdened Households[1]	Current Affordable Housing Units[2]
30% AMI and Below	200	334
30% to 50% AMI	259	694
50% to 80% AMI	180	2,313
Total	639	3,341

Source 1: U.S. Department of Housing and Urban Development 2009-2013 Comprehensive Housing Affordability Strategy
Source 2: Metropolitan Council

TABLE 2-2. 2015 Cost Burdened Households & Existing Affordable Housing Units

TABLE 2-2. 2015 Cost Burdened Households & Existing Affordable Housing Units. Source 1: U.S. Department of Housing and Urban Development 2009-2013 Comprehensive Housing Affordability Strategy Source 2: Metropolitan Council

Affordability	Income Limits
30% AMI and Below	$26,000
30% to 50% AMI	$43,300
50% to 80% AMI	$65,800
Source: Metropolitan Council	

TABLE 2-3. 2015 Affordable Income Limits Affordability Income Limits. Source: Metropolitan Council

Income Range	Households
$24,999 and Below	275
$25,000 - $44,999	494
$45,000-$74,999	926
$75,000 and Above	2,434
Source: U.S. Census Bureau 2011-2015 American Community Survey	

TABLE 2-4. 2015 Household Income. Source: U.S. Census Bureau 2011-2015 American Community Survey

Discrepancies within the Affordable Housing Unit and Household Income Data There are four sources of affordable housing and household income data: the U.S. Department of Housing and Urban Development (HUD) 2009-2013 Comprehensive Housing Affordability Strategy (CHAS), the U.S. Census Bureau 2011-2015 American Community Survey, the Metropolitan Council, and Hennepin County. The HUD CHAS says that it derives its information from the non-public American Community Survey data for the year 2013, while the remaining source information is for the year 2015.

While the Census Bureau does not report household incomes in the ranges identical to the affordable income limits of the Metropolitan Council, Table 2.4 represents an approximation of the number of East Bethel households that fall within the three AMI ranges.

Table 2.1 extrapolates the number of renter-occupied housing units in each affordability band by subtracting the number of owner-occupied housing units, as reported by Anoka County, from the total number of units existing in each affordability band, as reported by the Metropolitan Council. The percentage of housing units occupied by renters increases as AMI decreases. Ninety-six percent of units affordable to households with incomes at or below 30% AMI are occupied by renters. A sizeable portion of these rental units are likely mobile homes.

Existing Cost Burdened Household and the Existing Affordable Housing Stock

To assess how well East Bethel is providing affordable housing units for households at all levels of AMI, we can compare the current number of affordable housing units in each band with the number of households with incomes in each band. There are approximately 275 households with earnings at 30% AMI or less, and there are 334 existing housing units affordable to them. There are 494 households with earnings between 31% and 50% AMI, and there are 694 existing housing units affordable to them. There are 926 households making between 51% and 80% AMI, and there are 2,313 existing housing units affordable to them. At each income level, there are more than enough existing housing units for each household to find a housing unit that is affordable to them.

Table 2.2 shows that despite the availability of enough affordable housing at all levels, there are still some cost burdened households who are paying more than 30 percent of their income to housing costs. While the goal is for no households to experience cost burden, East Bethel is providing more than enough affordable housing options for all households. While theoretically almost all East Bethel households could own property that is affordable for their income level, people do not always purchase housing in direct proportion to the resources they have available. Some households in the highest income tier will buy low, while some households in the lowest income tier will buy beyond their means. There are currently no publicly subsidized housing units in East Bethel.

EXISTING HOUSING NEEDS

From this assessment of the physical and cost characteristics of the housing stock in East Bethel, combined with the demographic analysis of the community, there are some features of the housing landscape that are especially notable and worthy of special focus.

- **Homes in East Bethel, compared to other Anoka County communities, are less affordable to homebuyers and renters alike.** Both East Bethel's median home value and the median gross rent is higher than the average for Anoka County. This likely makes the community less attractive to young families, younger or lower-income homebuyers, and populations looking to have the amenities and proximity of an urban suburb at a lower cost.
- **Fifteen percent of East Bethel's households are cost-burdened.** Despite more affordable housing costs in the city, a significant portion of the city's residents pay more than one-third of their income toward housing. The lowest-income households feel this cost burden the hardest. Maintaining a range of housing options to meet the needs of residents at all income levels is one of the city's aspirations for this plan.
- **The housing stock in East Bethel is aging.** Despite being more affordable, the smaller-lot single family homes developed in the 1960s and 1970s may not be as attractive or suitable for modern households as they once were. Maintaining East Bethel's existing housing stock will remain a significant challenge in order to continue to attract newcomers to the city.
- **The population of East Bethel is becoming older and more diverse.** As this inevitable trend plays out across the region in the decades to come, East Bethel must consider what initiatives to undertake if it wants to provide housing opportunities for people of all ages and in all stages of life.

PLANNING FOR HOUSING AFFORDABILITY

As demonstrated in the Land Use chapter of this Plan, East Bethel is guiding sufficient land at 12 units per acre or above in the decade from 2021 – 2030 to meet its affordable housing allocation of 214 units.

Affordable Housing Need Allocation	
At or below 30% AMI	109
From 31% to 50% AMI	68
From 51% to 80% AMI	37
Total Units	214

TABLE 2-5. Affordable Housing Need Allocation Source: Metropolitan Council Existing Housing Assessment

Guiding land at these densities does not guarantee the development of affordable housing, nor does the goal of developing affordable housing fully encapsulate the community's housing goals; therefore, the City will make every effort to encourage net densities at 12 du/ac or greater within the mixed use district, where deemed fit. Supplying, maintaining and supporting safe and affordable housing requires intentional goal setting and the aid of various programs, funds, resources and tools.

2030 MUSA	Net Acres	(Minimum) Units	(Midpoint) Units
Low Density Residential	66.08	149	207
Medium Density Residential	140.50	843	1,265
Mixed-Use (LDR)[1]	344.24	775	1,076
Mixed-Use (HDR)[2]	31.65	380	664
2030 MUSA Total	582.47	2,147	3,212

[1] Mixed Use (LDR)'s 344.24 developable acres is 72.5% of the overall Mixed Use 471.49 developable acres

TABLE 2-6. 2030 MUSA Net Acres

Table 2.6 shows how much land will be within the Metropolitan Urban Service Area in 2030, and thus able to receive City sewer service. The table then shows estimates for how many housing units will be added to the MUSA at both the high and low ends of possible development densities. The extension of sanitary sewer service in East Bethel helps to manage growth within the City.

2040 MUSA	Net Acres	(Minimum) Units	(Midpoint) Units
Low Density Residential	27.23	61	85
Medium Density Residential	27.78	167	250
Mixed-Use (LDR)[1]	270.44	609	845
Mixed-Use (HDR)[2]	24.87	298	522
2040 MUSA Total	350.32	1,135	1,702

[1] Mixed Use (LDR)'s 270.44 developable acres is 72.5% of the overall Mixed Use 369.28 developable acres

TABLE 2-7. 2040 MUSA Net Acres

AFFORDABLE HOUSING TOOLS

Programs

Numerous programs are available to help the City meet its housing goals and policies.

Minnesota Housing Consolidated Request for Proposals:

The Minnesota Housing Finance Agency provides an annual request for proposal (RFP) wherein communities and affordable housing developers can apply for funding to construct affordable housing. East Bethel encourages developers to work in conjunction with the city apply to the Consolidated RFP to provide affordable housing for any future East Bethel residents in need. The RFP is a useful tool to support the development of rental housing units affordable at 50% AMI or below.

Community Development Block Grants (CDBG):

The U.S. Department of Housing and Urban Development (HUD) provides CDBG funds to communities with over 45,000 residents for the use of providing and maintaining affordable housing. Anoka County HRA administers these CDBG funds for East Bethel. East Bethel encourages the Anoka County HRA to use CDBG funds to provide affordable housing for those East Bethel residents in need. CDBG is a useful tool to preserve both rental and ownership units affordable at 80% AMI and below.

HOME Funds:

The HOME Investment Partnerships Program (HOME) is a flexible federal grant program that allows Anoka County to fund affordable housing activities for very low and low-income families or individuals, homeless families, and persons with special needs. East Bethel encourages the Anoka County HRA to use HOME funds to provide affordable housing for those East Bethel residents in need. HOME funds are a useful tool for both the preservation and development of both rental and ownership units affordable at 50% AMI and below.

Family Homeless Prevention & Assistance Program:

The FHPAP is administered by the Minnesota Housing Finance Agency, with Anoka County as a grantee, to provide grants that encourage and support innovation in establishing a comprehensive service system and redesigning the existing homeless support system. Funds are used for various activities aimed at preventing homelessness. East Bethel encourages Anoka County to use FHPAP funds to support East Bethel residents in need. FHPAP funds are a useful tool for the prevention of homelessness and the support of homeless individuals.

Neighborhood Stabilization Program (NSP) Grants:

The NSP was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The focus of this program is the purchase, rehabilitation and resale of foreclosed and abandoned properties. The NSP operates under the Anoka County HRA, but was ended in 2016. East Bethel encourages the Anoka County HRA to use remaining NSP funds to purchase foreclosed or abandoned properties to provide affordable housing for those East Bethel residents in need. Further, East Bethel encourages Anoka County to pursue further funding to restart this program in the future.

Homebuyer Assistance Programs:

Anoka County participates in the Minnesota Housing Finance Agency's "start-up" program which provides mortgage funding and limited down payment and/or closing cost assistance to qualified first-time homebuyers. East Bethel encourages Anoka County to use MHFA start-up money to provide assistance to East Bethel residents in need. Homebuyer assistance funds are a useful tool to preserve ownership units affordable at 80% AMI and below.

Repair and Rehabilitation Support: The Anoka County Community Action Program (ACCAP) provides home repair and rehabilitation assistance to East Bethel residents. East Bethel encourages ACCAP to continue its assistance program and that the Anoka County HRA continues to provide funding to ACCAP. Repair and rehabilitation support is a useful tool to preserve ownership units affordable at 80% AMI and below.

Foreclosure Prevention:

The Anoka County Community Action Program (ACCAP) provides foreclosure counseling to East Bethel residents. Foreclosure prevention counseling is also offered through Minnesota Homeownership Center. East Bethel encourages ACCAP and Minnesota Homeownership Center to continue providing these services and that the Anoka County HRA continues to provide funding to ACCAP

Foreclosure prevention funds are a useful tool to preserve ownership units affordable at 80% AMI and below.

Energy Assistance:

The Anoka County Community Action Program (ACCAP) administers the energy assistance program for East Bethel residents. East Bethel encourages ACCAP to continue its energy assistance program and that the Anoka County HRA continues to provide funding to ACCAP. Energy assistance is a useful tool to preserve both rental and ownership units affordable at 80% AMI and below.

Rental Assistance:

Anoka County offers some emergency funds to households or individuals in crisis. Metro HRA offers portable Section 8 vouchers on a limited basis that can be used on rental properties throughout the metro. The City will continue to try to connect residents to these resources when they are available. Rental assistance is a useful tool to preserve rental units affordable at 80% AMI and below.

Livable Communities Grants:

East Bethel is a participating community in the Metropolitan Council's Livable Community Act (LCA) programs. These grants help to fund innovative development projects that provide unique amenities and serve populations with a diverse range of income levels. East Bethel will consider applying for livable communities grant on behalf of developers who provide affordable housing for households at or below 80% with the guaranteed length of affordability at least 20 years. LCA grants are a useful tool for the development of both rental and ownership units affordable at 80% AMI and below.

Local Fair Housing Policy:

The federal Fair Housing Act prohibits the consideration of race, color, religion, national origin, sex, disability, or family status in rental, sales, or lending decisions. Anoka County works with the Twin Cities Metro Area Fair Housing Implementation Council to stop discrimination and promote integration. Any East Bethel residents that feel they have been subjected to unfair housing practices should contact this organization. Anoka County HRA can continue the implementation of its fair housing policy.

East Bethel will consider adoption of a local fair housing policy if the City applies for and is awarded an LCA grant. East Bethel will adopt a fair housing policy within one year of being awarded an LCA grant. Local fair housing policy is a useful tool for the preservation of both rental units affordable at 80% AMI and below.

Land Trusts:

A land trust achieves affordable home ownership by the resident owning the house on a property, but the trust owns the land under the house therefore reducing the amount of the mortgage. The advantage of a land trust is that the trust can control the future sale of the property to ensure that affordability can be maintained and have the ability to scatter the land trust sites throughout the community. A land trust does not currently exist in within Anoka County. Should a land trust in Anoka County be created, East Bethel will consider applying for CDBG funds on behalf of the land trust if that is the best use of that year's CDBG funding and the land trust staff assists in the preparation of the application. A land trust can be a useful tool for both the development and preservation of ownership units affordable at 80% AMI and below.

Rental Licensing/Inspections:

The City currently has a rental license program and a rental license ordinance. A rental inspection program protects the health, safety, and welfare of residents living in rental property, as well as to provide a mechanism for a city to maintain property values and ensure the quality of the community's housing supply.

Site Assembly and/or Acquisition:

Cities have the authority to acquire properties for housing through a number of mechanisms including through transfer of tax-forfeit properties from Anoka County or through outright purchase. East Bethel will monitor and consider acquisition of properties that can be assembled and developed into a public good project, including the production of affordable housing or maintenance of existing affordable housing. Such a strategy could be used to allow the City to put out specific RFP requirements to developers in order to achieve a project that includes housing affordability, specifically that meet thresholds for 50 percent AMI and below for rental housing and 80 percent AMI and below for ownership.

Preservation of Existing Manufactured Home Parks:

The City will actively support the creation of additional affordable housing units if manufactured housing units are removed from the City's housing stock as part of a redevelopment of an existing manufacturing home park. In East Bethel 2040 Comprehensive Plan Chapter 2: Housing 14 addition, the City will explore programs that may assist in the maintenance of existing manufactured homes.

Fiscal Devices

Fiscal devices, such as revenue bonds, tax increment financing, or tax abatement can be used to help ease the construction and availability of affordable housing.

Development Authorities:

East Bethel has a housing and redevelopment authority (HRA) and collaborates with the Anoka County HRA to provide affordable housing and redevelopment services. The East Bethel HRA is encouraged to construct, finance and/or partner with private developers to provide more affordable housing opportunities in the community. East Bethel will consider partnering with developers to construct both rental and ownership housing units affordable at 50% AMI or below, where deemed fit. Development authorities are a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below.

Housing Bonds:

Minnesota State Statute allows HRAs the ability to issue housing bonds to provide affordable housing. East Bethel's HRA will consider issuing housing bonds to provide affordable housing at or below 50% AMI opportunities in the city. Housing bonds are a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below.

Tax Abatement:

Cities may issue bonds to be used to support the construction of affordable housing and use a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. East Bethel encourages interested developers to contact the City if interested in tax abatement as a financing option to fund affordable housing development. Tax abatement is a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below.

Tax Increment Financing:

Cities may create a housing district to create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value (increment) from the development to finance these bonds. East Bethel encourages interested developers to contact the City if interested in TIF as a financing option to fund either rental or ownership affordable housing developments for residents with incomes of 50% AMI or less. TIF is a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below. Low Interest Loans: Usually through City programs, home owners and potential developers may apply for low interest or forgiveness loans to make improvements on properties. The loaned money is then provided to the Developer to complete projects, and the City pays the small interest payments on the loan. Low interest loans are a useful tool to support both the development and preservation of both rental and ownership housing units affordable at 80% AMI or below.

4(d) Tax Program:

Rental properties may receive a property tax break provided that the property has income and rent restricted units serving households at 60% AMI and below. The City of East Bethel would consider using 4d tax incentives to further promote the preservation of affordable multifamily housing. 4(d) tax bond funds are a useful tool to support the development of rental housing units affordable at 50% AMI or below.

Official Controls

Official controls and land use regulation can be used to assist in the construction of affordable housing units. Controls and regulations can also be used to simplify the process of expanding local housing options also.

Fee Waivers or Adjustments:

Cities may waive or reduce fees to reduce the cost of construction of affordable housing. Conversely, State rules require that the fee that a City charges be related to the cost of providing the services for which the fee is collected. This waiver or reduction could create a deficiency in the funding for services which would be required the use of general funds to resolve. Fee waivers or adjustments are a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below.

Zoning and Subdivision Policies:

There are a number of zoning and subdivision policy considerations that could increase affordable housing development in East Bethel.

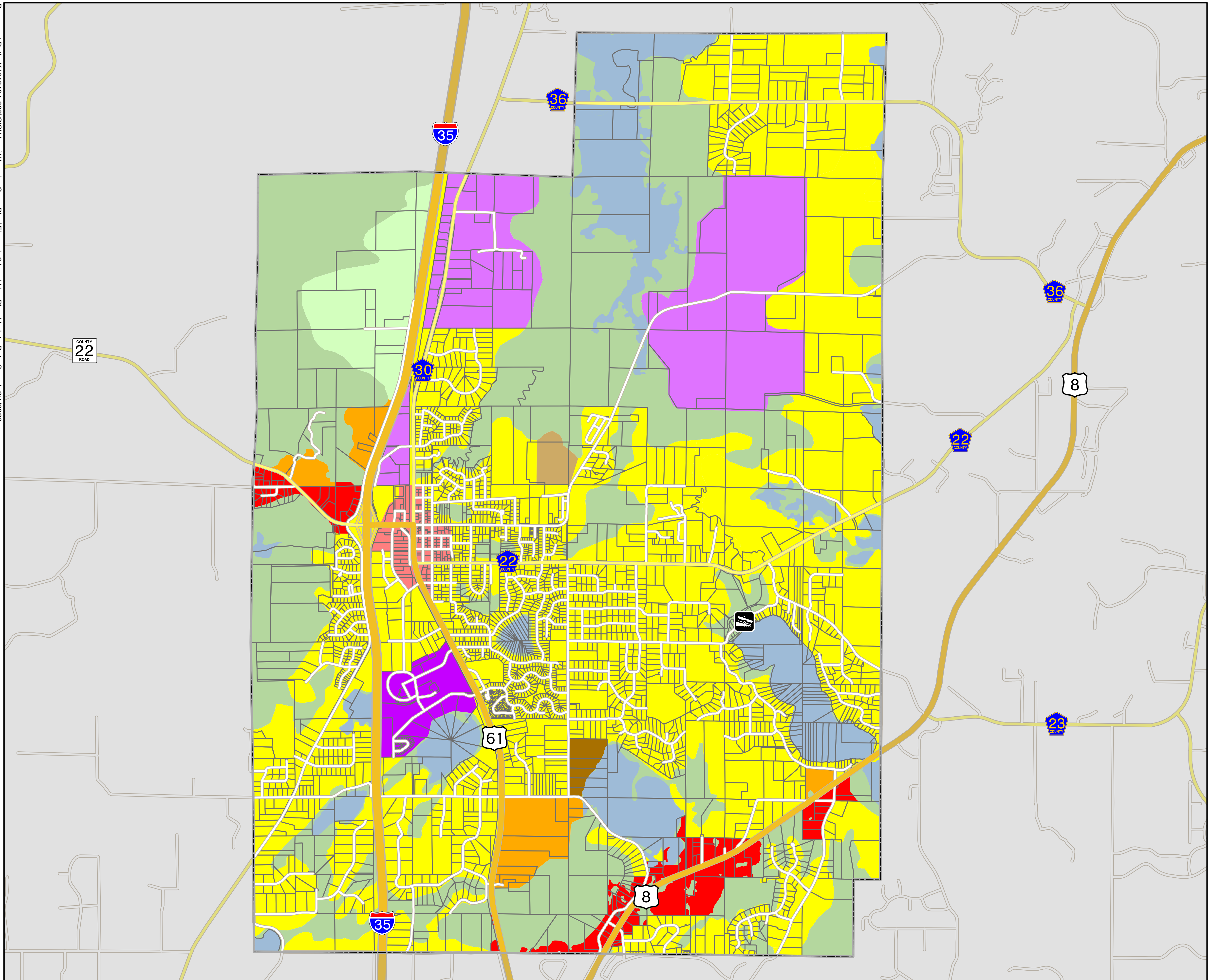
- The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulations are created in part to mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations. PUD is a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below and to provide developments that exceed the minimums in design and land preservation.
- Accessory Dwelling Units (ADUs). Currently the city's zoning code does not allow for the construction of detached accessory dwelling units; however, accessory apartments are allowed within a residence, if the entrance is within the home and the home is owner occupied As an increasingly popular way to increase housing density and opportunity in built-out communities, East Bethel may consider evaluating the potential for detached ADUs to be successful in the community and whether there are sufficient lots on which this type of development would be feasible before deciding whether to adopt an ADU ordinance. ADUs are a useful tool to support the development of rental housing units affordable at 80% AMI or below.

2040 HOUSING GOALS AND STRATEGIES

1. Provide for a variety of high quality, affordable housing.
2. Adopt or amend ordinances relating to the development, redevelopment, and the maintenance of housing to ensure affordable, high quality housing.
3. Develop and maintain development standards and housing policies that allow for low and moderate cost housing.
4. Review annually programs through Anoka County Redevelopment Authority and explore public and private partnerships that could potentially aid in the development of mixed-use housing/commercial developments.
5. Participate in the Livable Communities Act. The Metropolitan Council and the City would then work together to negotiate affordability and life-cycle housing goals for the community. The City shall partner with developers to apply for Livable Communities Demonstration Account (LCDA) and Local Housing Incentives Program (LHIA) funding from the Metropolitan Council.
6. Promote innovative subdivision design in the Mixed Use district

Housing Goals	Affordable Housing Tools																			
	MN Housing Consolidated RFP	CDBG grants (Anoka Cty)	HOME funds (Anoka Cty)	Family Homeless Prevention & Assistance Program (Anoka Cty)	Neighborhood Stabilization Program (Anoka Cty)	Homebuyer assistance programs (Anoka Cty)	Repair & Rehab Support	Foreclosure prevention	Energy Assistance	Rental Assistance	Livable Communities grant (Met Council)	Local Fair Housing Policy	Land trusts	Development Authorities (Anoka Cty)	Housing Bonds (Anoka Cty)	Tax Abatement	Tax Increment Finance	Low Interest Loans	Fee waivers or adjustments	Zoning and subdivision policies
Provide for a variety of high quality, affordable housing.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	
Adopt or amend ordinances relating to the development, redevelopment, and the maintenance of housing to ensure affordable, high quality housing.							X					X		X			X			X
Develop and maintain development standards and housing policies that allow for low and moderate cost housing.		X		X			X		X			X		X			X	X		X
Review annually programs through Anoka County Redevelopment Authority and explore public and private partnerships that could potentially aid in the development of mixed-use housing/commercial developments.											X		X	X			X			X
Participate in the Livable Communities Act. The City shall partner with developers to apply for Livable Communities Demonstration Account (LCDA) and Local Housing Incentives Program (LHIA) funding.											X						X			X
Promote innovative subdivision design in the Mixed Use district.											X			X			X			X

Document Path: K:\016494-000\GIS\Maps\WyomingCompPlan\Figure L-3 Land Use Plan Update Date Saved: 2/1/2022



CITY of WYOMING Minnesota ESTABLISHED 1855

Wyoming Comprehensive Plan

Figure L-3 Updated Land Use Plan

State Property and Boat Landing
Wyoming Boundary
Parcel Boundaries
Waterbody

Land Use

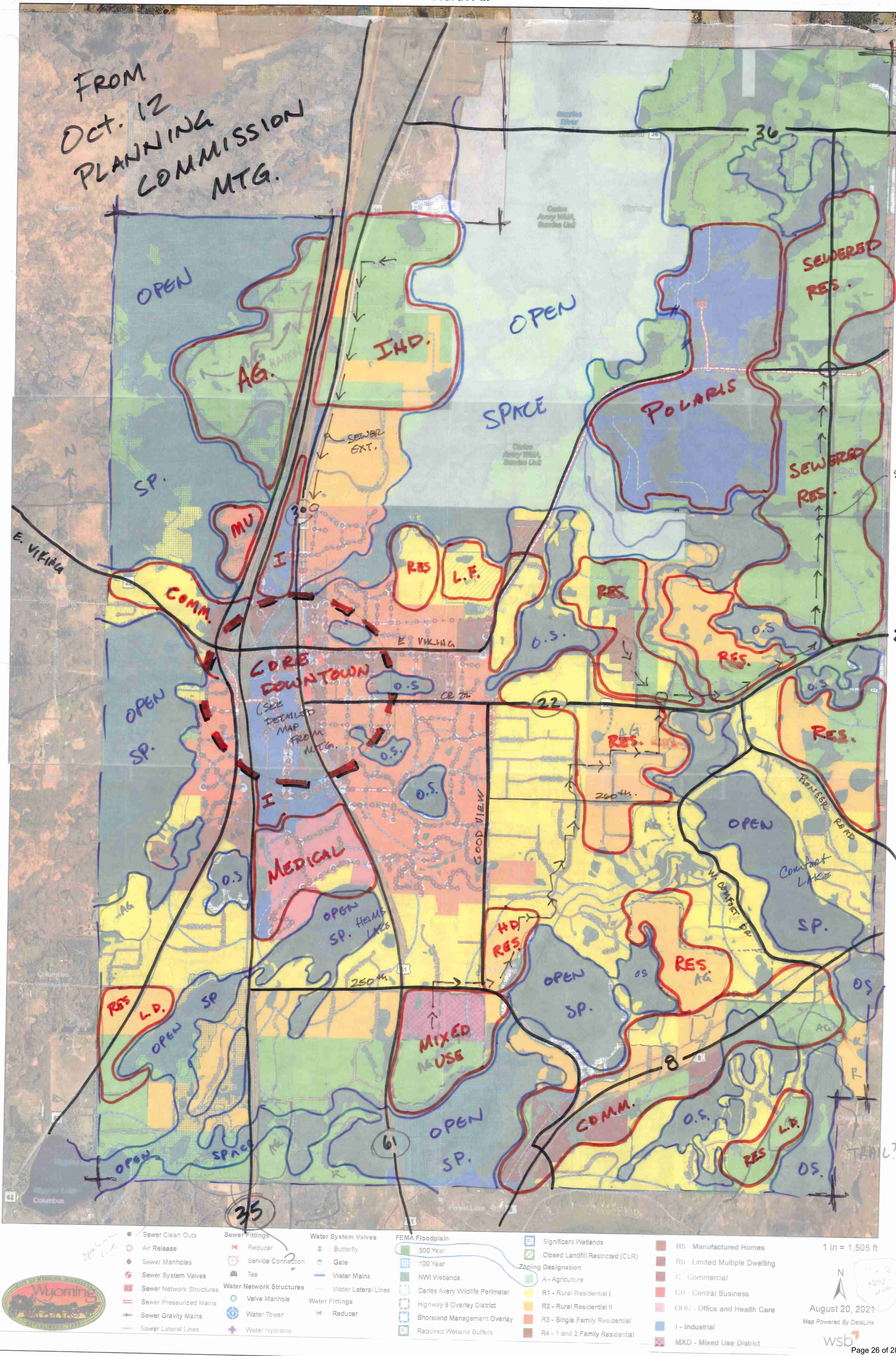
Agriculture
Central Business District
Commercial
Industrial
Low Density
High Density
Mixed Use
Medical
Land Fill
Open Space

N

0 3,200 Feet

wsb

North All



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Air Release
Sewer Manholes
Sewer System Valves
Sewer Network Structures
Sewer Pressurized Mains
Sewer Gravity Mains
Sewer Lateral Lines
Sewer Fittings
Reducer
Service Connection
Tee
Water Network Structures
Valve Manhole
Water Tower
Water Hydrants
Water System Valves
Butterfly
Gate
Water Mains
Water Lateral Lines
Water Fittings
Reducer
FEMA Floodplain
500 Year
100 Year
NWI Wetlands
Carlos Avery Wildlife Perimeter
Highway 8 Overlay District
Shoreland Management Overlay
Required Wetland Buffers
Significant Wetlands
Closed Landfill Restricted (CLR)
Zoning Designation
A - Agriculture
R1 - Rural Residential I
R2 - Rural Residential II
R3 - Single Family Residential
R4 - 1 and 2 Family Residential
R5 - Manufactured Homes
R6 - Limited Multiple Dwelling
C - Commercial
CB - Central Business
OHC - Office and Health Care
I - Industrial
MXD - Mixed Use District
1 in = 1,505 ft
N
August 20, 2021
Map Powered By DataLink
wsb

City of Wyoming Building Report
2021

New Single Family Dwellings 31 + 1 replacement
Value of Single Family Dwellings $10,523,000.00

Commercial Construction Permits* 52
Value of Commercial Permits $2,159,300.00

"Other" Construction Permits* 482
Value of "Other" Permits $6,978,399.00

Total Construction Permits Issued 566
Total Valuation of Construction Permits $19,660,699.00
2020 difference *+10,929,824.00*

*Includes plumbing and heating permits

All Permits - 2021

Building Permits	286
Fence Permits	25
Sign Permits	5
New Septic Permits	13
Replace/Repair Septic Permits	15
Total Heating Permits	132
Total Plumbing Permits	90
Total Permits Issued by Building Dept.	566
2020 difference	*+120*

Permit Revenue Summary

Building Permits (incl. plumb & heat)	$265,185.51
Sign Permits	$225.00
Fence Permits	$1,250.00
Septic Permits	$6,400.00
Septic System Maintenance Report Fee	$3670.00
Silt Fence Escrow	$28,800.00
Total	**$321,147.71**
2020 difference	*+194,555.51*

Building Permits – 2021

Single Family Dwellings	32	+26
Additions/Porches	11	+4
Decks	33	+1
"Basement" Finish	4	-5
Detached Accessory	16	+2
Reroof	41	-22
Reside	19	-11
Remodel	25	+12
Manufactured Homes (Trailer)	6	+2
Pools	2	-3
Demolition	1	-1
Window/Door Replacement	79	+7
Grading & Retaining Walls	5	-1
Fence (over 7 foot)	0	0
Repair/Replace	13	+6
New Commercial	4	-1
Solar	2	-4

Total	**Projects**	**Permits**
	293	**286**
2020 difference	*-10*	*+24*

Inspections

	2021
Building Inspections	1,375
Septic Inspections	132
Zoning Complaint/Site Insp.	74
Stop Work	4
Total Inspections	1,586

City of Wyoming Building Report
2021