AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 22, 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 February 8, 2022.**

SCHEDULED PUBLIC HEARINGS:

2. Rezone: Z-22-001 Rural Residential II (R-2) to Commercial (C)
   Location: Lake Boulevard / Highway 8 & Hazel Avenue
   Applicant: Richard Gregory, Jr.
   Owner: Westkey Enterprises LLC
   Property ID Number: 21.10721.10

NEW BUSINESS:

OLD BUSINESS:

3. Comprehensive Plan Update - Housing Chapter

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

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

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 8, 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, Katie West, and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator, Council Liaison Brett Ohnstad, and Mayor Lisa Iverson

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 January 11, 2022**

   A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 11, 2022, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

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

Zoning Administrator Weck suggested starting tonight's discussion with the Land Use Plan Map. He reviewed the mixed use areas of the City, including the former Greenwood Golf Course site, and the Industrial District. He noted that he believed some of the colors were incorrect on the map because it depicted residential in industrial areas.

The Commission reviewed the draft Land Use Plan Map.

Chair Lobermeier stated that he feels WSB did fairly good interpretation of what the Commission had thrown at them and feels comfortable with what they have reflected back to the City. He stated that he does not think every single lot needs to have its own color, but feels it is important to have this be a representation of what they see happening.

Zoning Administrator Weck asked for Commission input on the future of Innsbrook where there is high density at East Viking and Wyoming Trail and whether they wanted to keep that on the new map or stay with the residential. He explained that he didn't think they wanted to keep it at low density because that is a future sewer route.

Chair Lobermeier stated that he sees a difference between 'higher' density which is sewered residential and 'high' density.

Commissioner Murdock asked if they could put in a hatched section that is both brown and yellow depicting that it could be either.

Zoning Administrator Weck noted that is what has happened with the current plan which leaves it open to interpretation.

Chair Lobermeier noted that the description on the current plan of medium to higher density neighborhoods, in his mind, has a different connotation than high density residential.

Zoning Administrator Weck gave a brief overview of the sewer and water line locations and where they may be extended, in the City. He noted that he understands not wanting to be super specific with some of these designations, but having a range that says medium to high density has been a bit problematic. He suggested that WSB revise a few things to change some colors and some designations since the Commission knows where they want the higher density and is matter of whether they want duplexes or apartment buildings.

Commissioner West stated that out in certain portions of the City, apartment complexes may not be the most appropriate thing.

Zoning Administrator Weck stated that on the Wyoming Trail side it is important to look at what is the current use when you cross the border, for example, this is where Petersons is, so there is Industrial/Business component right next to it.

Commissioner Teel stated that he wasn't sure if an apartment complex would be considered out there because those are typically located near a bus line or other form of transportation. He stated that he did not think a high density apartment building would be a good fit in this location.

Commissioner Carr agreed and stated that they are often situation in places that have quite a bit of walkability.

Commissioner West noted that it is not too far from Chisago City, so people could go that way versus going towards 35, so this may be where they see some growth in the City. She expressed concern about the people living in this area who think it is rural and then there will be an apartment complex. She stated that if it was her in that situation, she would not be happy.

Zoning Administrator Weck noted that there is a possibility of a trail nearby with the future Swedish Immigrant Trail that follows the old rail bed.

Commissioner Murdock stated that, to him, the bottom half of that section is farm field adjacent to the lake and the top half of that section to the next road is farm fields, but more wooded areas. He stated that perhaps the lower density could be kept on the northern half, but noted that it is so far out he is not sure it will matter as much.

Chair Lobermeier stated that there is still some deeper review that needs to happen and suggested that the Commission take a look at the map in the packet compared to the map that is in the draft Comprehensive Plan.

Commissioner West stated that in looking at the areas of high density, the City does not have many areas in the City for that use. She stated that she thinks that may be something to consider when thinking about this because the question is whether they actually want more of that or not. She stated that perhaps they do need to incorporate a little bit more high density.

Chair Lobermeier noted that the map in the draft Comprehensive Plan has quite a bit more, such as the pumpkin patch and other spots north on County Road 30, but the key to achieving that will be having sewer and water.

Zoning Administrator Weck stated that he feels that they need to have the spots designated where the City wants high density included on the map so it is clear to developers. He reviewed what was included on the old map.

Chair Lobermeier asked if Zoning Administrator Weck felt more comfortable with low density and high density with just two residential categories.

Zoning Administrator Weck stated that he thinks single-family, multi-family (2, 4, and 8 plexes), and then apartments would work.

Chair Lobermeier noted that it feels like low density will be the unsewered part of the City and then, what is not low density and the City thinks can be sewered, is in the next category.

Commissioner Murdock agreed that it seems to be worth identifying whether the City wants sewered and unsewered in there.

The Commission discussed other map details and development in other nearby cities.

Zoning Administrator Weck stated that he will have WSB make the changes that the Commission has discussed and get it closer to what they would like and then they can take a closer look at the high, medium, and low density details.

Commissioner West suggested that perhaps the Commission should be thinking about what percentage they would like to have for those various designations, including what is currently in the City.

City Administrator Linwood stated that he had given the Commission some Comprehensive Plan sections from semi comparable cities such as North Branch, Cambridge, Chisago City, and Big Lake prior to the meeting. He stated that there are some different components that the Met Council requires in some cities but, Wyoming is not necessarily subjected to those same constraints. He stated that he just wanted the Commission to be able to take a look at these examples. He stated that he was able to pull some of the data on the housing units and housing landscape from the census and the 2018 housing study. He noted that he had also attached some items from the Chisago County housing toolkit for the Wyoming submarket and also housing goals and recommendations that they had.

Chair Lobermeier explained how he had pulled City Administrator Linwood into this conversation. He explained that he had started an e-mail thread when he sent a copy of what was in the packet to East Bethel. Commissioner Murdock had identified it as one that he saw that had some things that he felt the City may be able to use. He stated that as he started looking at it and exchanging e-mails with City Administrator Linwood about it, what struck him was that he thinks they need to define what is really wanted out of this section. He reiterated City Administrator Linwood's point that in certain areas of the metro, they are required to have certain things included in the Comprehensive Plan, but Wyoming does not have to do that. He stated that this opens the door to what can be done with the housing section. He stated that having an inventory of everything is good information, but questions how that helps move towards the goal, whatever the goal is. He stated that as he tried to put things together for tonight's meeting, he realized he was not sure what the City really wanted for this section. He explained that one of the things that he liked at the end of East Bethel's Comprehensive Plan was the toolkit so he asked City Administrator Linwood to pull together some of that information.

Commissioner West stated that she likes how North Branch has theirs broken out in terms of percentage of types of housing. She stated that she thinks what the Commission needs to consider is having generational, life-cycle housing and also take a look at areas where they could be not just high density housing, but affordable high density housing.

Commissioner Carr asked what was actually considered 'affordable' housing.

City Administrator Linwood stated that many cities use the AMI (area median income) indexes to determine affordability.

Commissioner Murdock stated that in looking at some of the goals, he thinks if the Commission can hone in on what they want, they will be able to back into what is needed in this section. He stated that it may be nice to have an existing conditions summary which is not very long, but is something that everyone can see on the first page that shows things, in general, such as the age of our housing stock and types of housing. He stated that it could include a few simple tables and then a trend of where it is going without bogging it down with too much data. He stated that he is not sure what value the owner occupied units, owner housing costs, and renter housing costs are to the Comprehensive Plan. He suggested the Commission come back to the next meeting with a goal or two that they would like to see included which can then be compiled at the meeting.

Commissioner West stated that she likes the table for the Wyoming housing landscape because it kind of shows what the housing market is with the majority being between $200,000-$300,000 with the median at $242,000. She noted that she did not think that would be considered affordable for someone making $15-$20/hour working at a manufacturing facility.

Commissioner Teel stated that he agreed with Commissioner Murdock's idea that less is better and Commissioner West's idea of coming up with percentages to target and then figuring out what tools/goals they need in order to get there. He stated that he also thinks some thought needs to be put into whether it is feasible to get to the percentages that are chosen.

Commissioner West noted that it is difficult right now to build an affordable home because of inflation and construction costs.

Chair Lobermeier stated that they have started to see developers come and ask if the City will allow them to have smaller lots or a variety of lot sizes, which means they can get more lots within the same acreage, which could bring the price point down, but noted that it did not necessarily mean that the price point would decrease.

City Administrator Linwood noted that there is legislation being brought up that would essentially remove the cities ability to control that. He noted that to Chair Lobermeier's point, just because the developer costs may be lowered, he questions if that would actually equate to them charging less for the homes, and explained that he suspected they would not.

Commissioner West explained that she is still connected to Mahtomedi where she grew up and her children attend private school. She gave an example of a situation where the city had stated what it wanted, but when it actually goes in, the community says, 'no, not in my back yard'.

City Administrator Linwood stated that he thinks that is an education component because he thinks some people equate affordable housing with Section 8 housing, which is not the case.

Commissioner Murdock asked if the thought is that the contents of this section will actually have an affect on housing, regardless of how it is written.

City Administrator Linwood stated that he does not think it is bad to put it in there, but is unsure if it will have a large effect and likes the idea of putting some of the toolkit items out there.

Zoning Administrator Weck stated that he thinks where it will either help or hurt the City is when someone comes in with a project that they want to do. He stated that the Comprehensive Plan is more of a tool for what the City is trying to get done. He stated that it gives guidance and backs up what the City has been planning.

Commissioner Murdock stated that his question was more about whether the City actually puts target numbers out there of what they are looking for whether they have the ability to fairly chase those numbers with the way the economy changes.

Zoning Administrator Weck stated that he thinks it would be like throwing darts.

Commissioner Murdock suggested that this level of detail not be used, but likes the idea of incorporating guiding principles and feels identifying where they would like to see certain things is important.

Zoning Administrator Weck stated that he feels the housing study is less like throwing darts, so perhaps referencing the housing study without recreating the wheel may be a good idea.

The Commission discussed affordable housing, life-cycle housing, and diversity in affordability of housing, and tools available through the League of Minnesota Cities.

Chair Lobermeier asked the Commission to do a bit of homework and digest the various pieces of information that City Administrator Linwood distributed tonight and come back at the next meeting ready to discuss things in greater detail.

Commissioner Murdock stated that he would like to be more specific about what they would like to accomplish between now and the next meeting. He suggested that perhaps they could come back with highlighted sections from City Administrator Linwood's information that they felt were worthy so those could be consolidated and pulled together.

Mayor Iverson stated that the City Council has their goal setting meeting on February 9, 2022 and noted that there has not been an all boards meeting for a long time. She stated that she likes the idea of having an All Boards meeting around the Comprehensive Plan and asked if it may be possible by this spring.

Chair Lobermeier stated that they had originally hoped it would be done earlier than that, but now they are understanding about the complexity of trying to do it right and is taking a bit longer than hoped.

Mayor Iverson suggested that the Commission keep this possibility in the back of their minds and she will bring it up at the Council goal setting meeting.

Commissioner Murdock offered to try to consolidate the highlights from the Commission.

COMMUNICATIONS:

3. 2021 Department of Building Safety Year End Report

Zoning Administrator Weck gave an overview of the 2021 Building report and noted that it was the highest revenue the City has ever pulled in. He stated that there were 31 new homes and noted that in January of 2022, he has already issued 7 permits for new homes.

Chair Lobermeier asked if the City tracks things that have been approved but have not yet been built.

Zoning Administrator Weck explained that in his office, as he gets each permit, he highlights each lot, so he can track what is left in each subdivision. He stated that the majority of the lots the City has approved have already been spoken for.

UPDATES:

Chair Lobermeier stated that he had come across the EAW for Sunrise Riverbank. He stated that he has seen this project in the form of a wetland bank and two outlots. The figure that he came across with the EAW shows a fully developed road network with houses and things which the Commission has not seen.

Zoning Administrator Weck explained that they will be bringing in sketch plans in the near future and explained that what he is referring to is not the last iteration. He noted that the sketch plan for the residential side should be coming fairly soon and the commercial side will be a bit further down the road. He stated that they are hoping to begin construction on the apartments sometime this summer and noted that they have put the cart before the horse a bit in this situation.

Commissioner Murdock noted that his time serving on the Environmental Quality Board is up, but noted that they are working on adding greenhouse gas calculation questions throughout the EAW, which, in his opinion, will be onerous

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE FEBRUARY 8, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:02 PM.

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

CITY OF WYOMING
PLANNING AND ZONING

TO:	**Planning Commission**
DATE:	**February 22, 2022**
FROM:	**Tom Ramler-Olson, City Planner**
	Fred Weck
RE:	**Rezoning and Comprehensive Plan Map Amendment**
APPLICANT:	**Richard Gregory, Jr.**
OWNER:	**Westkey Enterprises LLC**
PROPERTY:	**Hazel Avenue, Wyoming MN**
FILE NOS.:	**Z-22-001**

Requested Action

Richard Gregory, Jr. of Gregory Contracting, (the "Applicant") has requested review of a rezoning and Comprehensive Plan Map Amendment for a property on Hazel Avenue off Highway 8 ("Property"). The applicant requests that the parcel (21.10712.10) be rezoned from R2 – Rural Residential II to C – Commercial to accommodate the proposed development of a new office and operations space for his construction business. The request for a rezoning would also require an amendment to the Comprehensive Plan Map.

Staff Recommendation

Based on Staff's analysis of the requests and the standards for approval, Staff recommends approval of the rezoning of the Property from R2 – Rural Residential II to C –Commercial.

Staff recommends approval of the Comprehensive Plan Map Amendment where the Property's designation is changed from Lower-Density Suburban Neighborhood to Commercial subject to the following conditions:

General Staff Review

The Property is currently undeveloped consisting primarily of wooded and wetland areas. Surrounding properties are primarily low-density residential to the north and with commercial development to the south and east.

Direction	Planned Land Use
North	Lower-Density Suburban Neighborhoods
West	Commercial
South	Commercial
East	Lower-Density Suburban Neighborhoods

General Comprehensive Plan and Zoning Ordinance Review

Comprehensive Plan Designation

The proposed development is within the Lower-Density Suburban Neighborhoods designation in the Comprehensive Plan, which is described as "locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet." The applicant is requesting to change this designation to Commercial.

Properties designated as Commercial "allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic."

According to the Comprehensive Plan, all parcel accesses for Commercial uses must be via City streets. Access to this property will be served off a local street, Hazel Avenue. Nearby commercial properties on the north and south sides of the Highway 8 have accesses adjacent to residential properties, so if the property's land use guidance was changed to Commercial, staff finds that it would resemble the existing conditions of other contiguous Commercial properties off Highway 8.

Zoning Ordinance

The subject site currently has three zoning designations, the underlying zoning is R2 – Rural Residential II, but the property is also located within the Solar Energy Systems Overlay and Highway 8 Overlay (H8O) Districts. The Solar Energy Systems Overlay District does not have its own setback requirements, so the requirements for the R2 district will apply.

The spacing of access points in the H8O District are limited to one-quarter mile at a minimum and one-half mile where practical. Existing parcels are required to share common access points within the H8O District, consistent with spacing guidelines. Cross easements within the H8O District setback area of the highway may be required to implement shared access opportunities.

Development proposals which result in traffic trip generation more than 50 trips per day require a traffic impact study, which is consistent with recommendations in the "Trunk Highway 8 Corridor Study". Staff anticipates that a future traffic study may be required as part of the Site Plan Review for a future development of the site but will not be required for this request.

Existing Zoning District Requirements

Zoning District	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-2	200 feet (215 on corner lots)	200 feet (not more than 4x the width)	Min. 2-acres with Min. 1 acre buildable	73 feet from centerline or 40 feet from road ROW (whichever is more restrictive)	10 feet (principal building)	35 feet (principal building)
C	100 feet (115 on corner lots)	200 feet (not more than 4x the width)	Min. 2.5-acres with Min. 1 acre buildable	135 feet from state highways and 150 feet from the right-of-way of Trunk Highway 8	20 feet (principal buildings adjacent to a residential district)	20 feet (principal buildings)
H8O	300 feet	The same as the underlying zoning district	The same as the underlying zoning district	150 feet	The same as the underlying zoning district	The same as the underlying zoning district

Utilities

The Property is not connected to City utilities. City of Wyoming ordinances require that all lots within the Commercial District have at least one acre of buildable land which is defined as - *An area of land excluding surface waters, wetlands or floodplains; and when the property is served by a subsurface sewage treatment system where the depth to mottled soils is at least one (1) foot.* The buildable area can include areas that are protected by an easement. The locations of the soil borings and the size of the buildable areas will be required on future site plans to indicate that the proposed lot has a minimum of one acre of buildable area.

Roads and Traffic

The property is located off Highway 8 and Hazel Avenue. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. The Code states that the front yard setback distance may be reduced to 20 feet from the road right-of-way of a local street for commercial properties. Building and parking lot setbacks will be reviewed at the time that a site plan is submitted.

City Engineer/Public Works Review

The City Engineer has also reviewed the development plans and has provided the following comments:

1. The Highway 8 corridor study has identified that the Hazel access will not longer exist in the future and will be routed through a backage road to access Highway 8.
2. Wyoming Code Section 40-674, (1) reads: *All areas devoted for parking space and driveways shall be surfaced with materials suitable to control dust and drainage as determined by the Zoning Administrator. All parking areas shall be designed to control surface runoff to adjacent properties with either curbing or grading techniques.*

Drainage/Natural Resources/Wetlands

The site is within the Comfort Lake Forest Lake Watershed District and will therefore require the applicant to meet their rules as well as the City's ordinance for any future development.

Standards for Rezoning and Comprehensive Plan Amendment Review

Rezoning Request

Section 40 - 141 (4) (a) outlines the standards for a rezoning. The City may adopt amendments to the zoning ordinance and Comprehensive Plan Map for land uses within a district or to the location of the district lines. Such an amendment should not be issued indiscriminately but should only be used to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City. The following factors should be considered:

(1) Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. *The proposed development would be served by on-site well and septic. The development is not anticipated to burden public schools or roadways.*

(2) Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land. *Surrounding properties to the south are developed with commercial uses. The rezoning would not be out of place for the area given other commercial uses have been established along the north and south sides of Highway 8.*

(3) The amendment in the opinion of the City is reasonably related to the overall needs of the City. *The proposed rezoning enables the applicant to build a commercial property. The Comprehensive Plan identifies the Highway 8 corridor as one of 4 possible locations for commercial development outside of Downtown Wyoming.*

(4) The amendment is consistent with the intent and purposes of the zoning ordinance. *The purpose of the Rural Residential II district is to provide an area for low-density housing with on-site wastewater systems. Rezoning the property to a Commercial designation would allow for the development of a new business served by on-site well and septic. Accordingly, the rezoning is consistent with the purposes of the Zoning Ordinance.*

(5) The amendment will not cause traffic hazard or congestion. *The proposed rezoning is not likely to cause any traffic hazards or congestion.*

Next Steps

The City Council will review the Planning Commission's Rezoning and Comprehensive Plan Map Amendment recommendation at the next regularly scheduled meeting.

City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

ORDINANCE AMENDMENT
LAND USE APPLICATION

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate a request to amend the district boundaries or text of a city ordinance.

Property Address: 7310 Lake BLVD Wyoming, MN 55025

Applicant(s) Information:

Name(s) Richard Gregory Jr. Home Cell - 651-206-2853
Address 10510 South Ave Work 651-213-0668
City Chisago State MN Zip 55013 Email dj@gregorycontracting.com

Owner(s) Information: (if other than Applicant(s))

Name(s) WestKey Enterprises LLC Home 763-325-5981
Address 1018 Sextant Ave Work
City Maplewood State MN Zip 55109 Email Ktwangh@gmail.com

Owner(s) Signature(s) [signature] **Date** 1/22/2022

Legal description of property (if a rezoning) OR proposed text amendment (attach additional pages if necessary):
See attached copie

Present use of property: Vacant Land

Property Identification Number(s): R.21.10721.10

Present Zoning District: R2 Proposed Zoning District: C

This application and the following attachments must be submitted to be considered a complete application:

Attach a letter addressing the following:

1. Stated reason for requested change.
2. Statement of compatibility to the City Comprehensive Plan.
3. Text of the portion of the existing ordinance to be amended. (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance.
5. Additional information as may be requested by the Planning Commission. (Rezoning requests will require a map of the area to be rezoned)
6. The application fee and escrow must be paid at the time of application.

A public hearing can be scheduled only after a complete application has been received.

Signature of applicant(s) [signature] Date 1/25/22

As the Applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 9, Zoning Amendments, is attached to this application and by signing this application, the Applicant acknowledges that it has been read and understood.

****

Application # Z-22-001 OFFICE USE ONLY Date Application Received 1/25/22

Date Complete Application Received 1/26/22 60 Days 3/27/22 Official By: [signature]

Fee $220.00 + Escrow $750.00 Date Paid 1/26/22 Check # 24207

Z:\Website\2018 Website Reboot\Zoning Applications\Rezone & Zoning Ordinance Amendment Application 18.docx
revised 04/30/19

City of Wyoming,

I, Richard A Gregory Jr., would like to have the use of the property listed below changed from (R2) Rural Residential to (C) Commercial. I stated my intentions to the Planning Commission at their meeting in November and it was received with positively. I would like to relocate my office and operations to this parcel. This would entail a large showroom area with offices attached and a separate large building to house our trucks, trailers and equipment.

The Parcel in questions is:
Section 34 Township 033 Range 021 ALL THAT PT OF SW1/4 OF NW1/4 LYING NW OF PUBLIC HIGHWAY EX THAT PT OF THE W 267 FT OF THE SW1/4 OF NW1/4 LYING N'LY OF THE N'LY R/W LINE OF LAKE BLVD ALSO KNOWN AS HWY 8 AND LYING NW LY OF THE NW'LY R/W OF HAZEL AVE FORMERLY HWY 98.

Thank you,

DJ Gregory

Owner

dj@gregorycontracting.com

Gregory Contracting

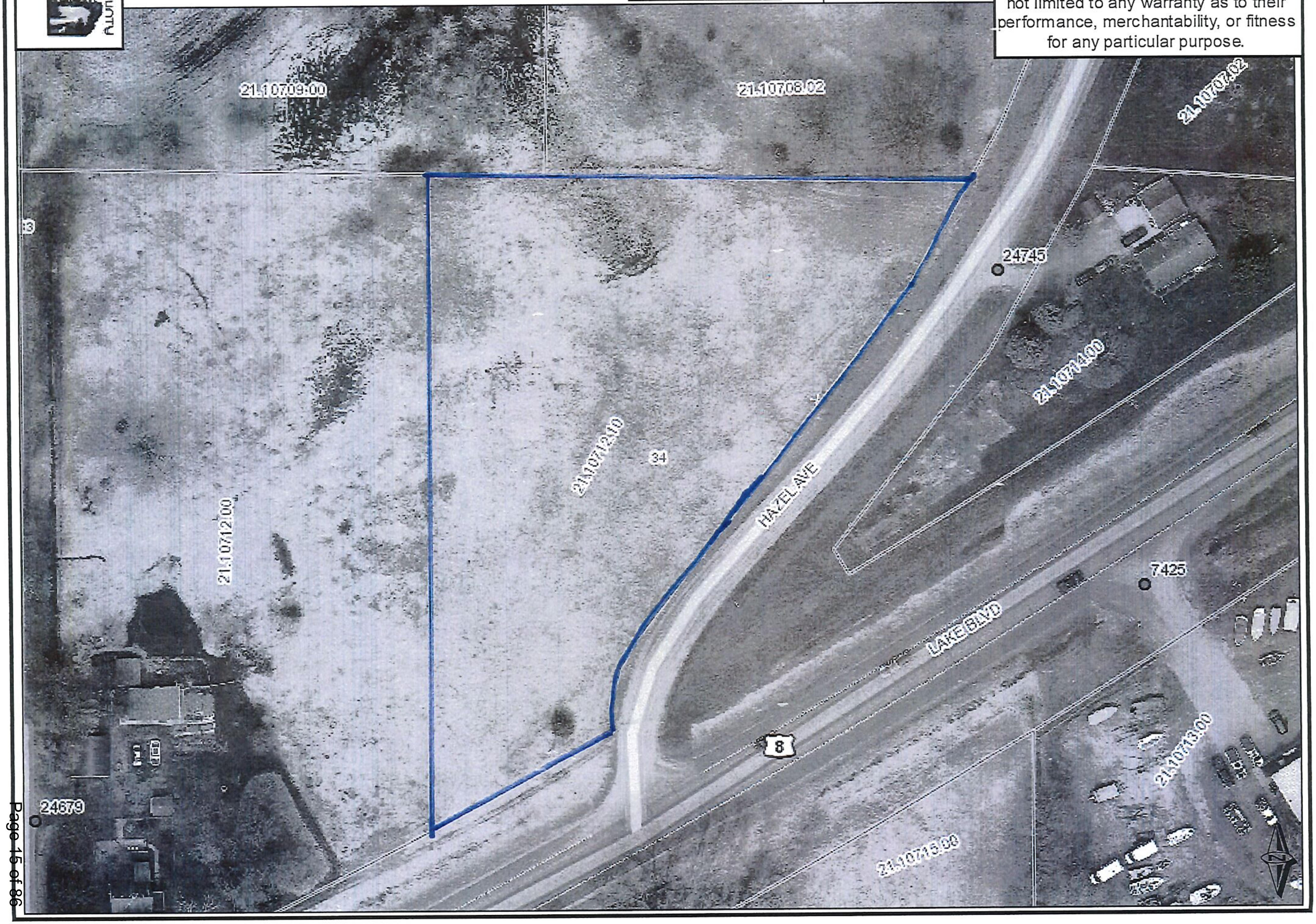
Phone: 651.213.0668

10510 South Ave STE B

Chisago City, MN 55013

Date: 1/25/2022
Time: 2:21:30 PM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

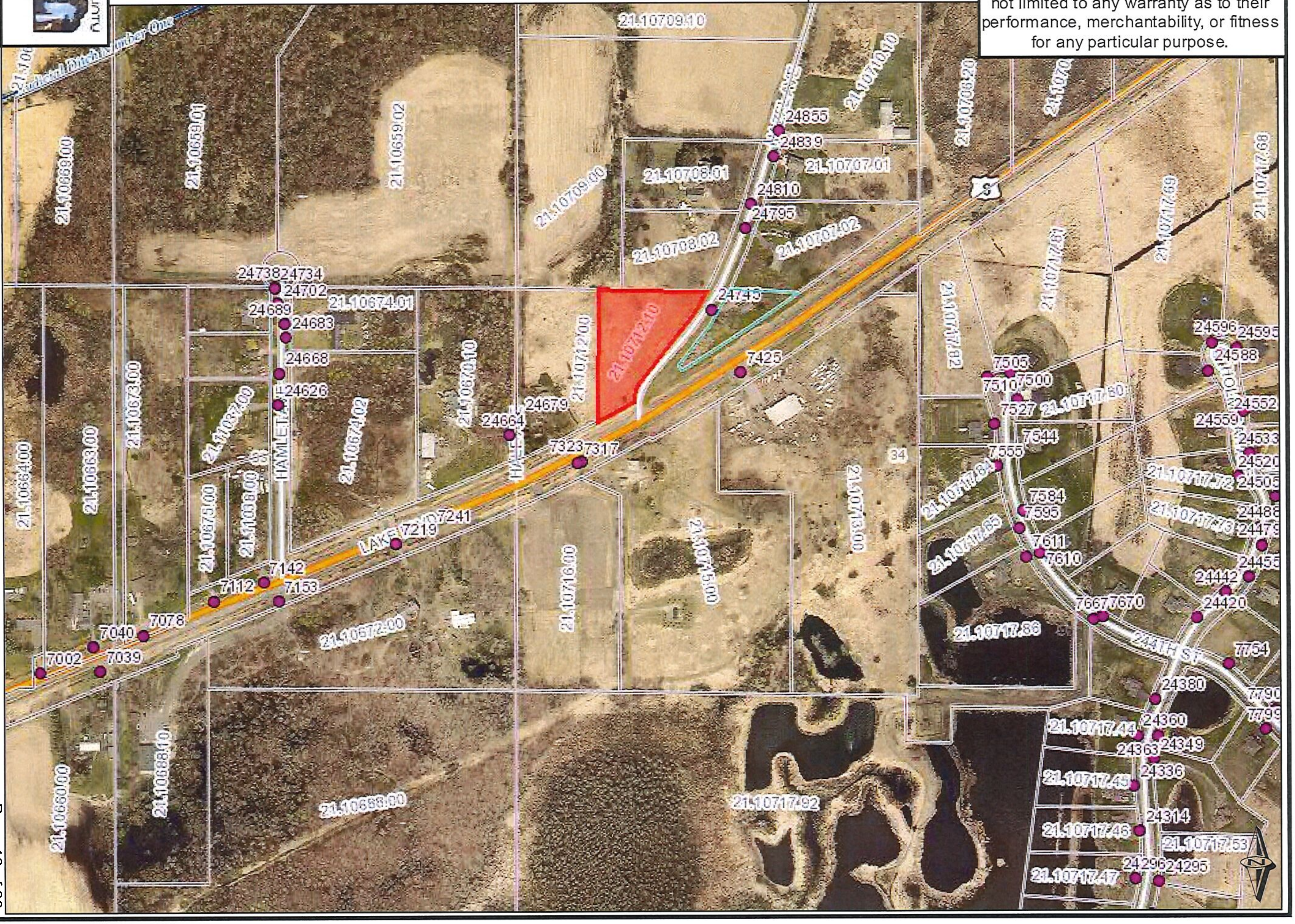


Z-22-001 Rezoning R-2 to C

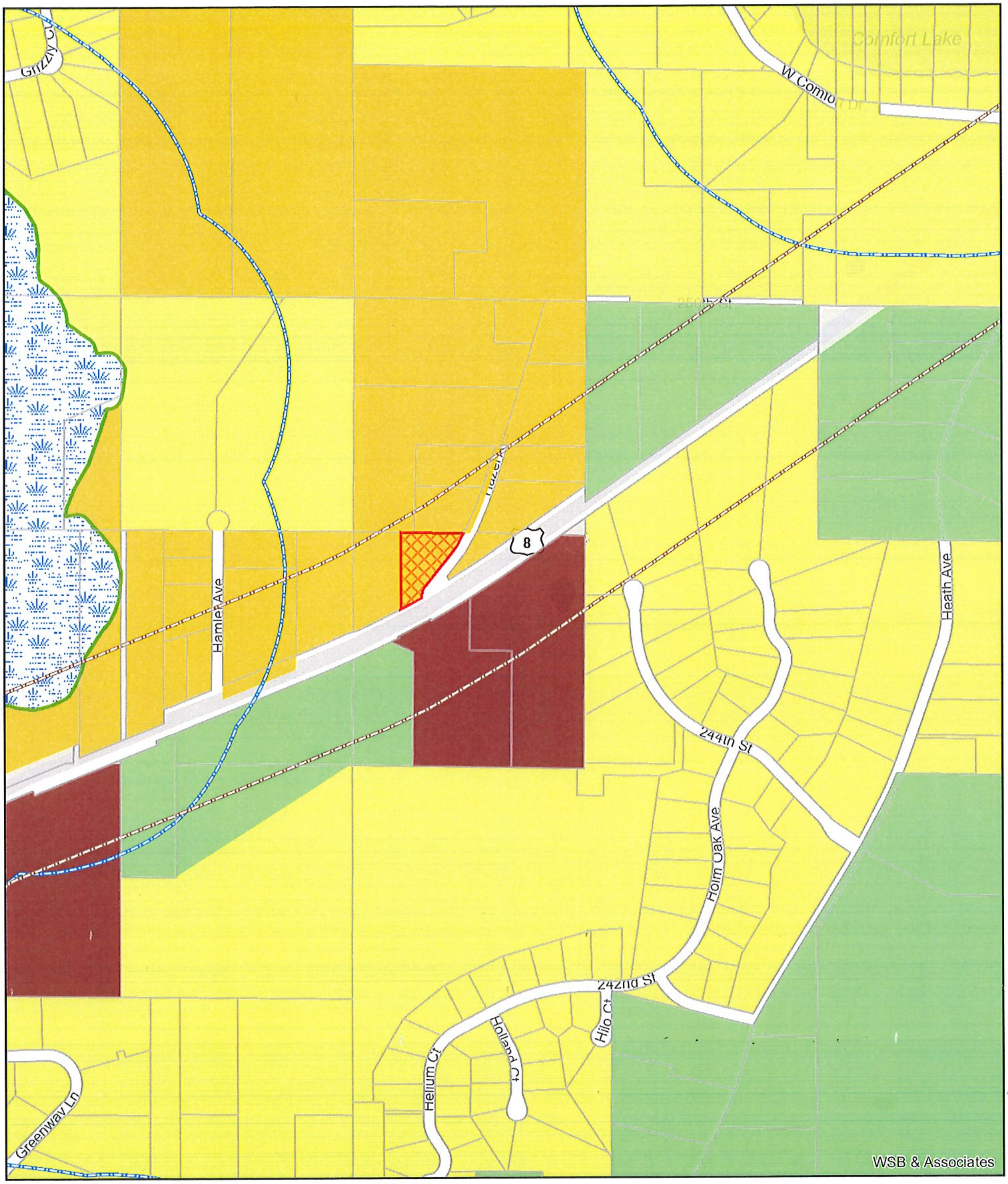
0 130 260 520 ft

Date: 2/18/2022
Time: 11:58:31 AM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



Z-22-001 Rezone R-2 to C



1 in = 752 ft

Carlos Avery Wildlife Perimeter
Highway 8 Overlay District
Shoreland Management Overlay
Required Wetland Buffers
Significant Wetlands
Closed Landfill Restricted (CLR)

N

February 18, 2022

Map Powered By DataLink

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.

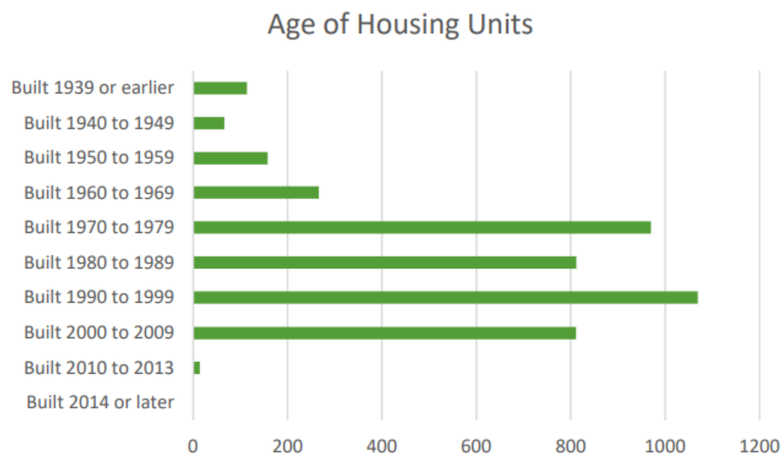


FIGURE 2-1. Source: ACS 2011-2015 estimates

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

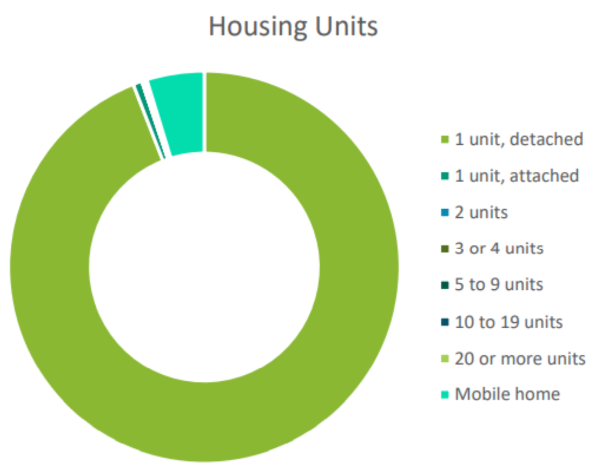


FIGURE 2-2. Housing Units. Source: ACS 2011-2015 estimates

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.

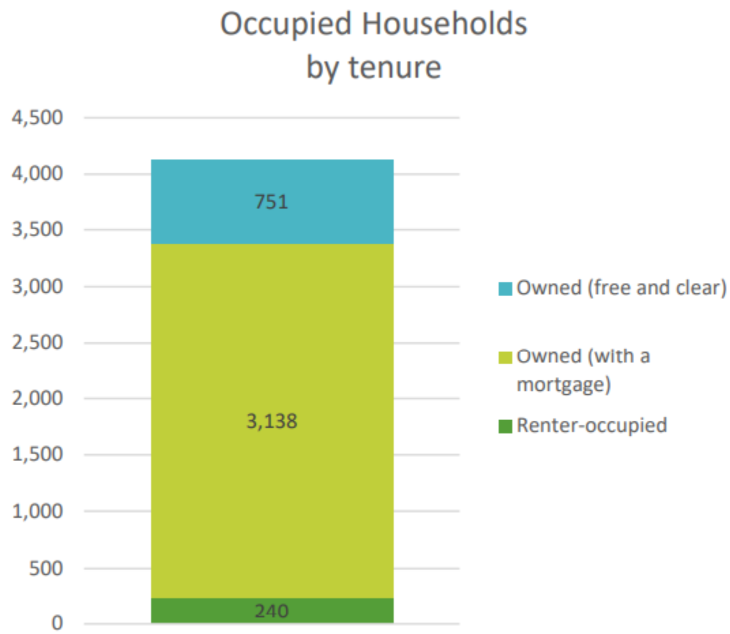


FIGURE 2-3. Source: ACS 2011-2015 estimates

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.

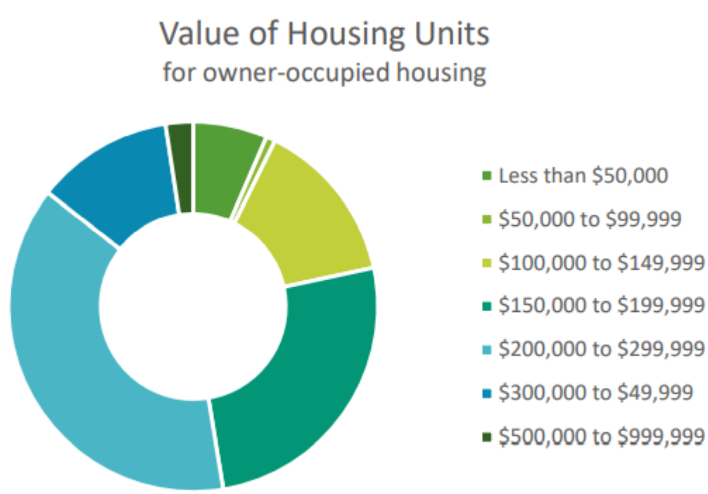


FIGURE 2-4. Value of Housing Units for owner-occupied housing. Source: ACS 2011-2015 estimates

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	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
	Affordable Housing Tools																			
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

Wyoming Housing Landscape

There are an estimated 2,930 total housing units in Wyoming. 3.1% of housing units are currently vacant.

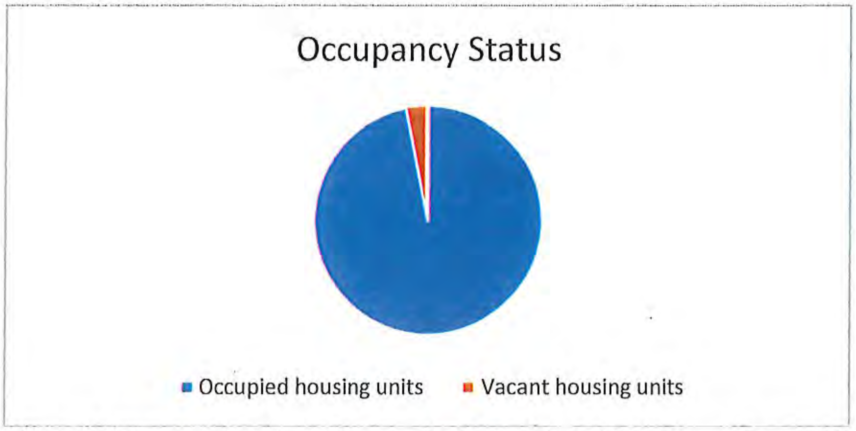


Figure 1.1: Source: American Community Survey (ACS) US Census Bureau 2020 estimates

Total occupied housing units in the City of Wyoming is 2,839.

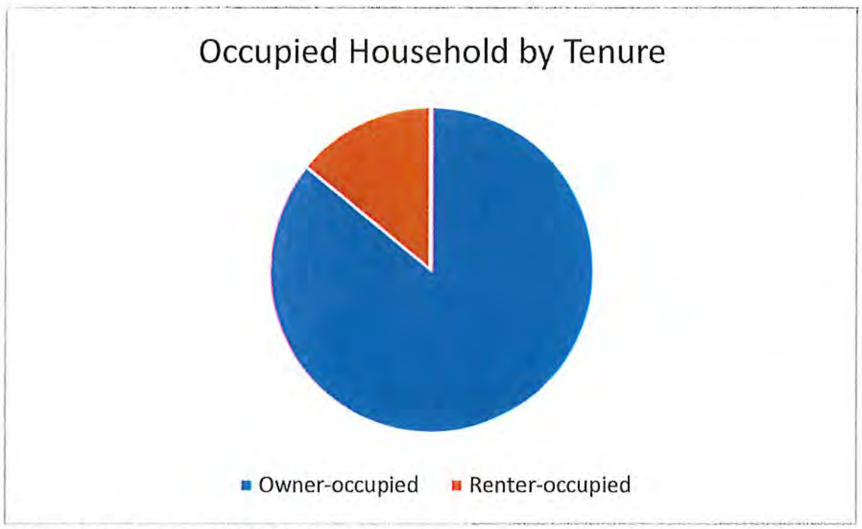


Figure 1.2 Source: ACS 2016-2019 estimates

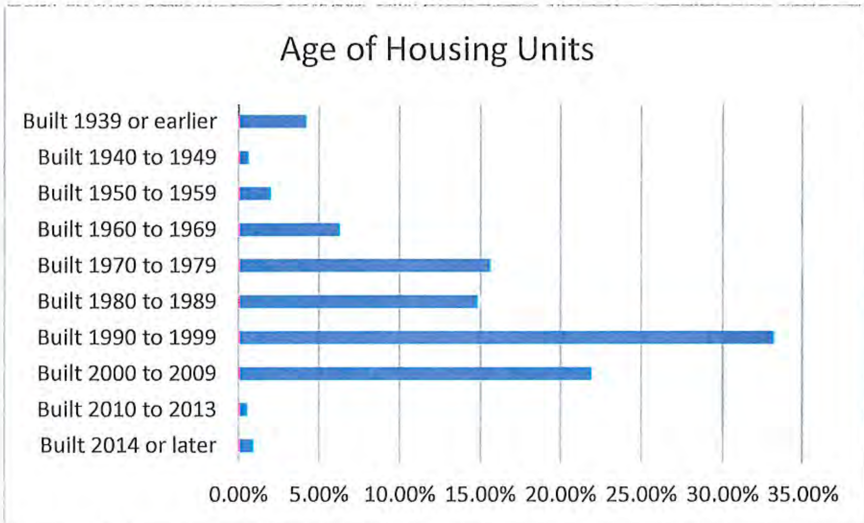


Figure 1.3 Source: ACS 2015-2019 estimates

The median value of an owner-occupied home in Wyoming is $242,600.

Figure 1.4 Source: ACS 2015-2019 estimates

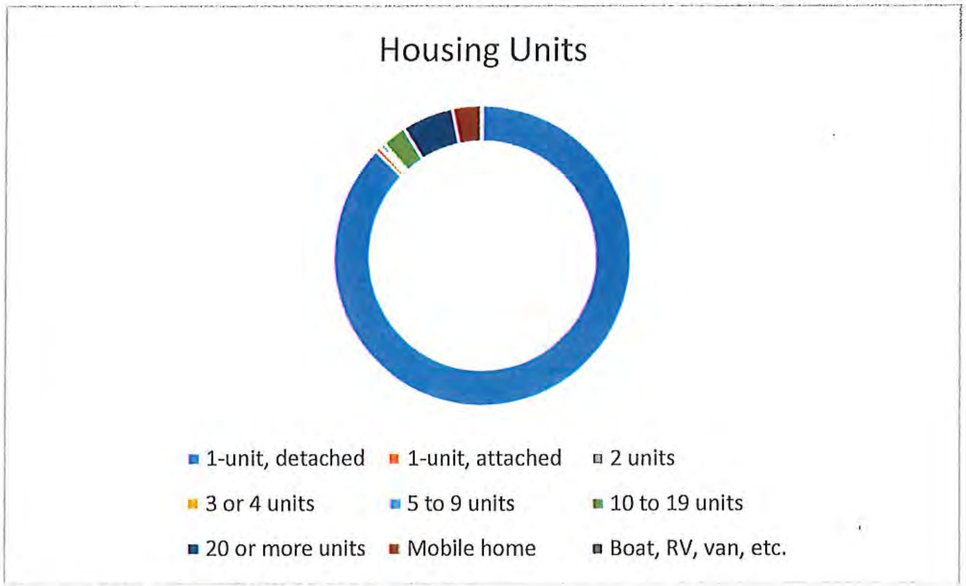


Figure 1.5 Source: ACS 2015-2019 estimates

Household Income

Income Range	Households
24,999 and Below	239
$25,000-$49,999	345
$50,000-$74,999	443
$75,000 and Above	1,812

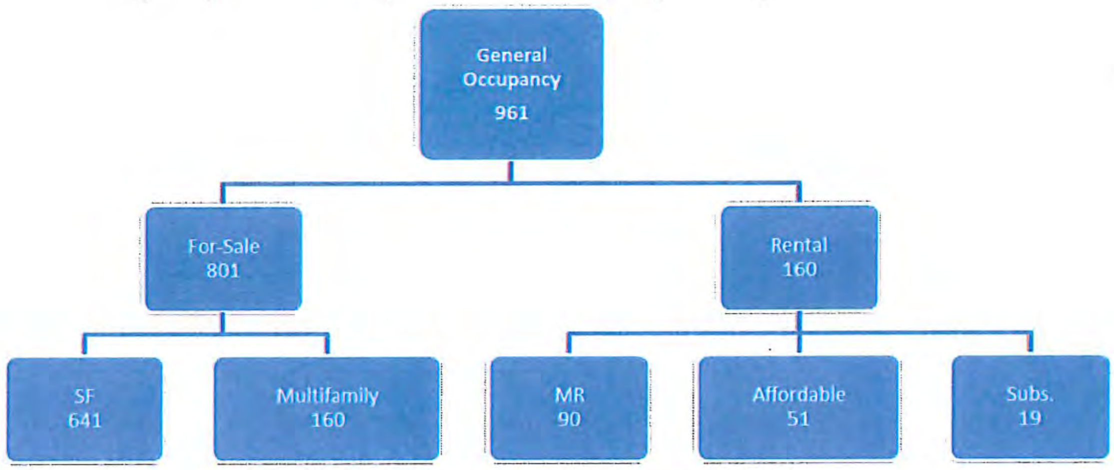
Table 1-1 2019 Household income. Source: ACS 2015-2019 estimates

Wyoming Submarket

The Wyoming Submarket includes the following cities:

Stacy
Wyoming

Figure 1-22 shows the projected general occupancy and senior housing demand for the submarket from 2017-2030.



Wyoming Submarket Projected Senior Demand, 2030

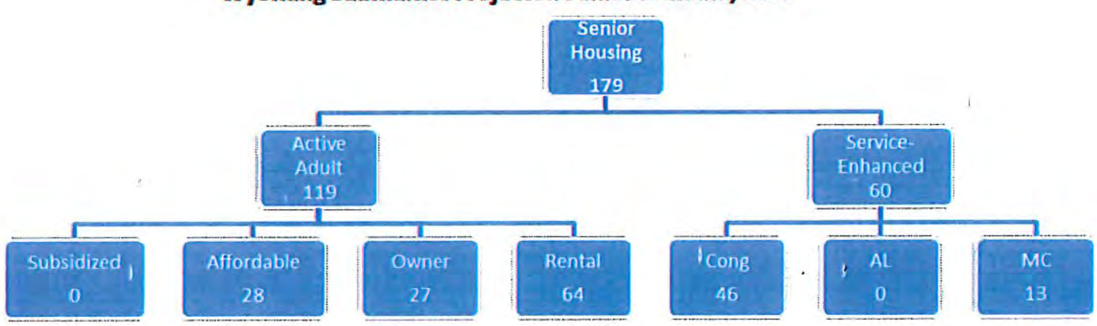


Figure 1-22

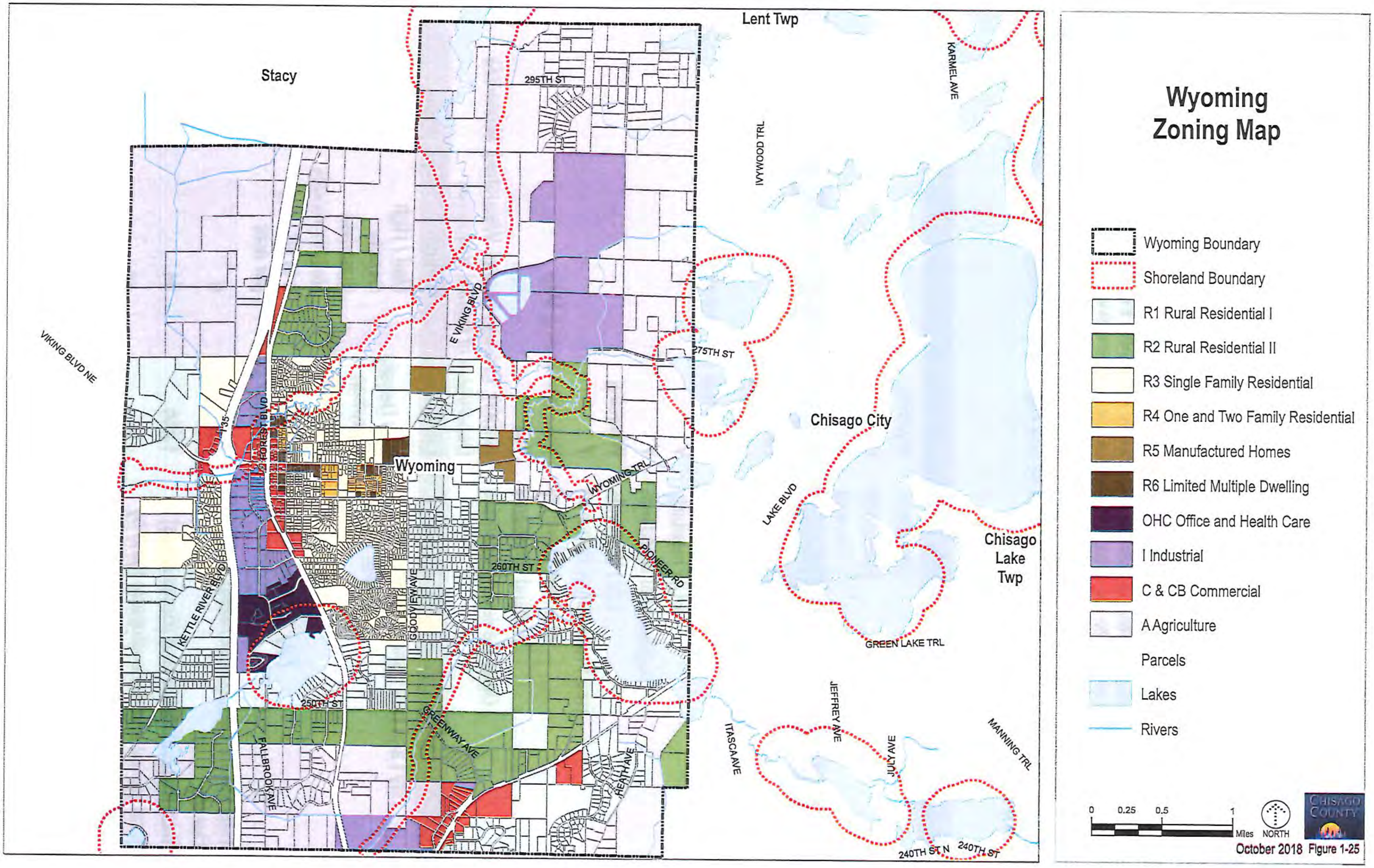
From the Comprehensive Housing Needs Analysis for Chisago County, Minnesota completed by Maxfield Research & Consulting, June 2018

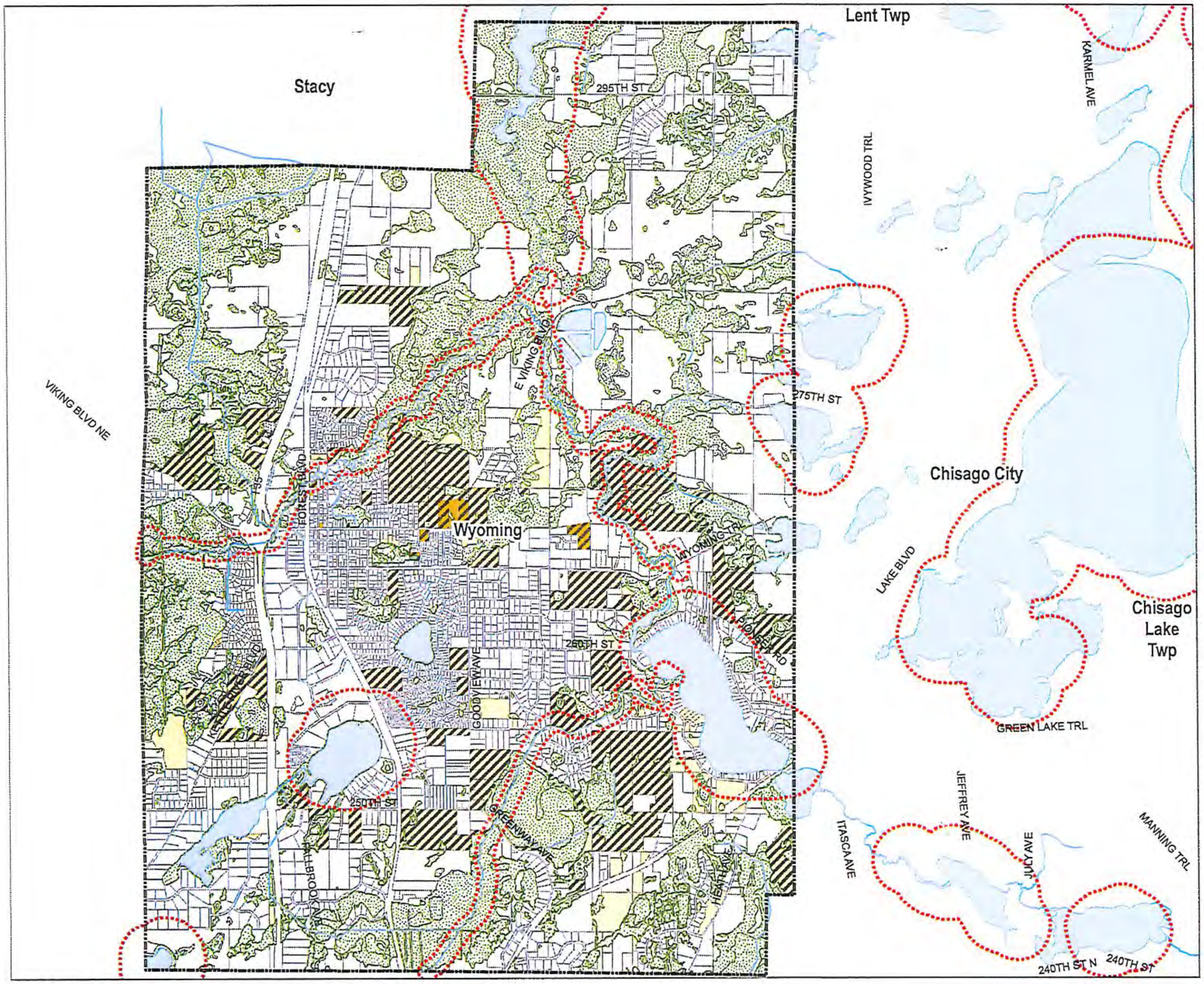
Wyoming

Zoning and Land Use Considerations

Wyoming includes a large portion of land for low-density residential that will be ready for redevelopment with the availability of utilities to the area and various areas for medium to high density residential housing. Wyoming contains various environmental resources including lakes with shoreland overlays and numerous wetlands with wetland overlays that should be taken into consideration when developing. Wyoming has three major transportation roads with Interstate 35 and Highway 61 running from the south to north and Highway 22 running east to west in the city.

	City Summary		
City Name	Wyoming		
Submarket	Wyoming		
Contact	https://www.wyomingmn.org/		
	Zoning and Land Use Summary		
Development Fees	WAC, SAC		
Site Improvement Agreement	N		
Building Height	35-45 feet or 3 Stories		
PUD Flexibility	Y		
Architectural Standards	Y		
LGU Wetlands	Wyoming		
Tree Preservation Required	Y		
Shoreland Overlay	Yes - See Zoning Map		
Wetland Standards	Yes		
Other Reviewing Agencies	MnDOT, Chisago County, Watershed, Minnesota Department of Natural Resources		
	Low	**Medium**	**High**
City Land Use Categories according to Market Density	Low Density Suburban Neighborhoods	Med / High Density Suburban Neighborhoods	Mixed-Use
City Density Ranges	2.42 to 4.84 units per acre	3 to 30 units per acre	None
Total Vacant Land (Gross Acres) by Market Density	632	6	0
Total Redevelopable land (Gross Acres)	1,886	34	0
Total Vacant and Redevelopable Land by Market Density (Gross Acres)	2,518	40	0
Average GROSS Units supported (Market Density)	**6,295**	**200**	**0**


Wyoming
Zoning Map
Wyoming Boundary
Shoreland Boundary
R1 Rural Residential I
R2 Rural Residential II
R3 Single Family Residential
R4 One and Two Family Residential
R5 Manufactured Homes
R6 Limited Multiple Dwelling
OHC Office and Health Care
I Industrial
C & CB Commercial
A Agriculture
Parcels
Lakes
Rivers
Lent Twp
Stacy
Chisago City
Chisago Lake Twp
Wyoming
295TH ST
275TH ST
260TH ST
250TH ST
240TH ST N
240TH ST
VIKING BLVD NE
E VIKING BLVD
I-35
FOREST BLVD
KETTLE RIVER BLVD
GOODVIEW AVE
GREENWAY AVE
FALLBROOK AVE
HEATH AVE
WYOMING TRL
PIONEER RD
IVYWOOD TRL
KARMEL AVE
LAKE BLVD
GREEN LAKE TRL
JEFFREY AVE
JULY AVE
ITASCA AVE
MANNING TRL
0 0.25 0.5 1 Miles
NORTH
CHISAGO COUNTY
October 2018 Figure 1-25



Wyoming Vacant and Redevelopable Land Inventory

- Wyoming Boundary
- Shoreland Boundary
- Potential Redevelopable Land
- Vacant Low Density Land
- Vacant Medium/High Density Land
- Parcels
- Lakes
- Wetlands
- Rivers

*Density is based on market density values in 2018

0 0.25 0.5 1 Miles NORTH

CHISAGO COUNTY

October 2018 Figure 1-26

Financing Resources

Multi-family Housing Preservation and Construction Resources

The Chisago County HRA-EDA provides economic development support to cities in Chisago County. It is part of their mission to support the development and maintenance of safe, decent and affordable living options. The HRA-EDA staff has robust knowledge of the many financial tools available to cities and developers. Whether a city wants to prepare a brownfield site for redevelopment, support the construction of affordable housing, or help homeowners maintain or improve their property, there are numerous grants, loans and tax credit options through state and non-profit agencies that will support housing efforts.

When providing development support, the HRA-EDA is primarily involved in helping cities assemble deals that involve Tax Increment Financing (TIF) and Tax Abatement. They are also eligible to administer Property Assessed Clean Energy (PACE) financing. Property Assessed Clean Energy (PACE) is an innovative finance solution for building owners interested in energy efficiency and renewable energy upgrades. The PACE structure overcomes financial challenges that hinder the adoption of such projects by eliminating upfront costs and providing low-cost, long-term financing. Chisago County has signed a Memorandum of Understanding with the Saint Paul Port Authority to provide PACE. The HRA-EDA will assist the applicant with the application process through approval from the Chisago County Board of Commissioners.

Additionally, there are many other opportunities beyond TIF and Tax Abatement that may support existing housing or housing development. We have included a list of other programs; however, we strongly encourage cities and developers to contact the Chisago County HRA-EDA to determine which programs their particular projects may be eligible for.

Multifamily and Rental Resources

Minnesota Housing Finance Agency

- Low Income Housing Tax Credits (LIHTC) HOME Investment Partnerships
- Housing and Urban Development (HUD) Housing Trust Fund (HTF),
- Housing Infrastructure Bonds, & 501 (c)(3) Bonds
- Ending Long Term Homelessness Initiative Fund (FHPAP)
- Low and Moderate Income Rental (LMIR) Program
- Preservation Affordable Rental Investment Program (PARIF)
- Rental Rehabilitation Deferred Loan Pilot Program (RRDL)
- Economic Development and Housing Challenge (EDHC)

Greater Minnesota Housing Fund

- Naturally Occuring Affordable Housing (NOAH) - Loss of Housing
- Predevelopment Loans
- Acquisition Loans
- Construction/Rehabilitation Loans
- Tax Credit Bridge Loans
- Historic Tax Credit (RTC) Bridge Loans
- Mini-Perm Loans
- Flexible Short-Term Loans

Minnesota Department of Employment and Economic Development (DEED)

- Workforce Housing

Federal New Market Tax Credits

Federal Home Loan Mortgage Corp

State and Federal Historic Tax Credits

Local Assistance

- Tax Increment Financing (TIF)
- Tax Abatement
- Chisago County Property Assessed Clean Energy (PACE)

USDA Rural Development

- Multi-Family Housing Direct
- Multi-Family Housing Loan Guarantees

Opportunity Zone (North Branch Only- North of Highway 95)

Owner Occupied Housing Rehabilitation

- Minnesota Housing Finance Agency
- Minnesota Department of Employment and Economic Development (DEED)
- Housing and Urban Development (HUD)
- Otto Bremer Trust
- Xcel Energy Income Qualified Home Energy Savings Program
- Federal Home Loan Bank of Des Moines
- East Central Minnesota Habitat for Humanity
- Energy Rebates
  - Xcel Energy
  - East Central Energy
  - North Branch water and lights

Please Contact Chisago County HRA-EDA for specific financing options.

Housing Goals and Recommendations

Background

In 2018, Chisago County brought representatives from 10 cities together for two workshops for the purpose of:

- Beginning a conversation about the current state of housing and future housing needs in Chisago County based on the results of the Maxfield Housing study.
- Working with communities to help create objectives, goals and recommendations that will help meet future demand for housing.

In the first workshop, representatives from the cities identified the strengths, weaknesses, opportunities and things that stand in the way of maintaining strengths or realizing the opportunities. The following themes emerged from the sessions:

- Transportation corridors, primarily Highway 8, present both opportunities and constraints in promoting housing growth.
- The County is rich in natural resources, which is attractive to homeowners and limits the locations in which housing can be developed. Cities must balance preserving desirable natural resources with demand for housing.
- Managing perceptions about growth is challenging.
- The cost of development remains expensive across the state. High cost of construction is outpacing wage increases, making housing less affordable to working families.
- The cities in the county have an abundance of land, but landowners are not always willing to sell land that is desirable for housing development.
- The cities in the county are bedroom communities
- The cities in the county have access to a high-quality school district.

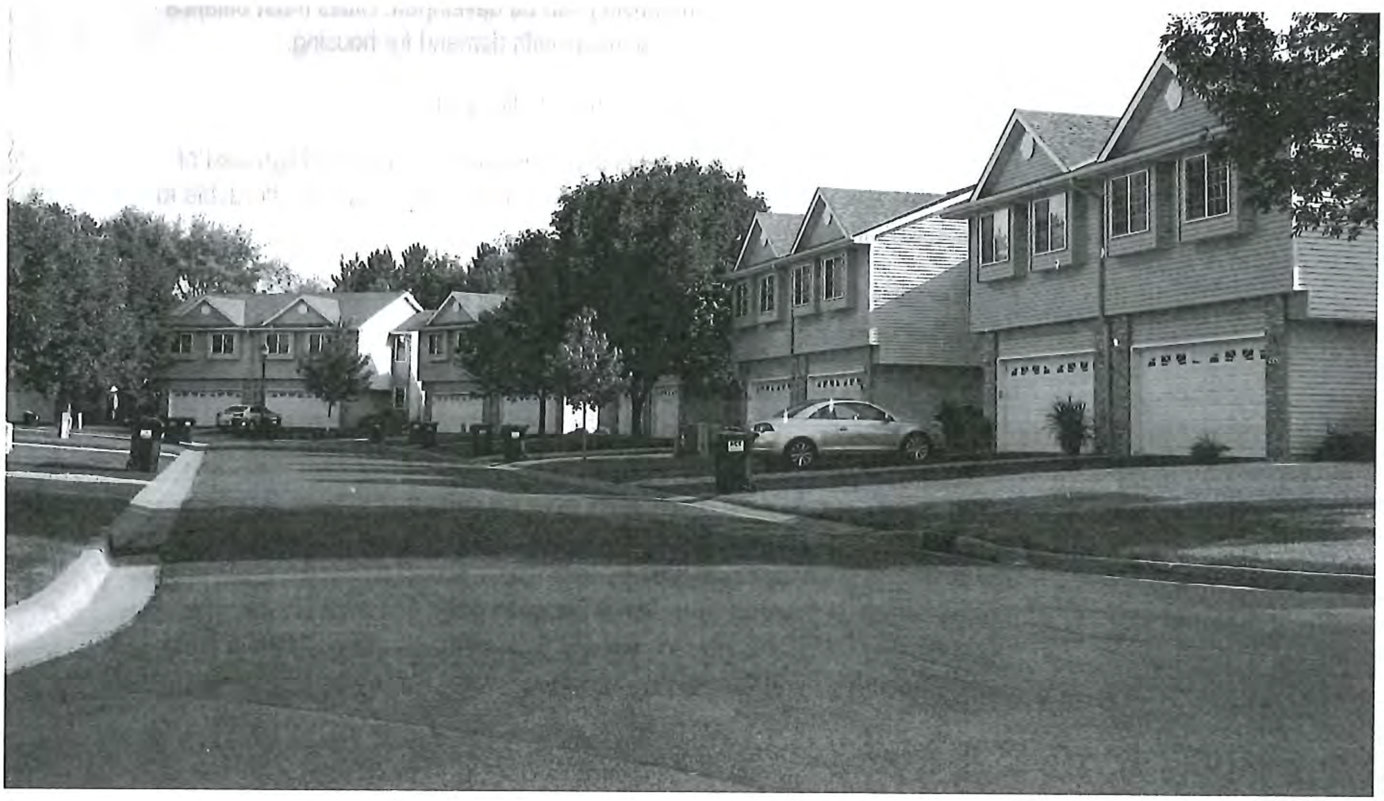
In the second workshop, representatives from the cities met to learn about extraterritorial policy options for guiding land within a two-mile boundary of the cities and to discuss goals and strategies for their towns. Based on the discussion by city representatives at this workshop, we've identified goals that were broadly applicable. This section of the Toolkit expands this discussion through identification of goals and recommendations for achieving these goals.

Chisago County Housing Goals

After reviewing responses from the workshops, the following overarching theme emerged from participants:

Cities in Chisago County want to establish conditions for more diverse housing that allows for residents with diverse incomes to call cities in the county home.

We offer this theme as a guiding principal that guides the recommended strategies and the goals identified in the workshops. The following goals and recommendations are a starting point for cities to create Housing Action Plans that are specific to their towns.



Planning

Goal: Establish strong policies that support a more diverse housing future

Recommendations:

- *Evaluate zoning and comprehensive plan to allow for a diversity of housing types*

  To promote a diverse housing future, the zoning and comprehensive plan should allow for and encourage a mix of housing types. Some of the conditions that should be evaluated to facilitate a more diverse future housing mix include evaluating zoning restrictions like setbacks, height limits, minimum lot sizes and minimum unit requirements to ensure that they are compatible with the desired types of housing to meet future market demand. Evaluation should include whether or not denser development—multi-family units or townhomes—would be feasible under the current policy standards and what modifications will need to be made to meet the future demand for housing.

- *Identify appropriate areas where higher density housing could be built*

  Cities should identify appropriate areas where higher density housing would be most compatible. Considerations for location could include proximity to goods and services, access to transportation, utilities and areas that are walkable.

- *Evaluate infrastructure needs to facilitate housing development*

  Infrastructure such as roads, sewer and water are essential in the development of new housing. Cities should evaluate their infrastructure needs to ensure there is capacity to serve future development in desired locations.

- *Study extraterritorial land uses that may develop in the future*

  Cities should work with adjacent cities and townships and the county to jointly plan for future expansion. This is a long-term planning effort that will help communities prevent subdivision of land resulting in a loss of land available for housing.

- *Modify public finance strategy to support tools for multi-family development*

  Cities should identify with their Council the level of support they are willing to provide for multi-family development such as Tax Increment Financing (TIF), Tax Abatement, deferral of assessments and waiver of fees.

Education and Awareness

Goal: Educate the community on the value of having new housing that is affordable to lower and moderate income people.

Recommendations:

- *Workshops with city leaders, residents and businesses*

  Cities should hold workshops with city leaders and residents to develop a greater understanding around the need for a diversity of housing types that will serve residents of lower and moderate incomes. Workshops may include activities that help community members understand what new multi-family housing development looks like, and the environmental tradeoffs that occur with lower density development. The workshops could also include stories for local residents and businesses on the economic importance of having a diversity of housing types at various rents and values.

- *Use public relations to educate about affordable housing*

  Work with the HRA-EDA to develop public service announcements about who needs—and lives—in affordable housing. This could be accomplished through advertising, social media campaigns, videos that tell local stories and opinion articles in local media.

- *Host a county-wide development summit*

  A development summit informs community leaders about housing issues affecting the county. It also provides a venue for the exchange of information between developers and city leaders.

- *Connect to recommendations from the Governer's Housing Task Force and the related outreach campaign, "Prosperity's Front Door"*

  Providing housing that is accessible to lower and moderate income residents is a state-wide issue. Efforts at the state level, like the Governor's Task Force on Housing can help guide decision making for the HRA-EDA and cities in the county. "Prosperity's Front Door" is a related outreach campaign that can offer resources like guest speakers and educational materials to help inform residents about the need for housing that is accessible to a diversity of incomes.

Goal: Raise awareness of home ownership opportunities for potential homeowners

Recommendations

- *Promote a first-time homebuyer's program*

  A first-time homebuyer's program helps educate residents who are inexperienced in the process of buying a home and encourage higher rates of homeownership. Cities should work with the HRA-EDA to encourage local banks to participate in the program to help potential homebuyers connect with lenders. The county should identify outreach strategies to reach first-time homeowners, including the use of social media and online advertising.

Communication and Facilitation

Goal: Strengthen relationship between private sector developers, landowners and other government entities

Recommendations:

- *Strengthen relationships with developers and landowners*

  The HRA-EDA and cities expressed a desire to be more active in initiating contact and establishing relationships with developers. Examples of activities mentioned include:

  - Roundtables with developers and "speed dating" where developers and government officials could get to know each other in a fun and fast-paced environment. This also gives cities an opportunity to profile properties for development.

  Cities could also work with the county to develop educational workshops with the Urban Land Institute, which provides presentations and local analysis by members of the development community to cities.

  Cities should also develop a strategy for building relationships with landowners and work to develop alternatives to land sales that may include supporting multi-family and high density housing.

- *Identify opportunities for private/public/non-profit housing developer partnerships*

  Cities and the HRA-EDA may act in a role of a convener, to bring representatives from multiple sectors together. Each agency brings a different resource that could help fill the market gap that often prevents new housing from being feasible.

- *Continue sharing the results of the Countywide Comprehensive Housing Needs Analysis prepared by Maxfield Research and Consulting*

  The findings of the report offer valuable insight into the projected housing demand for the county. Results from the study should be shared with city leaders, developers, realtors and bankers. City staff should work with the HRA-EDA to develop outreach through individual and group meetings.

- *Create dialogue between boards and councils from different communities*

  Relationships between municipalities were mentioned as an important factor when thinking about future housing. Sharing best practices and maintaining positive relationships will help to improve the quality of development within each community. Cities should continue to work with the HRA-EDA on workshops and other networking opportunities that will allow for cities to share information.

- *Identify opportunities for collaboration on Statewide policy actions.*

  Identify opportunities for the State to support housing in the county through evaluation of the Report of The Governor's Task Force on Housing dated August 2018.

Economic Development

Goal: Evaluate tools for financial assistance available through the County that would support diverse types of housing.

Recommendation:

- *Leverage relationships with county and state to facilitate future housing development*

  State and county agencies have programs that can financially support future housing development, such as the State's MHFA mortgage program. The HRA-EDA staff can provide support when new development is proposed. City staff should reach out to the HRA-EDA to develelop strategies to identify key opportunities for different types of financial assistance for developments.

- *Preserve existing housing stock*

  Cities should evaluate the existing housing stock to understand the condition of the housing—whether it's rental or owner-occupied—and the market values. Based on this information, cities should work with county and state agencies to determine if there are housing assistance programs to renovate and preserve existing housing that is naturally affordable. Cities should also reach out to homeowners to determine needs for sustaining and maintaining existing housing and provide access to home improvement programs.

Goal: Promote Community Assets and Strengthen Communities

Recommendations:

- *Promote available land and community assets*

  Local and regional economic development agencies can provide resources and connections for municipalities to market their assets. These assests could include available land and unique characteristics that may exist in a community. As part of an on-going strategy, cities should work with the HRA-EDA to develop marketing strategies that focus on land availability in relation to the amenities of the county, including opportunities for outdoor recreation, outdoor sports, great schools, natural beauty, access to goods, services, jobs and economic vitality.

- *Continue supporting local non-residential development*

  A livable community includes a variety of housing, employment, commercial, social, recreational and educational opportunities. Attracting and developing non-residential uses is important to attract residential development. This provides amenities for residents and provides opportunities to work and shop within the community.

- *Encourage a sense of community*

  A livable community also includes a cohesive social fabric where neighbors are not strangers and the idea of community is valued. City staff should work more with residents to identify opportunities to create stronger connections between neighbors. This could be achieved through community events and gatherings, development of neighborhood groups, facilitation for online connections or other community building activities. Allowing residents to create organic neighborhood events also helps to build community.

Conclusion

As Chisago County continues to develop and grow, the conditions for more diverse housing options will need to be created to maintain a vibrant, livable community and market for new investment.

This Toolkit provides resources for both the developers that will build future housing and the cities that are looking to help facilitate a more diverse and affordable housing future in Chisago County.

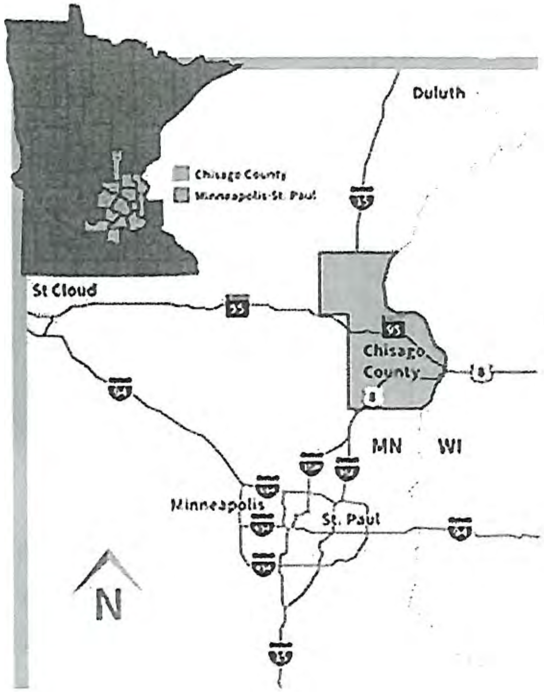
The Toolkit provides a summary of financial resources available for housing development, key land use and zoning issues to consider and a summary of land that is potentially available for development in Chisago County cities. Through the workshops on June 13, 2018 and August 23, 2018, cities were given the opportunity to think through the issues and problems they are facing and suggest goals and strategies to address them. The ideas generated from two workshops were used to craft recommendations that will give the cities of Chisago County a starting point to address the housing challenges they identified. The goals and recommendations covered issues in planning, education and awareness, communication and facilitation and economic development. By addressing both the real estate industry and city leaders this workbook will help to set the stage for a better and more diverse housing future for Chisago County.

Other tools available for housing developers

Find the Chisago County Comprehensive Housing Needs Analysis Study and the Chisago County Housing Tool Kit on our website:

www.chisagocounty.org

"Housing Resources"



A Natural Resource for Business

38871 7th Ave
PO Box 815
North Branch, MN 55056

Phone: 651-674-5664
Fax: 651-674-2996
E-mail: info@chisagocounty.org

CHISAGO COUNTY
HRA-EDA
A Natural Resource for Business

Housing Trust Fund

Financial Resources for Affordable Housing Development

Chisago County HRA—EDA
38871 7th Ave, PO Box 815
North Branch, MN 55056
651.674.5664
www.chisagocounty.org

Purpose of the Housing Trust Fund

Priority for this Trust Fund is the development of Workforce Housing units. This will include moderate, low, and very low-income households as defined annually for Chisago County. The Trust Fund may provide loans and grants to for-profit and non-profit housing developers for the acquisition, capital, and soft costs necessary for the

creation or preservation of affordable rental and owner-occupied housing. Preference shall also be given to those projects that ensure that the Assisted Units remain Affordable for the longest period of time possible. Funded projects will be disbursed throughout Chisago County so no single neighborhood experiences a disproportionate concentration of housing units for Low Income and Very Low income households.

Assistance Types

The Housing Trust Fund consists of two types of funding. The Revolving Loan Fund and the Housing Grant Fund. Grants and loans will typically range from $30,000 to $200,000 depending on funding availability and demonstrated need. However, the funding cannot be more than 10% of the total project.

Loans

Available at interest rates of 0% - 3% with a 20-year term. The loan will be reviewed every five years. If other funding is available, the owner may refinance and pay off the HRA-EDA, to make the funds available for other housing projects. The developer/owner must show that the loan

Grants

Available to projects that can clearly identify that the project would not happen but for the grant. This may include but is not limited to demolition costs, poor soil conditions, additional municipal requirements, etc. or are for the very low income.

A Natural Resource for Business

Chisago City 2021

Housing and Neighborhoods

Chisago City is a truly unique and beautiful community that provides for a variety of residents and a diversity of neighborhoods. Nearly every area in the City is accented with some natural amenity which contributes to neighborhood and residential quality. The availability of land provides the opportunity in the community to encourage diverse housing types thereby diversifying the community while maintaining the existing ecological systems. The City's focus on natural areas will ensure that quality housing and neighborhoods are developed which will ultimately draw new residents, maintain existing residents, and contribute to a sustainable city. Increasing the number of residences in the City will increase the population who will demand more goods and services, which will also help the economic viability of the community. This section provides general background information regarding housing trends, analysis and recommendations for diversifying neighborhoods and residents, and finally specific objectives for accomplishing the community's neighborhood and housing goals.

Goals and Objectives

Overall, this Housing and Neighborhoods chapter is intended to preserve and foster a truly unique and beautiful community that provides for a variety of residents and a diversity of neighborhoods. The element recommends the City of Chisago City work with Chisago County and other regional agencies to address the recommendations put forward in this plan. Specific goals are listed below.

Goal A: Support a variety of housing types and densities for residential uses to meet the needs of all residents who want to live in Chisago City.

Objectives:

- Provide a housing mixture that will allow for opportunities for all age and income groups.
- Encourage residential development in areas where sufficient infrastructure capacity can be provided.
- Promote residential housing concepts that will maintain the "small town" character of the city.
- Ensure local land use controls and permitting procedures do not discourage housing development.

Goal B: Maintain the quality of existing housing.

Objectives:

- Continue to monitor the general condition of the housing stock, with a special focus on the physical condition of the older housing.
- Encourage the rehabilitation of existing housing stock in the city as a source of affordable and market rate housing.
- Plan for an adequate supply of land for development of single family and other housing types.

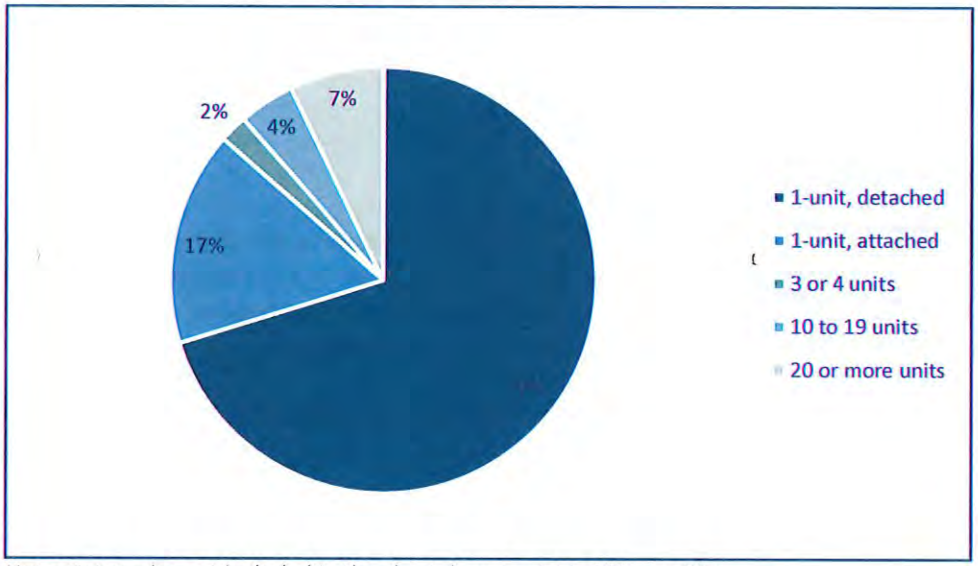
Existing Conditions

Number of Housing Units

According to US Census data, there were 2,287 total housing units in Chisago City in 2018. Of the 2,022 occupied housing units, 80% were owner-occupied and 20% were rental units.

Chisago City's housing is composed primarily of single-family detached units, which is typical of communities with similar populations. Figure 18 below illustrates the unit breakdown.

Figure 18 – Units in Structure



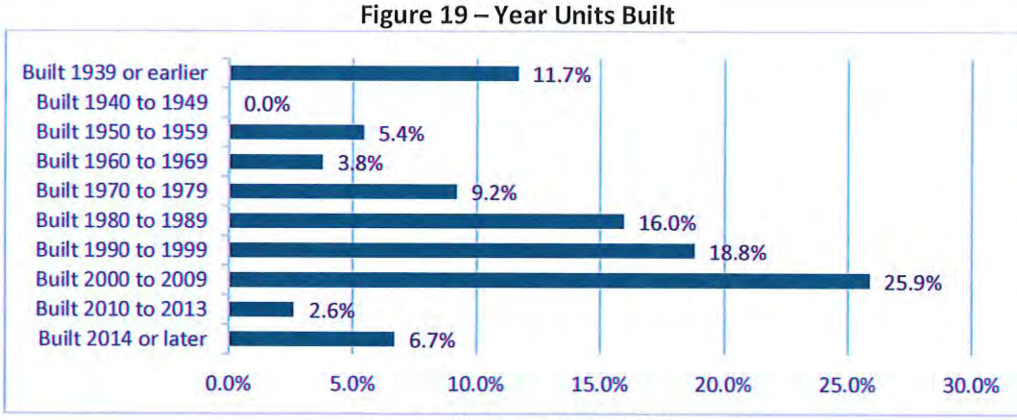
Note: Categories not included in the chart do not exist in Chisago City.

Source: US Census Data, 2018

Age of Housing Stock

As shown in Figure 19, 54% of Chisago City's housing units were built between 1990 and 2009. This increase in housing unit construction coincides with the growth in Chisago City's population during the same timeframe. Approximately 9% of the housing stock was built after 2009, while about 12% of units were built in 1939 or earlier.

Figure 19 – Year Units Built

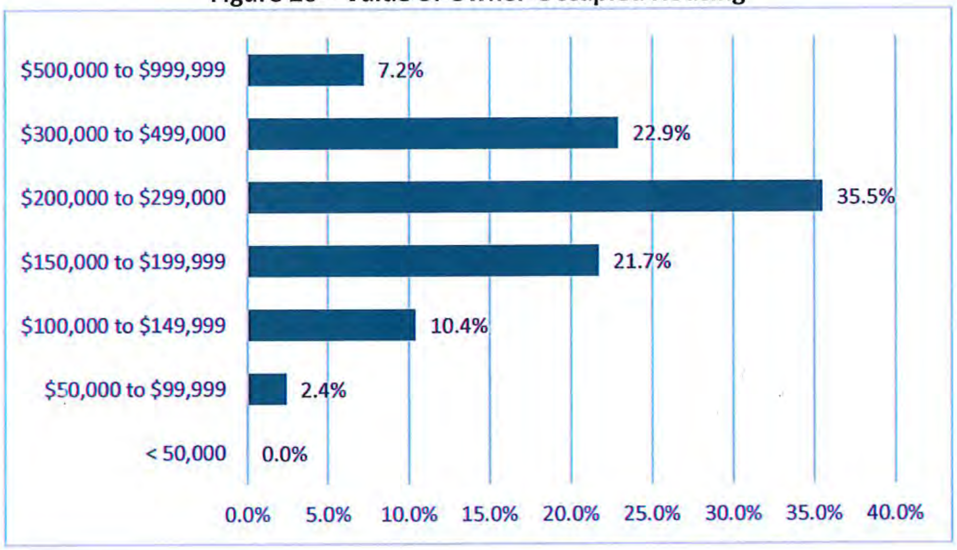


Source: US Census Data, 2018

Value of Housing Stock

The value of owner-occupied housing in Chisago City ranges from less than $50,000 up to $999,999. The majority of homes are valued between $150,000 to $299,999 representing 57% of the housing in Chisago City. Less than 13% of owner-occupied housing is valued below $150,000. The housing value breakdown is shown in Figure 20 below.

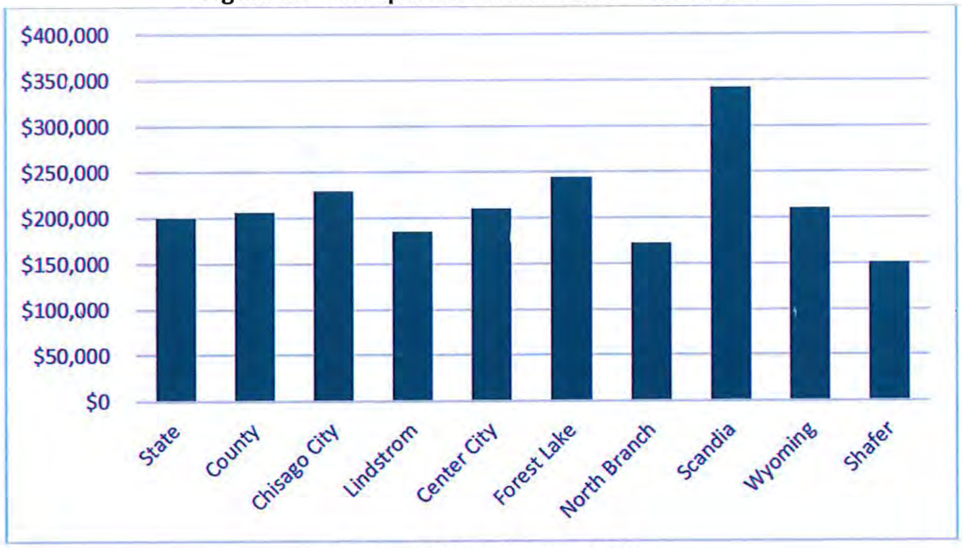
Figure 20 – Value of Owner-Occupied Housing



Source: US Census Data, 2018

Figure 21 compares Chisago City's median housing values with nearby communities. Chisago City's median housing value of $229,300 is higher than both the State and the County. Out of the sample set, only Forest Lake and Scandia had higher median home values with $244,500 and $342,300, respectively.

Figure 21 – Comparison of Median Home Values

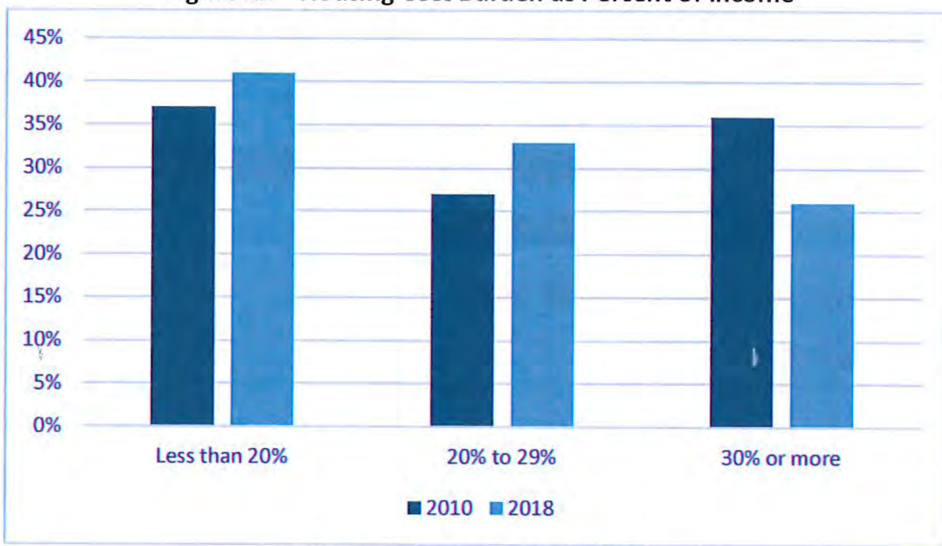


Source: US Census Data, 2018

Housing Affordability

Housing affordability is a concern that every community needs to consider. In 2018, 26% of Chisago City's households spend more than 30% of household income on housing. Figure 23 includes both owner-occupied and rental housing and shows the improvement in number of cost burden households from 2010, when 36% of households paid more than 1/3 or more of their income towards housing costs.

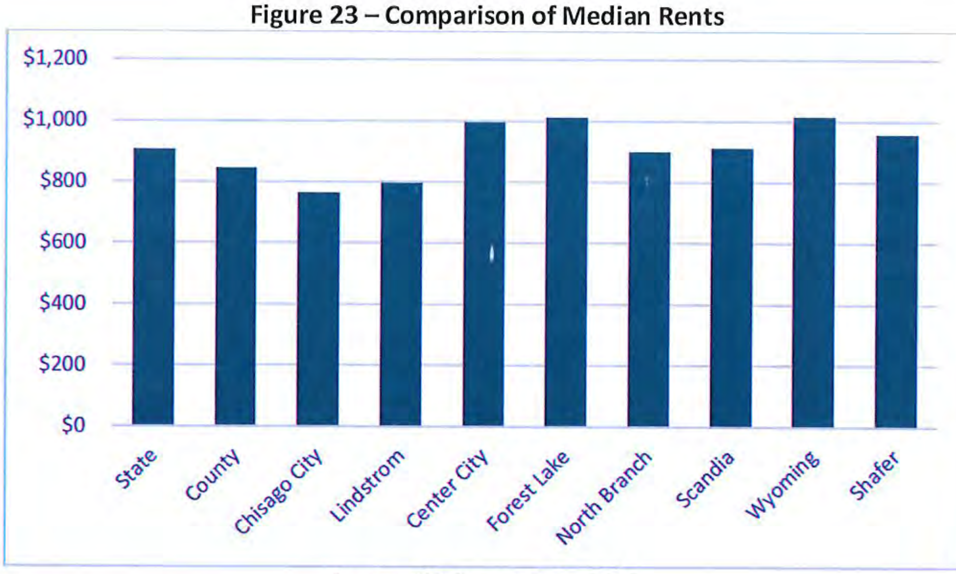
Figure 22 – Housing Cost Burden as Percent of Income



Source: US Census Data, 2018

Compared to neighboring communities, Chisago City has the lowest median rent, as shown in Figure 23. Of these sampled communities, Wyoming has the highest estimated median rent with $1,014 while Chisago City's median is $763 per month.

Figure 23 – Comparison of Median Rents

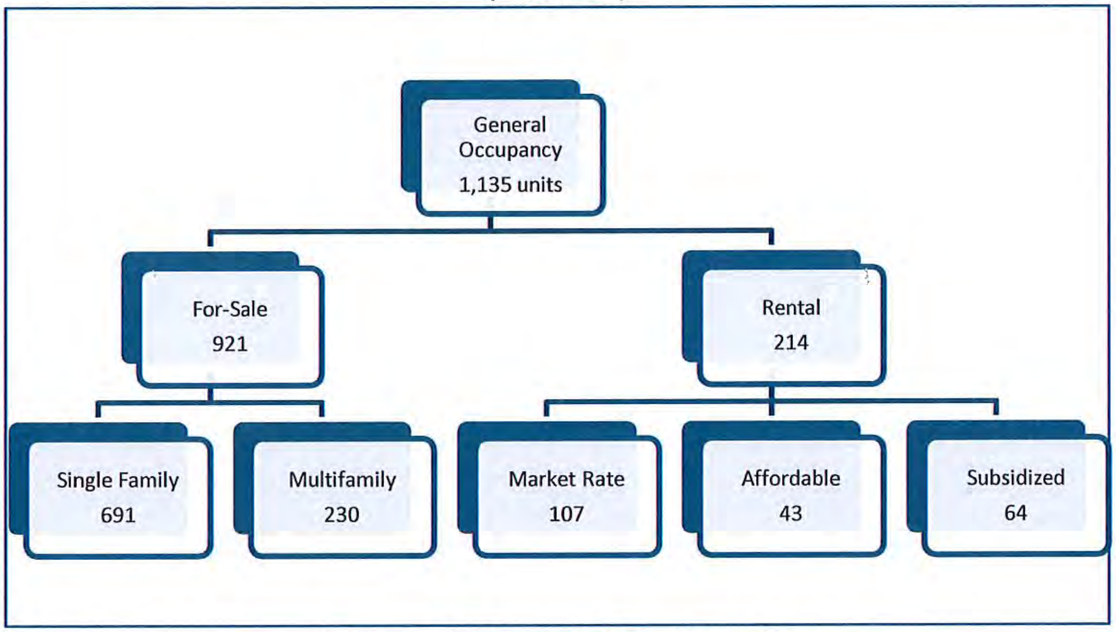


Source: US Census Data, 2018

Future Housing Needs

In June 2018, Maxfield Research & Consulting completed a Comprehensive Housing Needs Analysis for Chisago County for the Chisago County HRA-EDA. This study divided the county into five submarkets. Chisago City was included in the Chisago Lakes Submarket, which also include Center City, Chisago Lakes Township and Lindstrom. As shown in Figure 24, this submarket accounts for 32% of all housing demand in Chisago County.

Figure 24 – Chisago Lakes Submarket Projected General Occupancy Housing Demand (2017-2030)



Source: Maxfield Research & Consulting, 2018

The population and housing units in Chisago City currently make up approximately 35% of the total population and housing units in the Chisago Lake submarket area. Utilizing this proportion, the general occupancy housing needs in Chisago City is a total of 397 units, including 322 for-sale units and 75 rental units.

Chapter 4: Housing

Introduction

Housing is an important component of all communities. Not only do the quality, availability, affordability, and diversity of housing enhance the quality of life in the City, it also supports economic development and contributes to a community's sense of place.

Housing is not a single, one size fits all, commodity. Personal housing needs change as life passes from young, single adults to family, to elderly. This chapter provides an inventory and analysis of North Branch's existing housing and paints a broad picture of future residential development.

North Branch has experienced significant population growth since 2000. The US Census estimated the city's population at 8,023 in 2000 and 10,125 in 2010, representing a 26.2% increase. The Minnesota State Demographer estimates North Branch's population at 10,608 as of April 1, 2017, representing another increase in population of approximately 5% despite the effects of the recession. The population is expected to continue to increase over the next 10 years, resulting in a projected population of 11,934 by 2030, with the 75-84 age group growing the fastest, at a projected rate of 40% according to the recent Maxfield Research and Consulting Comprehensive Housing Needs Analysis for Chisago County, dated June, 2018 (the "Maxfield Study"). Over this same period of time, the number of households has grown from 2,815 in 2000, 3,604 in 2010 and 3,801 as of 2017 and the projected number of households is 4,276 by 2030.

Housing Supply

Quantity and Types of Housing Units

As of April 1, 2017, the number of households is estimated at 3,801 according to the state demographer's office. Data describing the household type, as shown in Table 4-A, is based on data available as an estimate. Refer to Table 4-A: Housing Supply by Type, for more information.

Table 4-A Housing Supply by Type/Units Per Structure	Number Units	Percentage of units
Single-Family detached	3,040	80%
Single-Family Attached	164	4%
2-4 Unit multi-family	129	3%
5 + Unit multi-family	305	8%
Mobile home	177	5%
Total Units	**3815**	**100%**

By US Census 2016

Comparison of Owner-Occupied and Renter-Occupied Units

It is important for communities to have a mixture of both owner-occupied and renter-occupied units. In general, many communities strive to have roughly 65-70% of their housing units owner-occupied. As of 2016, approximately 84.1% of the housing units in North Branch were owner-occupied, significantly higher than the national average (63.6%).

Housing Tenure by occupied	Number Units	Percentage of units
Owner-Occupied	3094	84.10%
Renter-Occupied	585	15.90%
Total	**3679**	**100%**

By US Census 2016

According to the US Census Bureau, the median gross rent (2012 – 2016) was $872.00. Refer to Table 4-C: Rental Rates – 2016, for additional information.

Occupied Units Paying Rent - 2016	Number Units	Percentage of units
Less than $500	53	9%
$500 to $999	313	54%
$1,000 to $1,499	165	29%
$1,500 to $1,999	24	4%
$2,000 to $2,499	7	1%
$2,500 to $2,999	0	0%
$3,000 +	13	2%
Total	**575**	**100%**
Median Dollars	$872	

By US Census 2016

Few owner occupied houses are sold and converted to rentals, leaving a significant shortage of single family homes for rental. In addition, the existing multi-tenant properties experience a very low vacancy rate. The Maxfield Study estimated the rental vacancy rate for North Branch and the immediate surrounding area at 2.4%. The US Census data from 2016 estimates the vacancy rates for North Branch specifically at 1.2% for owner occupied homes and 0% for rental units. Policies encouraging and promoting rental housing, whether traditional apartment style or via townhome-style construction, targeting all age groups and incomes, should be considered.

Value of Housing

According to the US Census Bureau, the median value of owner-occupied housing units in North Branch (2012 - 2016) was $163,000. Refer to Table 4-E: Owner- Occupied Housing by Value, for additional information. According to the US Census Bureau, median selected monthly owner costs with a mortgage (2012 – 2016) was $1,500.00 and median selected monthly owner costs without a mortgage (2012 – 2016) was $500.00.

Table 4-___ Owner- Occupied Housing by Value

Owner-Occupied Housing Units by Value	Number Units	Percentage of units
Less than $50,000	151	5%
$50,000 to $99,999	236	8%
$100,000 to $149,999	823	27%
$150,000 to $199,999	959	31%
$200,000 to $299,999	673	22%
$300,000 to $499,999	210	7%
$500,000 to $999,999	25	1%
$1,000,000 +	17	1%
Total	**3094**	**100%**
Median Dollars	$163,000	

By US Census 2016

Residential Construction

1,219 new housing units were added in North Branch between 2000 and 2017. This includes 80 multifamily units and 1,139 single family homes.

At the peak of the past 18 years (from 2000 – 2005), single family home construction averaged about 150 homes per year. During the early years of the recession (from 2006 – 2011), the average number of new homes was only 13 homes per year, meaning some new housing growth, but in very limited numbers. The last 6 years of this period (from 2012 – 2017) has seen on average 41 new homes per year, demonstrating that North Branch remained a viable new housing market when other communities saw little or no growth for the past ten years.

Table 4 - ___ Building Permit Trends 2000 – 2017

Building Permit Trends 2000 thru 2017			
Year	Single Family Dwellings	Multi-Family Dwellings	Total
2000	200		200
2001	156		156
2002	132	24	156
2003	153		153

2004	87	56	143
2005	90		90
2006	29		29
2007	27		27
2008	8		8
2009	5		5
2010	2		2
2011	5		5
2012	31		31
2013	41		41
2014	36		36
2015	45		45
2016	50		50
2017	42		42

Tenure by Age of Householder

Table 4-__ shows the distribution of the owner-occupied and renter-occupied housing units in North Branch in the year ____. Demand is great for affordable owner-occupied homes. Demand overall is calculated for approximately 1,000 new for-sale units over the next 10 years. Existing lot supply is low, therefore new lots will need to be platted soon to meet the growing demand for new construction over the next decade. Price points to accommodate a range of incomes and desired amenities will need to be balanced and future new housing inventory should be offered in a variety of layouts and styles, at a variety of different prices, and in locations throughout the city to address demand from all age groups and income brackets.

The city has a relatively small number of senior housing facilities, with a county wide vacancy rate of 1.7% based on the Maxfield Study. The Maxfield Study also indicated that market equilibrium is typically 3%. Consequently, the Maxfield Study concluded that there is a strong demand for senior housing (2017 – 2030), with the majority of demand in the form of independent/active living housing (i.e. no services). The Maxfield Study recommended several new senior housing concepts including a senior co-operative, active adult rental, affordable rental, independent living with some services, a memory care units.

Life-Cycle Housing and Profile of Households

The housing needs of a community relate to the demographic profile of the household. Typically, households move through several life-cycle stages; including entry-level households, first time homeowners, move-up buyers, empty nesters/young seniors, and older seniors. The following describes each of these household types and the effect that they have on housing demands in North Branch.

Entry-Level Households

People in the 19 to 24 year old age group typically leave their childhood home and establish their own household. They often rent a house or an apartment because they generally do not have the income and savings needed to buy a home. In addition, many people in this age group move frequently, so they are hesitant to buy a house. They are also more apt to share housing with other unrelated people of similar age.

The entry-level household population in North Branch will fluctuate annually. Many North Branch residents that graduate from high school move to other communities to attend a university or to pursue other job opportunities. In the long term, unless current conditions and trends change, North Branch will not see a significant increase in the 19 to 24 year old age group.

First Time Homeowners

First time homeowners are typically in their 20s and 30s. They are usually "move-up" renters, meaning they "move up" from an apartment to a home. They are often married with young children and prone to moving within a few years of buying their first home for several reasons; including, increased salaries allowing them to move to more expensive housing, an increased number of children may require larger housing, and job opportunities may require that they move to another community.

Move-Up Buyers

Move-up buyers are typically in their 30s and 40s. They move up from the smaller, less expensive house that they had purchased earlier. From an economic growth perspective, this is an important age group of people.

Typically, move-up buyers have children in school and an established job. They are less apt to move to another community and start over. Also, professionals who are moving to a community to advance their career are generally looking to move to a more expensive house than what they had in their previous community. North Branch should continue to ensure that it has adequate choices for those who are looking for move-up housing that will satisfy their needs until they are in their late 50s and beyond.

Empty Nesters and Young Seniors

Empty nesters and young seniors are generally in their 50s and 60s. Often, their children have moved out of their house and left them with a larger house than needed. Empty nesters and young seniors often want to live in a smaller house, like a townhouse, that has less maintenance. As the baby boom generation moves into this age group, this population will likely increase in North Branch and there may also be a shift in this population group from their homes into apartments. There has already been a notable increase in demand for apartment and townhome style rentals in North Branch by members of the baby boom generation.

Old Seniors

Those in their 80s and older are often looking for low maintenance or assisted living housing. Senior living community options in North Branch include Ecumen and ____________. As the population ages, North Branch should continually ensure that it has adequate housing to meet the needs of seniors, including the opportunity for multi-generational housing options, such as "senior or mother-in-law apartments".

Special Needs

Housing for those with special needs includes housing for those with mental and/or physical disabilities or health issues and those who are in need of temporary or transitional housing. The number of people with special housing needs is expected to increase as the population of North Branch continues to age. Currently, Ecumen and _________offer assisted living units and existing housing for those with Alzheimer's or dementia to help meet some of the special housing needs in North Branch. A new supportive housing, 20 unit apartment complex intended for individuals with mental illness, called Willow Grove, is in development and construction is anticipated in 2019.

Affordable Housing

The United States Department of Housing and Urban Development (HUD) generally defines housing as affordable if it costs less than thirty (30) percent of a household's income. However, HUD's Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered "moderate income" if their family income is eighty (80) percent of the area's median family income.

It is noted most housing affordability programs and data place emphasis on creating owner-occupied units at eighty (80) percent of the median family income (moderate income) and rental units at fifty (50) percent of the median family income (low income). Since low income persons are typically renters, the definition of "low income" is tied to the number of persons in each unit. This plan identifies "affordable owner occupied units" as those affordable for moderate income families (eighty (80) percent of median income). Affordable rental units are based on fifty (50) percent of the median income and reflected on a per capita and per family basis. While there are no units of designated as "subsidized" under HUD standards, there are 49 housing units that are subsidized under the USDA subsidy program in North Branch.

A new 48 unit, townhome style, affordable housing project is planned for construction in 2019. This workforce rental housing project will feature homes with 1 – 3 bedrooms, garages and on-site management an amenities.

Income by Age of Householder in North Branch.

Looking at income data is also important when predicting future housing demands in the City of North Branch. As of 2000 US Census, the median household income was $50,924. By 2016, the median household income increased to approximately $69,419 and the top employment industries, according to Data USA (2016), are health care and social service (912), manufacturing (680) and construction (656). The total population in 2017 age 16 and over was approximately 7,690, of which approximately 71.6% were considered to be in the labor force (US Census). The unemployment rate in the City of North Branch in September 2015 was approximately 3.4%. During this same time, Minnesota had an unemployment rate of about 3.2% (City-Data.com).

Income distributions as reported by the U.S. Census Bureau can be compared to affordability standards to determine how many households and families in the City of North Branch may require affordable housing. An estimated 1,144 households (30%) have annual household incomes of less than 80% of the median household income reported by the American Community Survey in 2016.

Table 4-_____ North Branch Household Income

Household income and benefits	Number Units	Percentage of units
Less than $10,000	214	6%
$10,000 to $14,999	147	4%
$15,000 to $24,999	128	3%
$25,000 to $34,999	306	8%
$35,000 to $49,999	349	9%
$50,000 to $74,999	921	25%
$75,000 to $99,999	754	20%
$100,000 to $149,999	631	17%
$150,000 to $199,999	199	5%
$200,000 +	30	1%
Total Households	**3679**	**100%**
Median Household Income (dollars)	$ 69,419.00	
Mean Household Income (dollars)	$ 73,436.00	

By US Census Bureau, 2012-2016 American Community

Survey

Owner Monthy Costs as Percent of Household Income - 2016	Number Units	Percentage of units
Less than 20.0%	810	34%
20.0 to 24.9%	677	28%
25.0 to 29.9%	223	9%
30.3 to 34.9%	233	10%
35.0 % +	461	19%
Total	**2404**	**100%**

By US Census 2016

Gross Rent as a Percentage of Household Income	Number Units	Percentage of units
Less than 15%	58	10%
15.0 to 19.9%	37	6%
20.0 to 24.9%	50	9%
25.0 to 29.9%	23	4%
30.0 to 34.9%	88	15%
35.0% +	319	55%
Total	575	100%

By US Census 2016

Future Population and Household Projections

The future housing projections reported in the Maxfield Study assume that approximately 1,000 new housing units are needed to be constructed over the next 10 years to address pent up demand. The City recognizes that there are many factors and demographic trends that influence the number of housing units constructed and household size and that these numbers will likely change from year to year.

Vision for Housing

The City of North Branch has a high quality housing stock and variety of affordable options that allow residents to find housing at all stages of life. Quality housing is available for all income and age ranges. Existing homes have been well maintained and renovated, as the unique character of each neighborhood is preserved. The City is open to creatively seeking opportunities to meet our housing needs and responsibly providing our share of affordable housing. Housing in North Branch continues to be a strength in attracting young families to the area and supporting the desires of existing residents to find alternative housing options for their senior years that allows them to transition from their large single family homes into something more manageable with the amenities they desire all while remaining in North Branch.

Goals, Objectives, and Policies

The following is a series of goals, objectives, and policies intended to achieve the vision for housing stated above.

GOAL 1: Allow all people the opportunity to call North Branch their home.

Objective 1.1: Accommodate a variety of housing options to ensure a diverse housing stock.

Policy 1.1.1: Attract a variety of residential developers to ensure a diversity of housing styles, layouts and costs.

Policy 1.1.2: Provide a variety of different residential zoning districts that have varying regulations with regard to setbacks, height, density, and lot coverage.

Policy 1.1.3: Ensure that land is available in applicable zoning districts to allow for senior living options for all abilities (independent to assisted).

Objective 1.2: Provide quality and sufficient affordable housing that meets the area's demand.

Policy 1.2.1: Work with developers on providing affordable market rate housing.

GOAL 2: Provide attractive and desirable residential properties.

Objective 2.1: Provide residential neighborhoods that are well designed.
Policy 2.2.1: For new development or redevelopment, consider streetscape improvements such as attractive street lighting, boulevards, sidewalks on at least one side of the street, landscaping and vegetation, and other amenities that enhance the visual appearance of neighborhoods. Consider similar opportunities in existing neighborhoods as street reconstruction projects occur.

Policy 2.2.2: Seek opportunities to provide additional green space and recreation amenities in residential areas that may be lacking them.

Policy 2.2.3: Promote moderate and higher density housing, such as apartment style and townhome style units, in areas where appropriate, such as within and near downtown, commercial areas, and along arterial roadways. Promote development practices that result in low traffic volumes near low density residential areas.

Policy 2.2.4: Promote residential development that occurs in an orderly manner consistent with the future land use plan and that makes efficient and responsible use of municipal utilities and infrastructure expansion

CAMBRIDGE 2017

CHAPTER 3: HOUSING

INTRODUCTION

Housing is a critical component of every city. Available, affordable, and safe housing is necessary for a community to accommodate the growth of all segments of its population. It provides a vital link between the community's population growth, economic development goals, and its land use priorities. Cambridge, like most communities in Minnesota, has an aging population. This group has unique needs both in housing amenities and costs. In order to encourage growth in the population and local economy, housing may be needed in Cambridge for residents of differing income levels, multi-family and single-family units, and for purchase and rent.

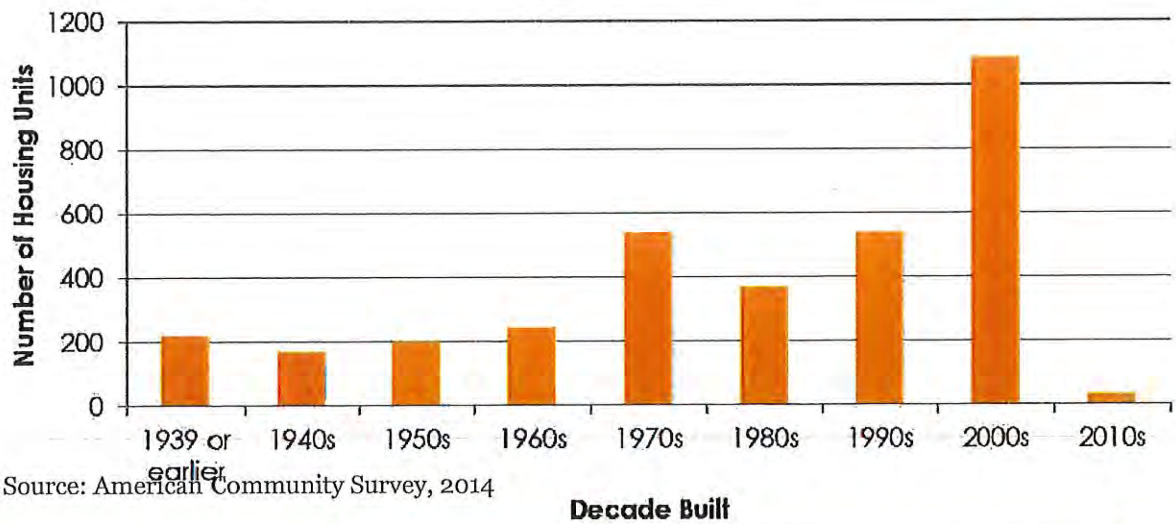
Previous Studies

Since 2013, numerous housing studies have been conducted in Cambridge and in the region (see Appendix A). These studies have assessed housing stock needs for families, working people, and seniors, and if that stock is currently available. These studies found housing needs including:

- Additional units for seniors
- Additional affordable units for working families
- Housing with community facilities such as playgrounds and on-site laundry
- Two-story, walk-up apartments

These studies, with additional community engagement and guidance from the Steering Committee, have helped to inform the housing goals listed at the end of this chapter.

Figure 3-1: Housing Stock Age in Cambridge



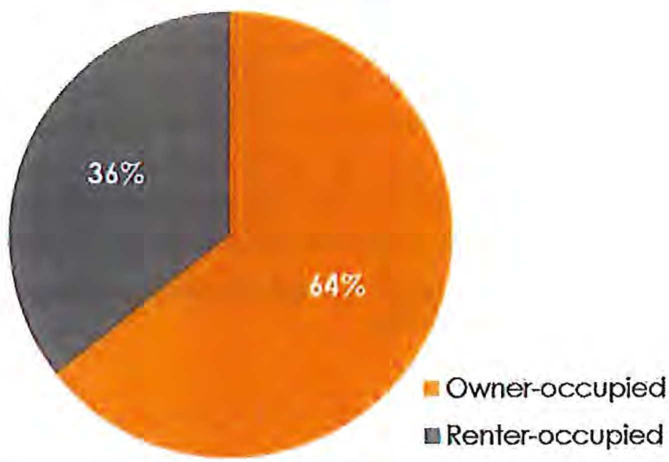
Source: American Community Survey, 2014

EXISTING HOUSING STOCK

Although some homes in Cambridge are older, especially in the historic downtown, much of the City's housing stock is newer. Over 75 percent of the City's housing stock (3,379 total units) was built after 1970. In fact, the most prolific construction period in the City was the 2000s. This decade saw the construction of over 1,000 new homes. Today, homes built between 2000 and 2010 account for 32 percent of the City's housing stock. This housing stock composition is illustrated in Figure 3-1.

Of the 3,379 housing units in Cambridge, only 193 (5.7 percent) are vacant. As illustrated in Figure 3-2, approximately two thirds of housing units in Cambridge are owner occupied and the remaining third is renter occupied.

Figure 3-2: Housing Tenure in Cambridge



Source: American Community Survey, 2014

BUILDING PERMITS AND NEW CONSTRUCTION

As discussed earlier in this chapter, the main period of housing stock construction in Cambridge was in the 1990s and early 2000s. As illustrated in Figure 3-3 on the following page, many units were constructed as new neighborhoods in the southwest part of the City. The early 2000s were the main period of growth for these new communities. Some scattered residential development and commercial development did occur during this period as well.

Like many community across America, in the period between 2008 and 2011, the City saw very little new housing construction. The economic downturn and housing market crash halted development across the region. However, the City of Cambridge has again continued to issue residential building permits. In fact, most housing since 2013 has been multifamily units. New residential building permits are summarized in Table 3-1.

Table 3-1: New Residential Building Permits in Cambridge, 2007 - 2016

Year	Residential Single Family	Residential Multifamily	
		Permits	Number of Units
2007	50	3	9
2008	1	0	0
2009	4	1	30
2010	5	0	0
2011	3	1	12
2012	15	0	0
2013	20	1	24
2014	28	12	66
2015	36	1	48
2016	39	10	10
2017*	13	2	172

* 2017 represents a partial year spanning January through April
Source: City of Cambridge

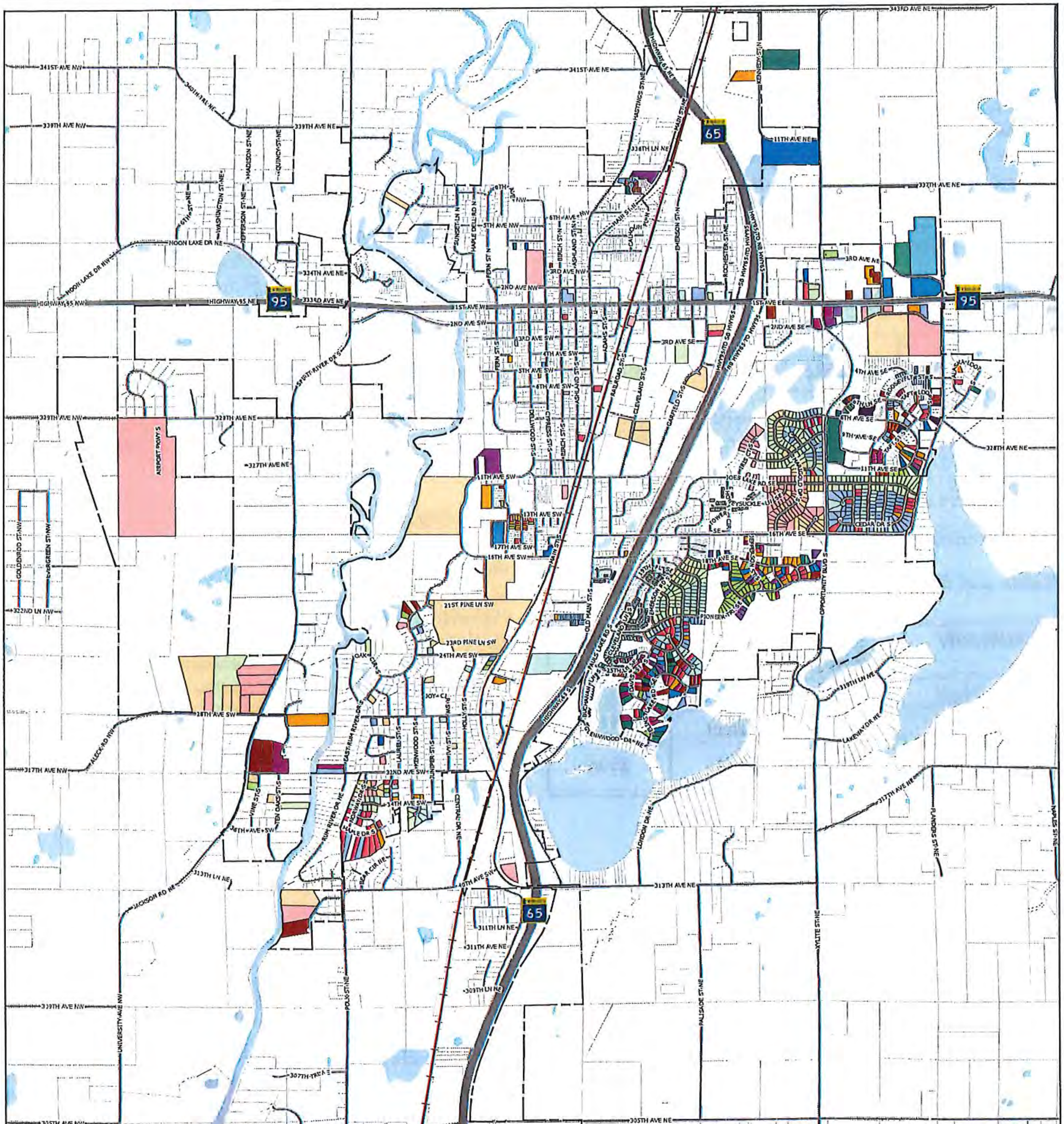


Figure 3-3

New Construction Permits Issued

(residential and commercial)

Cambridge, Minnesota

Permits Issued by Year

2000	2006	2012
2001	2007	2013
2002	2008	2014
2003	2009	2015
2004	2010	2016
2005	2011	2017

0 0.25 0.5 1 Miles

N

Source: City of Cambridge, 2017

Produced by: Alysa Zimmerle
March, 2017

Document Path: F:\Community Development\GIS Data\Projects\Comp Plan 2016\GIS MXD Files\CompPlan_New_Construction_Permits.mxd

HOUSING VALUES AND RENT

In 2014, the median housing value in Cambridge was $137,800 and the median rent was $696 per month. Both housing values and rents in Cambridge are similar to, but lower than, units in Isanti County. Housing values across the State of Minnesota are also higher, though this is probably due to housing units in and around the Twin Cities, which tend to be higher than communities elsewhere in the State. Table 3-2 and Table 3-3 describe home values and rent in Cambridge, respectively.

Table 3-2: Home Values in Cambridge

Community	Lower Quartile	Median	Upper Quartile
Cambridge	$91,700	$137,800	$169,500
Isanti County	$120,600	$167,500	$239,900
State of Minnesota	$123,600	$185,200	$275,900

Source: American Community Survey, 2014

Table 3-3: Monthly Rent in Cambridge

Community	Lower Quartile	Median	Upper Quartile
Cambridge	$542	$696	$983
Isanti County	$529	$841	$954
State of Minnesota	$531	$835	$998

Source: American Community Survey, 2014

AFFORDABILITY

What is Affordable Housing?

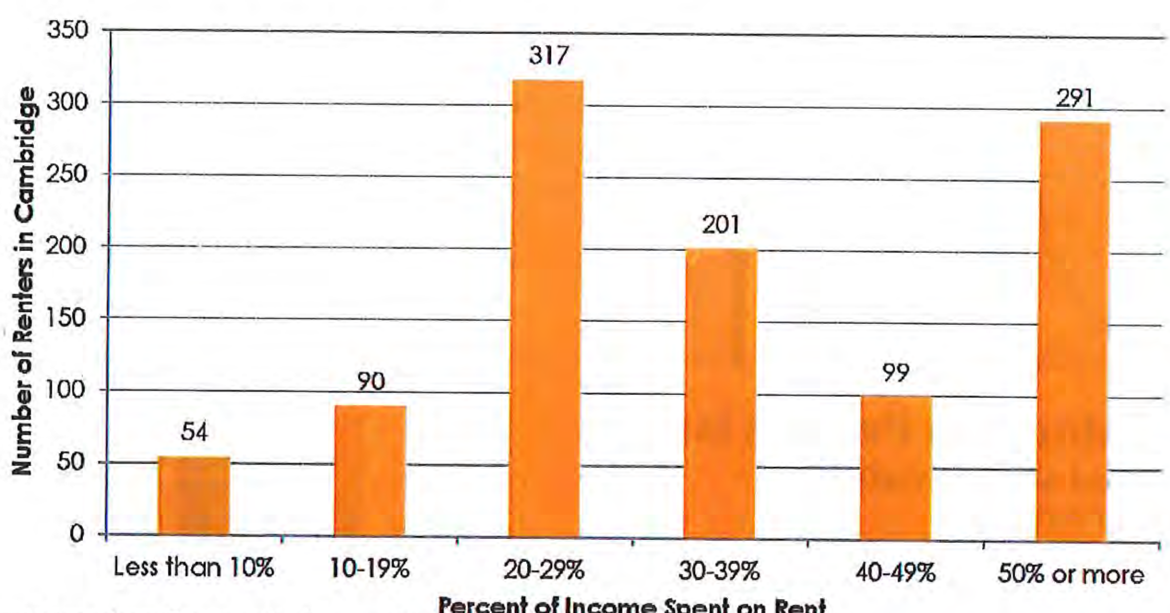
According to the US Department of Housing and Urban Development (HUD), housing is affordable for a resident if they spend less than 30 percent of their gross income on housing costs. Residents who pay more than 30 percent of their income towards housing costs are considered to be "cost-burdened". Similarly, homeowners may be burdened if their home is valued at more than 2.5 times their gross annual salary. It's important to note that housing costs include rent or mortgage payments, utilities, insurance, property taxes (for owned units), and HOA fees.

Housing that is affordable can be subsidized by the government (income restricted units) or occur naturally. Naturally occurring affordable housing includes units that are older or smaller, which makes them lower in value and cost.

Affordability in Cambridge

Despite having lower median rental values than elsewhere in Isanti County, many renters in Cambridge still face challenges affording housing. In Cambridge in 2014, nearly 600 (about 56 percent) of renters were considered cost-burdened. In fact, 291 (28 percent) renters spent more than 50 percent of their income on housing. Figure 3-4 illustrates housing cost-burden in Cambridge. New affordable housing to support the City's low income population and seniors would help to alleviate the burden for these residents.

Figure 3-4: Income spent on rent for renters in Cambridge



Source: American Community Survey, 2014

Area Median Income and Affordability

When a city, county, or housing and redevelopment authority sets affordable housing requirements, they do so based on the area median income (AMI). The Area Median Income is the median income of all families across the city. In Cambridge, the Area Median Income is $52,351.

Housing affordability is defined as a housing cost that is affordable to a group of residents earning a percentage of the area median income, in particular, 30 percent, 50 percent and 80 percent of the area median income. Table 3-4 lists the percentages of area median income in Cambridge and the range of unit costs that are affordable to families in those income brackets.

Table 3-4: Area Median Income and Affordable Units in Cambridge

Annual Family Income	Percent of AMI	Affordable Monthly Costs	Affordable Home Value
$15,705	30%	Up to $392	Up to $39,200
$26,175	50%	Up to $654	Up to $65,400
$41,881	80%	Up to $1,047	Up to $104,700
$52,351	100% (median)	Up to $1,308	Up to $130,800

Affordability Solutions

There are numerous programs, strategies, and designs that may create housing opportunities for all residents of Cambridge, regardless of their income or stage in life. These strategies have been implemented in communities across America as ways to address diverse housing needs. Some of these solutions include:

- **Mix of units in the city:** apartment units, condominiums, and townhomes are smaller and often less expensive to build per unit than single family units. An example of this diversity of units can also include Accessory Dwelling Units.
- **Planned Unit Developments**: PUDs allow for flexibility to develop single family and townhomes in the same neighborhood. Cambridge currently has a Planned Unit Development District that allows for increased density in new, planned neighborhoods.
- **Affordability Requirements**: the City can set standards that require a certain number of units in new apartment buildings be rented at 80 percent AMI.
- **Developer Incentives**: incentives can be used to encourage affordability such as allowing increased density, reduced parking requirements, or tax benefits.
- **Accessory Dwelling Units (ADUs)**: private property owners can help to increase the rental housing stock by building small units on their property. ADUs can be located within a single family home (a "granny flat") or be a separate structure (a carriage house).
- **Land Trusts:** a non-profit or government agency owns land and allows a family own the home on top of the land. When the home is bought or sold, it is sold for less, since the value of the land is not incorporated into those costs.

HOUSING GOALS

Goal 1

Provide for the needs of Cambridge's multigenerational community by supporting a variety of housing types, including affordable housing and neighborhood development forms.

- Policy 1.1: Identify and actively pursue housing goals, needs, issues and resources.
- Policy 1.2: Recognize and promote the goals of the City's HRA housing plans.
- Policy 1.3: Encourage the development of a balance of housing types, including market rate, low to moderate income, and congregate, to meet the needs of all citizens, including young adults and senior citizens.
- Policy 1.4: Work closely with Federal, State, County, and local agencies and organizations that can help Cambridge meet its housing goals.
- Policy 1.5: Encourage the private sector to utilize Federal, State, County, local, and other available resources and incentives in order to promote varied housing opportunities.
- Policy 1.6: Encourage the location of a wide range of housing types throughout the City to avoid a concentration of high density.
- Policy 1.7: Encourage and promote the development of senior housing.
- Policy 1.8: Continue to partner with organizations like the Greater Minnesota Housing Fund, Minnesota Housing, the Initiative Fund, and other organizations to deliver safe, attractive, and affordable housing.

Goal 2

Support Cambridge's quality of life; promote the community's unique character through the development of diverse, well-designed, and well-connected residential neighborhoods.

- Policy 2.1: Develop and enforce the necessary codes to ensure the continued maintenance of the housing stock.
- Policy 2.2: Promote and support the rehabilitation or redevelopment of substandard housing. Explore opportunities for the City to participate financially on redevelopment projects that remove blighting influences and market obsolete buildings and replace them with projects that meet community needs.
- Policy 2.3: Promote the maintenance and improvement of the existing housing stock, including retrofitting existing homes to better serve today's families.
- Policy 2.4: Identify and explore zoning methods that allow mixed-use neighborhoods, which could include encourage a variety of housing types, styles, and values as well as supporting commercial uses.
- Policy 2.5: Consider innovative ways to increase residential density in existing developed neighborhoods without negatively impacting adjacent land uses.
- Policy 2.6: Support and enhance Cambridge's residential character by establishing regulations that specifically address how the proposed residential neighborhoods:
    a. Are compatible with adjacent uses, public facilities, and infrastructure systems;
    b. Impact surrounding environmental and natural resources;
    c. Access, where applicable, nearby parks, public spaces, recreational facilities, and greenways, blueways, and natural open spaces;
    d. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and
    e. Contribute to the overall design, landscaping, and aesthetics that make up the community's character.

Big Lake 2018

Housing Assessment

This chapter of the Assessment of Conditions summarizes pertinent facts about the housing stock and housing assistance programs in Big Lake. It should be considered in combination with the Demographic Assessment, which focused on the city's population, and the Land Use and Growth Management Assessment, which studied physical development. Sources for this chapter include the US Census, information provided by public agencies, and the *Comprehensive Housing Needs Analysis, City of Big Lake*, Maxfield Research and Consulting, 2016.

Major Housing Issues

The major issues related to the housing stock in Big Lake are:

1. **Move-Up Housing:** What should be done, if anything, to encourage the construction in the city of more for-sale housing in the "move-up" range of quality and cost?
2. **Multiple-Family Housing:** Should the City encourage the construction of additional multiple-family housing? If so, where?
3. **Housing Compatibility:** Should he City adopt design regulations to improve the visual compatibility between detached houses and townhouses or apartment buildings?
4. **Full Range of Housing Prices:** What should be done to encourage the private market to provide decent and affordable housing for all families, households and individuals?


An attractive house in a newer neighborhood of Big Lake

Major Housing Findings

The major findings of this chapter are summarized below. This information was summarized from the *Comprehensive Housing Needs Analysis, City of Big Lake*, Maxfield Research and Consulting, 2016, the US Census, and American Community Survey of the US Census. Please note that some of the data used in the Maxfield report was compiled in 2015 or 2016 and is already slightly out of date as of 2018.

Demographic Analysis

- As of the 2010 Census, the City of Big Lake had 10,060 people and 3,377 households. The City of Big Lake is forecast to grow by 2,000 people and 657 households between 2010 and 2025.
- The 25 to 44-year-old age cohorts are accounting for a significant percentage of the total population (35 percent as of 2010, and 32 percent by 2026) in the Market Area. Baby Boomers (comprising the age groups 45 to 54 and 55 to 64 in 2010), accounted for an estimated 16 percent of the Market Area's population. Between 2010 and 2025, the age 65 to 74 cohort will have the highest growth by percentage growing by 261 people, or 82 percent). The growth in this age cohort can be primarily attributed to the Baby Boom generation aging into their young senior years.
- The Big Lake Market Area had an estimated median household income of $78,971 in 2016. Non-senior household median incomes peak in the 45 to 54 age group at $91,610. The median income for seniors age 65 or older is $38,806.
- In 2016, the Big Lake Market Area had an average net worth of $712,255 and a median net worth of $238,404.
- Between 2000 and 2010, homeownership rates decreased from 92 percent to 89 percent in the Big Lake Market Area and decreased from 84 percent to 82 percent in the City of Big Lake.
- Married with children households accounted for the highest household type percentage in 2010 at 35 percent.
- Compared to peer cities in 2014, the City of Big Lake had the highest percentage of owner-occupied households (82 percent), but the lowest median home value ($152,500).
- Compared to peer cities from 2004 to 2015, the City of Big Lake was similar in that it had 703 single and multi-family building permits, while Becker had the lowest number (313 building permits) and Elk River had the most (1,608 building permits) single and multifamily building permits.

Employment Analysis

- Sherburne County had an unemployment rate of 3.4 percent in May 2016 which is similar to the State of Minnesota (3.3 percent).
- Of the roughly 4,025 workers who work in the Primary Market Area, 7 percent live in Big Lake. The remaining workers are commuting from mostly Elk River (8 percent) and Monticello (7 percent).

Housing Characteristics

- The City of Big Lake issued permits for the construction of 1,669 new residential units from 2000 to May 2016. Beginning in 2007, building permits declined rapidly, and averaged 25 units per year from 2007 to 2015.
- The majority of the homes in Big Lake were built in the 2000's (roughly 40 percent) while 47 percent of the Market Area's housing stock was built in the 1990's.
- Approximately 87 percent of Big Lake homeowners have a mortgage, compared to 70 percent of Minnesota homeowners. About 22 percent of homeowners with mortgages also have a second mortgage or home equity loan.
- The median owner-occupied home in the City of Big Lake is $152,500 in 2014. Approximately 78 percent of the owner-occupied housing stock in the City of Big Lake was estimated to be valued between $100,000 and $199,999.

- The median contract rent in Big Lake was $870 in 2014. Based on a 30 percent allocation of income to housing, a household would need an income of about $34,800 to afford the median contract rent in Big Lake.

Rental Housing Market Analysis

- In total, Maxfield Research inventoried 311 general occupancy market rate rental units in the Market Area spread across 12 multiple family developments (8 units and larger). At the time of the survey, there were only two vacant units, resulting in an overall vacancy rate of 0.6 percent. Typically, a healthy rental market maintains a vacancy rate of roughly 5 percent, which promotes competitive rates, ensures adequate consumer choice, and allows for unit turnover.
- Market-rate projects comprise 210 units, and only two vacant units were found, resulting in a market rate rental project vacancy rate of 1.0 percent.
- Affordable or subsidized projects make-up 101 units and posted no vacant units.

Senior Housing Market Analysis

- There are five senior housing developments located in the Big Lake Market Area with a total of 162 units. There were only two vacancies identified in the housing developments, posting a vacancy rate of 1.2 percent. Generally, healthy senior housing vacancy rates range from 5 percent to 7 percent, depending on their level of services.

For-Sale Housing Market Analysis

- The average and median resale price of homes in the Big Lake Market Area was approximately $200,670 and $182,000, respectively, as of 2015.
- An average of 363 homes has been sold annually in the Market Area since 2011.
- The median list price of single-family homes for sale in Big Lake was roughly $225,000 as of June 2016. Based on the median list price, a household would need an income of about $56,000 assuming a 10 percent down payment, 3.75 percent 30-year fixed rate mortgage. About 75 percent of Big Lake's non-senior households have annual incomes at or above $56,000.
- In 2015, there were approximately 548 lots available for new construction. The lot supply benchmark for growing communities is a three- to five-year lot supply. The past year there were 70 housing starts among inventoried subdivisions.

Housing Demand Analysis

- In 2016, demand existed in the Big Lake Market Area for these general occupancy product types between 2016 and 2025:
  - Market rate rental 99 units
  - Affordable rental 61 units
  - Subsidized rental 30 units
  - For-sale single-family 140 units
  - For-sale multifamily 168 units
- In addition, there was demand in 2016 for these types of seniors housing. By 2021, demand in the Big Lake Market Area for seniors housing is forecast as:
  - Active adult ownership 30 units
  - Active adult affordable 41 units
  - Congregate 45 units
  - Assisted Living 18 units
  - Memory care 29 units

Housing Demand Summary

Table 9-1 provides a summary of the recommended development concepts by product type for the City of Big Lake through year 2025.

RECOMMENDED HOUSING DEVELOPMENT
CITY OF BIG LAKE
2016 to 2025

	Purchase Price/ Monthly Rent Range[1]	No. of Units	Pct. of Total	Development Timing
Owner-Occupied Homes				
Single Family[2]				
Entry-level	Under $225,000	225 - 250	46%	2016+
Move-up	$250,000 - $325,000	150 - 175	32%	2016+
Executive	$325,000+	100 - 125	22%	2016+
Total		475 - 550	100%	
Townhomes/Detached Townhomes/Twinhomes[2]				
Entry-level	>$225,000	80 - 100	44%	2016+
Move-up	$225,000-$300,000	80 - 100	44%	2017+
Executive	$300,000+	20 - 25	11%	2018+
Total		180 - 225	100%	
Total Owner-Occupied		655 - 775		
General Occupancy Rental Housing				
Market Rate Rental Housing				
Apartment-style	$900/1BR - $1,300/3BR	50 - 60	67%	2016+
Townhomes	$1,150/2BR - $1,400/3BR	25 - 30	33%	2016+
Total		75 - 90	100%	
Affordable Rental Housing				
Apartment-style	Moderate Income[3]	35 - 40	68%	2016+
Townhomes	Moderate Income[3]	15 - 20	32%	2016+
Total		50 - 60	100%	
Total Renter-Occupied		125 - 150		
Senior Housing (i.e. Age Restricted)				
Active Adult Affordable Rental	Moderate Income[3]	30 - 40	25%	2016+
Active Adult Senior Coop	$75,000+	28 - 30	21%	2017+
Independent Living (Congregate)	$1,750/1BR - $1,950/2BR	30 - 40	25%	2017+
Assisted Living	$2,750/EFF - $4,000/2BR	18 - 20	14%	2020+
Memory Care	$4,000/EFF - $5,000/2BR	20 - 24	16%	2017+
Total		126 - 154	100%	
Total - All Units		906 - 1,079		

[1] Pricing in 2016 dollars. Pricing can be adjusted to account for inflation.
[2] Recommendations include the absorption of some existing previously platted lots.
[3] Affordablity subject to income guidelines per MHFA. See Appendix for Sherburne County Income limits.
[4] Alternative development concept is to combine active adult affordable and market rate active adult into mixed-income senior community

Note - Recommended development does not coincide with total demand. Big Lake may not be able to accommodate all recommended housing types based on a variety of factors (i.e. development constraints, land availability, etc.)

Source: Maxfield Research & Consulting, LLC

Publicly-Assisted Housing

There are presently two types of publicly-assisted housing in Big Lake.

Federal Rent Assistance

There are no specific housing units reserved for use in the federal Section 8 Rent Assistance Program in Big Lake.

However, some households have received Section 8 Program "vouchers" that they can use for assistance in any rental housing unit that qualifies under the program's rent limitations. The number of these vouchers used in Big Lake varies over time as the voucher-holders move or lose their eligibility. This program is administered in Sherburne County by the City of St. Cloud Housing Authority.

Publicly-Owned Housing

There is no publicly-owned housing in Big Lake.

Private Reduced-Cost Housing for Families or Seniors

There are three apartment buildings in Big Lake that offer rental housing at monthly costs lower than the general market rate. The construction of these housing units was subsidized through either the federal Low Income Housing Tax Credit program or the federal Rural Rental Housing program. A total of 81 housing units out of the 152 units in those three buildings have below-market rate monthly costs. The buildings are:

- School View Square — 680 Minnesota Avenue
- Woodland Square — 750 Minnesota Avenue
- Leighton's Landing — 220 Maple Lane.
- The Crossing at Big Lake Station — 115 Henry Road

The Crossing at Big Lake Station townhouses were built privately with assistance from the federal tax credit housing program and, consequently, offer below-market rate rents.

City-Wide Housing Characteristics

Selected housing characteristics are presented in Table 9-1 with corresponding data for the county and the Twin Cities metropolitan area. All data were from the 2010 US Census to enable comparison among locations. Here are a few highlights:

Table 9-1

Selected Housing Characteristics

	Big Lake		Big Lake Township		Sherburne County		MSP Metro Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
HOUSING OCCUPANCY								
Total housing units	3,616		2,651		32,743		1,408,224	
Occupied housing units	3,369	93	2,491	94	30,574	94	1,334,395	95
Vacant housing units	247	7	160	7	2,169	7	73,829	5
UNITS IN STRUCTURE								
Total housing units	3,616		2,651		32,743		1,408,224	
1 unit	3,194	86	2,620	99	28,653	88	1,013,075	72
2 units	0	0	0	0	177	1	35,468	3
3 to 9 units	93	3	0	0	468	1	62,226	4
10 or more units	229	6	0	0	3,053	9	274,068	19
Mobile home	100	3	31	0	371	1	22,918	2
STRUCTURES BUILT TO 2000	2,180	60	2,254	1	22,853	70	1,176,450	84
HOUSING TENURE								
Occupied housing units	3,369		2,491		30,574		1,334,395	
Owner-occupied	2,884	86	2,430	98	24,721	81	932,769	70
Renter-occupied	485	14	61	3	2.00	19	401,626	30
AVERAGE HOUSEHOLD SIZE								
Owner-occupied units	3.13		3.00		2.96		2.66	
Renter-occupied units	2.52		3.95		2.60		2.27	
YEAR MOVED INTO UNIT								
Prior to 2000	863	26	1,508	61	10,120	33	444,183	33
NO VEHICLES AVAILABLE	192	6	48	2	1,042	3	100,220	8
VALUE								
Owner-occupied units	2,884		2,430		24,721		932,769	
Less than $100,000	270	9	175	7	1,948	8	86,482	9
$100,000 to 199,999	2,186	76	865	36	11,617	47	336,245	36
$200,000 to $299,999	271	9	926	38	7,357	30	267,327	29
$300,000 to $499,999	109	4	393	16	3,228	13	175,403	19
$500,000 or more	48	2	71	3	571	2	67,312	7
Median (dollars)	154,700		217,200		190,600		213,900	

Table 9-1
Selected Housing Characteristics (Continued)

MONTHLY COSTS								
Housing units with a mortgage	2,469		1,939		19,816		687,174	
Median (dollars)	$1,388		$1,616		$1,573		$1,640	
Housing units without a mortgage	415		491		4,905		245,595	
Median (dollars)	$547		$522		$490		$535	
SELECTED MONTHLY OWNER								
With a mortgage	2,457		1,925		19,707		685,265	
35 percent or more	594	24	230	12	3,680	19	129,987	19
Without a mortgage	415		491		4,873		243,660	
35 percent or more	115	28	16	3	351	7	23,394	10
GROSS RENT								
Occupied units paying rent	433		47		5,611		389,559	
Median (dollars)	$837		-		$925		$931	
GROSS RENT AS % OF INCOME								
Occupied units paying rent	433		47		5,552		384,784	
35 percent or more	212	49	47	1	2,435	44	151,046	39

New housing near the Northstar commuter rail station has added needed diversity to the market and promises to create an interesting new neighborhood.

Recent Housing Development

During the easy-money days before 2008, an extraordinarily high number of subdivisions were platted and housing units built all across the nation, and Big Lake was no exception. In fact, locations such as Sherburne County saw some of the highest rates of new housing construction.

The number of new housing units permitted for construction in Big Lake from 1998 through 2016 – a period of ups and downs -- is shown by Table 4-4.

Housing development slowed greatly after 2006 and has not regained the pace shown from 1998 to 2006.

Consequently, perhaps, in 2017 there were still lots that had been platted but not improved with infrastructure and lots that had been improved with streets and utility lines but not built upon.

These available building sites are included when estimating the additional residential development acreage that may be needed during the horizon of this plan.

By 2017, the pace of new housing construction in Big Lake had moved closer to past norms, including new neighborhoods that were partially completed before the recession.

Table 4-4

Annual Number of Housing Units Permitted, 1998 through 2016

	Singles	Duplex	Towns	4 - 6 - 8	Apts	Total
1998	155					155
1999	298	2				300
2000	243					243
2001	251					251
2002	165		4			169
2003	165		4			169
2004	118			58	23	199
2005	118			58	1	177
2006	141			2		143
2007	50					50
2008	99					99
2009	78					78
2010	28					28
2011	6		36			42
2012	6				6	12
2013	20				36	56
2014	41					41
2015	48				29	77
2016	76		1		38	115
Totals	2,106	2	45	118	133	2,404

Housing Aspects of the Big Lake Zoning Ordinance

Local zoning regulations have a powerful effect on housing production, design and cost. The following tables describe the districts that allow housing and indicate the review process of the various types of housing by zoning district.

Table 9-3
Zoning Districts that Allow Housing

District	Characteristics
R-1E Single-Family Residential Estate	Detached houses Minimum lot size: 15,000 square feet
R-1 Single-Family Residential	Detached housing Minimum lot size of 12,000 square feet
R-2 Medium Density Residential	One-and two-unit buildings; townhouses Minimum lot size of 7,500 sf per unit for sf / 2f
R-3 High Density Residential	Two-family buildings; townhouses; apartment buildings Density is negotiated through the planned-unit development process.
R-4 Manufactured Home Park	Mobile homes Lot sizes are determined by setbacks.
R-5 Residential Redevelopment District	One- and two-family buildings and townhouses in the Shoreland Management Overlay districts of Big, Mitchell and Keller Lakes. The intention is to generally increase setbacks and lots sizes and to reduce the percentage of impervious coverage as redevelopment occurs.
TOD Transit-Oriented Development	High-density attached housing; retail businesses; office buildings; mixed-use buildings. Three rings of intensity. A walkable public realm. Guided by the TOD Design Manual and Master Plan.
B-2 Community Business	Vertically-mixed commercial and residential buildings.

Each of the following types of development applications must be reviewed by both the Planning Commission and the City Council. Many minor features (e.g., antennas) can be approved by City staff alone. This process is typical of most cities in Minnesota.

- Rezonings
- Land subdivisions – plats or certified surveys
- Site plans
- Conditional use permits
- Interim use permits
- Variances

Landscaping plans prepared by a professional are required for all multiple-family housing, commercial or industrial developments.

Some features of the Big Lake zoning ordinance could use improvement. These features seem worthy of examination:

- Lots sizes in the R-1E and R-1 districts
- Specifics about density for townhouses in the R-2 district
- Specifics about density in the R-3 district
- Setbacks and fenestration for garages on one- or two-family buildings and townhouses.