City of ROSEVILLE Minnesota, USA

Roseville Economic Development Authority (REDA)

Wednesday, May 25, 2016
Meeting 6:00 p.m.
City Council Chambers

1. **Roll Call**
   Voting & Seating Order: Laliberte, McGehee, Willmus, Etten, Roe
2. **Pledge of Allegiance**
3. **Approve Agenda**
4. **Public Comment**
5. **Board and Executive Director, Reports and Announcements**

Closed Session

Pursuant to Minnesota Statutes Section 13D.05, subdivision 3 (b)(3) to review confidential or protected nonpublic appraisal data under section 13.44, subdivision 3 and to develop potential offers for the purchase of property located at 196 S. McCarron's Boulevard and 210 S. McCarron's Boulevard.

6. **Business Items (Action Items)**
   a. Receive Housing and Economic Development Report
   b. Draft Economic Development Strategy
   c. Housing Programs Discussion
   d. Move-up Housing Discussion
   e. Medium Housing Density Discussion

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.

REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 5/25/2016
Item No.:6a

Department Approval

Executive Director Approval

Item Description: Receive Housing and Economic Development Report

BACKGROUND

Staff periodically provided the Roseville Housing and Redevelopment Authority (RHRA) a quarterly report that included updates on housing programs, economic development activity, and code enforcement efforts. Since these programs and activities were transferred to the Roseville Economic Development Authority (REDA), staff is providing the same information to the REDA for its review.

POLICY OBJECTIVE

Provide the REDA with information regarding programs and activities on an ongoing basis and learn from the REDA if there is other information they would like presented and if they have a preference for how and when they would like to receive the reports.

BUDGET IMPLICATIONS

This report is for informational proposes only and does not have a budget implication.

STAFF RECOMMENDATION

Review attached information and provide direction to staff regarding report format and frequency.

REQUESTED COUNCIL ACTION

Provide direction to staff regarding report format and frequency.

Prepared by: Jeanne Kelsey, 651-792-7086
Attachments: A: Report and data of programs

Roseville Housing and Economic Development
First January – May 2016 • Activity Report

Housing

- Seasonal Workshops at Ramsey County Library
  - Solar Power Hour – March 2 and 9, 2016 from 7-8pm
  - Ask the Experts – April 16, 2016 10:30am-12:30pm and April 27, 2016 6pm-8pm
    - First Time Home Buyer & Getter Your Financing in Order
      - Neighborhood Development Alliance
    - Getting Your Yard and Garden Ready
      - Ramsey County Master Gardeners
    - Getting Your Remodeling Project Started
      - Housing Resource Center
    - Keeping Your Home's Environment Healthy
      - Ramsey County Environmental Health
    - Learning about and Accessing Senior Living Resources
      - Metropolitan Area Agency on Aging
- Housing Resource Center
  - Construction Consultation – Consulting visits are up triple of what it was last year at this time.
  - Loan services – No loans have originated this year which is similar to last year's interest and applications.
    - Postcard mailing went out to over 4,000 possible qualified homes that meet the loan program criteria.
- Green Award Program
  - Recognized 405 Lovell Avenue as 2015 winner
- Green Remodeling Plan Book
  - Completed update with intern and marketing professional to create PDF document. Is printable and manageable for long term.
- Housing Replacement Program
  - 196 S. McCarron's Blvd.
    - Staff has walked through and property is under consideration for acquiring.
- Energy Efficiency Program
  - Have completed 38 energy audits as of 4/30/16.
- Property Abatements (722 Account)
  - End of year 2015 report is enclosed in section 6c of the packet.
- Neighborhood Enhance Program
  - End of year 2015 report and information related to areas to be inspected in 2016 are enclosed in section 6c of the packet.
- Ramsey County Community Development Block Grant.
  - Contract for sidewalk/pathway along Larpenteur finalized.
  - Application for acquiring and enhancing 1716 Marion St. into community park.
- Rental Registration
  - Based upon study completed in 2015 language of the existing ordinance was adopted by Council on February 22, 2016.

- ECHO project video premier on March 31, 2016 at Roseville Skating Center and aired on TPT April 4, 2016 at 9pm. Partnership of the following involved with Roseville. Family Housing Fund, Ramsey County HRA, Metropolitan Council HRA, Minnesota Housing, Washing County HRA, Bloomington HRA, Scott County CDA, Dakota County CDA, Minneapolis Public Housing, Carver County CDA, City of Plymouth and City of Eden Prairie
- Southeast Roseville PPP
  - Meetings with SPACC, St. Paul, Maplewood, and Ramsey County for discussions of partnerships and visioning of area.
  - Meetings with various consultants to discuss approaches to developing a redevelopment plan for the area.
  - Provide information and resources for the Rice Street Garden
- Foster Twin Lakes Redevelopment PPP
  - Meetings with developer for redevelopment of parcels in Twin Lakes into market rate, senior housing and affordable options integrated.
  - Brownfield Consultant finalized action plan
- Create Move-Up Housing Opportunities
  - Meet with Maxfield research to discuss updating the comprehensive housing market study and identifying move-up housing
- Discussions with Executive Manor Condominium associations about Ramsey County creating a Housing Improvement Area (HIA).
- Follow-up with nonprofit affordable housing organization, Journey Home MN, that builds homes for disabled veterans and is looking at sites in Roseville.
- Assisting on launch and programming of BRT June 11, 2016
- Meetings with Clevelander Group for redevelopment of 2785 Fairview Avenue.
- Urban Land Institute training on mixed income housing feasibility April 27, 2016.
- Refer residents for affordable housing options and loan programs.
- Requested appraisal bids for 196 and 210 S. McCarrons.

<u>Economic Development</u>

- Ramsey County Loan Program follow-up on loan closings for:
  - Lifehealth
  - Epoch Lacrosse
- Business Newsletter
  - Identify spotlight business, topics and resources with communications department
- Business Council Meetings collaborate with Chambers for guest speakers throughout the year for January – October topics
  - January Speaker – Tim O'Neill, Regional Analyst from DEED
  - February – Mayor Roe 2016 State of the City address
  - March – Local businesses Hospitality Showcase
  - April – Transportation update on roadwork
  - May – Area Legislators update for this year's session
- Small Business Series coordinate with SPACC for educational event on March 17, 2016
  - Jesse Miller helping businesses boost productivity through technology
- Business Data Base and Visitation Program
  - Meetings with Computype and Vogel Sheet Metal for workforce issues.
  - Developing data base for business visitation program
  - Site visit to Windtech on 5/18/16 new wind power company in startup phase.

        - Roseville has over 2,000 businesses and there are no resources that provides all of the information for the businesses.   Intern is verifying and also going out for site review of businesses.
- School Districts Internship and training skills with Roseville School District
    - Addressing workforce issues for local businesses
    - Internship opportunities
    - Training programs
    - Certification programs
    - Meeting with three Roseville businesses from manufacturing, construction and healthcare services to assist with development a tech/certification program
- Discuss possible headquarters for one research firm and one small industrial firm.
- Staff participated
    - EDAM Conference January 2016
    - Hamline University Community Economic Development Symposium April 29, 2016

<u>Ongoing Organizational Support</u>

- Worked on closing of Owasso Ballfields
- Developed several maps for Council to review for possible development sites.
- Respond to residents' concerns and needs.
- Assist with questions related to housing and economic development needs

REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: May 25, 2016
Item No.: 6.b

Department Approval | City Manager Approval

Item Description: Discuss Draft Economic Development Authority (EDA) Strategy & Direction

Strategic Priority: Housing and Economic Development
Strategic Initiative: Facilitate City-Wide Economic Development

BACKGROUND

On April 18 the City Council met with Economic Development Consultant, Janna King, to begin a dialogue of possible City-initiatied economic development efforts and opportunities. Ms. King facilitated a discussion gathering input on City Council economic development priorities, and discussed feedback on the approach provided.

Since the April 18 meeting, Ms. King has met with Roseville Community Development Staff, representatives from neighborhing communities, City of Roseville property owners, and representatives from area chambers of commerce. The discussion this evening serves to incorporate the feedback received at the first discussion (Attachment A), as well as the feedback received with various community development representatives/community stakeholders for the purpose of developing an EDA strategy.

Ms. King has provided a guide for discussion as 'Attachment B.' Due to the aggressive timeline to get an EDA strategy developed, Ms. King will provide presentation materials and supplemental information for us on Monday, May 23. The materials will be sent to the City Council electronically at that time, and will be printed and available for review on May 25.

REQUESTED EDA ACTION

Receive presentation from Economic Devleopment Consultant, Janna King, and provide input and direction as to the creation of an EDA strategy.

Prepared by: Kari Collins, Interim Community Development Director
Attachment A: April 18 Minutes
Attachment B: Guide for Discussion

City Manager Trudgeon noted this priority would be discussed further as the next agenda item. Mr. Trudgeon opined that some of the dates in the timeline shown in the update may be somewhat aggressive, and suggested the City Council may wish to consider a Special City Council Meeting or separate Economic Development Authority (EDA) meeting in May beyond a regular meeting to allow more intense discussion over the next six weeks.

c. **Discuss Roseville Economic Development Strategy – Phase I**

Mayor Roe recognized Interim Community Development Director Kari Collins, who in turn introduced Ms. Janna King, recently hired as an Economic Development consultant to the city specific to review economic development needs for the city.

Janna King, Economic Development Services, Inc.

Ms. King stated that the first place to address potential development of strategies to help navigate is to start by listening to the City Council and their individual and corporate ideas. Ms. King referenced a bench handout provided and attached to this RCA providing examples of other communities and sharing of fiscal implications of particular development types and ways to influence tax density in a community. Ms. King suggested this may help the city get a handle on the budget if particularly interesting or adaptable programs appealed to them.

Ms. King noted that this process and discussion is intentionally tied into the City of Roseville's budget process, and reviewed the steps she had taken to-date including a citywide tour with staff last week.

Ms. King provided a discussion guide (Attachment A) for this Phase I scope that asked a series of questions for response by the City Council.

What do you think are the three most important economic development issues or opportunities for Roseville over the next 18 months?

<u>Councilmember Etten</u>

Councilmember Etten stated the three areas lagging and needing revitalization from his perspective were:

1) SE Roseville in addition to west along Larpenteur Avenue and north along Rice Street where housing and businesses are not at the same level as other areas in Roseville.
2) Positive clean-up or redevelopment of brownfields outside the Twin Lakes Redevelopment Area; and identifying other ways to encourage a positive turnover and use for those areas by upgrading them for the benefit of the community.
3) Investment in housing stock throughout the community, noting a number of programs developed and used by the former Housing & Redevelopment Authority (HRA), recognizing the need to continue encouraging investments and

tap into resources for citizens, creating a continuous cycle of updating and upkeep of Roseville housing stock.

Mayor Roe
Mayor Roe identified his three most important issues as follows:
1) Remain focused on the Twin Lakes Redevelopment Area as a prime opportunity area over the next eighteen months.
2) How we look at business expansion and relocation within the Roseville community and opportunities to make connections with those looking at other sites.
3) Marketing Roseville as a great place to relocate; or dealing with the city's past image with developers and negative perceptions that had developed over the last few years.

Councilmember McGehee
Councilmember McGehee stated that she had used a different approach, and her focus was on Head of Household jobs, and as part of that increasing the city's industrial or commercial tax base.

Councilmember McGehee stated that she would also like to see a focus on developments going forward, and if that involved service/retail, ensure that they served the residents of our community and based on a human scale with viable and easy connections for the Roseville resident demographic allowing them to shop and participate in their comfort zone. With elder residents, Councilmember McGehee noted that larger format retail was not user-friendly for them; and to-date the city had not focused transportation efforts so its own residents feel safe as pedestrians and in vehicles, to access those things they need in their own community.

Councilmember Laliberte
Councilmember Laliberte agreed that there were corridors lagging other than Twin Lakes, but was unsure where that fell within the list of priorities.

Mayor Roe clarified that the focus of his response was based on the questions defining the next eighteen months.

1) Councilmember Laliberte expressed agreement Mayor Roe about the need to address businesses or companies that may feel the need to leave Roseville because they were running out of space or needed different access to or for their business. Councilmember Laliberte stated that she had held conversations with Roseville businesses owners who, because of employee growth and/or the need for larger meeting spaces for those employee connections, were looking outside Roseville.
2) Councilmember Laliberte agreed that a bad reputation in the developer community had followed Roseville over the last decade, or the reputation of being

difficult to do business with; and spoke in support of anything that could be done to eliminate that perception.

3) Councilmember Laliberte expressed her interest in seeing corporate headquarters or larger companies locating in Roseville to employ people living in Roseville.
4) Councilmember Laliberte noted that she had spoken with former Community Development Director Paul Bilotta about rehabbing existing commercial buildings that may look like warehouses, and while perhaps zoned appropriately, may not be aesthetically pleasing and only requiring a low expenditure for landlords to cost-efficiently rehabilitate those buildings.
5) Councilmember Laliberte noted a number of large scale, national brand businesses in Roseville, but a trend now for local or smaller ones; and expressed her interest in seeing those smaller efforts supported in Roseville to build on Roseville as a destination place. While this focus may be beyond just the next eighteen months, Councilmember Laliberte noted programs used by other cities to attract those smaller, independent businesses.

<u>Councilmember Willmus</u>
Councilmember Willmus agreed with the comments of his colleagues, particularly those of Councilmembers McGehee and Laliberte.

1) Beyond SE Roseville and Twin Lakes, the City Council as a body needs to make a decision going forward and have a solid understanding of current market positions to avoid swimming upstream like was done with the Twin Lakes Redevelopment Area over the last thirty years. Rather than fighting various market conditions, the first step should be to get a handle on the market happenings, commercial and housing, and properly position the city to accommodate that market. Councilmember Willmus noted that this is a big priority for him to determine what was happening in the marketplace; and to realistic adjust to that market versus what the city or a particular City Council or its citizenry may want beyond that reality.
2) While Councilmember Laliberte touched on revitalization, Councilmember Willmus noted the need to bring developers, landlords and property owners together to discuss building facades to see what they need and how they project Roseville rents in the short- and long-term. Similar to the aesthetic improvements made by Roseville Properties on some of their buildings, Councilmember Willmus suggested getting those perspectives and use their expertise and experiences for the benefit of those other property representatives, whether or not it requires any city participation beyond getting them in the same room to share ideas, opportunities and challenges.
3) Councilmember Willmus stated that he'd love to see Head of Household jobs in Roseville, and was certainly willing to provide public assistance to attain it; but wanted to have a good idea of its viability or whether a development will sit vacant for ten years.

4) love to see HH jobs, certainly willing to provide assistance to attain that, bur want to have good idea of its viability and whether it will sit vacant for 10 years

Are there any economic development programs from other communities that you would like to have considered as possible models for Roseville?
Councilmember McGehee noted some recent programs like Excelsior and Grand in St. Louis Park that had achieved a successful end and provided an interesting area for revitalization.

Mayor Roe clarified that this question wasn't limited to the next eighteen ,months; with Ms. King responding that some things started in the first eighteen months may simply lay a foundation going forward.

Mayor Roe stated his leeriness in using a tax abatement approach for development that tended to lure the Amazons of the world into Roseville (e.g. Shakopee) expressing concern with the long-term impact to the community and its tax collections. While understanding their rationale, Mayor Roe noted there wasn't too much competition for local sales tax initiatives to any great degree at least for specific economic development programs; but remained unsure if he'd want to consider it as the flip side.

Ms. King sought clarification of the interest in looking in general at financing tools or options. Ms. King stated that one thing she'd like to do it make sure when incentives area used, it was done responsibility and the tool was tied into the process to address particular challenges or financial gaps for a specific business. Ms. King opined that she found this a wise approach for the accountability with their public for public sector agencies to provide. While it may be fine for one particular too for a certain period based on a case-by-case situation, Ms. King suggested looking at various tools and the City Council defining parameters for if and when they'd use a particular tool. Ms. King offered to provide those nuances for the City Council that could serve to make the community more competitive but also not create situations where they felt any need to apologize to their constituents for doing so.

Along the lines that Roseville may want to see development above and beyond what a typical developer or their client wants to spend, Mayor Roe agreed with developing a policy or purpose for each tool and to have those policies in place ahead of time for timeliness and practicalities sake. As an example, Mayor Roe mentioned using public funding for additional amenities, such as pedestrian connectivity.

Ms. King stated that she encouraged communities to have those public policies upfront for the developer or business to know their being dealt a fair and consistent hand, as well as the public, and to allow staff more confidence in their initial discussions with developers and those parameters. By having those policies in place, and preapproved by the City Council, Ms. King noted it ended up benefiting the city's balance sheet versus that of a company/developer.

Mayor Roe used the recent Sherman Project as an example in talking about a policy in place compared to the Sherman process and piecemeal approach to facilitate grant application deadlines before knowing the whole picture. Mayor Roe noted that the sooner that could be put in writing, the better, putting staff in a better position as well.

Councilmember Laliberte thanked Ms. King for offering that list of tools and to provide that synopsis, opining it would prove very helpful.

If SE Roseville is redeveloped, Councilmember McGehee referenced several interesting programs she'd learned about, similar to that used for University Avenue businesses as the Green Line developed and funding facelifts as part of a new community to avoid damages to those businesses because of that new construction, and also addressing environmental issues.

Ms. King referenced other programs used on a limited basis in the metropolitan area, such as Twin Cities Lift that funded several areas. Ms. King advised that she had been involved in a three-year evaluation of those areas and served as a coach to keep the program moving. Ms. King noted that there may be some real principles for the City of Roseville to consider based on that program especially as it looked at that SE Roseville node. Ms. King noted that much of the program involved the Main Street Program retooled for urban commercial areas. If the foundation for Roseville is to address safety and crime, or a perception of both or either, Ms. King noted the need for business and property owners to organize and communicate with each other to allow them to understand their economic niche. Ms. King opined that it could be a challenge to define a market for a particular corridor that was realistic and could be maintained long-term to be sustainable, and provide realistic rents and expectations based on market realities. Ms. King noted the potential successes when everyone understood that reality and an area developed as a neighborhood or destination servicing a certain clientele, and reflecting an area's heritage as well. Once that economic niche is better understood, Ms. King noted it then provided an opportunity and made it easier for that image to be reflected in the area and actually provides more impact to market and promote an area consistently beyond just aesthetics along the corridor.

With the city's implementation several years ago of a "build forward" urban design concept, Councilmember Laliberte noted that the design standards were found to not necessarily work across the board, and questioned if Ms. King found that to be true in other communities.

Ms. King responded that while initially the concept had met with some resistance based on the initial prototype model, many communities have now adopted that urban design concept as a new prototype had been developed. Ms. King admitted that sometimes it required developers or property owners to work harder; and noted that there were some situations with access or sight lines that proved too tricky and needed revision. However, Ms. King noted that the result wasn't either/or, but somewhere in between.

Mayor Roe noted that the concept wasn't a one-size-fits-all, since that urban design made some sense in some areas and didn't make sense in others within a community.

Councilmember Willmus recognized that there were unique situations where building forward may not work, or if a code is proven too restrictive causing a developer to look at another community if it became an issue for that business. If forced to go through a Variance Board, or Planning Commission and City Council process, Councilmember Willmus noted that it may simply be easier for that developer to move down the road to another community with their project. Councilmember Willmus stated his interest in identifying beforehand those particular challenges or restrictive areas that the city was creating for itself.

Ms. King agreed that was a good point, and with the building forward initiative if the community attempted that uniformly throughout the community it could be a mistake. Ms. King noted there were two differing viewpoints of how that urban design standard addressed crime and safety, as well as other considerations, and depending on particular situations, suggested a more nuanced approach may prove more beneficial/

Mayor Roe recognized the two differing viewpoints as well, and the need for flexibility and thinking smart as a city to determine in which areas that design would best work and how to work with developers and facilitate discussions versus having them locate or relocate elsewhere.

Councilmember McGehee raised another issue from the perspective of a person who wants to build in Roseville but the community doesn't accept their project, creating the need for a more nuanced approach but still be mindful that many consider Roseville to still be a suburb and expect a green space amenity rather than a situation like that of Washington Avenue in Minneapolis. Councilmember McGehee stated the importance to her that the city view itself as a complete unit, not just a complete streets situation, and recognize that while Roseville needs a viable tax base, it already has some large industries and retail (e.g. Rosedale) and needed to provide its residents smaller scale businesses as well for user-friendliness and access for its elderly population. Councilmember McGehee noted the need for the City Council and community to plan strategically and carefully to remain inviting and not simply as the place you drive through on your way to

TCAAP. Councilmember McGehee opined that could be a real possibility as TCAAP develops. While Roseville may have some problems, Councilmember McGehee noted that it also has many wonderful opportunities, including its parks and other amenities, but needs to be careful that the community doesn't develop into or become known only for Rosedale and a number of nursing homes. Councilmember McGehee opined that Roseville could actually be a complete community versus emphasizing those two existing areas now most evident.

Councilmember Willmus agreed with Councilmember McGehee's comments.

If other things come to mind after tonight's meeting, Ms. King encouraged individual Councilmembers to email city staff to forward that information or additional ideas to incorporate one way or another to her prior to her next meeting with her scheduled for late May.

Councilmember McGehee opined it was important to plan for the Roseville community, not that of the Cities of Edina or St. Louis Park.

Interim Community Development Director Collins noted examples of many communities using their websites for a significant level of outreach to its businesses, with a page designated for such a spotlight. Since the business community is very much a part of Roseville as well, Ms. Collins sought feedback from the City Council as to their interest in developing a business spotlight on the City's website.

Councilmember Willmus noted that the *City News* newsletter already had a full page focus for businesses.

Ms. Collins recognized that, but also noted opportunities to focus on particular businesses in the community (e.g. biotech hub) and unique virtual tours that the City could provide for public information. Ms. Collins noted that Greater Minneapolis/St. Paul had been pushing such spotlights for growing industries such as were occurring in Roseville, providing certification for these regional areas.

In late May, an evolution of the matrix on the following page (Attachment A) will provide the Council /EDA with a range of options for enhanced economic development activity in the community. Suggestions for changes to draft categories identified; and discussion of each element including individual Councilmember thoughts about Roseville's current status and desirable future direction.

Ms. King advised that she had developed this list in part from her review of available city documents; and asked if the City Council had an appetite for more aggressive approaches in any of these categories.

Mayor Roe and Councilmembers Willmus and McGehee responded affirmatively.

Councilmember Willmus stated his interest in seeking a realistic strategy versus simply a wish list.

Councilmember McGehee expressed her interest in developing policies.

With that knowledge in hand, Ms. King advised that she would lay out a plan to accomplish those goals.

Based on her experience, Councilmember McGehee asked if Ms. King had any cities she'd recommend within the metropolitan area that had policies and strategies that may be useful to Roseville.

Ms. King offered to provide that information as well when she returned May 23rd, including examples from other communities, and specific tensions, challenges and/or opportunities they had experienced in the long-term. As an example, Ms. King advised that she had worked with the City of New Brighton and their initial vision for the Old Highway 8 Corridor.

Strategy Categories

Councilmember Laliberte noted some of categories listed had been shared earlier during this discussion, but reiterated her interest in corporate headquarters and small business recruitment, and revitalizing or re-visioning existing buildings. Related to façade replacement program incentives noted by Ms. Collins, Councilmember Laliberte used the Bent Brewstillery as an example of a use in a building or area that may not be aesthetically pleasing and how their space could be rehabilitated to not look like another dock door.

Ms. King noted one of the challenges was similar to that expressed by the mayor or Burnsville, MN in recognizing an aging industrial area with lower ceiling heights and facades in disrepair; and how those buildings may end up attracting charter schools, antique auto storage, churches or other uses common to that type of property. In places where you formerly had Head of Household jobs that are no longer happening, Ms. King noted now with other uses, it created disconnects or areas with disparate uses, where truckers didn't want to travel where children were present for safety concerns, or other situations created in multi-tenant buildings with differing uses.

Ms. King noted that the City of Minneapolis was also concerned enough to perform a considerable inventory to identify how much of their industrial property had switched to non-employment-oriented. While some of those buildings may be becoming obsolete, Ms. King referenced the economic downturn in 2008 that created such a high vacancy rate in metropolitan area industrial properties, that property owners/landlords were forced to find uses that they could fulfill. Ms. King advised that this topic was one she intended to share with brokers and developers as part of her assessment for subsequent presentation to the City Council initially as part of her assessment to understand where Roseville is at in that cycle or how far down that road Roseville may go. Based on their perspective, Ms. King expressed interest in hearing from them if the cycle would correct itself or if the city needed to intervene. As an example, Ms. King noted that the low ceilings in some of those older industrial buildings created challenges for some uses.

Mayor Roe opined that Roseville seemed to have a good trend in rehabilitating existing older industrial buildings or tearing them down for new construction; with not many from his perspective other than perhaps in mixed use buildings.

Councilmember Willmus cited several examples of office showroom/retail around the County Road B-2 area (e.g. REI and old roller rink now serving as a Petco). Councilmember Willmus noted that the city had slowly seen that transition over the last fifteen years, and opined it seemed to be continuing, but agreed that it was certainly a consideration when looking at retail.

Regarding the category “competitive financing tools and policies” Councilmember Etten emphasized the need to look at the building forward design to avoid blocking the city into a corner.

Ms. King advised that she included that discussion under the “business-friendly processes and reputation” category.

Meeting Schedule

City Manager Trudgeon sought feedback as to whether the City Council wanted to schedule a separate Special Council meeting or EDA meeting in May to allow more time for discussion.

Discussion ensued regarding timing, topics for discussion (e.g. larger overview of housing and funds available); and economic development components; upcoming action items on the City Council agenda versus Worksession format; and potential opportunities.

Mayor Roe suggested, subject to City Attorney review and approval, it shouldn’t matter if the meeting was a Special City Council or EDA meeting.

Councilmember Etten spoke of the importance for the City Council to commit to this economic development effort and necessary discussion.

By consensus, the City Council agreed that an separate additional meeting was the best option, with consideration for potential dates other than a Monday.

City Manager Trudgeon was requested to look at dates for the meeting.

Proposed Ramsey County Legislation

Economic Development Services, Inc.

Discussion Guide
Roseville Economic Development Strategies
Economic Development Authority
May 25, 2016

1. Preliminary assessment of conditions and issues in Roseville

2. Options for enhancing economic development in Roseville

3. Discussion of priorities

4. Next steps

Phase 1 scope: Provide the EDA with options and information in May 2016 to assist them in setting priorities and creating a strategy for EDA activities in 2016-2017. The strategy will provide guidance to policymakers for FY17 budget development and will identify activities for Phase 2 of this contract.

To inform strategy development, the following information will be provided for consideration by policymakers:

1. A preliminary assessment of Roseville's economic development issues and opportunities;
2. Successful economic development programs and examples from other communities that may be appropriate for Roseville, including costs and benefits;
3. Resources available through other regional partners including Ramsey County, GREATER MSP, chambers, workforce development partners, Enterprise Minnesota and others; and
4. Information on existing Roseville activities in key areas of economic development practice (e.g. business retention/expansion, business attraction, marketing and promotion, financing, redevelopment) supplemented with a range of options for enhanced economic development activity in the community.

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ROSEVILLE

REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 5/25/2016
Item No.: 6c

Department Approval | Executive Director Approval

Item Description: Review and Discuss Roseville Housing Programs

Policy Priority: Housing and Economic Development
Strategic Initiative: Increase Residential Housing Values

BACKGROUND

In 2015, the City of Roseville adopted a Policy Priority Plan and one of the initiatives in that plan is to increase the residential housing values of both owner-occupied and rental housing. Over the years, the City's Community Development Department has worked through Roseville's Housing and Redevelopment Authority (RHRA) to develop a number of programs to help residential property owners maintain and improve their properties so that property values are maintained and the housing stock is kept in good repair.

Following is a list of the programs currently in place with a brief description of each program's scope and activity level. These programs were initiated and developed by the RHRA but were transferred to the Roseville Economic Development Authority in January 2016.

Remodeling Resources and Incentives

Housing Resource Center Construction Consultation

Since 2000, the City of Roseville has contracted with the Housing Resource Center (HRC), a program of the Greater Metropolitan Housing Corporation (GMHC), to provide construction consultations to Roseville residents. Funded in the past by the RHRA levy, the amount budgeted for 2016 is $12,000. This contract also supports homeowners as they maintain and upgrade their homes. HRC staff provide the following services to Roseville residents free of charge:

- Site visits with homeowners regarding home improvement and work to be performed
- A written scope of work or a list of work for contractors to bid
- Assistance in reviewing contractor bids, proposals, and estimates
- Assistance during the construction process
- Information on construction standards, building codes, and permits
- Provide referrals for scope of worked needed

As demonstrated in Attachment A, during the first 4 months of 2016, the HRC provided 65 consultations compared with 71 consultations in all of 2015, which is a three-fold increase. Attachment A provides a full summary of the historical data as well as the current activity.

Roseville Energy Audit Program

The energy audit program was put in place in 2010 to give homeowners information about the most effective ways to increase their home's energy efficiency. The program pays for up to 200 audits each year at a cost of $60 per audit ($12,000 annually) and has been funded by the RHRA levy. The full cost of an energy audit is ~$200, which Xcel Energy writes down to $60. Since January 1 of this year, thirty-eight (38) audits have been conducted by the Neighborhood Energy Connection (NEC), which is the organization that Xcel Energy contracts with to perform the audits.

Any Roseville homeowner is eligible to apply for an audit once every three years, which is done by completing an audit waiver form and submitting it to the NEC. The NEC staff member then contacts the homeowner to schedule the audit, and after the audit is completed, the NEC notifies Roseville City staff to reimburse the homeowner for the $60 fee (which was charged to the homeowner's Xcel Energy bill).

The success of this program is illustrated by the narrative and graphs in Attachment B. In summary, the top two reasons homeowners cite for having an energy audit are to save money or because they are new to the home and want to ensure the home's energy efficiency. The top recommendations made by the auditors to improve the home's efficiency was the addition of insulation and ventilation.

To better track the home improvements made as a direct result of the audits, the NEC has just started this year providing additional information to the City so that we can more fully understand the impact of the program.

Green Remodeling Plan Book (GRPB)

The *Green Remodeling Plan Book* (*GRPB*) was originally conceived of as an online resource to help homeowners approach their home improvement projects using healthy sustainable practices and to provide product information that has been thoroughly researched and evaluated for its effectiveness. The *GRPB* was initially developed in collaboration with the Family Housing Fund and managed by the RHRA who recruited an intern from the University of Minnesota's Sustainable Design Department to create the resource using the advice and expertise of experts in the field.

The *GRPB* was first made available in 2011 and has since become a frequently used resource by both Minnesota homeowners and others around the country who use it for educational purposes. The *GRPB* also received recognition at the Minnesota Healthy Communities Conference and received a Twin Cities Community Development Program Initiative Award from the Local Initiative Support Corporation (LISC) in 2013.

When the RHRA first developed the plan book, they also made a commitment to review and update the material every 3 to 4 years. The first update was completed earlier this year by a student from the University of Minnesota Architecture program who has an emphasis in Sustainable Design. During this update, staff also decided to have the resource designed as a printable book. The cost to update the content and redesign it as a book was $7,500 and budgeted for in the 2015 RHRA Levy. The *Green Remodeling Plan Book* is available at www.cityofroseville.com/greenremodel.

Remodeling Plan Books for Ramblers and Split Level Homes

These plan books provide home owners with concepts and ideas for remodeling and adding space to their homes and were developed in partnership with many other first-ring suburbs in

2000 and 2003 to give ideas for typical homes. The Plan Books are on the Cities website, available in the library and the Community Development Department.

Roseville Redesign Program

The Roseville Redesign Program, which reimbursed qualified home owners/projects up to ½ of the architectural fee (to a $3500 maximum), was paid for with funds from the RHRA levy but was discontinued in 2009 for lack of use and interest in the program. The program also featured a design book that continues to be on the City's website.

The plan books are available at www.cityofroseville.com/1634/Remodeling-Resources

Housing Replacement Program

The City of Roseville first adopted the Housing Replacement Program in 1998. The RHRA took over administering the program in 2002 but never had resources to continue purchasing properties. In 2013 the RHRA updated the program and set aside levy funds to assist with acquisition of properties. The goal of the program both then and now is to acquire older homes that have a limited floorplan or footprint or are too costly to improve, demolish them, then sell the land to a qualified builder and homeowner to construct a new home. The program does require the newly constructed homes to meet specific design and site criteria.

Since 1998, the housing replacement program has been used to purchase 5 properties and 4 of the 5 lots have had new homes built on them. The 5th property was sold recently to provide easement access for the Cherrywood Estates development (on Lexington, across the street from City Hall). Attachment C shows increased valuation on 3 of the properties since acquiring and putting new homes on the lots.

Roseville Green Building/Remodeling Award

Since 2010 the RHRA has budgeted $850 a year to recognize and reward up to three residential properties per year that incorporate best practices for improvements when building or remodeling a home in Roseville. The winning properties are highlighted at a City Council meeting, in the City's newsletter, and featured on the City's website. Attachment D highlights the last two years' winners or to see them on the web, go to www.cityofroseville.com/1824/Green-Remodeling-Award

Home Improvement Workshops

In 2015 the HRA, with the support of the City Council, decided to move away from the Home and Garden Fair but continue the workshops that had been part of the fair. To that end, staff developed a workshop series in collaboration with the Ramsey County Library. In the Summer and Fall of 2015 and Spring of 2016 staff hosted or co-hosted 6 workshops and 2 Ask the Expert resource fairs. Attachment E is a brief description and summary of each event.

Inspection and Abatement Initiatives

Neighborhood Enhancement Program

The Neighborhood Enhancement Program (NEP), first implemented in 2008, has been funded annually through the RHRA levy. The NEP is used to raise awareness of the importance of keeping homes in good repair in order to maintain the quality of neighborhoods and to protect property values.

The program works like this: Each year City Code Compliance officers define the areas to be inspected then send out a letter telling property owners when someone from the City will by walking by their home making a visual inspection from the street to see if there are any apparent code violations. If violations are found (such as long grass or peeling paint), staff send a letter about the violation and work with the property owner to remedy the situation.

The NEP has performed over 22,642 residential and commercial property inspections since 2008 and eliminated 90% of the noted violations. The program has received many supportive comments about its effectiveness and has been endorsed by the League of Women Voters. Attachment F provides the program outcomes since inception as well as the areas to be inspected in 2016.

Rental Licensing and Rental Registration

Rental Licensing

In 2014, the City of Roseville passed an ordinance requiring multifamily properties with more than 4 units to be inspected and licensed. This program is partially funded by the fees associated with the license application and partially by the Community Development Department. Designed to incentivize rental property owners to maintain their buildings, each property is inspected and then given a rating based on the number of code violations found. The inspection includes a look at the site conditions, building exteriors, common areas such as mechanical rooms, and 25% of the individual units.

This program has been well received by the property owners and has allowed City staff to provide vital educational information to property owners of buildings that were built prior to some of the current life safety requirements. Attachment G provides a year-to-date summary.

Rental Registration

In 2008, the City of Roseville passed an ordinance requiring residential properties (with four or fewer units) used as rentals to register with the City. In the first year of the program, 358 properties registered with the City. In 2015, 800 properties registered. This program is also funded by the fees associated with the reapplication and partially by the Community Development Department. The Rental Registration Program was adopted, in part, based on the recommendations of Imagine Roseville 2025 Housing Goals (Goal 6.C.2) , which recommended stronger codes for rental properties of 4 or fewer units, and also a task force that was formed to focus on understanding what the rental issues where in Roseville. The Rental Registration Program also provides a way to identify and quantify rental units within the City.

In 2015, the RHRA hired an intern to review the ordinance and determine what if any changes were needed. As a result of that review, the ordinance now has a stated policy for late registrations and requires property owners to post a certificate of registration in the rental unit.

Roseville Abatement Program*

The Roseville Abatement Program was first funded by the RHRA levy in 2008 with $105,000, which is used on a revolving basis to pay the upfront cost to execute an abatement. The cost of the abatement is then put on the property owner’s tax bill and eventually paid back to the City by the property owner.

Abatement is typically the final step in the code enforcement process. The process is begun when a suspected code violation is reported to a Code Enforcement Officer or is observed by staff. Staff then reviews the City's records for the property and visits the site to determine whether the complaint is, in fact, a code violation. If a violation is documented, the property owner is notified in writing and given between 10 to 30 days (depending on type of violation) to correct the violation. The property is re-inspected after the appropriate time period and if the violation remains, the property owner is sent a second letter indicating that they have between 5 and 15 days to address the violation. If after the second re-inspection the code violation still exists, the property owner is given notice that the violation will be presented to the City Council to determine if abatement of the property is warranted. Attachment H provides a list of the abatements performed in 2015.

**For grass and immediate threats to public safety, there is a different process.*

Home Improvement Loans

Roseville Home Improvement Loan Programs

Roseville has offered residents low-interest home improvement loans since 2000. The loan programs have been revolving and self-sustaining since 2009 with no new levy funds being added to the program.

The criteria for the loan programs has varied over the years and is re-evaluated from time to time to make sure the programs are meeting the needs of the residents when considering property values, demographics, and income limitations. For example, in 2015 the program's criteria was modified to remove income restrictions and to establish a maximum property value (before improvements) of $216,500 (which is the 2016 median value of residential properties in Roseville). The maximum loan amount was also increased from $25,000 to $40,000. After these changes were implemented, the number of loans closed in 2015 increased (see Attachment A). In an effort to encourage energy efficiency, the loan program required home owners to have an energy audit prior to the loan origination.

As one might expect, the activity in this program is heaviest in the summer months so a 2016 increase hasn't yet been noticed, however, Attachment A provides data for the activity from 2000 through 2015, as well as the year-to-date activity in 2016.

Roseville Multi-family Housing Loan Programs

The RHRA established in 2008 and budgeted from Levy funds to assist existing rental property owners with 5 or more units to reinvest and update their properties. The program was budgeted for every year since in the Levy as it was identified that the RHRA would need substantial loan proceeds to build a revolving loan program and to assist with acquiring property that could be developed into multi-family housing. The program has been utilized for two developments thus far: Rehabilitation of Sienna Green (previously HarMar Apartments) and Garden Station Homes. Information on the program is provided to support the building codes division as they continue to implement the rental licensing program. In addition, the program has supported RHRA and now the REDA activities for acquiring property that can be redeveloped into higher density housing. Attachment I provides an outline of the program.

Housing Improvement Areas (HIA)

Roseville developed an HIA policy in 2009 to provide townhome and condominium associations with "last resort" financing when significant rehabilitation is needed when the association demonstrates insufficient financial reserves to fund the rehabilitation, or when the association is unable to secure funding from traditional sources. If the City determines an association qualifies for an HIA, the City drafts an agreement, which reflects the requirements in the City's policy as well as state statutes, that the association must adopt. To date, the program has been used once with assisting Westwood Village I, but inquiries occur at least annually. The City's current HIA policy is provided as Attachment J.

County and State Home Improvement Loan Programs

Ramsey County and the State of Minnesota also offer rehabilitation loan programs that are income limited and may be related to emergency assistance. The programs do have maximum loan amounts or terms, and are offered secured and unsecured with varying interest rates. See Attachment K for a chart that compares all the loans available to Roseville residents. The chart also includes programs available to residents of municipalities comparable to Roseville.

Ramsey County also receives federal HOME funds annually from Housing and Urban Development (HUD) as well as Community Development Block Grant (CDBG) funds that have specific guidelines for property owners. These funds are limited and require income qualifications or are to be used in low-to-moderate income neighborhoods for acquisition or infrastructure improvements. The City of Roseville and the RHRA have used these funds to assist housing developments. Attachment K provides an outline of the program for owner-occupied housing.

POLICY OBJECTIVE

Provide the REDA with information regarding current programs that sustain and improve owner-occupied and multi-family housing values in Roseville.

BUDGET IMPLICATIONS

Report is information proposes only at this time and does not have a budget implication.

STAFF RECOMMENDATION

Review attached information and provide direction to staff regarding current programs and other programs that the REDA would like explored to increase housing values.

REQUESTED COUNCIL ACTION

Provide direction to staff regarding current programs and other programs that the REDA would like explored to increase housing values.

Prepared by: Jeanne Kelsey, 651-792-7086

Attachments:
- A: Construction Consultation and Loan Program Activity
- B: Summary of Energy Audits for 2016
- C: Housing Replacement Tax Valuation
- D: Green Building/Remodeling Award Winners
- E: Workshop series update
- F: NEP Program outcomes
- G: Rental Licensing Report
- H: Abatement Report
- I: Multi-Family Loan Programs
- J: HIA Policy

K: Loan Programs Comparison Chart

City of Roseville Monthly Status Report
Housing*Resource* Center - North and East Metro
January 1, 2000 - April 30, 2016

	Jan-Dec '00-'12	Jan-Dec '13	Jan-Dec '14	Jan-Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Year-to-Date	TOTAL
Roseville Home Improvement Loan																		
Applications Rec'd	45	3	1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	56
Loans Closed	28	2	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	34
Application not moving forward				4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Revolving Loan																		
Applications Rec'd	167																	167
Loans Closed	134						Merged with Revolving Loan 2008											134
Family Home Ownership Loan																		
Applications Rec'd	9																	9
Loans Closed	6						Merged with Revolving Loan 2008											6
MHFA Fix Up Fund/Rehab																		
Loan Applications Rec'd	38	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	1	42
Loans Closed	22	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Ramsey County Deferred Loan																		
Loan Applications Rec'd	44	11	4	7	0	0	0	1	0	0	0	0	0	0	0	0	1	67
Loans Closed	26	7	5	3	0	1	0	1	0	0	0	0	0	0	0	0	2	43
Construction Consultation Report																		
Consultation Phone or Walk-in	1,621	204	92	71	14	13	17	21	0	0	0	0	0	0	0	0	65	2,053
Site Visits, Inspection	1,218	123	107	68	8	8	10	10	0	0	0	0	0	0	0	0	36	1,552
Scope of Work	316	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	326
Additional HRC Services																		
Number of calls	5345	178	173	193	20	10	16	15	0	0	0	0	0	0	0	0	61	5,950
Total *SERVICES* Provided	9,018	538	386	358	42	33	43	48	0	0	0	0	0	0	0	0	166	10,466

NOTE: These numbers reflect the number of CLIENTS serviced. In many instances a client will receive more than one service.

Rosevile Home Imp. Loan started 2008, Revolving Loan and Family Home Ownership Loan merged into the Roseville Home Imp. Loan 2008

Year-to-Date Home Energy Audit Report

As of end of April 2016

City of Roseville Program Summary

Year-to-Date Total Audits	38
Home Energy Squad Visits/ Total Audits	39%

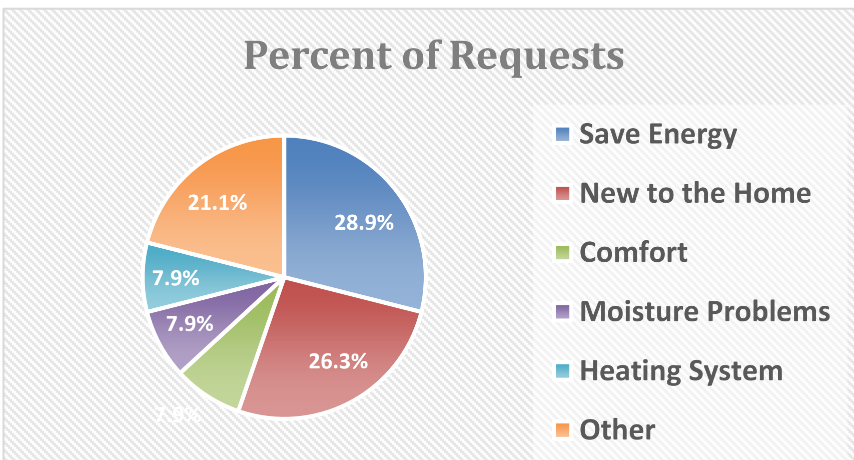
Average Energy Fit Home Score (max. 100)*

Average Home Score	80.6
Range	38 - 99

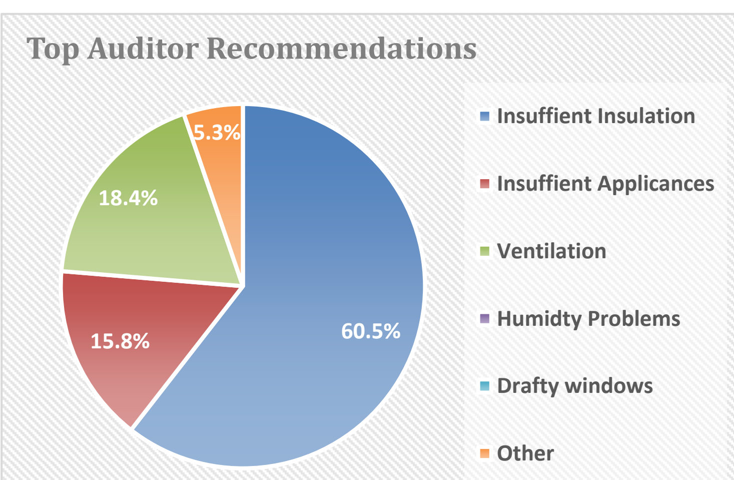
**EFH Scores are performance review of heating system, insulation/air sealing, window, lighting and ventilation.*

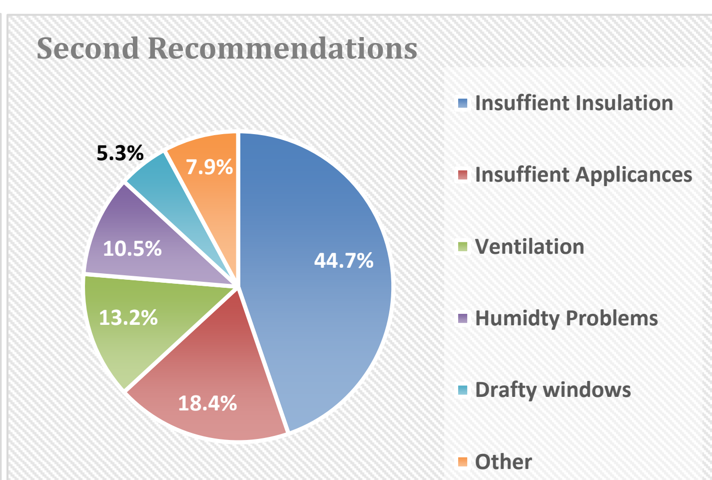
Top 3 Reasons for Audit Requests

Audit Request Reason	# of Requests	Percent of Requests
Save Energy	11	28.9%
New to the Home	10	26.3%
Comfort	3	7.9%
Moisture Problems	3	7.9%
Heating System	3	7.9%
Other	8	21.1%



Top Primary and Secondary Recommendations from Auditors This Year





City-Wide		1997	2001	2007	2014	2016	1997-2016	
	Median Value	$107,100	$134,700	$247,400	$196,300	$216,400	102.1%	
	Increase		*25.8%*	*83.7%*	*-20.7%*	*10.2%*		
2190 St Croix	Actual Value	$82,900	$161,300	$386,800	$368,700	$386,900	366.7%	
	Increase		*94.6%*	*139.8%*	*-4.7%*	*4.9%*		
	No Replacement	$82,900	$ 104,264	$ 191,498	$ 151,945	$ 167,503	102.1%	Assume change at city-wide media
2018 Hamline	Actual Value	$43,200	$46,500	$352,800	$296,000	$330,000	663.9%	
	Increase		*7.6%*	*658.7%*	*-16.1%*	*11.5%*		
	No Replacement	$43,200	$ 54,333	$ 99,792	$ 79,180	$ 87,287	102.1%	Assume change at city-wide media
2100 William	Actual Value	$44,800	$180,000	$334,600	$240,100	$260,600	481.7%	
	Increase		*301.8%*	*85.9%*	*-28.2%*	*8.5%*		
	No Replacement	$44,800	$56,345	$103,488	$82,112	$90,520	102.1%	Assume change at city-wide media

Cindy & Ward Schwie

1383 Ryan Avenue

2014 Roseville Green Building/Remodeling **Award** Winner

The Project: Cindy and Ward Schwie have done updates to nearly every part of their home and property in the last few years so that they now have a nearly completely renovated home and yard. And they have done all of it with an eye toward the environment and sustainability:

- Whenever possible, they reused or recycled materials – the kitchen floor used to be a gymnasium!
- They dealt with the age-old problem of asbestos by employing a certified company to remove and dispose of it.
- They integrated smart technologies to maximize their improvements by installing a Nest Learning Thermostat and a water recirculating system.

Inside Makeover

Outside Improvements

Home Improvements

- Sealed all duct work as well as pipes that exit the house through the roof
- Increased attic insulation to R32
- Covered electrical outlets on outside walls
- Installed low E, double pane, argon gas, U30 windows on the first floor
- Created a four-season porch and added a 2nd garage stall
- Basement had a Standard Water System installed to eliminate moisture
- Use Nest Thermometer with Energy Star® furnace, central air and dehumidifier
- Radon system is power-vented to the exterior
- All bulbs are LED or CFL

Kitchen & Bath Updates

- Energy Star® dishwasher, fridge, & washer
- Repainted walls and cabinets using low VOC paint and primer; added knobs to cabinets rather than replacing cabinets
- Removed asbestos floor and installed a salvaged oak gymnasium floor
- Aluminum peel-and-stick tiles used for backsplash (can be recycled)
- Installed low-flow toilets and low-flow faucets in the sinks and showers
- Installed Energy Star® gas-fired water heater and recirculating system to reduce waste of hot water
- Baths have Energy Star® fans with timers to mitigate moisture

Exterior Updates

- Installed 9 photovoltaic solar panels
- Rain barrel and 2 underground water downspouts installed to divert water into the gardens and an irrigation system was installed with a rain monitor
- Consideration of the mature trees was taken into account when planting – no trees were damaged
- Rotating food compost bin installed
- Reused deck 2x4's
- James Hardie® siding installed and hail-damaged aluminum siding was recycled
- Enhanced curb appeal by removing 3/4 of front lawn and planted shrubs and low-growing plants

{livingsmarter.org}

Living Smarter®

A CAMPAIGN OF THE ROSEVILLE HOUSING AND REDEVELOPMENT AUTHORITY

6c. Attachment D

2015 Roseville Green Building/Remodeling Award

405 Lovell Avenue

Anthony & Julie Albecker

The Project: The Albeckers replaced an existing 1,184 sq.ft. rambler with a high energy efficiency custom 2 story.

Before

During

Using green building ideas, the Albeckers increased their living space, reduced their energy costs, increased their impervious coverage area, & saved money!

After

General Improvements

- Insulated Concrete Form (ICF) foundation and Structurally insulated Panels (SIP) to reduce energy consumption, conserve resources, and promote healthy indoor environment.
- Under-slab has 2-inch insulated foam board with radiant floor tubing in home and garage.
- New home footprint is very close to original foundation/ hardscape with net gain of permeable surface (30% of the original driveway was preserved).
- All large and mature healthy trees where preserved.
- Roseville compost used for entire lot.

HVAC System

- 3-zone radiant floor heating built into home (Zone 1 – Basement, Zone 2 – Garage, Zone 3 – Bathroom.
- HERS Rating is 38 (Energy audit was performed midway through construction in order to determine if any insulating was missed through building).
- Xcel Energy Star Home Program Certified.
- 2-stage 96% EFF Furnace.
- 2-ton 16 SEER High Efficiency AC.
- Heat Recovery Ventilator (air exchanger and air filtration system).
- Energy Star bath fans with de-humidistats.

Best Management Practices

- The following materials were taken to reuse site:
  - Concrete foundation
  - Lumber from foundation footing forms
  - Rebar
  - Old furnace and mechanicals
  - Extra fasteners and adhesive compounds
  - All cardboard
- Left-over construction lumber was used to make shelving & nook storage areas.
- Minimal carpet installed.
- Domestic wood flooring was pre-finished off-site and allowed extra time to off-gas.
- Spray foam insulation used at knee walls, attic, and sill perimeter.

Beneficial Design Elements

- Design complements nearby homes by combining aspects of the rambler, bungalow, and 2-story home designs.
- 3-stall piggyback garage accommodates existing driveway and fits with other 2-car garages on block.
- House design and positioning maximizes sun position and uses passive light for living areas.
- Bonus room over garage with drain and water supply will eventually be a small "green room" to grow plants.
- Universal design make it accessible to those with mobility and health issues.

Workshops for Home Owners and Residents – Summer 2015 – Spring 2016

Summer 2015

Tuesday, August 25 – 10 – 10:30 am • "Cooking with Fresh Produce at the Farmers Market!"
Attendance: 20
Laurie McCann Crowell, owner of the Golden Fig Fine Foods, presented a live cooking demonstration with produce purchased the morning of the event from the farmers selling at the market. Laurie, a veteran presenter who does cooking demonstrations for Twin Cities Live TV (KSTP, Channel 5), prepared two delicious summer salads – a fresh corn salad and a caprese salad. Each took about 10 minutes to prepare and samples were distributed at the end of the presentation. Recipes for each dish were also distributed. Attendees really enjoyed Laurie as a presenter, as she easily answered questions as she peeled, diced, and chopped. They also LOVED tasting each of the salads! The workshop was held at the Farmers' Market site at 2131 Fairview (Corpus Christi Church parking lot) on the lawn just north of the parking lot. The event was coordinated through the manager of the St. Paul Farmers' Market.

Fall 2015

Saturday, September 26 - 10:30 to noon • "Stocking up for Winter: Canning and Preserving"
Attendance: 25
Presented by Emily Leuer Brehm, Volunteer Master Food Preserver, St. Croix County, this workshop helped people learn why old recipes may not be safe any longer because methods for canning and preserving have changed over time. Participants learned which foods need pressure canning, why tomato products need acid, and why experimenting with salsa recipes can be harmful. Workshop participants left with the confidence to preserve their own produce!

Saturday, October 3 - 10:30 to noon • "The Flavors of Fall"
Attendance: 15
Presented by Eleanor Swenson, local cook and gardener with over 45 years of experience
Elen showed everyone how to create full-bodied, flavored oil, honey, and vinegar. Elen spoke casually (she didn't use a PowerPoint) with attendees interrupting often. The questions were all very relevant and Elen provided a good deal of depth in her responses. After Elen presented all the information she invited participants to taste several honeys and sauces, which were all very good. People LOVED the tasting and stayed for a while visiting and testing the samples. Unlike other workshops, we had several calls and emails before the workshop from people who couldn't attend but wanted the information provided.

Saturday, October 31 - 10:00 am - 1:00 pm • "Fix-It Clinic"
Attendance: 60+
Ramsey County put on the event and people LOVED it! Even if they didn't get their item fixed, they were pleased with what they learned and had confidence that it couldn't be fixed so felt less guilty of getting rid of it. This event was initiated by the Library staff and we just did some light promotion.

Spring 2016

Wed., March 2 • 7 - 8 pm & Wed., March 9 • 7 - 8 pm • "Solar Power Hour"
Attendance: March 2 – 7; March 9 - 35
Presented by Dathan Lythgoe, Solar Program Coordinator for the Midwest Renewable Energy Association (MREA)
This one-hour seminar gave an overview of how PV systems work, outlined the financial benefits, described the solar installation process, and identified available financing options. This program was co-sponsored by the MREA, the City of Roseville, and the Ramsey County Library.

Sat., April 16 • 10:30 am – 12:30 pm & Wed., April 27 • 6:00 – 8:00 pm • "Ask the Expert"
Attendance: April 16 – 20; April 27 - 12
Modeled after the Ask the Expert sessions at the Home and Garden Fair, this mini resource fair brought together experts from 5 areas (gardening, home improvement, first-time home buyer, home environment health hazards, and senior resources) who provided resources and responded to attendees' specific questions. As part of the event, we also invited several organizations to provide information for a resource table. Both the experts and attendees found the event worthwhile, however, the exhibitors would have preferred being part of a larger event with more foot traffic.

Business Property Enhancement Program
Neighborhood Enhancement Program
2015 Year End Report

Background:

Roseville's City Council and Roseville's Economic Development Authority (EDA) have been exploring ways to maintain the prosperity, livability, and property values of our residential and business properties. To help achieve this goal the Council instituted the Neighborhood Enhancement Program in 2008, and the Business Property Enhancement Program in 2013 which are funded by the Roseville EDA. This program raises awareness of the importance of keeping properties in good repair, which helps maintain the prosperity of our businesses, maintains our quality neighborhoods, and protects property values throughout our community.

This program involves exterior only inspections to identify if there are any exterior maintenance or public nuisance violations of City Code. Staff then works with property owners to remedy any violations that exist. The program encourages property owners to perform routine maintenance on their property before a problem becomes severe and more costly to fix.

Goals of the Program:

- Greater public awareness and compliance with City Codes through education, cooperation and enforcement.
- Enhanced property values and livability of neighborhoods.
- Maintenance of the city's tax base.
- Educate property owners of the benefits realized by eliminating visual nuisances.

Properties Inspected:

- 2008 – 1,900 (NEP)
- 2009 – 3,159 (NEP)
- 2010 – 4,232 (NEP)
- 2011 – 4,388 (NEP)
- 2012 – 5,028 (NEP)
- 2013 – 534 (BPEP)
- 2015 – 3,401 (combination NEP – 3,221 & BPEP - 180)

Public Nuisance Violations Observed:

- Numbers of violations observed:
    - 2008 - 144 violations out of 1,900 properties inspected (7.6% violation rate)
    - 2009 - 195 violations out of 3,159 properties inspected (6.2% violation rate)
    - 2010 - 157 violations out of 4,232 properties inspected (3.7% violation rate)
    - 2011 - 177 violations out of 4,388 properties inspected (4.0% violation rate)
    - 2012 – 177 violations out of 5,028 properties inspected (3.5% violation rate)
    - 2013 – 960 violations out of 534 properties inspected (66% violation rate)
    - 2015 – BPEP – 74 violations out of 180 properties inspected (32% violation rate)
    - 2015 – NEP – 326 violations out of 3,221 properties inspected (8% violation rate)

- Types of violations observed:
  - 1% - Commercial equipment in residential area
  - 12% - Debris
  - 3% -Dumpster
  - 1% -Graffiti
  - 2% - Miscellaneous
  - 31% - Outside Storage
  - 19% - Paint
  - 15% - Property Maintenance
  - 2% - Signs
  - 12% - Vehicles
  - 2% - Trash

Accomplishments:

- To date staff has performed 22,642 residential and commercial property inspections and eliminated 90% of noted public nuisance violations:
  - Public cooperation on correcting public nuisances has been exceptional.
  - Majority of owners have complied with simple letter requests for compliance.
- Communication materials continue to educate property owners about common public nuisance violations which results in cooperation through education:
  - Our initial letter includes brochures for Property Maintenance Guidelines for Residential and Commercial Properties; and the Housing Resource Center which provides free home improvement consultation and low interest loan programs.
  - Staff developed social media presence by creating: NEP Where's Dave Webpage (www.cityofroseville.com/NEP), Facebook page (www.facebook.com/CityofRosevilleMN), and Twitter (Tweet @RosevilleMN #WheresDave). Staff utilized these media sources to provide program updates.
- Generating goodwill:
  - The programs have received many supportive comments from the public about the need and effectiveness of the program.
  - Endorsement by the League of Women Voters.
  - Positive support from business owners.

Trends:

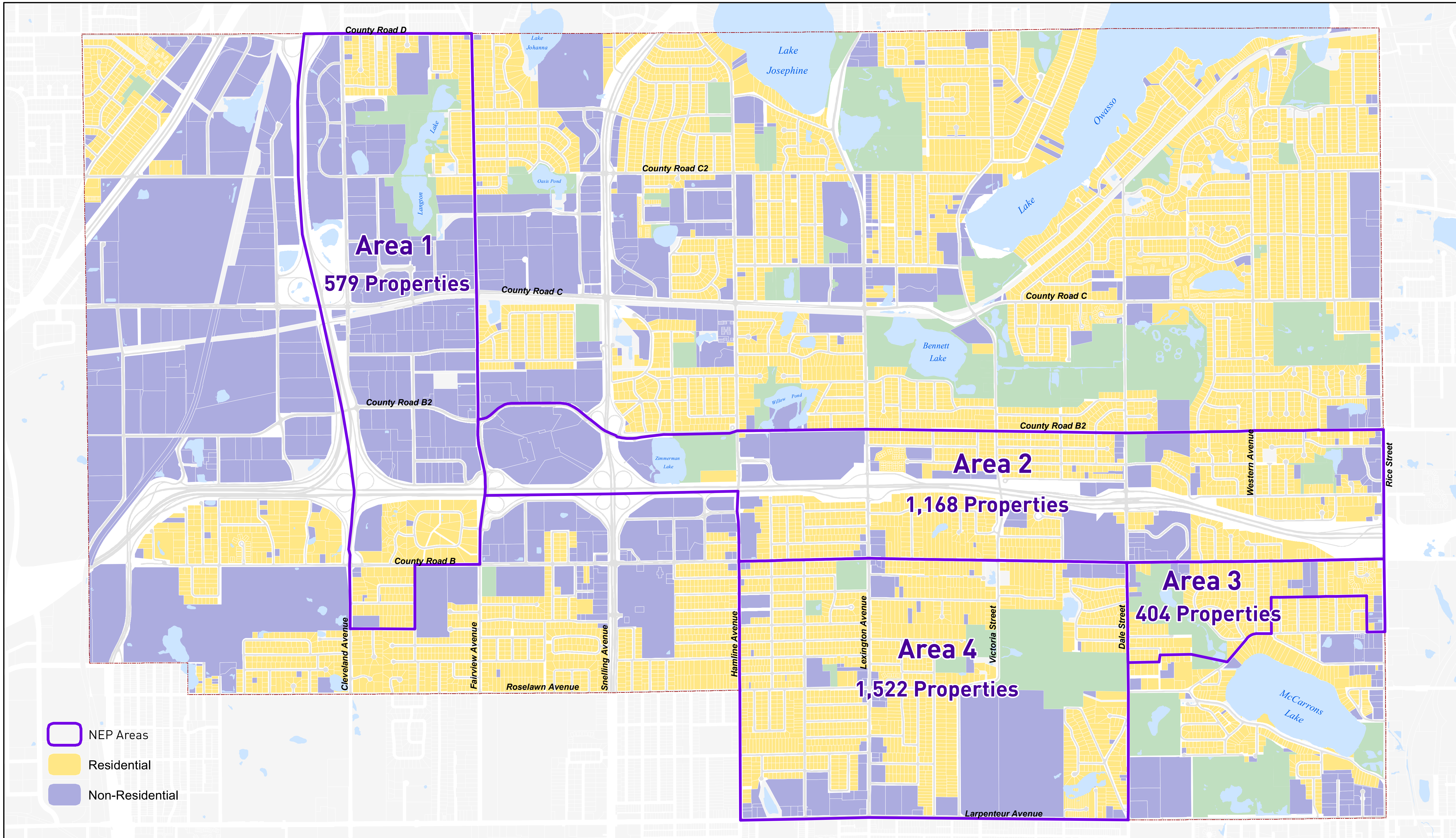
- With the recurring three year cycle, we are seeing fewer violations in the same neighborhoods.
- The violations we are seeing are smaller, there are fewer instances of multiple violations, and it is easier for the property owners to address.
- We are observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Businesses are more engaged and proactive in resolving violations in a timely manner, and very cooperative and understanding of the need of the program.
- Identifying of more issues regarding litter leaving property, outside storage, dumpsters out of enclosures.
- Outside storage issues are showing a cluster effect. Residents understand the program and appreciate it.
- One hazardous immediate threat was discovered; a refrigerator outside on driveway with door on.
- A staff member received a call from a resident thanking the City for the program and stated "it spurred him on to remove a brush pile".
- The majority of calls relating to violations were from residents who recently moved into the City.
- Building maintenance and public nuisance conditions visually detracting from our residential and business areas were eliminated. The majority were basic building maintenance and outside storage/debris removal, which are easily resolved at minimal cost.
- Staff was able to implement the program without alienating the business community
- Overwhelmingly, property owners have voluntarily corrected noted violations on a timely basis, and many voiced support for the program.

Future Program Schedule:

- Continue with the Neighborhood Enhancement Program (NEP) and the Business Property Enhancement Program (BPEP) covering the entire city over a 3 year cycle.

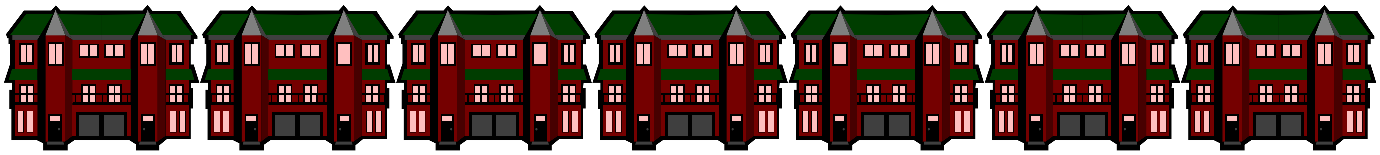
2016 Neighborhood Enhancement Program Schedule

Mailing/Inspection Date	Activity
May 9	Area 1 - Neighborhood Mailing
May 31	Area 2 - Neighborhood Mailing
May 31	Begin Area 1 - Neighborhood Inspections
June 20	Area 3 - Neighborhood Mailing
June 20	Begin Area 2 - Neighborhood Inspections
July 11	Area 4 - Neighborhood Mailing
July 11	Begin Area 3 - Neighborhood Inspections
August 1	Begin Area 4 - Neighborhood Inspections
September 1	Follow-up and Inspections



2016 Neighborhood Enhancement Program

Rental License Program
2015 Year End Update



<u>Background:</u>

- The Rental License Program was proposed by Roseville's Economic Development Authority.
- The program was approved by City Council in 2013 for implementation in 2014 by the Code Enforcement Division of the Community Development Department.
- The program applies to multi-family buildings containing 5 or more dwelling units.
- The program is partially funded by fees and partially by the Community Development Department.

<u>Goals of the Program:</u>

- To assure that multi-family rental dwellings are safe, sanitary and well maintained, thereby providing a minimum level of health and safety for residents renting apartments in Roseville.
- To assure that residents and children may pursue activities free from criminal activity, noises, nuisances, and fears of safety and security.
- To maintain a minimum level of physical appearance of rental properties in order to maintain property values and the livability of neighborhoods.
- To create greater awareness, understanding and compliance with city codes and ordinances through education, cooperation and enforcement.

<u>What is being Inspected:</u>

- Site conditions:
  - Trip hazards, parking lot conditions, dead vegetation, outside storage, inoperable vehicles, etc.
- Building exteriors:
  - Peeling paint, rotted trim, broken windows/doors, damaged garage doors, etc.
- Common areas and mechanical rooms:
  - Condition of doors, walls, carpet, railings, gas lines, furnace venting, appliances, equipment, etc.
- Individual Units (25% are inspected):
  - Condition of doors, walls, carpet, appliances, smoke and CO detectors, egress windows, etc.

<u>Numbers of Rental Properties Inspected during 2015:</u>

- Staff inspected:
  - 44 buildings.
  - 259 units.

City Code Violations Observed:

- 68 building maintenance and city code violations.
- Most common violations observed:
  - Improper electrical work, missing electrical covers, deteriorated electrical components.
  - Deteriorated wood trim on building exteriors.
  - Peeling paint on windows, trim, doors and balconies.
  - Trip hazards: inside units, in common areas, on stairs and on sidewalks.
  - Garage buildings and doors in disrepair
  - Bare ground and erosion of soil

Building 'Type' Assigned:

- Buildings are classified as Three Year, Two Year, One Year, and Six Month Renewal License Type (based upon the numbers of violations observed, with Three Year having the fewest violations and Six Month having the most).
  - 43 – Three Year License Type Buildings – 98%.
  - 0 – Two Year License Type Buildings
  - 1 – One Year License Type Buildings – 2%
  - 0 - Six Month License Type Buildings

Miscellaneous Observations:

- Memorandums of Understanding have proven effective in administering the program.
- Staff has noticed general acceptance of the program.
- Staff have received many questions, but only few complaints about the program.
- Many apartment building owners have made improvements to their buildings prior to inspection in order to obtain a higher rating.
- Older buildings tend to be maintained in better condition than had been expected. There are many well maintained older buildings throughout the city which received a Three Year rating.
- Some larger buildings with higher ratings appear to be on the edge due to long term deferred maintenance and will be in need of significant maintenance in the near future. Deferred maintenance leads to deterioration.
- Property maintenance tends to focus on work orders rather than initiating preventative maintenance, which allows for slow but persistent deterioration of buildings.
- Some managers are hampered by a lack of maintenance funding. This program is actually helping them obtain necessary funding from their owners.
- A number of managers have fixed violations in a matter of days after their inspection.
- Some property maintenance cases will take additional time to resolve due to financial/physical hardship by the property owner.
- The program is opening the eyes of many building maintenance personnel to safety issues they were not familiar with or aware of.
- Some tenants are unfamiliar with living in an apartment building and the responsibilities that go with it.

Completed to Date:

- Created forms, letters, brochures and mailing packets for the program.
- Created processes and procedures going 5 years into the future to ensure staff can maintain all programs at current staffing levels. This includes a major reorganization of the Code Enforcement Division.
- Created a procedures notebook for the Rental License Program.

- Created spreadsheets, paper files, computer files, various reports, and financial accounts.
- Purchased and implemented a new computer module for the program.
- Informed and educated property owners about the program (and advised them of most common violations so they can self-inspect and obtain a higher rating).
- Implemented the program; scheduling inspections, performing inspections, documenting outcomes, assigning license types, issuing licenses, and, processing license fees.
- Coordinating with Fire Inspectors and Police.
- Many code requirements are of a technical nature and not widely known. This results in more violations identified and lowers the scores of some properties.
- The City wishes to work cooperatively with property owners; which is one of the stated goals of the program.
- In 2015, Council approved ordinance revisions/clarifications and MOU policy.
- Memorandums of Understandings and Monthly Updates were required for some of the "Six Month" and "One Year" License Renewal buildings.
- Completed Initial, Six Month and One Year renewal cycles.

Current and Future Actions:

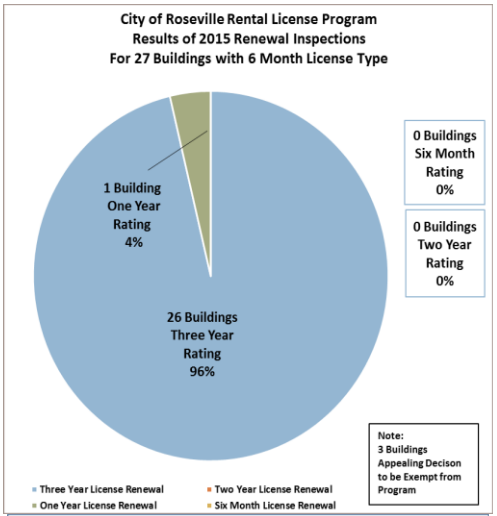
- Continue scheduling inspections, performing inspections, documenting outcomes, sending results/notification and invoices, issuing licenses and processing license fees, etc.
- Perform follow up inspections.
- Distribute reports.
- Move into enforcement for those properties not in compliance.
- Coordinate Rental License duties and activities with the 2016 NEP program so that one inspector performs both roles.
- Create more specific budgets and various financial accounts.
- 1 building will be inspected in May of 2016
- 31 buildings will be inspected in October 2016
- Numerous MOU inspections throughout 2016
- Maintain a cooperative working relationship with property owners and managers.
- Continue looking for process improvements and necessary revisions/clarifications to the ordinance.

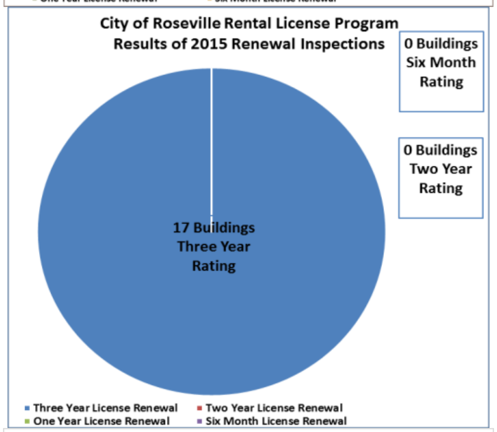
Highlights:

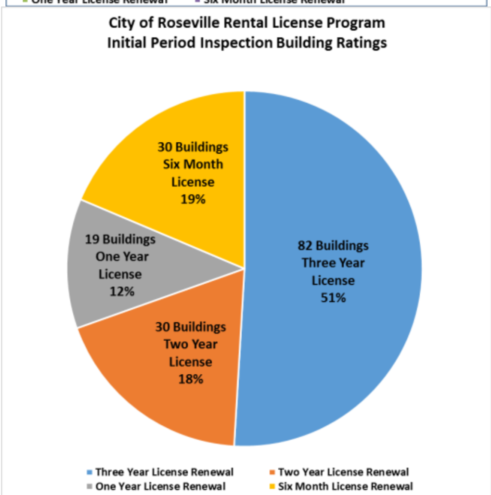
- During the renewal inspections for the 6 Month License Type:
  - 26 of 30 buildings reduced the number of violations and elevated their license types to a Three Year License Type.
  - 1 of 30 buildings reduced the number of violations and moved to a One Year License Type.
- The One Year License Type renewals had the following results:
  - All 17 buildings were able to reduce noted violations and receive a Three Year License Type.
  - Significant reinvestment into these buildings, such as, cabinets, flooring, roofs, plumbing fixtures, parking lots and landscaping.
- Since the beginning of the program, staff estimates an additional 2,751 smoke detectors have been installed predominately in bedrooms throughout the apartment buildings in the city.
- Perennial Management continues to do a good job of upgrading and making improvements to the buildings which are now almost fully occupied. Also, Police has noted there continues to be little or no police calls at these buildings.
- Maintenance personnel are now more aware of what is considered a violation.

- Ramsey County Health Department noted their appreciation of the program.
- Anticipated one building to have not made corrections and possibly license revocation. However, a few days before the inspection, the apartment owner corrected and completed 90% of the violations which resulted in an unexpected, and very favorable outcome.

2015 Six Month (June 30, 2015) Renewal Rental License Program Totals			
Inspection Statistics	**Number of Violations**	**Building Types**	**Comments**
Number of Buildings Inspected: 27 Buildings Number of Units Inspected: 174 Total Number of Inspections: 201	252	26 Buildings 3 Year Renewal 1 Building 1 Year Renewal	• 204 of the 252 violations covered under MOU's • MOU policy incentivizing owners to implement maintenance before being noted at inspection
2015 One Year Renewal (December 31, 2015) Rental License Program Totals			
Inspection Statistics	**Number of Violations**	**Building Types**	**Comments**
Number of Buildings Inspected: 17 Number of Units Inspected: 85 Total Number of Inspections: 102	20	17 Buildings 3 Year Renewal	• Significant updates and improvements have been noticed at most buildings • Very good cooperation from owners and managers
2014 Initial Cycle (December 31, 2014) Rental License Program Totals			
Inspection Statistics	**Number of Violations**	**Building Types**	**Comments**
Number of Buildings Inspected: 161 Number of Units Inspected: 1,064 Total Number of Inspections: 1,225	934	82 Buildings 3 Year Renewal 30 Buildings 2 Year Renewal 19 Buildings 1 Year Renewal 30 Buildings Six Month Renewal	• Apartment owners are pleased the program is structured with the license fee being based on the building's inspection results rating versus an annual fee. This provides a benefit to those buildings with higher ratings. • Majority of laundry and mechanical rooms have had maintenance issues. • Property maintenance tends to focus on work orders rather than preventive maintenance. • City inspector has found maintenance issues that property managers has overlooked.


City of Roseville Rental License Program
Results of 2015 Renewal Inspections
For 27 Buildings with 6 Month License Type
0 Buildings Six Month Rating 0%
0 Buildings Two Year Rating 0%
1 Building One Year Rating 4%
26 Buildings Three Year Rating 96%
Note: 3 Buildings Appealing Decison to be Exempt from Program
Three Year License Renewal
Two Year License Renewal
One Year License Renewal
Six Month License Renewal


City of Roseville Rental License Program
Results of 2015 Renewal Inspections
0 Buildings Six Month Rating
0 Buildings Two Year Rating
17 Buildings Three Year Rating
Three Year License Renewal
Two Year License Renewal
One Year License Renewal
Six Month License Renewal


City of Roseville Rental License Program
Initial Period Inspection Building Ratings
30 Buildings Six Month License 19%
19 Buildings One Year License 12%
30 Buildings Two Year License 18%
82 Buildings Three Year License 51%
Three Year License Renewal
Two Year License Renewal
One Year License Renewal
Six Month License Renewal

Land-Use Code Enforcement Program
2015 Year End Report

Background:

- The Community Development Department is responsible for enforcement of most of the public nuisance provisions of the City Code.
- Land-use enforcement primarily addresses public nuisance violations reported to staff by the public, such as: junk/debris, outside storage, long grass, junk vehicles, building maintenance, noise complaints, un-shoveled public sidewalks, parking, etc.

Goals of the Program:

- Greater public awareness and compliance with City Codes and Ordinances through education, cooperation and enforcement.
- Enhanced property values and enhanced livability of neighborhoods.
- Minimize the negative effects of public nuisance violations upon surrounding neighborhoods.
- Maintenance of the city's tax base.

Land Use Cases Each Year:

- 2005 – 380 Cases
- 2006 – 474 Cases
- 2007 – 425 Cases
- 2008 – 730 Cases
- 2009 – 736 Cases
- 2010 – 614 Cases
- 2011 – 546 Cases
- 2012 – 487 Cases
- 2013 – 376 Cases
- 2014 – 372 Cases + 137 Immediate Response Cases = 509 Total Cases
- 2015 – 288 Cases + 138 Immediate Response Cases = 426 Total Cases

2015 Public Nuisance Violations (Types of Violations):

- 5% - Snow
- 4% - Business Miscellaneous
- 18% - Vehicles
- 14% - Debris
- 22% - Outside Storage
- 8% - Property Maintenance
- 6% - Residential Miscellaneous
- 17% - Grass
- 6% - Street Parking (trailers, boats, and RV's)

Resolution of cases (2015):

- 228 Cases - 80% of cases resolved within 20 days.
- 15 Cases - 5% of cases resolved within 40 days.
- 12 Cases - 4% of cases resolved within 60 days.
- 11 Cases - 4 % of cases resolved over 60 days.
- 22 Cases - 7% of cases pending resolution.

Accomplishments:

- To date have closed 93% of the 288 cases opened in 2015:
    - Cooperation from the public on correcting public nuisances remains very positive.
    - 89% of residents have complied with simple letter requests for compliance.
- Staff includes with initial notices an informational brochure to educate residents about common public nuisance violations; an effort to minimize violations through education and cooperation. Also, when a violation is a building maintenance issue, staff includes additional EDA and HRC Program information.
- Fewer public nuisance complaints from the public were received in 2015 (288 in 2015 versus 372 in 2014). This appears to indicate the Land Use Enforcement Program (complaints) and the Neighborhood Enhancement Program are having a positive effect in reducing the numbers of public nuisances negatively affecting the City. Hopefully this trend continues.
- Staff improves procedures each year through realignment of staff duties and streamlining staff procedures.
- Spring and winter mailings to commercial properties (233) which include letter and brochure describing seasonal property maintenance.

Observations:

- Still observing where one public nuisance tends to promote more of the same - a clustering effect.
- Still observing more violations in neighborhoods of older homes; this is to be expected due to typically smaller lots, smaller garages and older construction.
- Some property maintenance cases remain difficult to resolve due to financial/physical hardship by the property owner. Many of the unresolved ‘pending’ cases are of this type.

2015 Code Enforcement Report

6c. Attachment H

Land Use Cases Ending December 31, 2015

Case Counts by Month

Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Snow	7	0	1	0	0	0	0	0	0	0	0	6	**14**
Business Misc.	0	4	0	0	0	2	0	2	1	0	1	2	**12**
Vehicles	3	2	7	6	6	2	4	7	4	1	3	6	**51**
Debris	2	1	3	9	3	5	2	5	3	2	4	1	**40**
Outside Storage	1	1	3	6	10	8	7	4	1	13	5	5	**64**
Property Maint.	1	0	1	6	1	2	3	1	0	3	3	2	**23**
Street Parking	1	0	0	1	1	4	3	2	2	3	0	0	**17**
Residential Misc.	0	0	1	1	2	1	4	0	1	1	1	5	**17**
Grass	0	0	0	0	10	11	10	7	7	5	0	0	**50**
TOTAL	**15**	**8**	**16**	**29**	**33**	**35**	**33**	**28**	**19**	**28**	**17**	**27**	**288**

Cases Opened/Closed by Month

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Opened Cases	15	8	16	29	33	35	33	28	19	28	17	27	**288**
Closed Cases	14	8	15	26	32	34	33	27	17	26	13	21	**266**

Cases Closed Within Number of Days - Year to Date

Closed within 20 days	228
Closed within 40 days	15
Closed within 60 days	12
Closed over 60 days	11
TOTAL	**266**

Immediate Response Cases Resolved in less than 5 Days - Year to Date

Month	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Number of Cases	8	7	12	10	21	14	17	12	13	7	10	7	**138**

Total Inspections Performed - Year to Date

Code Enforcement Inspections	**TOTAL**	**969**

Problem Cases in 2015 - Year to Date

Accelerated Abatements (Grass/Snow/Immediate Threat)	19
Public Hearings Cancelled	4
Council Approved Abatements	2
Council Approved Citations	1
Repeat Nuisance Fines	2
TOTAL	**28**

Case Counts by Year

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014*	2015*	TOTAL
Number of Cases	380	474	425	730	736	614	546	487	376	509	426	**5,703**

* Includes Immediate Response Cases Resolved within 5 days

CITY OF ROSEVILLE
2015 Accelerated Abatements

Abatement Date	File No.	Street Name	Abatement Reason	Res. Contr Charges	Com. Contr Charges	Admin. Charges ***	Charged to	Total Abatement Amount
4/2/15	15-40	Dale St.	Repeat Nuisance			$75.00	Repeat N.	**$75.00**
5/1/15	15-69	Judith Ave.	Immediate Threat	$29.62	$0.00	$257.00	EDA	**$286.62**
5/28/15	15-85	Charlotte St.	grass	$75.00	$0.00	$125.00	EDA	**$200.00**
6/1/15	15-88	William St	grass	$100.00	$0.00	$125.00	EDA	**$225.00**
6/2/15	15-89	Alta Vista Dr.	grass	$100.00	$0.00	$125.00	EDA	**$225.00**
6/2/15	15-90	Fairview Ave.	grass	$75.00	$0.00	$125.00	EDA	**$200.00**
6/26/15	15-127	Charlotte St.	(6) grass	$450.00	$0.00	$125.00	EDA	**$575.00**
6/12/15	15-142	Alta Vista Dr.	grass	$85.00	$0.00	$125.00	EDA	**$210.00**
7/20/15	15-152	Cohansey Blvd.	grass	$85.00	$0.00	$125.00	EDA	**$210.00**
8/28/15	15-186	Dale St.	grass	$85.00	$0.00	$125.00	EDA	**$210.00**
9/4/15	15-186	Dale St.	Repeat Nuisance			$250.00	Repeat N.	**$250.00**
9/19/15	15-200	Cohansey Blvd.	grass	$85.00	$0.00	$125.00	EDA	**$210.00**
10/8/15	15-214	Shryer Ave.	grass	$85.00	$0.00	$125.00	EDA	**$210.00**
11/25/15	15-204	Cohansey Blvd.	grass,brush,gutters	$205.00	$0.00	$125.00	EDA	**$330.00**
11/10/15	15-236	Western	grass	$75.00	$0.00	$125.00	EDA	**$200.00**
11/16/15	15-244	Rice St.	grass and trash	$100.00	$0.00	$125.00	EDA	**$225.00**
12/15/15	15-262	Fry St.	Immediate Threat	$120.00	$0.00	$125.00	EDA	**$245.00**
TOTAL				**$1,754.62**	**$0.00**	**$2,332.00**		**$4,086.62**

***Admin. Charges do not come out of EDA Budget

PROGRAMS

MULTI-FAMILY LOAN PROGRAMS

Learn More About

Low-Interest Financing for Improvements

for Multi-Family Properties

GET FINANCING TO REHAB YOUR RENTAL PROPERTY

The City of Roseville assists you in planning and obtaining financing for improvements to your rental properties.

- Rental rehabilitation loans are provided by the City of Roseville and Ramsey County HRA. Rehabilitation loan are available in amounts up to $350,000.

ROSEVILLE MULTI-FAMILY RENTAL PROGRAM

The City of Roseville assists you in obtaining funding for the redevelopment of multi-family rental properties.

- These loans are for properties that need substantial rehabilitation, The maximum loan amount is $50,000, however, the Roseville EDA Board will consider requests for more funds than the maximum.

MAKE IMPROVEMENTS TO YOUR CONDOMINIUM BUILDING

The Ramsey County HRA assists your association in obtaining below-market-rate financing for improvements to your condominium building or townhouse.

- These loans can be used for exterior replacement or repair, including siding, roofing, and general retrofitting.
- The Housing Improvement Area (HIA) Financing is available through Ramsey County's HRA.

Contact
Jeanne Kelsey
651.792.7015
eda@cityofroseville.com

Location
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
www.cityofroseville.com

ROSEVILLE

Contact City of Roseville

651.792.7015 • EDA@cityofroseville.com

www.cityofroseville.com

MULTI-FAMILY LOAN PROGRAMS

RENTAL PROPERTY REHABILITATION LOANS

What: The Rental Rehabilitation Loan Program through the Ramsey County HRA provides assistance to rental property owners who want to rehabilitate their properties or make energy improvements.

Terms: The program provides low-interest, long-term loans for rehabilitation. The rehab loan maximum is $350,000 and the building must maintain permanent affordability for residents. Income of tenants must be less than 80% of the Area Median Income.

Requirements

- Owner must complete an application to qualify for the low interest rehab loan.
- All residents must be income qualified.

Contact: City of Roseville at 651.792.7015

MULTI-FAMILY RENTAL IMPROVEMENT PROGRAM

What: Multi-Family Rental Program provides financial assistance to owners and developers of rental properties in Roseville. The program is designed to assist owners of properties that provide housing for low- and moderate-income families and individuals.

Terms: This program assists property owners with the matching loan funds of a one-to-one (1:1) ratio for improvement projects. The interest rate, when blended with any other loan program, will range between 0 and 6%. If the property owner uses equity or replacement reserves, the maximum interest rate charged is 3%. The loan term is 15 years or full repayment upon transfer or sale of the property. Debt to property value is not to exceed 90% of the property value, and sufficient cash flow is required to pay back the loan. The maximum loan amounts are $5,000 per unit up to an overall maximum of $50,000. For properties that need substantial rehabilitation, the Roseville EDA Board will consider requests for additional funds.

Requirements

- All properties must have the Roseville Police Community Relations Coordinator review improvements for crime prevention.
- Incorporation of green construction practices (properties must undergo an energy audit to identify and remedy building operating deficiencies).
- Properties must have a Housing Quality Standards inspection and make required improvements to ensure that standards are met.
- All applicants must have acceptable credit (property owners must be current on mortgage/contract for deed payments and property taxes).

Contact: City of Roseville at 651.792.7015

CONDO TOWNHOUSE REHAB

What: Ramsey County's Housing Improvement Area (HIA) Financing provides town home or condo associations the ability to fund permanent, exterior improvements and improvements essential to the operation of the building (such as a boiler). The financing is facilitated by the City of Roseville and assists private property owners in revitalizing a neighborhood, stabilizing the owner-occupancy level in a neighborhood or association, or addressing code violations.

Terms: Financing terms should not exceed 15 years.

Requirements

- 51% or more of the units' owners must be in favor of the financing.
- Associations must show that traditional financing options are not feasible
- Average market value of units may not exceed the maximum purchase price of existing homes under Minnesota's first-time homebuyer program.

Contact: Ramsey County HRA at 651.266-8000 or AskCED@co.ramsey.mn.us

CITY OF ROSEVILLE
HOUSING IMPROVEMENT AREA POLICY

1. PURPOSE

1.01 The purpose of this policy is to establish the City's position relating to the use of Housing Improvement Area (HIA) financing for private housing improvements. This policy shall be used as a guide in processing and reviewing applications requesting HIA financing.

1.02 The City shall have the option of amending or waiving sections of this policy when determined necessary or appropriate.

2. AUTHORITY

2.01 The City of Roseville has the authority to establish HIAs under Minnesota Statutes, Sections 429A.11 to 428.21. Such authority expires June 30, 2013, subject to extension by future legislation.

2.02 Within a HIA, the City has the authority to:
A. Define and assist in the financing of housing improvements for owner-occupied housing in the City.
B. Levy housing improvement fees.
C. Issue bonds or advance funds through an internal loan to pay for housing improvements

2.03 The City Council has the authority to review each HIA petition, which includes scope of improvements, association's finances, long term financial plan, and membership support.

3. ELIGIBLE USES OF HIA FINANCING

3.01 As a matter of adopted policy, the City of Roseville will consider using HIA financing to assist private property owners only in those circumstances in which the proposed private projects address one or more of the following goals:

A. To promote neighborhood stabilization and revitalization by the removal of blight and/or the upgrading of the existing housing stock in a neighborhood.

B. To correct housing or building code violations as identified by the City Building Official.

C. To maintain or obtain FHA mortgage eligibility for a particular condominium or townhome association or single family home within the designated HIA.

D. To increase or prevent the loss of the tax base of the City in order to ensure the long-term ability of the City to provide adequate services for its residents.

E. To stabilize or increase the owner-occupancy level within a neighborhood or association.

F. To meet other uses of public policy, as adopted by the City of Roseville from time to time, including promotion of quality urban design, quality architectural design, energy conservation, decreasing the capital and operating costs of local government, etc.

4. HIA APPROVAL

4.01 All HIA financed through the City of Roseville should meet the following minimum approval criteria. However, it should not be presumed that a project meeting these criteria would automatically be approved. Meeting these criteria creates no contractual rights on the part of any Association with the City.

A. The project must be in accordance with the Comprehensive Plan and Zoning Ordinances, or required changes to the Plan and Ordinances must be under active consideration by the City at the time of approval.

B. The HIA financing shall be provided within applicable state legislative restrictions, debt limit guidelines, and other appropriate financial requirements and policies.

C. The project should meet one or more of the above adopted HIA Goals as stated in Section 3 of this policy.

D. The application for the creation of the HIA shall be from the Home Owner's Association (HOA).

E. The term of the HIA should be the shortest term possible while still making the annual fee affordable to the Association members. If the HIA is financed through issuance of bonds, the bonds will mature in no later than 15 years. If the HIA is financed through a loan of other funds, the terms of the loan will be determined based on the facts of circumstances of that HIA.

F. The Association in a HIA should provide adequate financial guarantees to ensure the repayment of the HIA financing and the performance of the administrative requirements of the development agreement. Financial guarantees may include, but are not limited to the pledge of the Association's assets including reserves, operating funds and/or property.

G. The proposed project, including the use of HIA financing, should be supported by a petition of at least 51% of the owners within the Association requesting the creation of the HIA. The Association should include the results of any membership votes along with the petitions to create the area.

H. The Association must have adopted a financial plan, prepared by an independent third party mutually acceptable to the Association, the City Finance Director and HRA staff, that provides for the Association to finance maintenance and operation of the common elements within the Association and a long-range plan to conduct and finance capital improvements therein, which does not rely upon the subsequent use of the HIA tool.

I. HIA financial assistance is considered 'last resort financing' and should not be provided to projects that have the financial feasibility to proceed without the benefit of HIA financing. Evidence that the Association has sought other financing for the project will be required and should include an explanation and verification that an assessment by the Association is not feasible along with at least two letters from private lenders or other evidence indicating a lack of financing options.

J. The Association will be required to enter into a development agreement and disbursement agreement, which may include, but is not limited to, the following terms:

- Establishment of a reserve fund
- Conditions of disbursement
- Required dues increases
- Notification to new owners of levied fees
- Staffing requirements for the Association related to third party involvement annual reporting requirements

K. The improvements financed through the HIA should primarily be exterior improvements and internal improvements integral to the operation of the project, e.g. boilers. The improvements must be of a permanent nature. The Association must have a third party conduct a facility needs assessment to determine and prioritize the scope of improvements.

L. HIA financing will not be provided to those projects that fail to meet the goals and criteria set forth in this policy, as amended from time to time.

M. The financial structure of the project must receive a favorable review by the City's Financial Advisor and Bond Counsel. The review will include a review of performance and level of outstanding debt of previous HIAs.

N. The average market value of units in the Association should not exceed the maximum home purchase price for existing homes under the State's first time homebuyer program. (In 2009, the metro amount is $298,125)

4.02 The Association will be required to pay all third party costs incurred by the City of Roseville in connection with the HIA if the HIA does not go forward for any reason. If the HIA does go forward, the City will pay its third-party costs from the administrative charge described in Section 5.02.

4.03. The Association will be required to enter into contracts for construction of the housing improvements, subject to review and approval of designs and specifications by the City or RHRA as the implementing entity. The Association will be required to demonstrate that it obtained at least three bids for work on the housing improvements, and all contracts must be with contractors who are licensed and insured.

5.0 HIA FINANCING

5.01 Appropriate methods for funding the improvements in an HIA include:
A. City-issued bond
B. Existing City fund balances
C. Roseville Housing and Redevelopment Authority fund balances

5.02 The Association will pay the city an assessment fee of 2% of the total amount of project or the total amount of all third party costs, which is ever greater to cover administrative costs. This amount may be financed over time by adding to the fee, or the City may elect to finance the administrative charge through proceeds of bonds or an internal loan.

5.03 The division of the costs for the proposed improvements (i.e., how the fee is spread to unit owners), shall be imposed on the basis of tax capacity of the housing unit, or the total amount of square footage of the housing unit, or an alternative method utilized in the association's bylaws and declarations. If imposed on an alternative method as specified in the association's bylaws or declarations, the City Council must make a finding that the alternative method is more fair and reasonable than either tax capacity or square footage."

5.0 ROSEVILLE HOUSING AND REDEVELOPMENT AUTHORITY

5.01 Staff from the Roseville Housing and Redevelopment Authority (RHRA) along with the City of Roseville Finance Director will be the primary staff persons working on HIA requests.

5.02 RHRA funds may be utilized to fund the improvements to take place in a HIA if both the City Council and RHRA Boards authorizes the use of such funds.

5.03 If it is determined that RHRA funds will be used, the City Council will still be required to make the findings of need regarding the creation of the HIA; adopt an ordinance establishing the HIA; and designate the RHRA as the implementing agency.

5.04 If the RHRA is designated as the implementing agency, and once the appeal period expires, the RHRA Board shall hold a public hearing and consider the adoption of a fee resolution that divides the costs of the improvements to the individual owners, except that if the fee is imposed on a basis other than tax capacity or square footage, the City Council must make the finding described in Section 5.03 of this policy.

Adopted by the City of Roseville on the 11th day of November 2009.

	Programs Available to Roseville Residents				Other Community Programs			
	Changes made in 2015 to Roseville Home Improvement Loan	**Roseville Home Improvement Loan 2009-2014**	**Ramsey County Loan**	**MHFA Fix-up Loan**	**Richfield Transformation Home Loan**	**St. Louis Park Move up in the Park Loan**	**Shoreview Home Improvement Loan Program**	**Coon Rapids Home for Generations II Grant & Rebate Program**
Doc Preparation Fee	$75	$75	$0	$50		$0	$0	$0
Title	$100	$100	$100	$100		$60	$275	$0
Borrower Paid Origination Fee	$350	$350	$0	$250 or 1% Loan Amount	$350	3% admin fee, maximum of $750	$0	$0
Recording Fee	$46	$46	$46	$92		$46	$46	$0
Credit Fee	$15	$15	$15	$15		$10.60 joint	$15	$0
Loan-to-Value	115%	115%	110%	110%*		120%	None	None
Debt-to-Income	55%	55%	None	48%		$0	50%	None
Maximum Value of Home	$216,500	$0	$251,750	$0	Project must be $50,000+	$0	$314,640 – 120% of Shoreview Medium	Large remodeling projects
Use	No change	Single Family Owner occupied, interior of associations units	Single Family, interior of associations units	Single Family, interior of associations units	Single Family Only	Single Family Only	Single Family and Townhomes only	Owner-occupied homes that are at least 20 years old.
Minimum Loan	$0	$0	$0	$2,000		$8,750 25% of Cost	$2,000	Grant/Rebate Program
Maximum Loan	$40,000	$25,000	$15,000	$15,000-$50,000**	15% of Contract price up to $25,000	25% of construction maximum $25,000	$20,000 Any energy, repair, replacement, maintenance	Remodeling projects that exceed $35,000.
Maximum Term Loan	10years	10years	10years ***	10-20 years	30 years no payment paid until sale of home. Forgiven after 30 years.	30 years no payment paid until sale of home. Forgiven after 30.	10 years	Grant program that provides up to $5,000 and a rebate of 50% of the building permit fee.
Income Limitations	None	120% AMI	50% or 80% AMI	$99,500**		120% AMI	120% of Shoreview's AMI	None
Interest Rate	3%	4%	0%	4.00%-6.99%**	0%	0%	Prime +2% Interest refunded after 10 years of homeownership	Grant and rebate program
Borrower Total Costs	**$586**	**$586-costs paid by HRA**	**$161**	**$507**				

*If unsecured no loan-to-value
**Depends on Secured or Non-secured Debt and Credit Score.
***County has 2-tier loan program. Repayment is either written down over the 10 years or due upon sale.

ROSEVILLE

REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 5/25/2016
Item No.:6d.

Department Approval

Executive Director Approval

Item Description: Review Move-up Housing

Policy Priority: Housing and Economic Development
Strategic Initiative: Create Move-up Housing Opportunities

BACKGROUND

The 2016 City of Roseville Priority Plan included an initiative to create move-up housing opportunities. Homes considered to be "move-up" housing from the Priority Planning Process was determined to be valued at $350,000 or more. Staff has inventoried the number of homes built in the past 5 years since 2011, and there has been 78 new homes constructed from either developers or owners that have demolished the existing home to build a new one. The sale prices ranged from $319,500 to $1,111,000, with a median value between $457,033 and $666,308.

Year	New Home Construction	Median	Min	Max
2011	8	$531,614	$440,952	$699,500
2012	27	$499,765	$393,428	$581,400
2013	12	$586,700	$347,000	$899,000
2014	12	$666,308	$319,500	$1,111,000
2015	15	$457,033	$390,000	$785,000
2016	4	$550,000	$456,356	$665,000

In reviewing the current proposed developments and existing real estate listings, we see that another 44 homes will likely be built during the remainder of 2016 through the end of 2017. The proposed sales prices of these homes with the land are between $390,000 to $825,000.

Attachment A provides more information related to price points for house sales in the last 5 years.

POLICY OBJECTIVE

The Policy Priority desired outcome was to have 20+ new homes values built at $350,000 or higher.

BUDGET IMPLICATIONS

The staff report serves as a guide for discussion only.

STAFF RECOMMENDATION

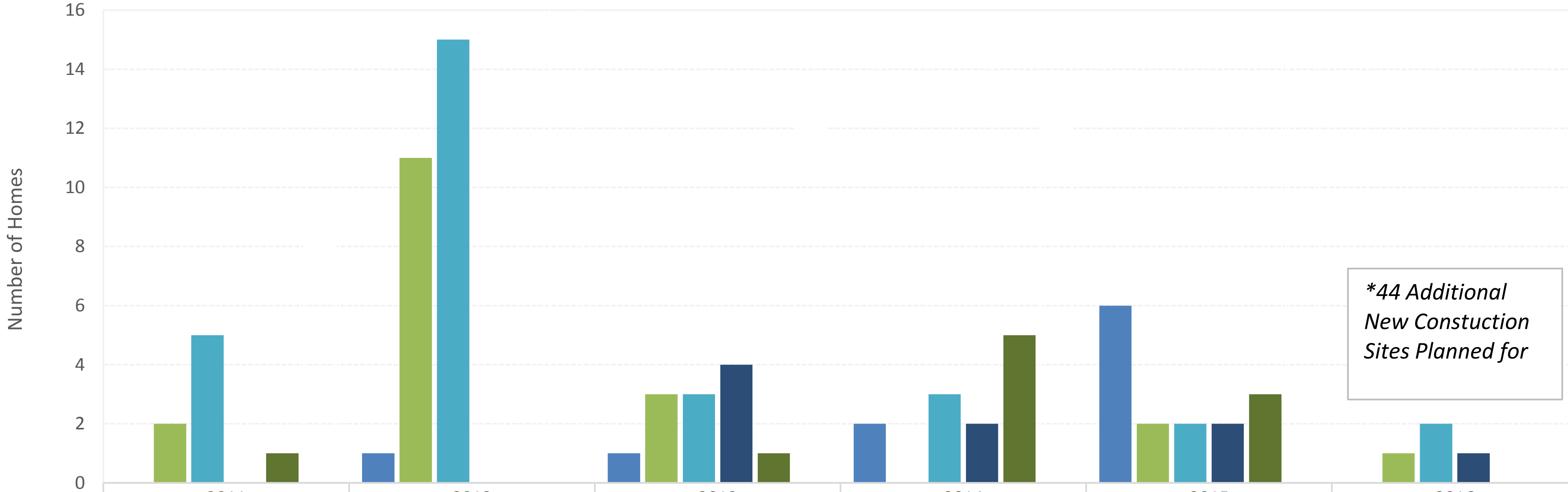
Review Policy Priority to create Move-Up Housing Opportunities of 20+ new homes values at $350,000 or Higher. Determine if there is another housing goal that the REDA would want to consider.

REQUESTED AUTHORITY ACTION

Review Policy Priority to create Move-Up Housing Opportunities of 20+ new homes values at $350,000 or Higher.

Prepared by: Jeanne Kelsey, Department of Community Development, 651-792-7086
Attachments: A: Current homes sales for last 5 years

Frequency of Home Prices, 2011 - 2016



	2011	2012	2013	2014	2015	2016
$300K - $399K	0	1	1	2	6	0
$400K - $499K	2	11	3	0	2	1
$500K - $599K	5	15	3	3	2	2
$600K - $699K	0	0	4	2	2	1
$700K+	1	0	1	5	3	0
Total	8	27	12	12	15	4

$300K - $399K $400K - $499K $500K - $599K $600K - $699K $700K+   Total

ROSEVILLE

REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 5/25/2016
Item No.:6e

Department Approval | Executive Director Approval

Item Description: Review Medium Density Zoning

BACKGROUND

On February 22, 2016, the Roseville City Council received a presentation from staff that showed the parcels in the City currently zoned High Density Residential (HDR) 1 and 2. After reviewing that information, Council asked staff to prepare similar information with regard to parcels zoned Medium Density Residential (MDR). This information will provide good background information for the upcoming discussions about the scope of the Comprehensive Plan update, which will likely come before the Council at their June 20, 2016, meeting.

POLICY OBJECTIVE

This information is intended to assist the REDA and City Council in their discussions about appropriate zoning and housing densities throughout Roseville.

BUDGET IMPLICATIONS

This item is for informational purposes only and therefore will not directly result in any budget implications.

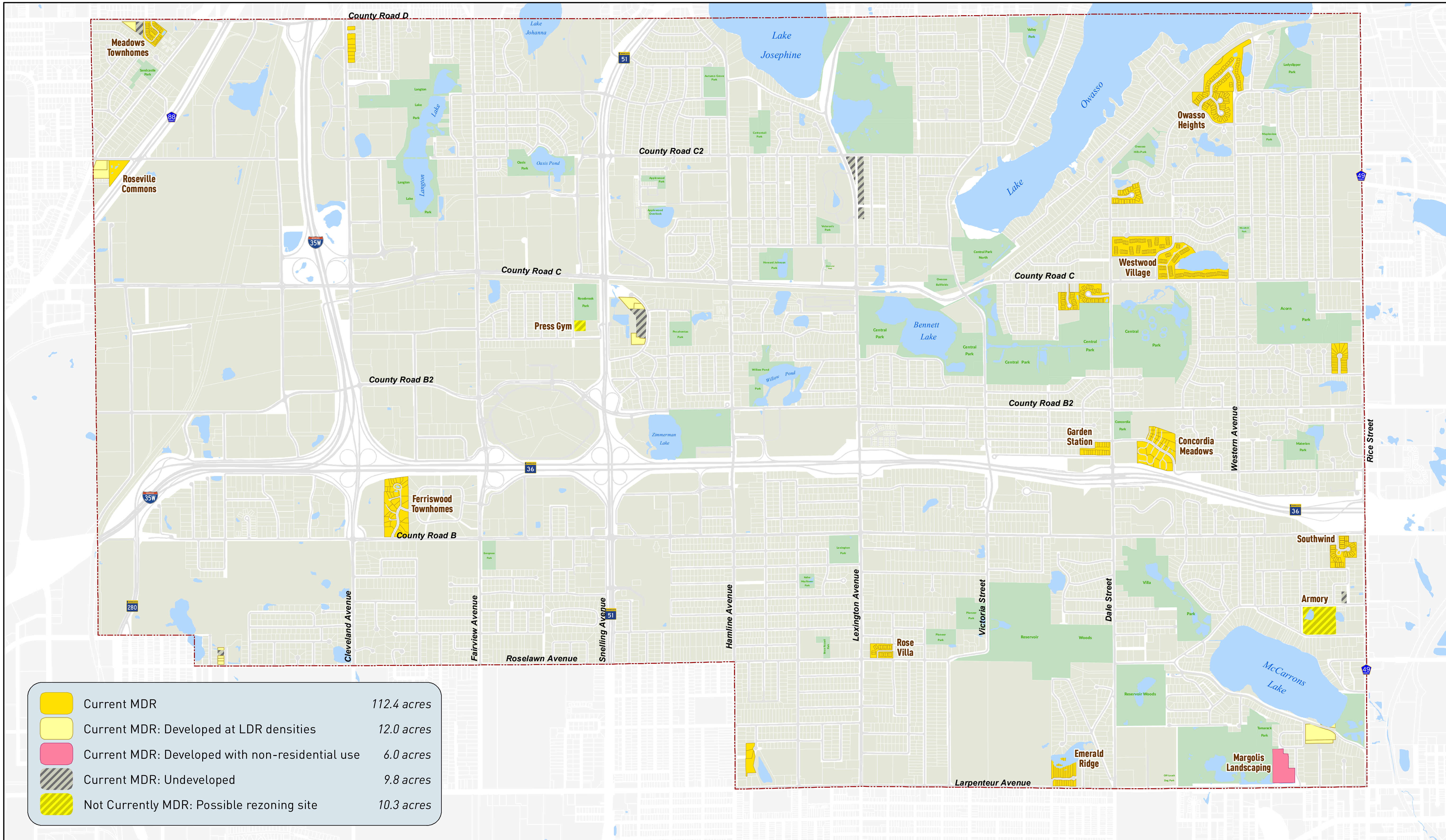
STAFF RECOMMENDATION

This item is for informational purposes only and therefore there is not a staff recommendation.

REQUESTED AUTHORITY ACTION

Receive the map of MDR housing for information purposes and in preparation for future conversations regarding the scope of the Comprehensive Plan update, which will be coming to the Council in the near future.

Prepared by: Jeanne Kelsey, 651-792-7086
Attachments: A: MDR Map



Existing Medium Density Residential

Printed: May 2016

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