

CITY OF FALCON HEIGHTS
Joint Meeting of the City Council and Planning Commission
City Hall
2077 West Larpenteur Avenue

AGENDA
March 21, 2018 at 7:00 P.M.

- A. CALL TO ORDER:
- B. PRESENTATIONS:
 - 1. Comprehensive Planning Updates
- C. INFORMATION/ANNOUNCEMENTS
- D. ADJOURNMENT:

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**FALCON HEIGHTS
2040 COMPREHENSIVE PLAN
PUBLIC ENGAGEMENT & HOUSING**

Planning Commission Meeting

March 21, 2018

WSB & Associates

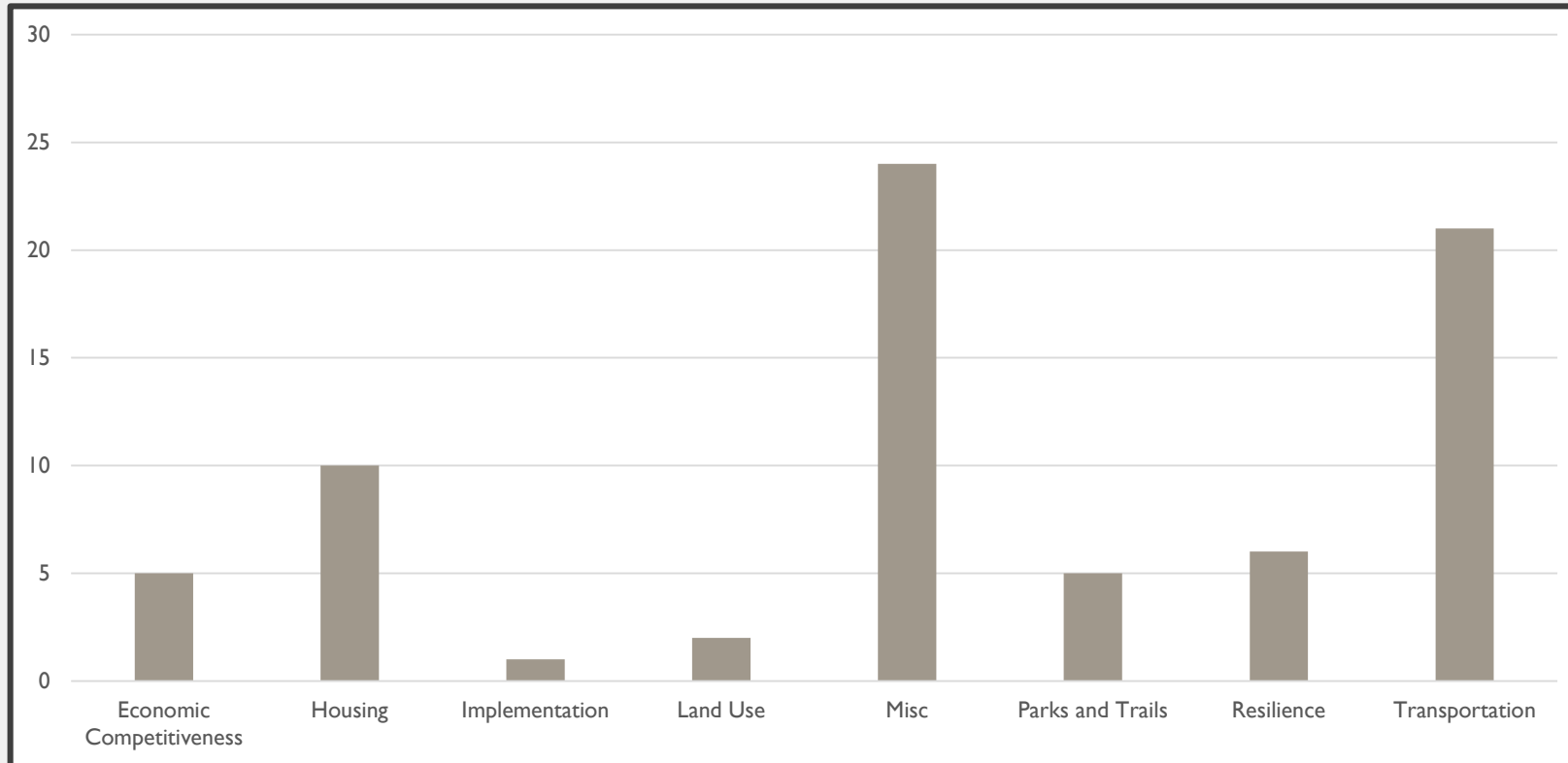
PLANNING COMMISSION KICK-OFF

- January 30, 2018
- Comprehensive Plan 101
- Vision, Values, and Objectives

COMMUNITY VISIONING SESSION

- February 26, 6-8 pm
- Over 40 attendees
- 6 boards
- Purpose: Engage with residents to help shape plan purpose and goals

WHAT ARE THREE THINGS YOU WOULD CHANGE ABOUT FALCON HEIGHTS?



WHAT ARE THREE THINGS YOU WOULD CHANGE ABOUT FALCON HEIGHTS?

- “Make it easier and safer for pedestrians and bicyclists to travel and enjoy the area”
- “Increased variety of local businesses”
- “Affordable housing”
- “Discourage heavy car traffic in residential areas”
- “Increase tax base”

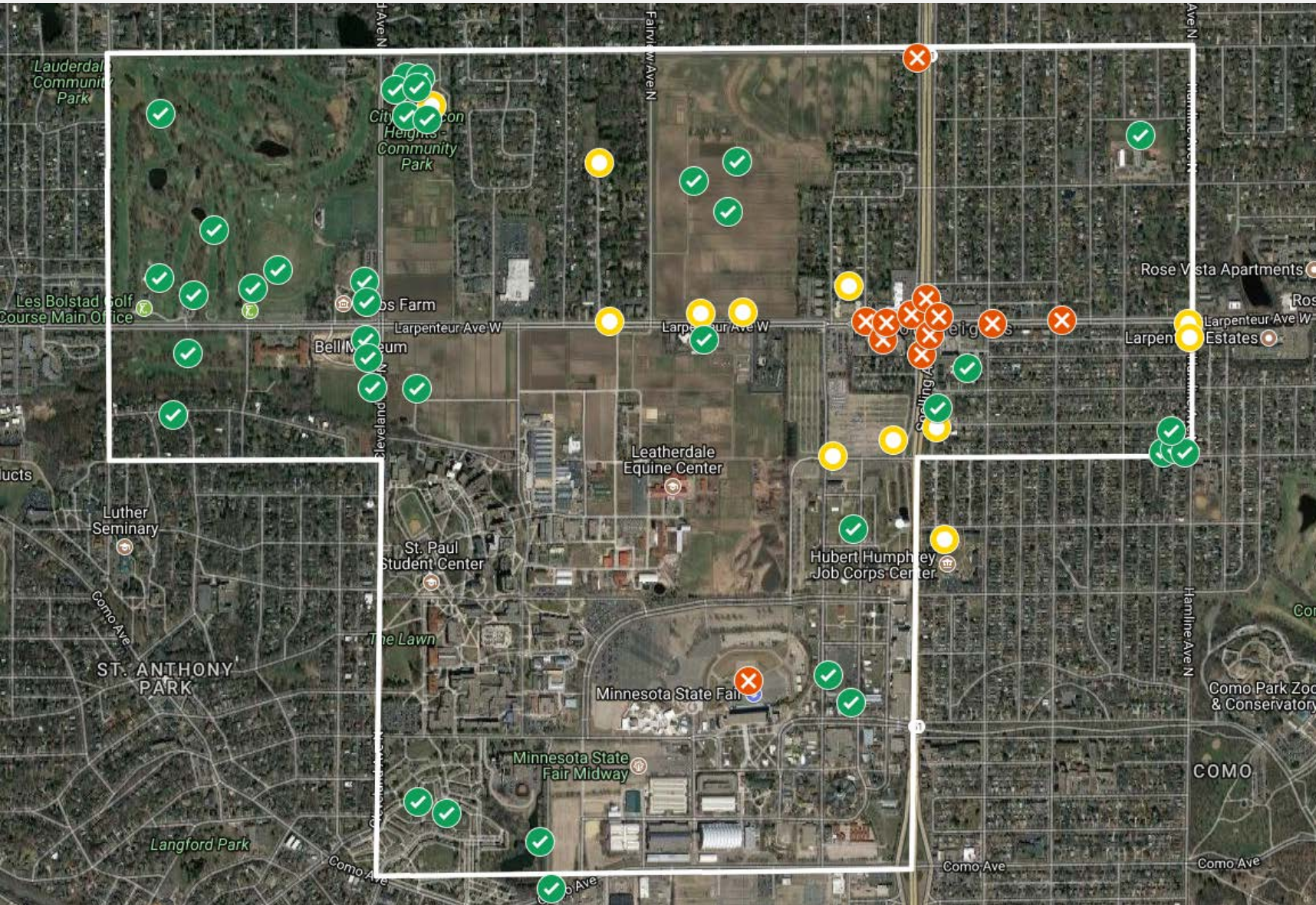
KEY STRATEGIES FOR 2040

1. Environmental justice
2. Arts and culture for connection
3. Keep open spaces (U of M fields)
4. Improve outreach communication means
5. More income diversity
6. Collaborate with U of M during their current review of Master Plan

VALUES

Values Statement	Average Response
Environmental sustainability should be a priority for the city	I strongly agree
There is a strong sense of community	I agree
I would recommend Falcon Heights as a great place to live	I agree
There is a need for more variety in housing options	I agree
Sidewalks and trails are well maintained	I agree
Streets are well maintained	I agree
The city communicates on key issues effectively	No opinon/neutral
There is an abundance of quality housing	No opinon/neutral
There are housing options available to people of all life stages	No opinon/neutral
City parks have an abundance of quality amenities	No opinon/neutral

MAPPING EXERCISE



Green Check =
Places I like to go/be

Yellow Circle =
Good location for a
new amenity or
development

Red Cross = Troubles
spots, places I avoid

MAPPING EXERCISE

Green Check

- Les Bolstad Golf Course
- U of M student townhomes
- Underground Music Café
- Falcon Heights Elementary School
- City of Falcon Heights Community Park
- Gibbs Farm & Bell Museum

Red Cross

- Larpenteur Ave intersections
- State Fair Grandstand
- Snelling & Roselawn intersection

Yellow Circle

- More walking trails at parks
- Trail connecting Lindig Street to Roselawn
- Bike path extending Hoyt to connect East Falcon Heights to U of M

Visit the map:

<http://bit.ly/FHmapping>

PLANNING COMMISSION GOALS ASSESSMENT

- Identified goals to keep, delete, and revise
- Commented on new considerations and possible revisions to 2030 goals
- **25 goals to keep**
- **13 goals to delete**
- **20 goals to revise**

Goals	Keep	Delete	Revise	Implemented (Y/N)	Comments
Guiding Values					
Preserving and enhancing the urban/rural character valued by our residents.	2	1	1		We are an Urban community. The Rural nature comes from the UMN lands. There is not much we can do about these, but this goal does relate directly to the goal in row 13 below.
					These are core values identified in the 2030 Comp Plan
					Can we add planters along main roads like Snelling, Larpenteur, Fairview, Cleveland and Roselawn
					Empty words
Maintaining our traditional neighborhoods in this central Metro location, with opportunities for all our generations to stay in the City.	3				Important part of the plan. Should articulate how this is accomplished in the implementation phase.
					How?
Building connections and community identity on the Larpenteur and Snelling Avenue corridors	2	2			Hard to deal with this one. Snelling/Larpenteur divide our community. An FH blends too much into the State Fair and UMN to be able to have an identity.
					This is an important in tying together the communities seperated by these corridors. City needs to identify actionable steps in design, business, and parking as well as pedestrian options to accomplish this.
Becoming a sustainable, energy efficient community	3				How can the city identify projects that enhance this value.
					How?
Becoming a healthier, more active and livable community	3				Walkable side walks and paths connecting residential housing areas with city parks and other natural resources. Developing a stonger bike path/trail system to connect all areas within Falcon heights.
					How?
Maintaining the property tax base	2		1		How can the city identify projects that enhance this value without unfairly burdening residential property owners.
					Add language about being more aggressive at the commission and community level in seeking grants, other funding
					Increasing?

HOUSING GOALS

- To improve the quality, appearance and maintenance of housing in neighborhoods and the health of residents.
- To enhance access and safety for pedestrians and non-motorized transportation.
- To minimize land use and traffic intrusions that adversely impact established neighborhoods.
- To continue the well-maintained residential character of existing neighborhoods.
- To encourage the availability of housing for a population of diverse ages and income levels.
- To protect open space and natural resources, preserving the urban/rural aesthetic that Falcon Heights residents value.
- To meet the needs of the projected growth in households to 2030 and the projected need for affordable housing in the community.

HOUSING REQUIREMENTS



MET COUNCIL REQUIREMENTS

1. Address existing affordable housing need
2. Address future affordable housing need:
 1. Accommodate right number of units
 2. Acknowledge the tools available

MET COUNCIL FORECASTS

Forecast Year	Population	Households	Employment
2010	5,321	2,131	5,298
2020	5,300	2,200	5,800
2030	5,300	2,200	6,100
2040	5,300	2,200	6,400

Affordable Housing Need Allocation	
AtOrBelow30AMI	0
From31to50AMI	0
From51to80AMI	0
Total Units	0

MET COUNCIL FORECASTS

- Slight increase in employment numbers
- No forecasted growth in population and households
- No need to allocate future affordable housing units

MET COUNCIL REQUIREMENTS

1. Address existing affordable housing need
2. Address future housing need:
 - ~~1. Accommodate right number of units~~
 2. Acknowledge the tools available

EXISTING HOUSING TENURE & TYPE

Ownership Units		Rental Units	
1223		1031	
Single-Family	Multi-Family	Manufactured homes	Other housing units
1291	963	0	0
All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units:All others
65	0	8	57

EXISTING HOUSING TENURE & TYPE

- 54% ownership, 46% rental
- 57% single family, 43% multi family
- Large Student Population
 - 1,252 (23%) of total population in 2015

EXISTING AFFORDABLE HOUSING NEEDS

2015 Affordable Units		Cost Burdened Households
Affordability	Units	
30% AMI and Below	25	283
30% to 50% AMI	631	205
50% to 80% AMI	788	66

Affordability	Income Limits (\$86,600 AMI)	Households (Pro-Rated Census)
30% AMI and Below	\$26,000	410
30% to 50% AMI	\$43,300	336
50% to 80% AMI	\$65,800	266

EXISTING AFFORDABLE HOUSING NEEDS

- 410 Households making \$26,000 or below
 - Only 25 units are available for these households
 - 283 cost burdened households are forced to live in more expensive housing
- 1,419 Units are affordable for households making 30% to 80% AMI
 - Only 602 households making this level of income
 - Yet there are 271 cost burdened households
 - Indicates there are wealthier households choosing to live in cheaper housing

HOUSING UNITS SURPLUS/DEFICIT

Affordability	Households (Pro-Rated Census)	Units	Units Surplus/Deficit
30% AMI and Below	410	25	-385
30% to 50% AMI	336	631	(+)295
50% to 80% AMI	266	788	(+)522

THE STUDENT FACTOR

- 23% of total population were students in 2015
- U of M's Bailey Hall = 241 units

Affordability	Households (Pro-Rated Census)	Units	Units Surplus/Deficit
30% AMI and Below	410	266 (w/ 241 Bailey Hall)	-144
30% to 50% AMI	336	631	(+)295
50% to 80% AMI	266	788	(+)522

HOUSING UNITS SURPLUS/DEFICIT

- Slight deficiency in 30% and below
- Regional solution and funding
 - What type of Housing?
 - Student
 - Permanent

HOUSING GOALS AND TOOLS

Falcon Heights Housing Goals/Policies	Arden Hills EDA	Tax Abatement	Tax Increment Finance	Fee waivers or adjustments	Zoning and subdivision policies	Ramsey County HRA	Housing Bonds	MN Housing Consolidated RFP	4(d) tax program	CDBG grants	HOME funds	NSP Funds	Livable Communities grant	Land trusts	Homebuyer assistance programs	Repair & Rehab Support programs	Foreclosure prevention programs	Energy Assistance programs	Rental Assistance	Local Fair Housing Policy
To improve the quality, appearance and maintenance of housing in neighborhoods and the health of residents.																				
To enhance access and safety for pedestrians and non-motorized transportation.																				
To minimize land use and traffic intrusions that adversely impact established neighborhoods.																				
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HOUSING GOALS AND TOOLS CONT.

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To encourage the availability of housing for a population of diverse ages and income levels.																				
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NEXT STEPS

- April 24th Planning Commission Meeting
 - Draft Housing Chapter
 - Land Use Requirements Presentation
 - Transportation Plan (Highlights)