



Council Worksession

October 11, 2022

5:00 pm

Present: Mayor Kari Niedfeldt-Thomas
Councilmember Abdullahi Abdulle (attending remotely)
Councilmember Graeme Allen
Councilmember Pam Axberg

Absent: Councilmember Emily Dunsworth

Staff in Attendance: Devin Massopust, Craig Schlichting, Ben Gozola

Guests in Attendance: Tom Leighton, Stantec

Update from Stantec on City of New Brighton Housing Analysis

Massopust stated Tom Leighton from Stantec will present to the Council a summary of their research findings as it relates to New Brighton's housing situation. This will include population, inventory, market context, and more. The Council will have a chance to have a discussion around these findings as well. Additionally, information will be presented on what housing needs look like from the research phase and potential direction/priorities from Council as Stantec moves into the next phase of their work – research on general housing strategies.

Tom Leighton, Stantec, introduced himself to the Council and discussed his work history. He then reviewed the results from the housing study that was completed by Stantec, which included the demographics in the community and inventory of the City's different housing types. He commented on how the population has changed over the past ten years while also noting the projected population for the next 20 years. The City's education and income levels were discussed for both residents and employees. The demographics key findings were detailed for the Council. A map showing neighborhood development by quarter century was discussed and the location of multifamily developments was noted. He reported the vast majority of the City's multifamily developments were built before 1972. He commented on the types and number of affordable housing units in the community. He noted the types of recent multi-family developments that have been constructed within one mile of New Brighton. The key findings from the housing inventory and developer insights were further discussed. He commended the City Council for taking on this initiative and asked for comments or questions.

Councilmember Axberg and Councilmember Allen requested Mr. Leighton provide the Council with a map that shows the percentages of owner-occupied people who are housing cost burdened.

Mayor Niedfeldt-Thomas asked if Mr. Leighton had a breakdown on the number of affordable units within the City per each different AMI. Mr. Leighton reviewed a slide showing the number of affordable units per type (studio, 1 bedroom, 2 bedroom, 3 bedroom) per AMI percentage with the Council.

Councilmember Axberg asked if manufactured homes were considered rentals or owner-occupied units. Mr. Leighton stated manufactured home owners own their building, but rent the land it was sitting on.

Councilmember Allen recommended the Presbyterian Homes complex be added to the senior housing numbers. Gozola added that the Pike Lake and Golden Pond apartments should be added to the affordable housing map.

Councilmember Allen stated the community's strong school district would be a key factor in why many young families were moving into New Brighton.

Mr. Leighton then discussed the City's vision plan and goals for housing per the 2040 Comprehensive Plan. He explained the City was hoping to maintain and enhance its existing housing stock, to provide a wide variety of housing types for all members of the community, to promote neighborhoods that are walkabout and safe, while also ensure an adequate supply of quality affordable housing.

Mayor Niedfeldt-Thomas stated she would like to learn more about the land trust model and if the City could pursue an HRA.

Councilmember Allen supported the City pursuing an HRA as well. He commented on how important it was for the City to offer a wide variety of housing types, including ADUs in order to meet the different needs and incomes in the community.

Councilmember Axberg asked if staff found any gap in the housing types available in New Brighton. She believed the City had a great variety of housing available to residents. Mr. Leighton agreed stating the City did have a broad variety of housing types. He indicated the only thing the City was lacking was new apartments. He discussed how important it was for the City to keep renewing its housing stock.

Councilmember Allen reported he would still like to see the City pursuing more affordable housing, especially at 30% AMI.

Councilmember Abdulle agreed stating for those folks making less than 50% AMI, there were very few housing options available in the community. He stated he appreciated all of the data and information that was provided through the housing study. He supported the City continuing to pursue more affordable housing and stated zoning code changes may be necessary in order to meet the City's goals.

Massopust thanked the Council for all of their feedback and noted this topic would be brought back to the Council again in 2023.

Worksession adjourned at 6:31 pm

Respectfully submitted,



Terri Spangrud
City Clerk

Enforcement Team (VCET)

6. Consideration of Resolution Amending the 2022 General Fund, Information Technology Fund, Water Utility Fund, Sewer Utility Fund and Stormwater Management Fund Budgets
7. Consider a resolution requesting the Met Council accept and review a Comprehensive Plan Amendment to bring Chapter 6 (Transportation) of the City's plan into compliance with the recently issued 2022 System Statement and the 2040 Transportation Policy Plan.
8. Consider Approval of Microsoft Office 365 Agreement.

Motion by Councilmember _____, seconded by Councilmember _____. With 5 ayes and 0 nays.

Motion carried Yes No

VIII. Council Business

1. Consider Acceptance of the 3rd Quarter 2022 Interim Financial Report

Motion by Councilmember AA, seconded by Councilmember AA. With 5 ayes and 0 nays.

Motion carried Yes No

2. Consider Approval of agreement with the Minnesota DNR for Minnesota Outdoor Recreation Grant Funds for Park Improvements at Totem Pole Park

Motion by Councilmember _____, seconded by Councilmember _____. With _____ ayes and _____ nays.

Motion carried Yes No

IX. Commission Liaison Reports, Announcements, and Updates

City Manager Devin Massopust
Councilmember Graeme Allen
Councilmember Emily Dunsworth
Councilmember Pam Stegora Axberg
Councilmember Abdullahi Abdulle
Mayor Kari Niedfeldt-Thomas

X. Adjournment

Emily gone
11/3 - 11/16