



HOUSING AND REDEVELOPMENT AUTHORITY/CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES

Richfield, Minnesota

Special Meeting of HRA/City Council/Planning Commission

January 14, 2008

CALL TO ORDER

The meeting was called to order by Chair Sandahl at 6:00 p.m.

ROLL CALL

HRA Members

Present: Sue Sandahl, Chair; Martin Kirsch; Joan Helmberger; David Gepner (arrived 6:15 p.m.); and Doris Rubenstein.

Council Members

Present: Debbie Goettel, Mayor; Susan Rosenberg; Sue Sandahl; Fred Wroge; and Bill Kilian.

Planning Commission

Members Present: Gordon Hanson, Chair and Greg Van Sickle.

Staff Present:

Steven L. Devich, Executive Director; Bruce Palmberg, Community Development Director; John Dean, HRA Attorney; John Stark, Assistant Community Development Director; and Nancy Gibbs, City Clerk.

Item #1

DISCUSSION OF SENIOR HOUSING NEEDS IN RICHFIELD (COUNCIL MEMO NO. 10/HRA MEMO NO. 3)

Assistant Community Development Director Stark reported on senior housing needs in Richfield. He explained some of the concerns; the market demand and how the City is handling this need.

Mary Bujold, President of Maxfield Research, Inc., reported on the general market for senior housing in the Twin Cities. Ms. Bujold stated that she is seeing an increase in housing with services. She believes that there is an increased desire for housing with a move-along type style and services that can be delivered without changing units. She also stated that low maintenance and flexible living style housing provide other options.

Assistant Community Development Director Stark posed the question; does Richfield have too much senior housing but not enough affordable senior housing?

Ms. Bujold stated that due to some restrictions in the 1990's, there is now a need for affordable senior housing.

Commissioner Gepner asked what percentage of residents from the community move into senior housing.

Ms. Bujold stated that generally 85% of seniors from the community are in senior housing. Although, she explained that percentage usually includes residents from adjoining communities.

Council Member Wroge asked for clarification as to what qualifies a person to be eligible for affordable housing.

Ms. Bujold explained that there are many different programs available to accommodate different household incomes and situations.

Barbara Perrin, Property Manager of Gramercy Cooperative at 6711 Lake Shore Drive, stated her concerns about adding additional senior housing to a market that currently has so many units available and where owners are already unable to sell their units.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 6:58 p.m.

Date Approved: _____

Suzanne M. Sandahl
Chair

Nancy Gibbs
City Clerk

Steven L. Devich
Executive Director