

**HOPKINS CITY COUNCIL  
SPECIAL WORK SESSION PROCEEDINGS  
SEPTEMBER 13, 2022**

**CALL TO ORDER**

Pursuant to due call and notice thereof a special work session of the Hopkins City Council was held on Tuesday, September 13, 2022 at 5:30 p.m. at Dow Towers, 22 5<sup>th</sup> Avenue South, Hopkins and continued at 6:30 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, City Clerk Domeier, Director of Planning and Development Elverum, Finance Director Bishop, Community Development Coordinator Youngquist, and HRA Housing Officer Mohamed.

**Dow Towers Tour; Elverum**

HRA Housing Officer Mohamed provided the City Council a tour of Dow Towers.

**Affordable Housing Discussion; Elverum**

Housing Manager Mohamed presented on subsidized housing programs. Community Development Coordinator Youngquist and Stacie Kvilvang with Ehlers provided an overview of affordable housing in Hopkins that included: existing affordable housing; affordable housing need; affordable housing production tools and methods; and inclusionary housing.

Ben Vanlierop, 306 7<sup>th</sup> Street South, Hopkins, appreciated the multi-cultural community and questioned the definition of inclusionary housing. Director of Planning and Development Elverum followed up with the definition.

Abdi, resident at Oxford Village, requested to preserve the affordable housing and to include more affordable, inclusionary housing. He was looking for protection in affordable housing with the SWLRT operating soon. He also requested a first time homebuyer option. Ms. Elverum talked about the CDBG funds used to housing rehab projects.

Larry Hiscock, 302 7<sup>th</sup> Street South, spoke to the inequities in home ownership, wealth and health outcomes. He asked to prioritize inclusive housing, preservation, production and tenant rights.

Discussion ensued on evaluating an Inclusionary Housing Policy. Council Member Hunke supported the policy but wanted to have flexibility for staff to work with developers. Council Member Garrido concurred with a policy that offered flexibility. Council Member Beck noted to the financial challenges with an inclusionary housing policy. Council Member Balan did not favor a mandate and preferred to have flexibility. Council Member Hunke suggested having a trigger point in the policy to dictate when affordable housing must be included. Mayor Hanlon stated that based on data Hopkins doesn't need to be aggressive in its affordable housing. He added that Hopkins is unique with developers knocking on our door with the SWLRT project. Mayor Hanlon requested future discussion requested on inclusionary housing policy and NOAH preservation. Additional discussion was held about the number of units that may be required in the policy.

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City Manager Mornson questioned doing a market study. Ms. Kvilvang discussed scenarios that may arise from the study. Ms. Elverum offered to put together a draft scope to begin a market study. Discussion was held about a market study cost and developing options.

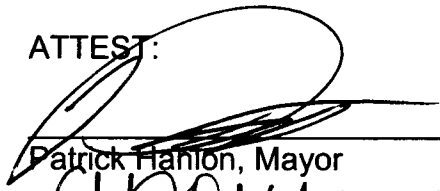
Further discussion was held on affordable housing preservation. Ms. Youngquist shared the programs currently utilized by the City. She also shared more information on the City's tenant protection ordinance. Council requested more discussion on NOAH preservation and tenant protection.

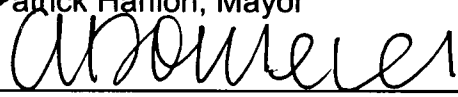
**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Hanlon, second by Hunke, the meeting was unanimously adjourned at 8:30 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

  
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Patrick Hanlon, Mayor

  
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Amy Domeier, City Clerk