



**New Brighton City Council
Work Session Agenda
New Brighton City Hall | Council Chambers
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM January 6, 2026**

Members of the City Council will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: <https://newbrightonmn.gov/zoom> (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530



I. Work Session Item

1. Housing Policy Action Plan Policy Priorities
2. Discuss 2026 Legislative Priorities



Agenda Section:	Work Session Item
Report Date:	12/30/2025
Meeting Date:	January 6, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Housing Policy Action Plan Policy Priorities

Action Requested: Discussion
Form of Action: Direction to Staff
Votes Needed: N/A

Summary Statement:	Breanne Kennedy from Thrive LLC, will be with us on January 6th to summarize an initial analysis of local housing data, and share results from the Housing Action Plan survey. Recommendations will be summarized in a Housing Action Plan document which will guide the creation of multiple housing programs or policies over the first half of 2026.
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Recommendations:	Listen to the presentation on data analysis and survey results, ask questions as desired, and make final decisions on the programs or policies to be created by this effort.
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Applicable Deadlines:	This meeting will determine the topics to be studied by the Housing Action Plan. Final decisions on topics must be made at this time to ensure the project can proceed as planned.
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Community Impact:	Better housing policies and programs will ensure the City is doing everything in its power to make housing more available and affordable for years to come.
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Legislative History:	Sept 2025 -- City Awarded a Met Council Policy Development Grant to complete a Housing Action Plan.
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	Oct 2025 -- Council authorized a contract with Thrive LLC to lead the Housing Action Plan efforts. Nov 2025 -- EDC, the Equity & Planning Commissions, and the City Council are provided introductory information and are asked to take the Housing Action Plan Survey to identify the specific topics to be explored by this planning effort.
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Belonging
	City Assets	N/A

Fiscal Impact:	Financial Consideration?	No: efforts are grant funded by the Metropolitan Council		
	Revenue/Expenditure Amount:	\$		
	Financing Source:	Budgeted	Budget Modification	Revenue
	Notes:	Other:		

Attachments:	<table> <tr> <td>1.</td><td>Housing Action Plan Priorities Finalization</td></tr> </table>	1.	Housing Action Plan Priorities Finalization
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New Brighton

Housing Action Plan – Policy Priorities and Recommendations

Economic Development Commission - January 7

Equity Commission – January 15, 2026

City Council – January 13, 2026

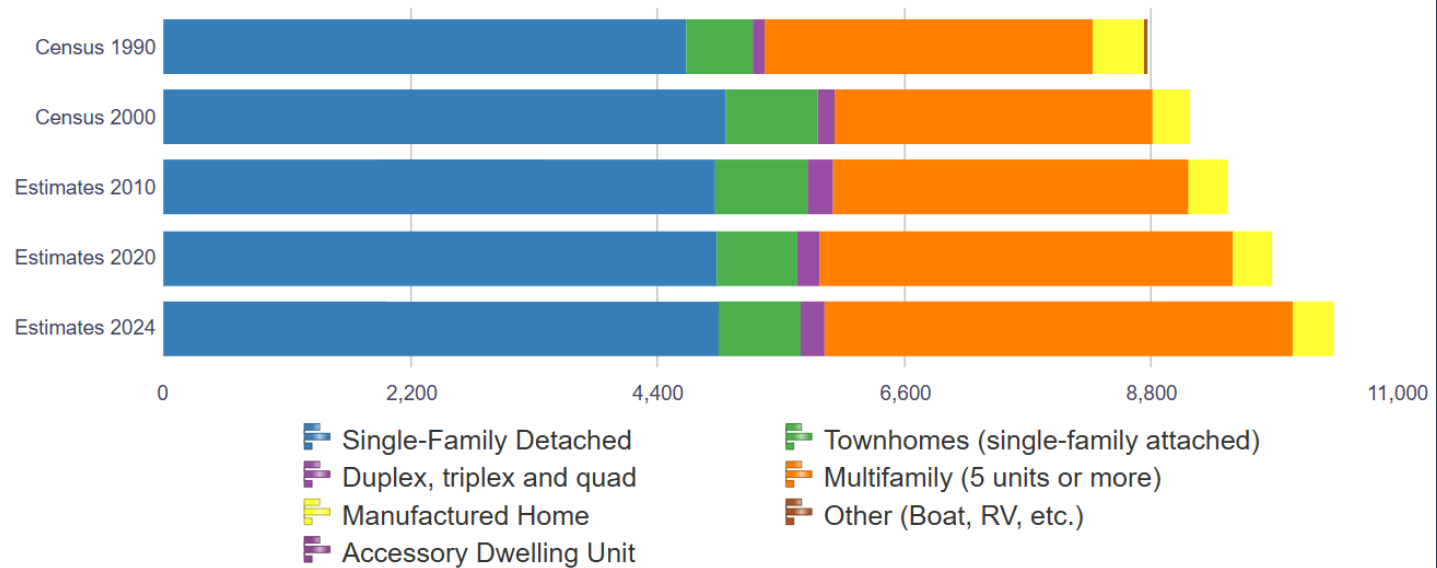
Purpose of this Work

- Refresh knowledge about who lives in New Brighton and the types of housing offered
- Re-state the goals of the city are related to housing
- To prioritize three immediate actions to implement to achieve these goals
- Research, review, and bring forward three housing-forward policies
- Outline a plan for use of Local Affordable Housing Aid, and other available resources

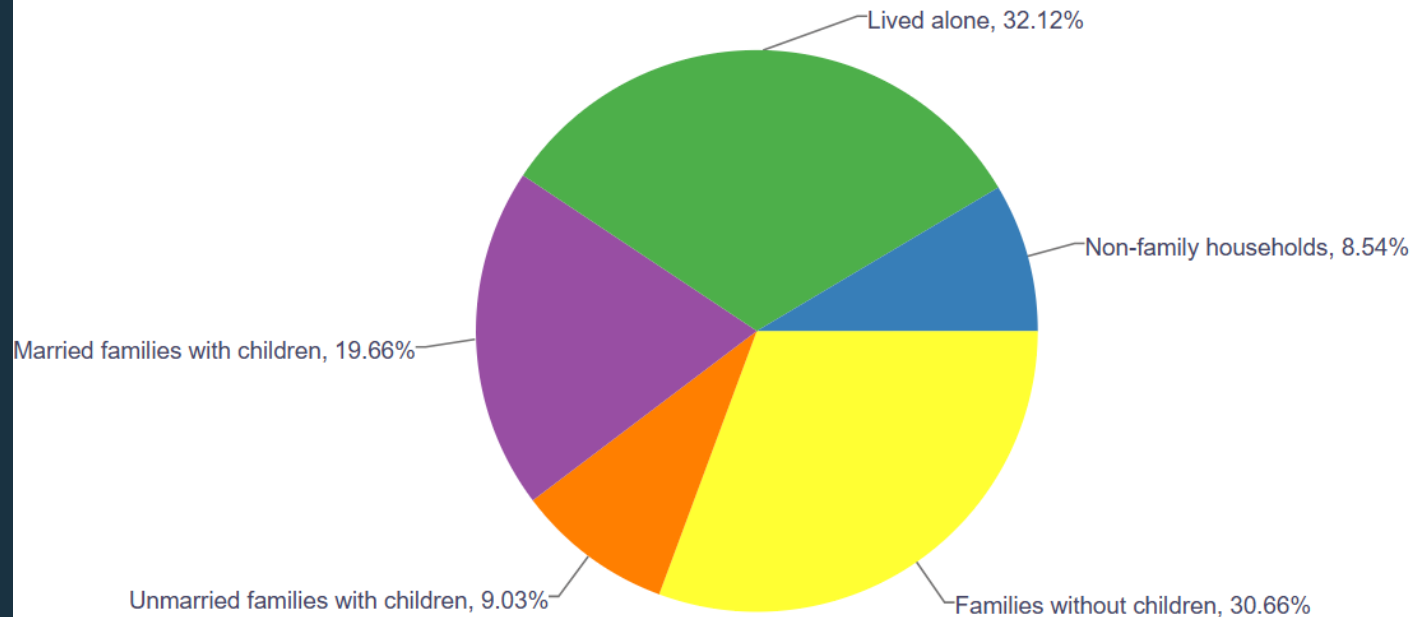
Notable Findings

- There are almost 6,000 single-family homes (attached and detached) in the community
- There are 2,874 families with children
- There are 4,000 units in multi-family developments
- There are over 3,200 people leaving alone in New Brighton (more than living with children)
- There are over 3,000 two person households
- **There is a mismatch between the size of homes and the size of households**

Housing Type in New Brighton



Household Type in New Brighton

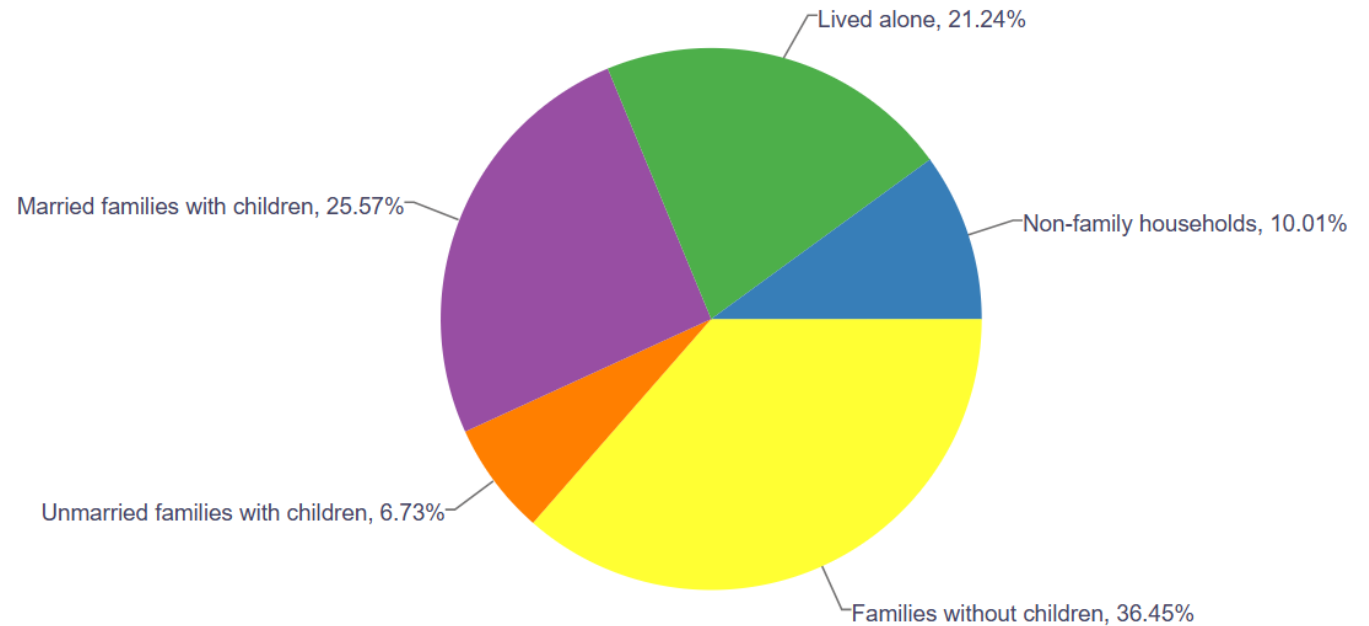


Notable Findings

- Percentage of people living alone is only notable increase in share
- **People living alone increased from 21% to 32% - this is a 1,408 household increase**
- There is a 30% increase in households living alone since 1990
- Number of families with children in New Brighton has not changed

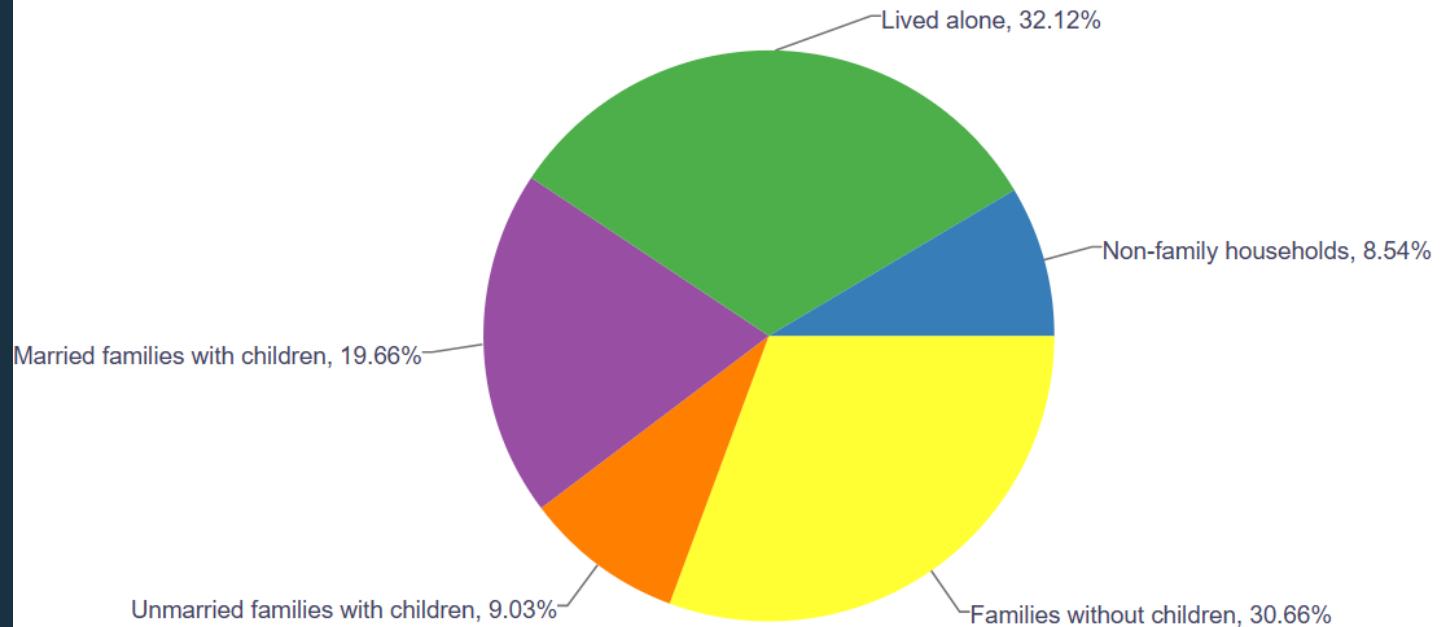
1990

Household Type in New Brighton



2019-2023

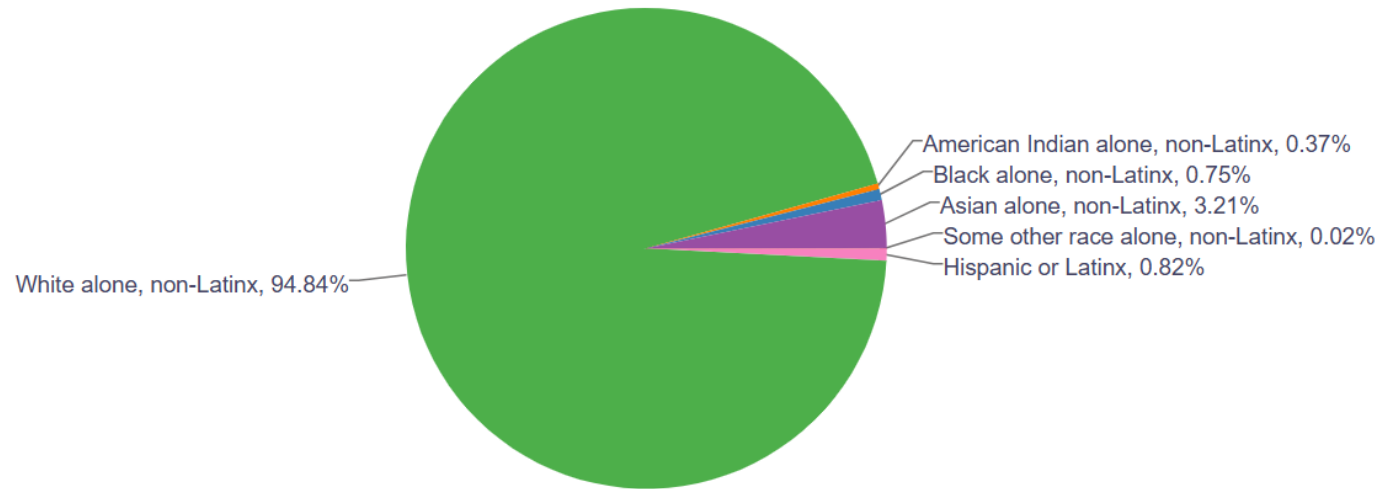
Household Type in New Brighton



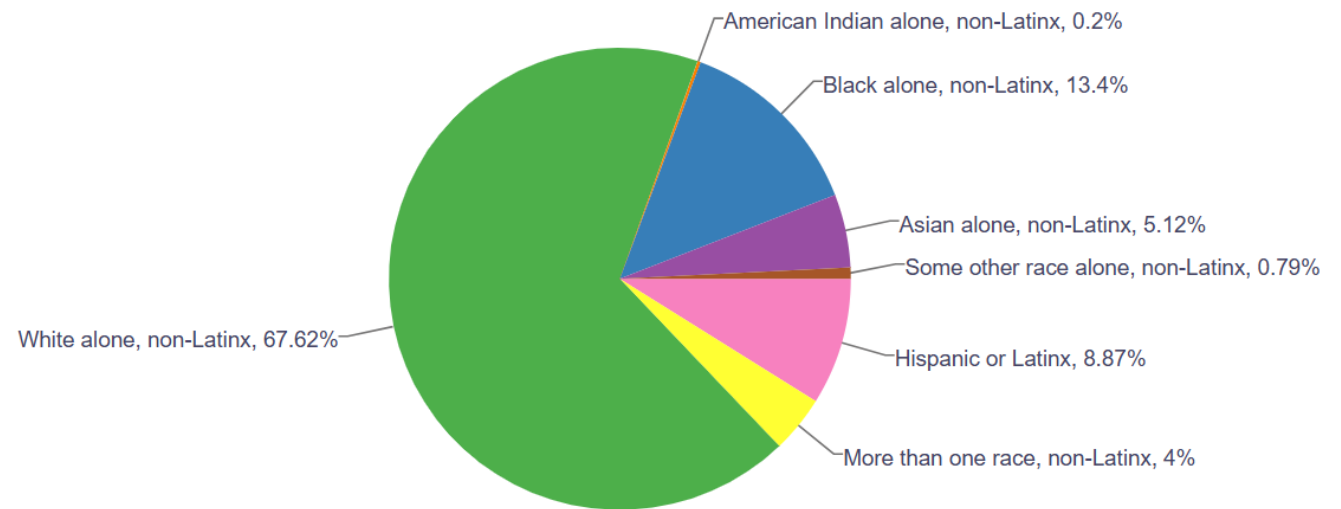
Notable Findings

- New Brighton is adding cultural and racial diversity
- Black population went from 166 people to 3,275 people
- Hispanic population went from 182 people to 2,167 people
- Small increase in Asian population
- There are differences in culture across census-defined races
- There are differences in housing needs and expectations across cultures

1990 Population by Race and Ethnicity in New Brighton



2019-2023 Population by Race and Ethnicity in New Brighton



From Housing Study

- **New Brighton's population spans the age spectrum**, with a slightly higher share of older residents.
- **New Brighton residents have attained slightly more levels of formal education than the metropolitan area average.**
- **New Brighton residents are racially diverse**, slightly exceeding the minority share of the metropolitan area as a whole.
- **New Brighton's mix of household types is fairly similar to the metro-wide household mix.**
- **New Brighton's median household and per capita income is slightly lower than the metropolitan area median and per capita income**, but a geographic analysis shows that average incomes in some parts of New Brighton are well above the Twin Cities average, and in other parts of New Brighton they are well below average.
- **Over a third of New Brighton housing units are rented**, which is slightly higher than average for the Twin Cities.
- **There are many households in New Brighton that are housing cost burdened**, especially among households in lower income brackets.

From Housing Study

New Brighton has a diverse housing inventory encompassing apartment complexes, condominiums, cooperatives, townhomes, single family homes and mobile homes. The predominant housing types are single family homes and apartment buildings, most of which were developed over 50 years ago. The age of development of most New Brighton housing implies that in some cases there is deferred maintenance or deterioration of properties that have not been sufficiently tended to over that period.

There are a number of senior living options in New Brighton that have different care focuses—from independent living to assisted living, memory care and skilled nursing care.

New Brighton offers a set of affordable housing developments, including two longstanding Section 8 housing projects, and two large, recently developed projects that were funded with affordable housing tax credits and are affordable to households earning 60% of the area median income.

New Brighton has a wealth of naturally occurring affordable housing in its legacy apartment buildings and mobile home parks. Both are an important resource for low to moderate income households.

From Housing Study

- For new construction, market rate and rent restricted apartments are demanded in the city
- The demand for rent restricted apartments is essentially bottomless and the city has not built enough of this product to keep up with demand
- It is important to maintain your existing, diverse housing stock

Conclusions from the Research

1. New housing should be geared towards aging, single person and two person households
 - Two bedrooms
 - High amenity
 - Low maintenance
 - Active, senior, assisted and memory care
2. Investing in and maintaining existing housing preserves and encourages homes for families, existing and future
3. Understanding the cultural housing needs as the community continues to diversify is important



GOAL 1 Preserve a Diverse Stock of Well-Maintained Housing and Neighborhoods

STRATEGIES



1
Maintain and Enhance Existing Housing Stock

2
Provide a wide variety of housing types

3
Promote walkable, safe, and connected neighborhoods

4
Ensure a supply of affordable housing

ACTIONS



- 1.1 Establish and fund a housing re-hab program
- 1.2 Evaluate condition of existing housing stock
- 1.3 Review code requirements for maintenance

- 2.1 Provide co-op conversion support

- 4.1 Establish a manufactured home re-hab fund
- 4.2 Provide land trust conversion support
- 4.3 Provide first time or first generation home-buyer assistance



GOAL 2 Produce More Housing in New Brighton

STRATEGIES



5

Develop more market rate, affordable, senior, and co-op apartments

6

Allow more ADUs

ACTIONS



5.1 Build a housing development capital fund

5.2 Take an active role in identifying sites and recruiting developers

5.3 Undertake zoning reform to allow multi-family in more parts of the city

6.1 Zoning reform to allow ADUs (this has been completed)



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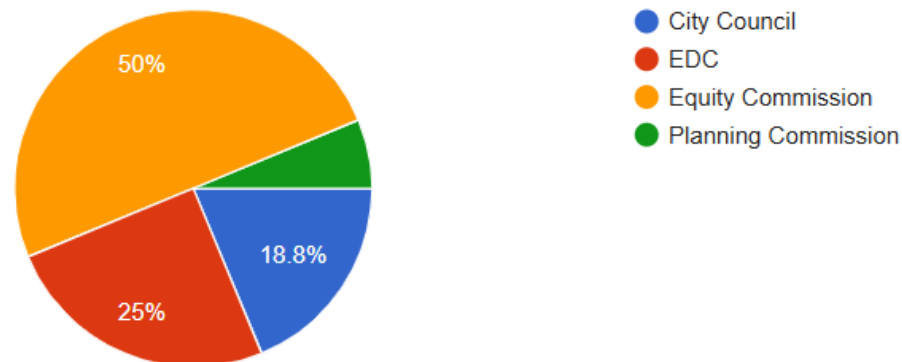
Priority Actions and Implementation

Housing Priority Methodology

- Summarized all housing policy directives in housing study and comp plan
- Removed the items that have been completed
- Asked PC, CC, Equity Commission and Planning Commission to score from 1 to 5 (least important to most important)
- Combined and averaged

Which body do you represent?

16 responses



Results of the Survey

- Clear consensus among groups on home re-hab as one of top priorities – scored highest overall
- Home re-hab focused on manufactured housing scored second highest overall
- An inclusionary housing policy (with financial support from city) second third highest overall
- Developer engagement strategy and zoning amendments to allow more housing scored well with Council as well

Recommendations/Next Steps

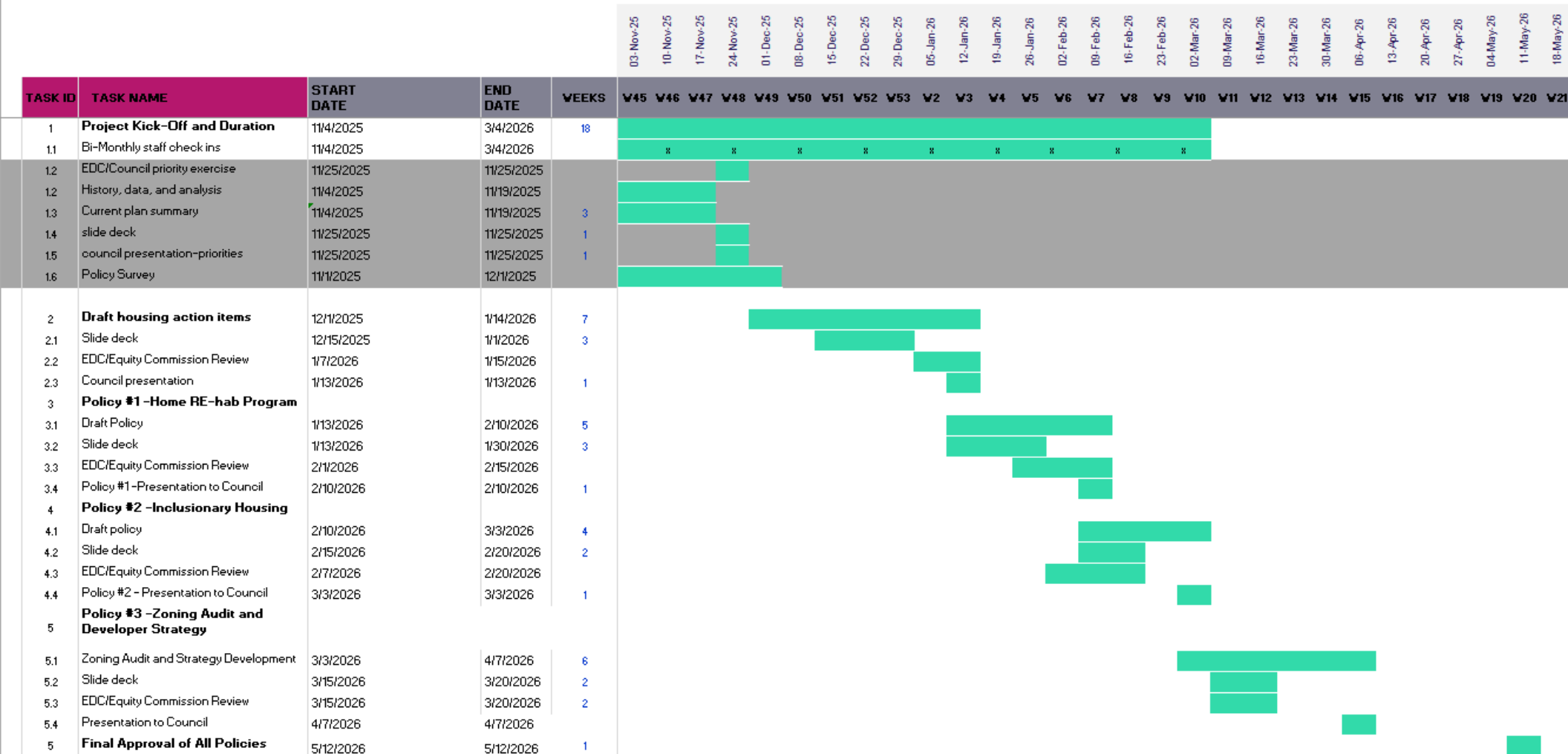
1. Move forward with a home re-hab program and also include provisions for manufactured homes
2. Move forward with an incentive based inclusionary housing program
3. Complete a zoning audit, with recommendations for ordinances
4. Develop a targeted housing development developer engagement strategy

Timeline

Project Management Plan - New Brighton Housing Action Plan

Project start date:

04-Nov-25





Agenda Section:	Work Session Item
Report Date:	01/02/2026
Meeting Date:	January 6, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Discuss 2026 Legislative Priorities
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Action Requested: Motion <u>Discussion</u> Informational Public Hearing <i>(delete all but the Action Requested you need for your item)</i>
Form of Action: Contract/Agreement Resolution Ordinance N/A or Other <i>(delete all but the Form of Action for your item)</i>
Votes Needed: 3 Votes 4 Votes 5 Votes N/A <i>(delete all but the number of Votes needed for your item)</i>

Summary Statement:	Each year the New Brighton City Council affirms legislative priorities for the upcoming session to ensure consistency and continuity in communications.
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Recommendations:	Review 2026 priorities, affirm them, and/or add others.
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Applicable Deadlines:	
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Community Impact:	
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Legislative History:	
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	N/A

Fiscal Impact:	Financial Consideration?	No Yes		
	Revenue/Expenditure Amount:	\$		
	Financing Source:	Budgeted	Budget Modification	Revenue Other:
	Notes:			

Attachments:	1.	2026 Legislative Priorities
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To: New Brighton City Council

From: City Manager Devin Massopust

Date: January 6, 2026

Subject: City of New Brighton 2026 Legislative Priorities

The City of New Brighton engages in legislative advocacy through coordinated policy development, direct engagement with legislators, and participation in regional and statewide municipal efforts. The City works closely with organizations such as the League of Minnesota Cities and Metro Cities to help shape shared policy positions and legislative priorities affecting local governments. In general, the City supports the legislative policies and positions adopted by the League of Minnesota Cities and Metro Cities unless otherwise directed by the City Council.

Throughout the legislative session, the Mayor and City Manager regularly meet with members of the City's legislative delegation and other legislators, participate in advocacy events such as League of Minnesota Cities Day at the Capitol and North Metro Mayors Day at the Capitol, and maintain ongoing informal communication as legislative issues emerge.

The 2026 legislative priorities outlined below are intended to guide these advocacy efforts. They reflect the needs of New Brighton residents and businesses, align with broader municipal interests, and provide direction while allowing flexibility to respond to evolving legislative proposals and opportunities.

Local Control

The City strongly supports maintaining and strengthening local decision-making authority. Cities are best positioned to understand and respond to the needs of their residents, particularly as service delivery, regulatory environments, and community expectations continue to grow more complex. State policies should empower local governments with flexibility rather than impose restrictive or unfunded mandates that limit a city's ability to govern effectively.

State Mandates and Local Government Capacity

In recent years, cities have experienced a significant increase in state mandates that require local implementation, administration, and enforcement. Initiatives such as Earned Sick and Safe Time (ESST), Paid Family and Medical Leave, adult-use cannabis regulation, and other statutory requirements have added substantial administrative, financial, and staffing demands on local governments.

While the City supports the underlying goals of many of these policies, future legislation should fully consider local capacity, implementation timelines, and funding impacts. The City encourages the Legislature to engage cities early in the policy development process and to provide adequate

resources and flexibility to ensure successful implementation without compromising core municipal services.

Manufactured Home Parks Clarity

The City supports legislative efforts to clarify the responsibilities, authority, and regulatory framework surrounding manufactured home parks. Clear and consistent state policies are needed to protect residents, provide certainty for operators, and ensure cities have appropriate tools to oversee these communities fairly and effectively.

The City Manager is currently participating in a multi-jurisdictional working group focused on developing potential legislative language related to infrastructure standards, inspection authority, and local regulatory roles within manufactured home parks. The City supports continued collaboration between the Legislature, local governments, residents, and park operators to advance solutions that balance resident protections, infrastructure sustainability, and clear local authority.

Regulation of Congregate Care and Similar Facilities

The City recognizes the importance of providing housing and supportive services for individuals with a wide range of needs and affirms the value of inclusive communities. At the same time, the City supports legislation that provides greater clarity and appropriate local authority related to the siting, operation, and regulation of congregate care and similar facilities.

Cities must have the ability to consider public safety, emergency response capacity, infrastructure readiness, and neighborhood compatibility when such facilities are proposed. In addition, the concentration or density of congregate care facilities within a limited geographic area can create challenges that are inconsistent with broader community integration goals. Clear state standards, coordination with local governments, and balanced local authority are essential to ensuring these facilities support both residents and the surrounding community.

Emerald Ash Borer and Urban Forest Management Funding

The continued spread of Emerald Ash Borer poses a significant threat to Minnesota's urban forests. The City supports increased and sustained state investment in grants and programs that assist cities with tree removal, reforestation, and long-term urban forest management. Stable funding is critical to mitigating environmental, public safety, and financial impacts.

Housing Resources and Local Jurisdiction

The availability of affordable and diverse housing options remains a priority for the City of New Brighton. The City supports state policies that provide financial resources for housing development and preservation, particularly in first-ring suburban communities, while preserving local flexibility in land use, zoning, and implementation to reflect community goals and conditions.

Local Government Aid (LGA)

Local Government Aid remains a critical component of New Brighton’s ability to deliver essential services and maintain fiscal stability. The City supports continued investment in LGA and policies that promote fair and predictable distribution for cities of all sizes.

Improving and Increasing Access to Information

As communication methods evolve, cities should have flexibility to modernize how they share public information. The City supports legislative efforts that allow for digital publication of notices, ordinances, and other official documents, reducing costs while maintaining transparency and accessibility. The City also supports efforts that recognize the time and effort it goes in to properly responding to any and all data requests.

Local Authority Related to Firearms Regulation

Recent actions taken by other Minnesota cities, including Edina and St. Paul, have raised questions regarding the appropriate role of local governments in addressing firearms-related issues. As part of the City’s 2026 legislative priorities, Council direction is requested on whether staff should pursue advocacy discussions related to potential legislation that would allow greater local authority to regulate firearms in certain local contexts.

Any such advocacy would be guided by Council direction and would be intended to remain consistent with constitutional and state law requirements while focusing on community-specific public safety considerations.

E-Bike and Emerging Mobility Regulation

The City supports legislation that provides clarity and local flexibility related to the regulation of electric bicycles and other emerging mobility devices. Cities should have the ability to address safety considerations, appropriate use on trails and sidewalks, and compatibility with existing infrastructure in a manner that reflects local conditions and community expectations.

These priorities are intended to guide advocacy throughout the 2026 legislative session and may be refined as legislative conditions evolve.