



**New Brighton Public Safety Commission
Agenda
Upper Level | Conference Room
803 Old Highway 8 NW, New Brighton, MN 55112
6:30 PM July 13, 2026**

Members of the Public Safety Commission 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

I. Call to Order

II. Roll Call

Chair Kevin Dostal Dauer	Commissioner Sara Sipple
Vice Chair Adam Stout	Commissioner Tom Harkins
Commissioner Thomas Luong	Commissioner Duncan Potter
Commissioner Palkyi Namsey	Commissioner Tannie Eshenaur
Commissioner Roberto Valdizan	

III. Approval of Agenda

IV. Approval of Past Minutes

A. June 8, 2026 PSC Minutes

V. Presentations and Business Items

A. Focus on Housing (comp plan, zoning, rental licensing, group homes, etc)

VI. Reports and Updates

- A. Alina Health
- B. City Council Update – Jeanne Vint Frischman
- C. Public Safety Update – Director Tony Paetznick
 - 1. June Fire Stats and YTD

2. May Police Stats
3. 2026 Use of Force - May and YTD
4. Preliminary Crime Stat Numbers June 2026

VII. Adjournment



MINUTES
Public Safety Commission
June 8, 2026 City Hall
Council Chambers 6:30 p.m.

I. Call to Order

The meeting was called to order at 6:30 p.m.

II. Roll Call:

Members Present: Commissioners Kevin Dostal Dauer, Tannie Eshenaur, Tom Harkins, Palkyi Namsey, Duncan Potter, Sara Sipple and Adam Stout.

Members Absent: Commissioners Thomas Luong and Roberto Valdizan.

Also Present: Director Tony Paetznick, Council Member Jeanne Vint Frischman and Brian Orcutt (Allina Health).

III. Approval of Agenda

Motion by Harkins, seconded by Stout to approve the June 8, 2026 agenda as presented. Motion carried 7-0.

IV. Approval of Minutes

Motion by Eshenaur, seconded by Potter to approve the May 11, 2026 minutes as presented. Motion carried 7-0.

V. Presentations and Business Items

A. Micromobility Transportation Issues

Director Paetznick stated as identified in the 2026-2027 Commission Term Work Plan reviewed by Council last month, micromobility transportation issues (i.e., e-bikes, e-scooters, & e-motos) is a topic that Commissioners are tasked with reviewing for community education and other public safety purposes. The Public Safety Commission is pleased to welcome Danny McCullough, Three Rivers Park District- Regional Trail System Manager, to present on this topic.

Danny McCullough, Three Rivers Park District Regional Trail System Manager, addressed the Commission regarding e-bikes and e-motos. He commented further on the number of complaints he was receiving regarding e-motos. He discussed how the State of Minnesota defines an e-bike. He reported e-bikes were allowed anywhere bikes were allowed within the

Three Rivers Park District. He stated e-motos look like e-bikes but were radically different because they have motors over 700 watts with a throttle that can be propelled over 20 miles per hour. He explained mopeds and motorcycles require licenses and have to be street legal. He commented further on the legislation the State was considering, but noted this legislation was not passed. It was his hope legislation would be passed by the State in 2027 which would offer cities clear definitions for e-motos. He discussed how tickets were written to minors that were caught using e-motos or off road vehicles on a roadway unlawfully. He indicated some communities were passing local ordinances that require minors using an e-bike to wear a helmet.

Discussion included:

- The State-wide solutions being considered by the legislature were further discussed.
- The Commission questioned how the use of e-motos was increasing in recent years. Mr. McCullough estimated the use of e-motos was increasing by 20% each year due to the increase in availability and reduction in cost.
- The Commission wanted to see more accountability for parents when it comes to minors using e-motos in the community.
- The number of accidents occurring with e-bikes/e-motos was discussed and it was noted there was a need for users to wear helmets.
- Mr. McCullough cautioned the city from passing ordinances that would be difficult for the police department to enforce. It was noted those under the age of 15 using an e-moto or e-bike were doing so illegally per State Statute.
- The Commission supported the City having educational information available on the City's website regarding e-bike/e-moto safety requirements. Mr. McCullough reported he would forward on the information the Three Rivers Park District has created.
- Director Paetznick stated another concern was the charging, storage and fire risk from e-bikes due to the lithium ion batteries.
- The Commission supported staff bringing this item back to a future meeting after receiving the educational materials from the Three Rivers Park District.

VI. Reports and Updates

A. Allina Health

Brian Orcutt provided the Commission with an update from Allina Health. He reviewed the number of emergent and non-emergent calls for service from May and discussed the response times. He commented on the training his paramedics have been completing in recent weeks.

B. City Council Update – Jeanne Vint Frischman

Councilmember Vint Frischman provided the Commission with an update from the City Council. She commented on the Memorial Day Parade and Ceremony that was coordinated by the VFW. She explained there was a lot of fiber optic activity in New Brighton and the Council was beginning to receive complaints regarding right-of-way use. She noted the City has information available on the City's website regarding upcoming fiber optic services. She indicated she would be participating in an outdoor classroom dedication at Bel Air Elementary School. She noted there was less than 150 days until the midterms and she encouraged residents to get out and vote.

C. Public Safety Update – Director Tony Paetznick

Director Paetznick reviewed fire stats with the Commission along with the April Police stats. In addition, he commented on the use of force numbers for April. The preliminary crime and Fire stats for May were reviewed with the Commission. He reported May was a very busy month for fire calls (50 calls). He explained school was out for the summer which meant the school resource officers were now back out on the street. He stated his department was monitoring park takeover events now that it was summer. He provided the Commission with an update on staffing noting Mitch Sieger would be retiring at the end of July. He indicated staff was already working on the 2027 budget. He commented on the impacts of the paid medical leave act. Further discussion ensued regarding the class action lawsuit that the City was pursuing with other municipalities against the three major fire truck manufacturers. He provided the Commission with further information on how the data sharing language within the FLOCK agreement was tightened.

VII. Adjournment

Motion by Harkins, seconded by Potter to adjourn the meeting at 8:14 p.m. Motion carried 7-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anthony S. Paetznick". The signature is fluid and cursive, with the first name "Anthony" being more legible than the last name "Paetznick".

Tony Paetznick
Director of Public Safety



Agenda Section:	Presentations and Business Items
Meeting Date:	July 13, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Focus on Housing (comp plan, zoning, rental licensing, group homes, etc)

Action Requested: <u>Discussion</u>
Form of Action: <u>N/A</u>
Votes Needed: <u>N/A</u>

Summary Statement:	The Public Safety Commission has expressed interest in learning more about local housing issues, so DCAD staff and public safety staff will be using the July 13th meeting as an opportunity to have a conversation on a spectrum of housing topics including but not necessarily limited to: • How do we know our housing needs for the next 10, 20, and 30-year periods? (regional planning) • How do we as a community guide where housing can be located and at what densities? (comprehensive planning) • How do we build specific visions for how development should look, feel, and function within the City (corridor plans, small area plans) • What dictates how housing can be constructed in areas where units are allowed? (zoning code, building code, and fire code) • What dictates uses that can occur within homes? (state statute, zoning) • Group Homes often come up as an issue for the public safety department. What controls where group homes can locate, and what can the City do to limit problems with these facilities? (state statute, zoning) Attached are a number of housing-related items that staff will likely bring
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	forward as part of the discussion on July 13th, so they are provided for your (optional) review leading up to the meeting. If you have any housing-specific questions you definitely would like staff to address, please let Tony or myself know and we will be sure to include your topic as part of the discussion.
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Recommendations:	Inform staff of any specific housing related issues you would like to discuss leading up to the July 13th meeting so we can ensure to cover the topics most important to you.
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Applicable Deadlines:	None.
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Community Impact:	Housing availability, condition, affordability, compatibility, etc., are all factors that impact every community.
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Legislative History:	N/A
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Strategic Priority:	<u>Economic Development</u> <u>Community Belonging</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	1.	2028 Minimum Land Use and Housing Chapter Requirements
	2.	Current Comp Plan_Land Use Chapter
	3.	Current Comp Plan_Housing Chapter
	4.	Zoning District Examples

	5.	Use Table -- Residential Uses
	6.	2026 Met Council Affordability Levels
	7.	Racial Homeownership Gap Data
	8.	Guided to Recent Group Home Statutory Changes
	9.	Ordinance 933 -- Group Residential Facilities Updates
	10.	New Brighton Housing Data Over Time

2050 Comp Plan Minimum Requirements Checklist



2050 Comprehensive Plan Minimum Requirements Checklist

New Brighton

This document comprises the minimum requirements each community must address in its local comprehensive plan to align with the Metropolitan Land Planning Act and regional policies. It serves as both a planning reference and a submission checklist to ensure all required elements are included.

Each section corresponds with a Plan Element [webpage](#) in the Local Planning Handbook. Requirements may change, so always refer to the website for the latest information. During the plan review, additional details may be requested by Technical Review staff for clarity and accuracy.

How to use this checklist

The number in the first column is a unique reference identifier for each requirement. You may notice gaps in the numbering sequence; that simply indicates certain requirements in the full regional list do not apply to your community (for example, if a community is fully developed or lacks a relevant system).

Use the final column to record where, by page or section, each applicable requirement is addressed in your comprehensive plan. Providing these cross-references at submission will help expedite the Metropolitan Council's review and reduce follow-up requests. If you have any questions, please contact your [Sector Representative](#).

Required Plan Elements:

- | | |
|-----------------------------------|-------------------------------------|
| 1. Land Use | 6. Surface Water |
| 2. Housing | 7. Parks and Trails |
| 3. Transportation | 8. Climate |
| 4. Wastewater | 9. Natural Systems |
| 5. Water Supply | 10. Implementation |

Land Use		Pg #
Forecasts and Community Designations		
1	Include a table of forecasted population, households, and employment for 2030, 2040, and 2050, consistent with the Met Council's forecasts.	
2	Met Council forecasts must be used consistently throughout your entire comprehensive plan.	
2.1	Your transportation plan needs to utilize allocated forecasts to transportation analysis zones (TAZs) as published by the Met Council.	
2.2	Your water and wastewater plans need to reflect forecasts to plan for urban services.	
2.3	Your land use plan must reflect and accommodate your forecasts.	
3	Include a map acknowledging your regional Community Designation(s) and state the overall density expectations for your Community Designation(s).	
Existing Land Use		
4	Provide an Existing Land Use Map with a land use legend.	
4.1	Show existing regional parks, park reserves, and special features with a land use of "Park" (or your equivalent) on your Existing Land Use Map.	
5	Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.	
6	Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.	
Future Land Use Plan		
7	Each Comprehensive Plan must contain a Future Land Use Plan which is consistent with the Met Council's forecasts of population, households, and employment and identify sufficient land supply to support your community's forecasted growth. Planned land uses must be realistically marketable within the planning period, focusing on plausibility and long-term viability.	
8	The information developed in the land use plan must carry over to other elements of the comprehensive plan. The areas and densities in the land use plan must be consistent across elements including: • forecasted growth • wastewater • water resources • housing	

	• transportation	
9	Include a description of each land use category which includes:	
9.1	Allowed uses and a general description of each use and its purpose.	
9.2	Minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses. (Zero is not an acceptable minimum. The maximum value must be a whole number). The allowable density range must be inclusive of any density bonus permitted by the underlying zoning districts.	
9.3	Narrative descriptions of land use categories must be consistent with the land use table and map.	
9.4	For residential land use categories within the MUSA which include the use type of single family detached, at least one additional use type must be permitted, which may include, but is not limited to; Accessory Dwelling Units (ADUs), Attached Single-Family Housing, Duplex, Triplex, Apartments, etc.	
10	Provide a Future Land Use Map and land use legend which includes all land use categories and is consistent with the land use descriptions and land use table.	
10.1	Identify all areas guided to support forecasted growth within the planning period on the Future Land Use Map.	
10.2	Acknowledge Council-approved long-range plan boundaries of regional parks, park reserves, and special features by guiding the properties with a land use of “Park” (or your equivalent) on your Future Land Use Map.	
10.3	Identify areas enrolled or eligible for enrollment within the Metropolitan Agricultural Preserves program on the Future Land Use Map using an agricultural land use designation with a maximum density of 1 unit per 40 acres, as required for program eligibility in state law.	
11	Provide a Future Land Use table which includes:	
11.1	All land use categories, consistent with the Future Land Use table and map.	
11.2	Total net acres of all future land uses. Exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and areas protected from development by local plans and ordinances (i.e. steep slopes, wetland buffers) from area calculations.	
11.3	Total net acres and percent of total net acres planned to support forecasted growth for each land use category in each 10-year planning period (2030, 2040, and 2050).	

11.4	Minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses.	
11.5	For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre	
11.6	The planned minimum net residential density must meet the community designation(s) minimum density requirements within each planning decade.	
Density Expectations: Urban Service Area and Rural Centers		
12	Provide a table which Identifies land supply guided to support forecasted growth for each 10-year planning period (2030, 2040, and 2050).	
12.1	The planned minimum net residential density must meet the community designation(s) minimum density requirements within each planning decade (2030, 2040, and 2050).	
12.2	For each residential land use category identified to support forecasted growth; - Identify the density range for each residential land use category, which must be consistent with the Future Land Use Table. - Use the lowest allowed residential density from land use ranges in your calculations. For example, a land use that permits a density range of 7-10 units per acre must use 7 units per acre in all density calculations for this land use. This ensures that even at the lowest permitted density, the community will be developing at densities that meet overall density expectations. - For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre. Utilize only the planned residential acreage for your calculation.	
12.3	Provide the net developable acreage for each residential land use category identified to support forecasted growth for each planning decade (2030, 2040, and 2050). Exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and areas protected from development by local plans and ordinances (i.e. steep slopes, wetland buffers) from area calculations.	
Staged Development		
17	Identify potential local infrastructure impacts for each 10-year increment and demonstrate that the municipality is capable of providing services and facilities that accommodate its planned growth.	
17.1	The proposed staging plan or development phasing must be consistent with the distribution of sewer and unsewered growth identified in your community’s Local	

	Sewer Plan.	
17.2	The proposed staging plan or development phasing must support and be consistent with your community's allocation of the region's Future Affordable Housing Need for 2031 - 2040.	
Redevelopment and Infill		
18	Identify policies that encourage redevelopment and infill in areas with existing infrastructure and/or transit access where applicable.	
19	Specify in the capital improvement plan the timing and sequence of local public facilities updates, fiscal devices or official controls that will facilitate redevelopment in accordance with the plan.	
20	Identify and map the land areas that are available or likely to be available for redevelopment, infill development, or new development in your community. Redevelopment and infill areas need to be mapped when those areas are being used to meet density and forecast requirements.	
21	Provide a table of those areas identified that includes future land uses, acreages, density ranges, and total residential units in 10-year increments. Estimate the timing of development for areas that are uncertain or do not have plans in process.	
22	Communities proposing an addition to the MUSA must demonstrate that the proposed addition meets the following criteria:	
22.1	Requests must meet system conformance requirements and maintain consistency with regional policies and goals.	
22.2	The proposed additions must demonstrate a need for additional land supply, including the need for a change to adopted forecasts. The Met Council will review requests to ensure a 20-year rolling land supply considering both regional and local market demand.	
22.3	For local governments already served by regional wastewater services, planned sewer-served densities must be consistent with regional density policy for the applicable community designation, including existing planned densities and the planned densities for the new area to be served.	
22.4	Any previous conditions related to Met Council authorization of comprehensive plan or plan amendments must be fulfilled and program participation (Plat Monitoring program, building permit survey, etc.) must be current and complete.	
22.5	Past performance must meet density expectations. The Met Council will consider a shorter look-back period for performance and/or measure performance against rules in place at the time.	
22.6	When calculating land capacity, the following will be excluded: publicly protected areas, water bodies, wetlands, steep slopes, areas with limited depth to bedrock, areas with limited depth to water table, and areas protected by public	

	ownership/easements.	
Adjacent to Unincorporated Areas or with Orderly Annexation Agreements		
23	Plan to accommodate growth only in areas within your municipal boundaries unless an orderly annexation agreement (OAA) authorizes another jurisdiction to assume planning authority.	
24	Orderly annexation agreements must encompass the planning horizon and identify needed updates that occur within the planning period.	
	24.1 If an adopted OAA terminates prior to the end of the planning horizon, additional land supply within the jurisdictional authority of the local government may need to be identified to accommodate forecasted growth or the Met Council may consider a forecast adjustment.	
25	Map stages of development in 10-year increments (existing, 2030, 2040, and 2050).	
26	Provide a table of staged development in 10-year increments. The table must include future land uses, area in acres, density ranges, and total residential units by each 10-year time increment.	
Community Composition		
27	Provide a detailed demographic profile, identifying the representation of Black, American Indian, Asian and Latine residents, non-English speakers, youth, older adults, and individuals with disabilities in your community.	
28	The demographic profile needs to include the number of households below the 200% poverty threshold and percent of households without vehicle access.	
29	Identify community engagement efforts implemented in the creation of the Comprehensive Plan. Highlight efforts that were made to collaborate with underrepresented populations in the planning process. (Black, American Indian, people of color, youth, older adults, renters, etc.)	
Historic and Cultural Assets		
30	Identify historic and cultural assets in the community (except where Federal and State policies protect the confidentiality of sensitive sites, such as American Indian burial mounds). Specify any assets that are formally designated at the local level, at the state level by the State Historic Preservation Office (SHPO), or at the federal level by the US Department of the Interior.	
31	Identify policies to protect and preserve the community's historic and cultural assets.	
Aggregate Resources		

32	Identify if aggregate resources are present (or not) within the jurisdiction's staging areas for new development.	
33	If aggregate resources are present:	
33.1	Provide a map showing the location of aggregate resources as mapped in Minnesota Geological Survey Information Circular No. 46.	
33.2	Identify your goals, intentions, and priorities concerning aggregate resources. Provide for aggregate resource extraction prior to development where viable deposits remain accessible and the extraction would not conflict with other established priorities (i.e. preserving natural systems, protecting highly vulnerable Drinking Water Supply Management Areas, etc.).	
33.3	Include strategies needed to implement the identified aggregate resources policies.	
Solar Resource Protection & Development		
34	Include a policy or policies relating to the protection and development of access to direct sunlight for solar energy systems.	
35	Include strategies needed to implement the policy or policies.	
Drinking Water Supply Management Areas (DWSMA)		
36	Identify if surface water or groundwater Drinking Water Supply Management Areas (DWSMA) are located within the community.	
37	If DWSMA are present:	
37.1	Provide a map of all DWSMA indicated their location and vulnerability.	
37.2	Include land use goals and policies to protect water quality and prevent overuse of source waters due to development, especially in highly vulnerable DWSMAs. Refer to existing source water protection plans, the water chapter of the comprehensive plan, or other areas as relevant.	
37.3	Include strategies needed to implement the identified policies.	

Housing		Pg #
Existing Housing Needs		
1	Complete an existing housing assessment including:	
1.1	Provide the following information on existing local conditions: • The total number of housing units. • The number of rental housing units affordable to households with incomes at or below 30% area median income (AMI), between 31-50% AMI, between 51-60% AMI, and 61% AMI or greater. • The number of ownership and co-operative housing units affordable to households with incomes at or below 50% AMI, between 51-60% AMI, between 61-80% AMI, between 81-115% AMI, and 116% AMI or greater. • The share of housing units by detached townhomes, accessory dwelling units (ADU's), manufactured housing, attached townhomes, 2-4 unit multifamily, and 5 unit or larger multifamily housing. • The number of households with incomes at or below 30% AMI, between 31-50% AMI, between 51-60% AMI and between 61-80% AMI. • The number of households that are experiencing housing cost burden with incomes at or below 30% AMI, between 31-50% AMI, between 51-60% AMI, and between 61-80% AMI. • The share of households experiencing housing cost burden by racial/ethnic group. • The homeownership rate by racial/ethnic group. • The number of affordability-restricted housing units. Include the breakout of units by restriction when possible such as: housing for people 55 and older, housing for people with disabilities, and high priority homeless units. • Include the number of low-income affordable ownership housing units needed.	
1.2	Include a map of subsidized housing units.	
2	Complete a narrative analysis of existing housing needs. At a minimum, address the components of the existing housing assessment within the context of your city or township. Plans consistent with Met Council policy will clearly identify existing housing needs and priorities for the city or township. The existing housing assessment includes data at various levels of affordability, therefore, the needs should be identified within levels of affordability when applicable. In addition to the needs identified through the existing housing assessment, a complete narrative will consider the following:	
2.1	Providing affordable housing opportunities that are accessible to households of varying abilities.	

2.2	Maintenance and preservation of unsubsidized affordable housing.	
2.3	Households at risk of losing housing and/or experiencing housing instability.	

Projected Housing Needs

3	Discuss how the land use plan addresses the future housing need for your forecasted growth.	
4	Acknowledge the need for affordable housing units that are age-restricted and/or offer supportive services for older people.	
5	Acknowledge your city or township's 2031-2040 allocation of future affordable housing need at three levels of affordability: 30% AMI or less, 31-50% AMI and 51-60% AMI	
6	Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options:	
6.1	Option 1: Guide sufficient land at minimum residential densities of 10 units/acre to support your city or township's total allocation of future affordable housing need for 2031-2040	
6.2	Option 2: Guide sufficient land at minimum residential densities of: • 12 units/acre to support your city or township's 2031-2040 allocation of future affordable housing need at 30% AMI or less. • 8 units/acre to support your city or township's allocation of future affordable housing need at 31-60% AMI. This combines your city or township's allocation of 31-50% AMI and 51-60% AMI. • A city or township that chooses Option 2 and has a demonstrated history of creating 51-60% AMI affordable units at densities lower than 8 units/acre, may guide land at lower minimum densities (as low as 4-8 units/acre) to meet only the 51-60% AMI allocation of future affordable housing need.	

Housing Implementation Plan

7	Identify the top three existing housing needs for the city or township and include a description of how these needs were selected as the top housing needs for the city or township. Describe the tools (public programs, fiscal devices, and/or other specific actions) that will be used to meet the top three existing housing needs identified. Include in what circumstances and in what sequence they will be used. • A list of accepted tools is provided. However, this list is not exhaustive. Local governments are strongly encouraged to include any additional tools at their disposal when identifying how they will address these housing needs.	
8	Describe the tools (public programs, fiscal devices, and/or other specific actions) that your local government will consider using to meet all other existing and projected housing needs identified in the housing element of your comprehensive plan. Include in what	

	circumstances and in what sequence they would be used. • Plans consistent with Met Council policy will clearly and directly link identified needs to available tools. • A list of accepted tools is provided. However, this list is not exhaustive. Local governments are strongly encouraged to include any additional tools at their disposal when identifying how they will address their housing needs.	
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Current Comp Plan: Land Use Chapter



CHAPTER 3. LAND USE

A community's land use patterns are typically one of the most significant defining physical elements of its landscape. The mix, location, form, and relationship of adjacent and nearby land uses greatly affect the community's physical environment and social interaction.

Typical of first-ring suburbs that developed in the era of the automobile, the mix of New Brighton's land uses are dominated by residential uses and neighborhoods. This existing pattern of development results in both challenges and opportunities for future land uses and redevelopment sites as the community continues to grow.

LAND USE PLAN FRAMEWORK

The Land Use Plan provides a general concept for land use types, intensities, and locations through the year 2040. Every parcel within the City limits is placed into a specific land use category. The Land Use Plan seeks to reinforce desirable land use patterns, identifies places where change is needed, and guides the form and location of future land use changes.

Objectives & Policies

- LU 1.0** Provide for a mixture of high intensity uses that are mutually complementary, supportive, and make the most efficient use of both land and capital.
 - LU 1.1 Provide developers with site-planning guidance for large-scale developments.
 - LU 1.2 Pursue high-intensity, mixed-use developments where people can live, work, shop, play, and be entertained
 - LU 1.3 Increase the intensity of development as a means to provide jobs and increase tax base.

Chapter Contents

- Land Use Plan Framework
- Existing Land Use
- Future Land Use
- Redevelopment Potential
- Natural and Special Resource Protection



CREATE A SENSE OF PLACE & THE “FEELING” OF COMMUNITY

- LU 1.4 Encourage developments that mix employment and residential uses in the interest of reducing overall travel demand.
- LU 1.5 Disallow spot zoning and strip zoning to avoid uses that are incompatible with the surrounding area.

LU 2.0

Create a “sense of place” that has a distinct and memorable historical character supported by a framework that facilitates walking and biking as well as driving.

- LU 2.1 Encourage developments to reflect the heritage of New Brighton, in particular, the stockyard and original downtown era.
- LU 2.2 Facilitate a stronger sense or feeling of place within neighborhoods by maintaining and upgrading park facilities as user needs and desires change.

LU 3.0

Maintain safe and connected neighborhoods as the building blocks for the greater community, focusing on quality, livability, and compatibility.

- LU 3.1 Ensure that new housing is designed to have a relationship and connectedness with the larger neighborhood of which it is a part rather than an inwardly focused island or buffer for another use.
- LU 3.2 Protect established neighborhoods from unplanned land use and traffic incursions attributable to development that would adversely impact neighborhood quality, values, and character.
- LU 3.3 Continue to communicate and involve neighborhood residents in the public planning process.

LU 4.0

Provide land uses that promote quality life-cycle housing that is affordable to households at different stages of life and income levels.

- LU 4.1 Mix densities and housing types within identified opportunity areas in an effort to improve housing diversity.
- LU 4.2 Employ a scattered site approach to affordable and group housing rather than concentrating all such units in one or a few locations.
- LU 4.3 Continue to actively enforce housing maintenance code requirements.
- LU 4.4 Create opportunities for reinvestment in the existing housing stock in cooperation with Ramsey County.



STRENGTHEN COMMUNITY CONNECTIONS



PROVIDE A DIVERSE STOCK OF WELL MAINTAINED HOUSING

LU 5.0 Create compact centers and multiple use facilities that complement and serve surrounding neighborhoods, to meet the needs of residents, employees, and visitors.

- LU 5.1 Maintain compatible relationships between neighborhoods and the uses or activities that occur at their edges.
- LU 5.2 Make places to work connected and integrated parts of the larger community rather than freestanding islands of business activity.
- LU 5.3 Encourage integrated developments and resist pressure to accommodate unrelated, parcel by parcel, single-use or stand-alone developments.

LU 6.0 Provide opportunities for redevelopment, reinvestment, and infill, to support expanded employment throughout the city, particularly within identified opportunity areas.

- LU 6.1 Pursue a strategy that is intended to phase out interim uses in a sequence that is consistent with redevelopment and reuse goals.
- LU 6.2 Intensify and improve existing shopping areas rather than create new ones.
- LU 6.3 Actively encourage redevelopment (private market driven) of blighted properties, brownfields, and marginally used industrial areas.
- LU 6.4 Actively participate in the redevelopment of the Old Highway 8 Corridor south of 694.

LU 7.0 Ensure that business and industry is compatible with the built environment, natural resources, and surrounding neighborhoods.

- LU 7.1 Ensure that places of employment are designed to be compatible with adjacent non-employment land uses.
- LU 7.2 Require design that is reflective of the business location (i.e. gateway design in gateway locations).
- LU 7.3 Require businesses to comply with all environmental performance standards.

LU 8.0 Provide quality business park environments and financial incentives as inducement for businesses to locate in New Brighton.

- LU 8.1 Participate in the creation of business park settings that have protected environments and offer amenities that are attractive to large and innovative employers.
- LU 8.2 Provide financial incentives to attract strong employers to New Brighton.





LU 9.0

Focus on redevelopment, reinvestment, and infill opportunities that provide high quality design, an appropriate mix of uses, shared parking facilities, and levels of access for all users.

- LU 9.1 Ensure that residential infill development is compatible in architectural character and scale with adjacent housing.
- LU 9.2 Encourage developers to interconnect facilities and provide shared places for public gathering.
- LU 9.3 Require a high-level of aesthetic quality in design.
- LU 9.4 Promote the application of Traditional Neighborhood Design (TND) principles, such as on street parking in planned communities, pedestrian friendly streetscapes, or multi-story mixed-use developments.

Place-Based Land Use

Land use in communities like New Brighton must strike a balance between Places to Live, Places to Shop and Interact, and Places to Work. These different functions can be spread throughout a community by different land uses, or can be found on the same site in Mixed Use areas.

Places to Live

Maintaining a quality stock of life-cycle housing will be important for the community's health. Places to live will continue to comprise the largest single category of land use in New Brighton moving forward. Places to live include low, medium, and high-density residential.

Places to Shop and Interact

Shopping areas should be more than just places to shop. They should be places to interact with neighbors, places for leisure, and places for civic events. It is the City's intent to maintain compact, vital, retail centers such as Brighton Village and Main Street Village. Virtually all new retail development or reinvestment is intended to occur (or has recently occurred) in the Old Highway 8 corridor or the city center. Such development will be relatively small components of larger mixed-use developments, and will benefit from each location's high level of visibility and/or good accessibility. Silver Lake Road will continue to be a corridor of retail activity, although reinvestment is needed. Places to shop and interact include Commercial and Mixed Use.

Places to Work

Places to work should be integrated with places to shop and live. Places to work are categorized as Industrial; however, it is recognized that places to shop and interact are also places to work.

Places to Live, Shop, Interact, and Work (Mixed Use)

Mixed Use areas can be found at important nodes throughout the city, and are intended to provide flexibility in how these areas transform over the next twenty years. Some mixed use sites are prime for redevelopment requiring the demolition (or partial demolition) of existing buildings followed by new construction. Such transitions could include a change in use (e.g. from commercial to residential), or an intensification of the existing use on the property. Other mixed use sites will be transformed via infill development which involves the integration of new construction with existing buildings and/or neighborhoods on vacant or underutilized land (such as oversized parking lots). Still other mixed use areas may have the opportunity for rehabilitation: investing resources to fix-up sites and buildings that would benefit from improvements such as updated facades, upgraded infrastructure, landscaping, pedestrian improvements, or other safety enhancements.

Most of the improvements within these mixed use areas will be market-driven, and the city intends to provide regulatory flexibility so these areas can optimize their development potential. To that end, the City will identify methodologies that implement the design principles of the Comprehensive Plan including the placement of buildings, streets, parking areas, sidewalks, and open space. In the short term, uses will be regulated by the underlying zoning district(s) with mix of uses on the same parcel available through an update to the B-4 Zoning District. If larger redevelopment projects are proposed within any of these areas, developers are encouraged to utilize the city's PUD process which allows for both a vertical and horizontal mix of uses.

There are three Mixed Use designations that will be discussed later in this chapter and that are based on activity nodes within the community: (1) Mixed Use – Regional Node, (2) Mixed Use – City Center Node, and (3) Mixed Use – Neighborhood Node.

Sustainability in Land Use

While much attention is given to the notion of sustainability as it relates to resources and energy, how we plan land uses also contributes to sustainable communities. The use of a mixed use land use category enhances New Brighton's ability to re-use and recycle land uses as consumer behavior and demand changes.

Resilience

The use of the mixed use land use category also strengthens New Brighton's ability to adapt to change within the key nodes of activity within the city. Mixed use nodes are much more able to withstand changing technology, markets, or economic downturns.

EXISTING LAND USE

Table 3-1, identifies existing land uses within the City, the overall acreage devoted to the land use types, and the percent total of the City each land use represents. Please note that all acreages are “net” meaning arterial rights-of-way, water bodies, wetlands, and public parks have already been removed.

Residential

New Brighton is primarily a residential community with 1,850 acres (40% of its land area) devoted to housing. Only 4% of the City's land is occupied by multi-family units, which suggest that the City is overwhelmingly a single-family community. The present densities for existing (built) single-family housing generally range from 2 to 4 units per acre. Multi-family housing ranges from a density of 6 units per acre to more than 12 units per acre in some places. And notably, the City of New Brighton has a total of 362 manufactured homes within two (2) manufactured home parks covering just over 46 acres (density of 7.7 units per acre).

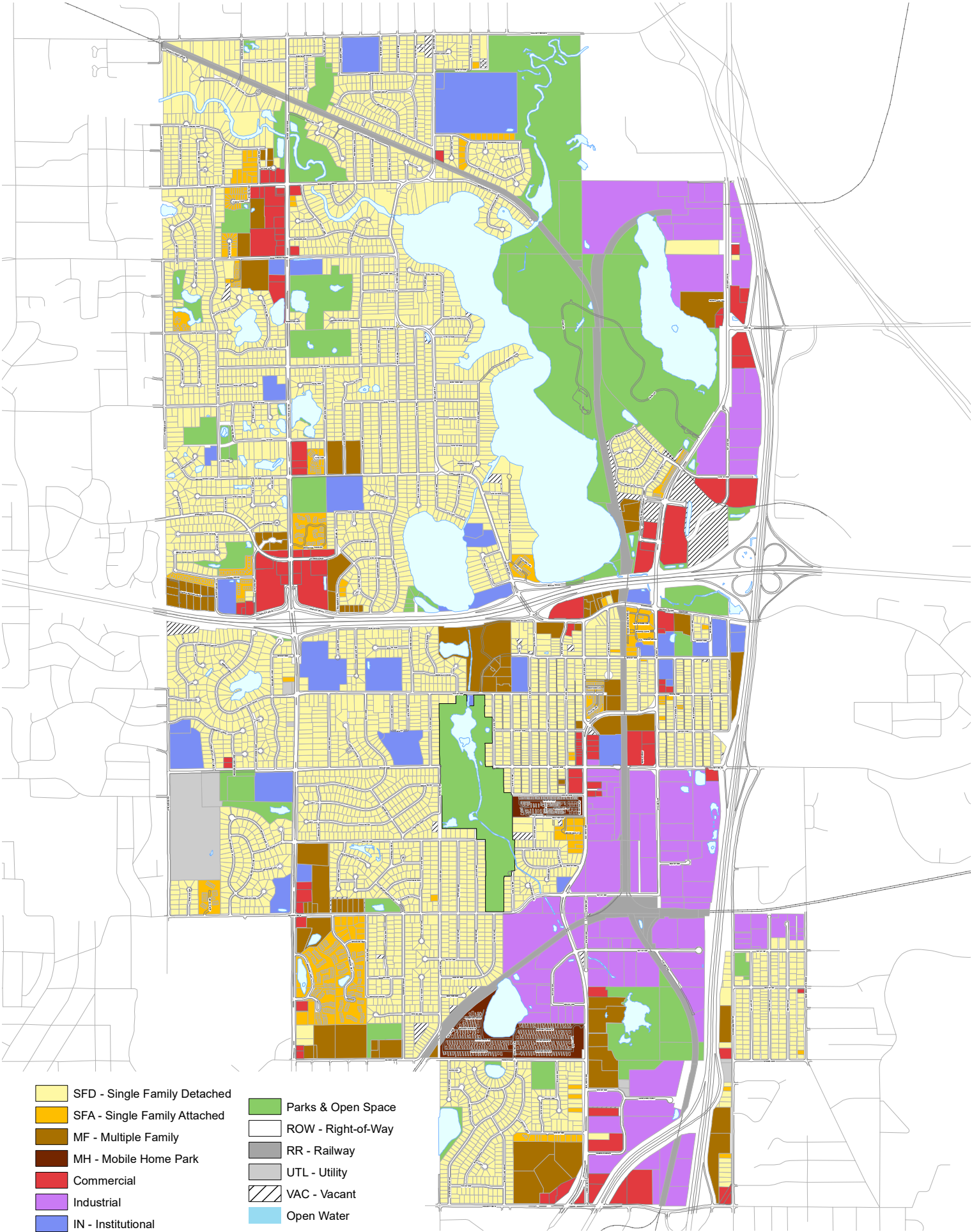
There will not be a significant change in land area committed to residential uses except within the Old Highway 8 corridor where redevelopment offers opportunities to increase lifecycle housing as part of future mixed-use developments. Beyond that, changes in residential use areas will largely be limited to infill housing on individual lots and maximization of under-developed parcels.

Table 3-1. Existing Land Use (2016)

Land Use Category	Acres	% of Whole
Single Family Detached	1,496.34	33.04%
Single Family Attached	115.26	2.54%
Multiple family	192.80	4.26%
Mobile Home Park	46.38	1.02%
Commercial	139.09	3.07%
Industrial	383.34	8.46%
Institutional	176.96	3.91%
Parks and Open Space	508.89	11.24%
Utility	42.30	0.93%
Railway	113.58	2.51%
Vacant	62.00	1.37%
Open Water	380.65	8.40%
Right-of-Way	871.61	19.24%
Totals	4,529.19	100.00%

Source: GIS data provided by the City of New Brighton

Figure 3-1. 2021 Existing Land Use Map



Neighborhoods

During the 2000 Comprehensive Plan update, residents were asked to identify their neighborhood and the features they associate with their neighborhood. Boundaries were typically established using physical or natural features (highways, rail lines, lakes, etc.), but overall feedback made it clear that the perception of neighborhood varies with each resident. For some, “neighborhood” encompasses the area where you recognize neighbors and, perhaps, know their name. For others, neighborhood is the area around and through which they walk. For still others, neighborhood is a larger area where interests are shared (e.g. crime watch neighborhoods) whether or not there is neighbor recognition. To define neighborhoods strictly on the basis of physical edges (highways, rail lines, lakes, etc.) is, therefore, not reflective of how residents perceive or experience their neighborhood. As such, neighborhoods are not specifically delineated by this comprehensive plan update, although they are recognized as a tremendously important components of the urban fabric.

Things identified as defining “neighborhood” and giving it character included physical features such as parks and local businesses. Neighborhood events, social gatherings, and familiar faces were also mentioned as critical elements defining a neighborhood. In most people’s definitions, parks were seen as the neighborhood’s central focus.

The conclusions that seem to be most evident from the neighborhood planning events of 1998 are as follows:

- » “Real” neighborhoods are those that are perceived by residents to be neighborhoods.
- » There are many more real neighborhoods in New Brighton than there are planning neighborhoods.
- » The home is the focus of real neighborhoods, and residents perceive neighborhoods as being relatively close to home.
- » Parks are the single most important and identifiable neighborhood focus, but there are fewer parks than there are perceived or real neighborhoods.
- » Residents believe that events, social gatherings, and familiar faces are critical elements in defining a neighborhood.
- » A neighborhood focal point (such as a park) better defines a neighborhood for residents than edges. Neighborhoods would, perhaps, be more recognizable if they had discernible edges, but real neighborhoods are generally too small and established to create noteworthy edges that re-enforce their identity.

What does this tell us about New Brighton’s neighborhoods?

- » First, “real” neighborhoods likely share focal points with other neighborhood types.
- » Second, social events and activities are critical elements of neighborhoods, so neighborhood facilities must be designed to accommodate these activities.
- » Third, parks need to be more than just places to play. Like schools, parks are intended to be places where neighbors come together to share. They are the “stage” for a broad-range of neighborhood activities, games, meetings, and learning experiences.

Commercial Development

Commercial development consists of 139.09 acres (or 3.07%) of the total land area of the City of New Brighton. Most of this land use type is located along Silver Lake Road at County Road E, Palmer Drive/Innsbruck Parkway, Rice Creek Road, and Mississippi Street. The retail area known as Brighton Village, located at Palmer Drive, was redeveloped in 2018 into service retail oriented uses and a medical clinic. The other three commercial development areas at County Road E, Rice Creek Road, and Mississippi Street have not fared as well in the market place as evidenced by numerous vacancies. All three were constructed at a time when over-development was the rule, and were fully occupied when new. Unfortunately, obsolescence combined with changes in retailing has made it difficult for these developments to sustain full occupancy.

The City's smaller commercial centers at 5th Street & Old Highway 8 and in the city center had already experienced this trend. Neither has much in the way of retail and service commercial development at the present time, and the little that remains can be attributed to another era when Old Highway 8 served as the north gateway to the Twin Cities. Commercial activity is increasing through a new convenience center known as Main Street Village, which has recently been constructed at the corner of County Road E2 and 5th Avenue.

The Old Highway 8 Corridor

The Old Highway 8 corridor has changed dramatically within the last 10 years to the north of I-694 in a new mixed-use development known as New Brighton Exchange. The remainder of the Old Highway 8 corridor (to the south of I-694 and to the north of the Exchange) is primarily industrial uses consisting of office/warehouse development, some manufacturing, and several businesses that at best should be considered interim uses. While many undesirable heavy industrial uses in this corridor have been eliminated in the past (including two rendering plants and an asphalt plant), industry is still the corridor's signature land use with businesses devoted to pole processing, trucking operations, and newer high quality office/warehouses still in existence. Past land uses along Old Highway 8 suggest that redevelopment of areas will more likely require the cleanup of contaminated land.

The corridor contains relatively little retail, service, or commercial development with the exception of the redeveloped area known as Main Street Village at the northwest corner of County Road E2 and 5th Avenue NW. The retail and service/commercial development that does remain is a throwback to another era when Old Highway 8 served as a major highway. Changes in traffic patterns over the years and access issues in certain locations continue to challenge the corridor from a commercial perspective. That said, the City recognizes that the face of retail and services is rapidly changing with online shopping now a dominant force in the marketplace. A shift in focus to "experience-based" commercial such as restaurants, entertainment venues, and showrooms may be more appropriate in the future.

Residential development is also an important use in the corridor. Some of the most historic housing in the community is located on the east side of 5th Avenue, and a considerable amount of newer residential development (townhomes) has already occurred in the Town Center. Residential development has also been an important component in the New Brighton Exchange redevelopment area.

The Old Highway 8 corridor also has several public/institutional uses that are essential parts of the City Center. They include the New Brighton Community Center (the heart of social and recreational activity in the community), City Hall, Veterans Park, the Public Safety Center, and the Public Works garage.

Public and Quasi-Public Lands

A rather significant amount of the City's land area (508.89 acres or 11.24%) is comprised of parks and open space which includes the City's local park system and the Long Lake Regional Park.

While parks make up a significant portion of the city and the distribution of neighborhood parks throughout the community is good, many parks are isolated from one another and are difficult to access by non-motorized transportation. Another 176.96 acres (or 3.91% of the City's land area) consists of public and quasi-public uses (churches, schools, etc.) that do not fall in the park and open space category.

Vacant Land

The City of New Brighton is virtually fully developed with just 62.00 acres (or 1.37% of its land area) denoted as vacant. All vacant land within the City consists of small lots and parcels with the exception of remaining lots within the New Brighton Exchange. A limited amount of vacant land exists along the Old Highway 8 corridor, but adjacent businesses control these areas and therefore dictate how, when, and/or whether such land is developed. The City's store of vacant land consists of private properties that may be the subject of future redevelopment.

Right-of-way

Right-of-way consumes a considerable amount of land in the City of New Brighton. Streets, highways, and railroads take up of 985.19 acres of land (or 21.75% of the total area of the City of New Brighton). This percentage is not unusual, but does represent a significant proportion of the land that is committed almost exclusively to the use of automobiles.

FUTURE LAND USE

The future land use plan defines and illustrates a future vision for physical development and redevelopment of the community between now and 2040. At first blush, the future land use map seems to suggest that there will be significant changes over the next twenty years. A closer look though attributes most of those changes to revised land use classifications that are part of this plan rather than actual changes in use. Most changes occur at the important nodes within the community transforming such areas primarily from commercial to mixed use. These areas will focus on redevelopment, infill, and reinvestment to varying degrees. Much, if not all of these areas, will be transformed by 2040.

Low-Density Residential

Because there is so little vacant land remaining in the City of New Brighton, only a few new single-family homes will be built with the exception of infill on still vacant lots and replacement homes. In established residential areas, the emphasis is intended to be on neighborhood conservation, the maintenance and upgrading of the existing housing stock, and the development of a framework & support system that connects neighborhoods and makes them stronger and more vital.

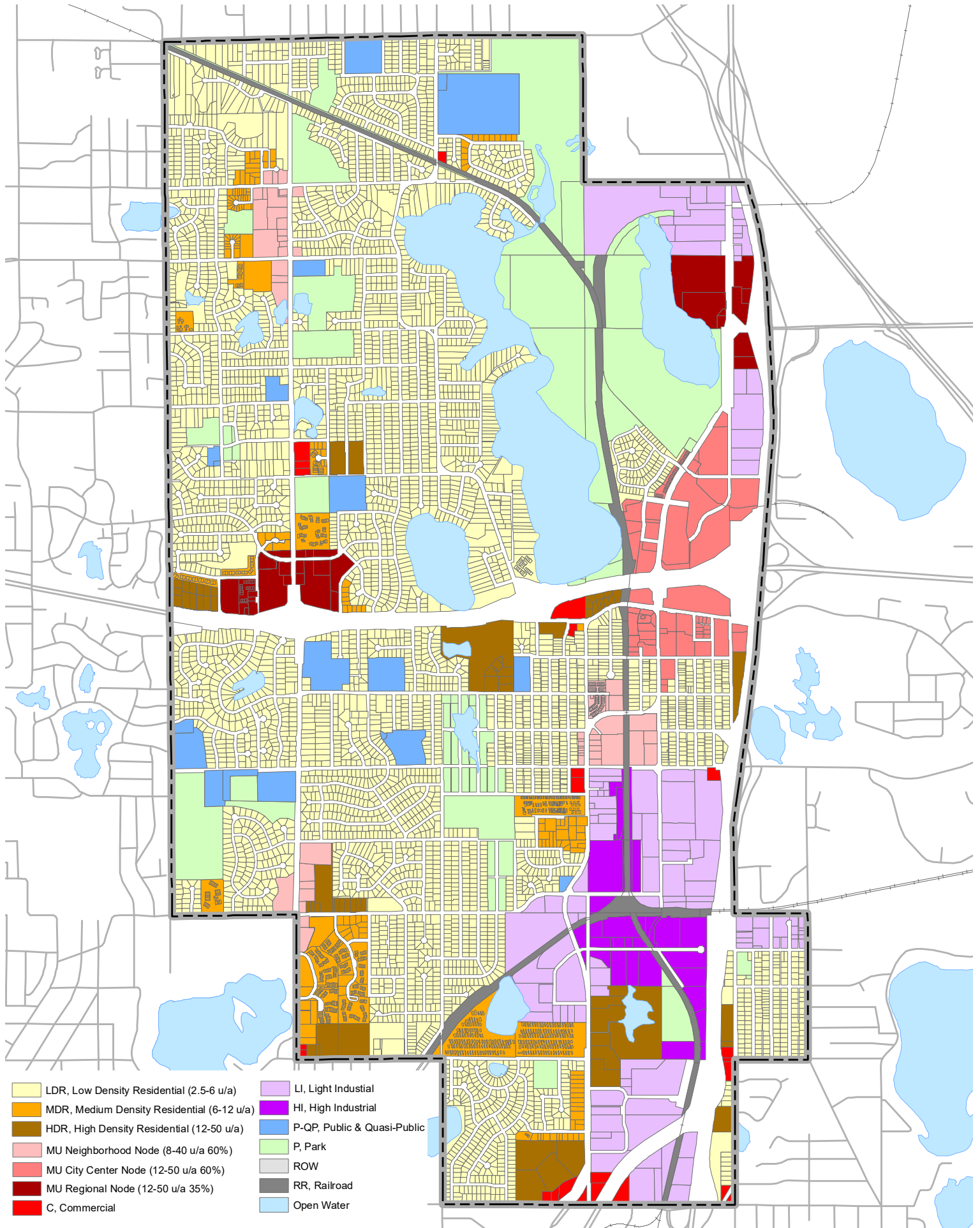
Low-density residential areas are the designated lands for detached single-family homes. Existing low density residential areas range from 2.5 to 6.0 units per acre, encompassing newer neighborhoods of the City which are characterized by larger lots, and older homes where dwellings have been built on lots with a 40-foot minimum width and 5,000-square foot lot area. Both types of these single-family residential areas are in very good condition, are not expected to change in character, and are not anticipated to be compromised by incursions of commercial development.

Table 3-2. Future Land Use 2040

Future Land Use	Acres (Net)	%
Low Density Residential	1,534.72	33.89%
Medium Density Residential	184.64	4.08%
High Density Residential	133.13	2.94%
MU Regional Node	73.82	1.63%
MU City Center Node	138.89	3.07%
MU Neighborhood Node	86.07	1.90%
Commercial	18.46	0.41%
Light Industrial	333.70	7.37%
Heavy Industrial	92.17	2.04%
Public/Quasi-Public	129.16	2.85%
Parks and Open Space	530.73	11.72%
Rail Road	22.88	0.51%
Right-of-Way	870.17	19.21%
Open Water	380.65	8.40%
Total	4,529.18	100.00%

Source: GIS data provided by the City of New Brighton

Figure 3-2. Future Land Use Map 2040



Medium-Density Residential

Medium-density residential areas are intended to accommodate densities in the range of 6 to 12 units per acre including housing types such as attached and detached townhomes, row houses, two-family dwellings, manufactured housing, and small-scale apartments. These are primarily infill areas where medium-density housing already exists and more can be anticipated. The intent will be to make these areas integral parts of the neighborhood rather than edges or buffers to it.

High-Density Residential

High-density residential areas are intended to be located in higher activity areas where residents can partake in a life-style which is rich in convenience and accessibility and less auto-dependent. These areas are intended to be located where convenient shopping and accessible transit is nearby, and/or other amenities are available. They are also intended to be integral parts of neighborhoods rather than freestanding or isolated elements.

This housing type, consisting of apartments and condominiums, is intended to exceed a density of 12-units per acre at a minimum, and is expected to include levels exceeding 30-units per acre with a maximum of 50 units per acre.

Mixed Use – Regional Node

The City intends the Mixed Use – Regional Node designation to be for areas serving community and regional needs with convenient and immediate access to regional highways and Interstates. These areas are targeted to have regional-serving commercial retail or service businesses, offices, and high-density housing. The mix of uses will tend to lean commercial with, in most cases, at least 50 percent of development being commercial in nature. Commercial, office, and residential development may be combined vertically in the same building or horizontally on the same or adjacent sites. When uses are mixed within a building; retail, service, and civic uses should be focused on the ground floor while housing and offices should be focused on the upper floors.

Residential uses will primarily consist of higher-density stacked multi-family housing, with the possibility of higher-density row homes or townhouses utilized as a transition into surrounding neighborhoods. Development is expected to be around 35% residential with density of residential development at 12 - 50 units per acre. The mix of uses will be more automobile-oriented than other Mixed Use nodes, but pedestrian facilities are still important to ensure safe movement through the site. Parking should be optimized, with shared parking where possible/feasible, and parking facilities on the interior of the site. The intensity of mixed use - community development will vary depending on its location within the City and surrounding uses, but generally will be more intense in nature. Because frequent and reliable transit service greatly benefits Mixed Use – Regional Nodes, transit service maintenance and expansion to these areas should be supported.

Underlying Zoning

- » **Mixed Use LU Designations allow for a variety of zoning districts**
- » **A property owner may develop or update their property within the zoning district, or apply for rezoning to a different zone (example: rezone from B-2 Neighborhood Business to R-3A High Density Residential for an individual parcel)**

Mix of Uses on Same Parcel

- » **The B-4 Downtown Business Zoning District allows for a mix of uses, even on the same parcel - the City should expand this zoning district so that it may apply to all Mixed Use LU areas**
- » **For larger redevelopment projects, ones that require the consolidation of parcels, developers may enter into the City's Planned Unit Development (PUD) process, which allows for a mix of uses throughout a PUD**

Mixed Use – City Center Node

The City intends the Mixed Use – City Center Node designation to recognize the unique mix of uses in the downtown Civic area and the New Brighton Exchange along Old Highway 8. It is the City's intent for these areas to have some of the characteristics of an urban village within the larger New Brighton community where people can live, work, shop, play, and be entertained. It is intended to be an intensely developed mixed-use area consisting of retail, housing, office, recreation, lodging, entertainment, eating and drinking establishments, historical elements, ramped parking, and an integrated public transit element that may consist of a heated shelter and bus stop which is an extension or an integral part of the development.

This is intended to be an area where land uses are vertically and/or horizontally mixed and integrated, where they have the appearance of main street along the Old Highway 8 frontage, and yet are higher and prominent enough from the freeway to serve as icons for community identity and recognition. Retail/commercial development will be an important ingredient of this redevelopment area.

Residential redevelopment may include stacked multi-family homes and attached and detached townhomes. Development is expected to be 60% residential with density of residential uses at 12 - 50 units per acre. Non-residential uses will predominantly be commercial and service, focusing on retail, office, lodging, and entertainment, with the addition of civic/public uses as well.

Mixed Use – Neighborhood Node

The City intends the Mixed Use - Neighborhood Node designation to be for neighborhood-serving commercial retail or service businesses, offices, and medium to high density housing. Redevelopment within these areas would tend to lean residential with, in most cases, at least 60 percent of development being residential in nature. Stacked housing and townhomes will be predominately used. The shape, form, and character of housing should transition to stacked multifamily along major roadways to townhomes or villa homes as the areas transition to surrounding neighborhoods. Density of residential uses is anticipated to be between 8 and 40 units per acre.

Commercial and residential development may be combined vertically in the same building or horizontally on the same or adjacent sites. When uses are mixed within a building; retail, service, offices, and civic uses should be focused on the ground floor while housing should be focused on the upper floors. Parking may be in structures to maximize land development intensity.

These areas should emphasize pedestrian facilities and pedestrian-scale amenities into their design. Pedestrian connections throughout the site and to surrounding neighborhoods are important. The intensity of mixed use - neighborhood development will vary depending on its location within the City, surrounding uses, and transit service. Commercial areas of New Brighton with a commercial designation are intended to serve the retail, service, and other commercial needs of the community. Commercial uses can range from local, neighborhood-level services, and convenience shopping, to community-wide retail, business, and professional offices and services. As a built-out community, New Brighton does not currently have any regional retail centers, nor does the city foresee a regional-level of commercial development in the future of the community. As such, future commercial uses should serve the retail, entertainment, and service needs of the community along established corridors within the city.

Commercial

Areas of New Brighton designated Commercial are intended to serve the retail, service, and other commercial needs of the community. Commercial uses can range from neighborhood-level services and convenience shopping, to community-wide retail, business, and professional offices & services. As a built-out community, New Brighton does not currently have any regional retail centers, nor does the city foresee a regional-level of commercial development in the future of the community. As such, future commercial uses should serve the retail, entertainment, and service needs of the community along established corridors within the city.

Light & Heavy Industrial

Areas designated as Industrial are planned for uses that include business parks, light industrial, and heavy industrial uses. Uses intended to be accommodated in business parks include research laboratories, light manufacturing, warehousing, offices, and incidental commercial or retail uses that support the business park and its employees. Uses intended to be accommodated by light and heavy industrial districts are the same: construction, manufacturing, warehousing, wholesaling, offices, and trucking and transportation services amongst other similar uses. The main difference between the districts is how the outdoor portion of the properties are expected to be used. Light industrial uses are those which conduct most of their business (including sales, storage and processing) inside the building. Comparatively, Heavy industrial uses are anticipated to conduct a portion of their business outdoors in the form of materials, supplies, product and truck storage, and/or outdoor sales.

Public & Quasi-Public

The Public/Institutional classification includes uses such as public schools, fire stations, libraries, water-system facilities, religious institutions, cemeteries, private schools, and other City, County, and State-used and owned properties. There is currently no zoning district designated for public/institutional uses.

Park

New Brighton intends the parks classification to represent active or passive recreation areas. Some areas designated as park are informal recreation areas while others are formal with groomed fields. As a whole, the system consists of a wide variety of park & facility types including a regional park, community parks, neighborhood parks, recreational centers, open space areas, regional trails, and local trails.

“ Would love to see development that depends on foot traffic or some type of pedestrian friendly marketplace. We are obviously a city that is bisected in so many ways by major highways and roads... lets get away from that concept.

Redevelopment

The demolition or partial demolition of existing building and construction of new buildings. This could include changing land uses, or intensifying the existing land use of a property.

Infill

Development of projects to fit within the fabric of existing buildings and neighborhoods on unbuilt land, including vacant parcels, as well as underutilized parts of larger sites, such as an oversized parking lot.

Rehabilitation

Investing resources to fix up existing sites and buildings that would benefit from improvements such as updated facades, upgraded infrastructure, landscaping, pedestrian improvements, or other safety enhancements.

Willing-Seller/Willing-Buyer

The City may be a willing buyer of property that advances strategic goals, but only if the property owner is a willing seller and the conditions are right for redevelopment. Willing-Seller/Willing-Buyer agreements are NOT the use of eminent domain, and do not force anyone to unwillingly sell their property.

REDEVELOPMENT POTENTIAL

Potential Redevelopment Areas

Many opportunities exist to enhance existing land uses or to improve less desirable development patterns through the process of redevelopment. Although the Old Highway 8 corridor and the industrial lands have been the focus of the City's most recent redevelopment activities, attention must still be given to other aging and changing areas of the community. Figure 3-3 illustrates potential redevelopment areas in the community.

Many factors can change the function and look of existing development including evolving demographics, changing consumer behaviors, a shift in the economy, and advancements in technology. As these events affect existing development, the City must be prepared to address problems that may be associated with neighborhood decline. The City should encourage private redevelopment efforts on areas or sites that generally contain some or all of the following criteria:

- » The area contains "Brownfield" sites and/or supports a higher intensity use.
- » The area or sites pose a threat to the environment.
- » The area or sites present a highly negative image to the community.
- » Sites with high vacancy rates and lacking in maintenance.
- » The area or site creates land use conflicts with adjacent uses.

Redevelopment Staging

While much of the future development in New Brighton will come from redevelopment, there is a small amount of infill and new growth that's been identified as well. Figure 3-3 identifies the land areas within the City that are available for redevelopment, infill development, or new development. To plan for future growth, an estimate for when development or redevelopment might occur was identified and placed into one of three timeframes: 2018 through 2020, 2021 through 2030, and 2031 through 2040. This staging plan was used in the development of the Local Sewer Plan which concluded the City will be capable of serving this new growth as it occurs.

As a developed community, New Brighton will experience only a limited amount of growth through the year 2040. Most of the growth will occur through redevelopment as there are very few vacant and developable properties remaining in the city. Table 3-4 summarizes the anticipated household growth and Table 3-5 summarizes anticipated employment growth due to new development and redevelopment. As Table 3-4 shows, the overall net density for new development in the City of New Brighton will be around 11 units per acre net for each decade, which meets the minimum set by the Metropolitan Council for communities with the designation of "Urban." The range of new housing units and the anticipated number of jobs based on redevelopment and land use both meet regional projections for each decade. The amount of redevelopment is difficult to predict as it is hard to know when the private sector might act, when market forces may change, etc; so this table should be used as an indication on what is possible and when phasing is likely to occur, but not required to occur. Most of the new housing units anticipated by this plan will be constructed in redevelopment projects as there are a limited number of low and medium density undeveloped parcels.

Figure 3-3. Potential Areas of Improvement in New Brighton

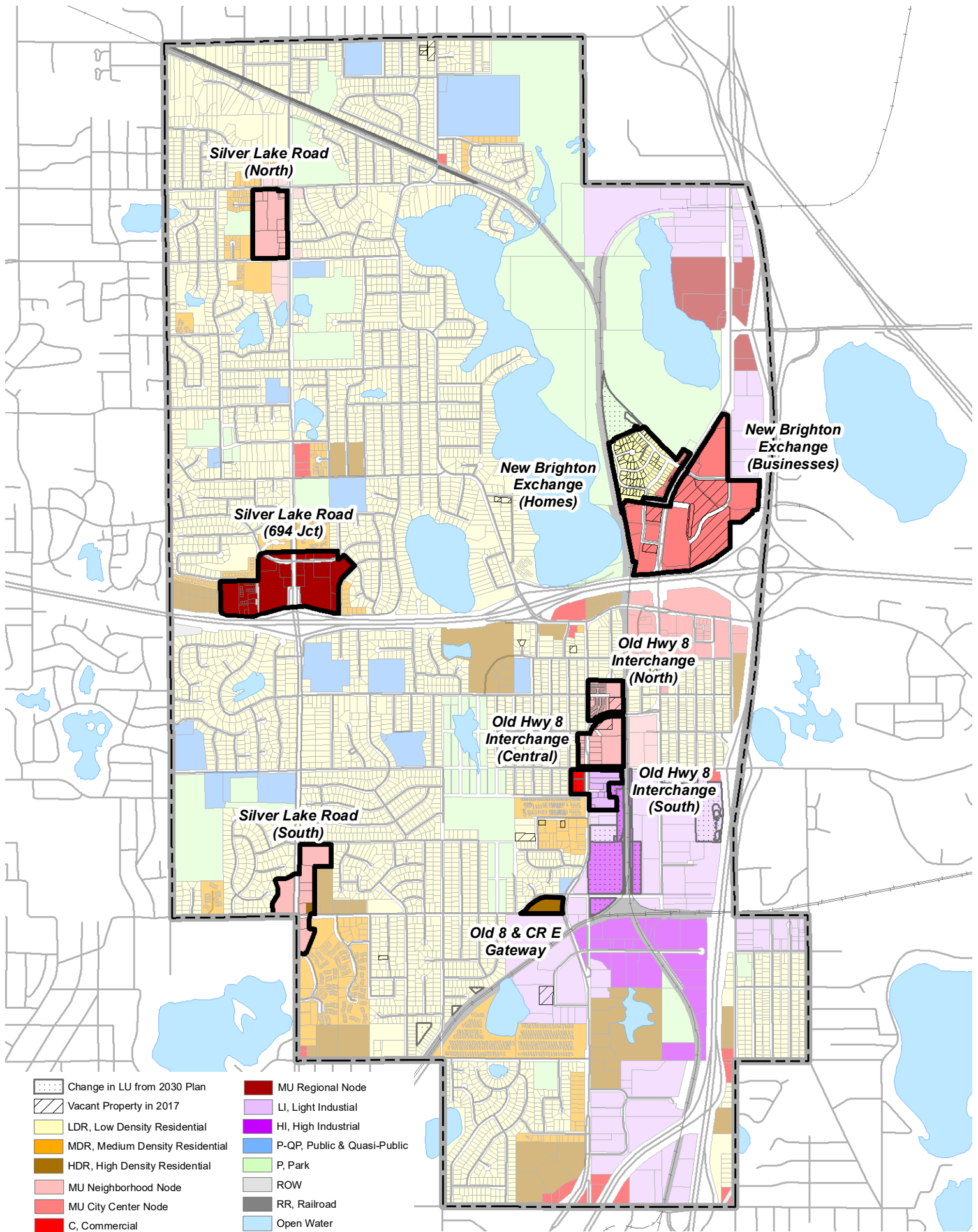


Table 3-3. Anticipated Developable Acres by Decade

Future Land Use	Vacant Acres (Net)	Redevelopment Acres (Net)	Total Development Acres (Net)	2017-2020	2021-2030	2031-2040	Total by 2040
Medium Density Residential	0.47		0.47		0.47		0.47
High Density Residential	0.17	3.87	4.04		2.83	1.21	4.04
MU Regional Node	-	20.51	20.51		14.36	6.15	20.51
MU City Center Node	31.55	6.98	38.53	3.85	19.27	15.41	38.53
MU Neighborhood Node	1.59	11.37	12.96	1.30	9.07	2.59	12.96
Commercial	0.81		0.81		0.81		0.81
Light Industrial	10.45		10.45		3.14	7.32	10.45
Heavy Industrial	5.82		5.82		1.75	4.07	5.82
Total	50.87	42.73	93.60	5.15	51.69	36.76	93.60

Table 3-4. Anticipated Residential Units by Decade

Future Land Use	Units/Acre		% Res	2017-2020			2021-2030			2031-2040			Total by 2040		
	Min	Max		Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units
Medium Density Residential	6	12	100%	-	-	-	0.47	3	6	-	-	-	0.47	3	6
High Density Residential	12	50	100%	-	-	-	2.83	34	141	1.21	15	61	4.04	48	202
MU Regional Node	12	50	35%	-	-	-	14.36	60	251	6.15	26	108	20.51	86	359
MU City Center Node	12	50	60%	3.85	28	116	19.27	139	578	15.41	111	462	38.53	277	1,156
MU Neighborhood Node	8	40	60%	1.30	6	31	9.07	44	218	2.59	12	62	12.96	62	311
Total Acres				5.15			51.69			36.76			93.60		
Total Residential				3.09	34	147	25.33	279	1,194	14.17	164	693	42.59	477	2,034
Units/Acre*					10.99			11.03			11.56			11.20	

*Units per acre uses percentage of acreage for Mixed Use categories

Table 3-5. Anticipated Jobs by Decade

Future Land Use	FAR	SF Job	% Emp	2017-2020			2021-2030			2031-2040			Total by 2040		
				Net Acres	Est. Sq Ft	Jobs	Net Acres	Est. Sq Ft	Jobs	Net Acres	Est. Sq Ft	Jobs	Net Acres	Est. Sq Ft	Jobs
MU Regional Node	0.25	300	65%	-	-	-	14.36	101,626	339	6.15	43,554	145	20.51	145,180	484
MU City Center Node	0.30	250	40%	3.85	20,142	81	19.27	100,709	403	15.41	80,567	322	38.53	201,418	806
MU Neighborhood Node	0.30	250	40%	1.30	6,777	27	9.07	47,437	190	2.59	13,553	54	12.96	67,766	271
Commercial	0.30	250	100%	-	-	-	0.81	10,609	42	-	-	-	0.81	10,609	42
Light Industrial	0.25	300	100%	-	-	-	3.14	34,146	114	7.32	79,675	266	10.45	113,821	379
Heavy Industrial	0.25	350	100%	-	-	-	1.75	19,008	54	4.07	44,352	127	5.82	63,360	181
Total						108			1,142			914			2,164

THE CITY'S ROLE

Regulatory Support

The City is responsible for establishing zoning regulations, reviewing development applications, and permitting. The City may amend zoning to remove certain barriers or “fast track” projects to help bring desired development to New Brighton.

Financial Support

Sometimes the City may feel a project is especially important. If a certain development project brings public benefit and would not otherwise happen, the City may provide financial support and partnerships to help bring a project to New Brighton.

Public Redevelopment / Infrastructure

The City is responsible for maintaining and improving the public facilities within New Brighton. This means the City pays for and manages the development of and ongoing maintenance of facilities such as roads, public buildings, parks, and other features.

Redevelopment Strategy

The City has been very proactive in redeveloping areas of the community over the years, and was especially proactive over the last decade with the redevelopment of the New Brighton Exchange. Current redevelopment efforts are focused on finishing up the redevelopment of the New Brighton Exchange, and advancing that effort to the south along the Old Highway 8 Corridor near 8th Avenue and north of 5th Street NW. It is expected these redevelopment efforts may take an additional 10 years to realize. Beyond that, many areas are still in need of some form of redevelopment, and these projects cannot occur all at once. It will be imperative for the City to employ a rational redevelopment process that establishes priorities which produce feasible outcomes. Wherever redevelopment may be appropriate, priorities should be based on the following criteria:

1. The removal of barriers to redevelopment (environmental hazards, contaminated soils, dilapidated buildings).
2. The pursuit of projects that produce the greatest potential revenue so as to continue the redevelopment process from site to site. (i.e. a revolving redevelopment fund)
3. The logical sequencing of projects where maximum redevelopment potential can be realized without adversely being affected by redevelopment obstacles.

Funding Strategies

Funding for redevelopment projects must be a combined effort between the public (who wants to “see” improvements, needs jobs, desires lower property taxes, requires more services, etc...) and the private sector (who benefit financially from the project). This partnership is critical in making redevelopment a success as the public strongly discourages government spending. Public money will need to be spent wisely in an effort to leverage as much private investment as possible. The City’s strategy should be to seek funding from the numerous federal, state, and local sources available. The following is a brief summary of the available funding sources for redevelopment projects in New Brighton.

Metropolitan Livable Communities Tax Base Revitalization Account

Grants and low interest loans are awarded on a competitive basis from this fund to cities participating in the Metropolitan Livable Communities Housing Incentives Program. The purpose of the grants is to help clean up polluted lands in order to provide economic redevelopment and job growth opportunities.

Metropolitan Livable Communities Demonstration Account

Grants and low interest loans are awarded on a competitive basis from this fund to cities participating in the Metropolitan Livable Communities Housing Incentives Program. The program is designed to encourage efficient and creative development and redevelopment initiatives. The account is primarily interested in funding projects that offer compact, higher-density development with a range of life-cycle housing alternatives in a mixed use setting.

Minnesota Department of Employment and Economic Development (DEED)

DEED offers numerous grant and loan programs for economic development and redevelopment purposes. New Brighton should consider the following programs offered by DEED:

Redevelopment Grant Program

This program provides grant monies for land acquisition, demolition, infrastructure improvements, ponding, environmental infrastructure, and other costs on sites where a subsequent redevelopment will occur. The program is funded yearly by the state legislature. Applications are due in April and October of each year.

Contamination Cleanup/Investigation Grant Program

This program provides grant monies towards contamination investigations, the development of a Response Action Plan (RAP), or for the cleanup of contamination on sites which will be redeveloped. The Contamination Cleanup grant addresses the growing need for uncontaminated and developable land within the metro area. Grants are awarded to those sites where there is serious, imminent, private or public development potential such as the New Brighton Exchange.

Tax Increment Financing (TIF)

TIF is a tool used to help finance public projects that would not be feasible but for the use of public financial assistance. Three types of TIF Districts should be pursued for New Brighton's redevelopment initiatives: Redevelopment Districts, Renovation and Renewal Districts, and Soils Condition Districts. Depending upon which district type is being used, generally TIF can be spent on:

- » Land acquisition
- » Site improvements
- » Public and on-site utilities
- » Demolition
- » Relocation
- » Clean up of contaminated soils, and
- » Administrative costs.

Tax Abatement

The tax abatement program was authorized in 1997 by the State legislature (see Minnesota Statutes, Section 469.1812 to 469.1815). Tax abatement essentially works as a tax rebate to the property whereby the governing body of a political subdivision (such as the City of New Brighton) may grant an abatement of the taxes imposed by the political subdivision on a parcel of property if:

- » It expects the benefits to the political subdivision of the proposed abatement agreement to at least equal the costs to the political subdivision of the proposed agreement; and
- » It finds that doing so is in the public interest because it will:
 - » Increase or preserve tax base;
 - » Provide employment opportunities in the political subdivision;
 - » Provide assistance to acquire or construct public facilities;
 - » Help to redevelop or renew blighted areas; or
 - » Help residents of the political subdivision access local services.

Municipal Bonds

Other strategies for financing redevelopment may include general obligation bonds or industrial revenue bonds that work in conjunction with many of the strategies listed above.

Internal Borrowing

The City of New Brighton has developed a healthy redevelopment fund which should be preserved. To this end, internal borrowing for redevelopment efforts should be encouraged and complement other funding strategies with account interest accumulating in support of the fund's growth. To ensure New Brighton remains competitive, the City should periodically evaluate the need to supplement this fund through its annual budget planning process.

NATURAL AND SPECIAL RESOURCE PROTECTION

Solar Resources Protection & Development

Objectives

The following are the City's objectives for solar access protection:

- LU 10.0** To be proactive in facilitating the use of alternative energy sources and ensure reasonable access to direct sunlight for areas that will undergo redevelopment over the next 20 years.

As shown in Figure 3-4, a majority of the residential neighborhoods in New Brighton do not have solar potential that exceeds 900,000 watt-hours per year. There is more gross solar potential in areas of the city that have historically been industrial uses. The values represented in the map are reflected in Table 3-6 below. The gross solar potential and gross solar rooftop potential were calculated by the Metropolitan Council. These potentials are expressed in megawatt hours per year (Mwh/yr), and represent gross totals. In other words, these calculations do not demonstrate the amount of solar likely to develop in New Brighton, but rather provide an estimate on the total potential resource within the City.

The City of New Brighton is virtually fully developed, so relatively few opportunities remain to protect solar access via the orientation of streets, buildings, and lots. Nevertheless, the City will experience a considerable amount of redevelopment over the next 20 years, and solar access protection may need to be employed in those instances.

Policies

The City's policy for solar resource development is to:

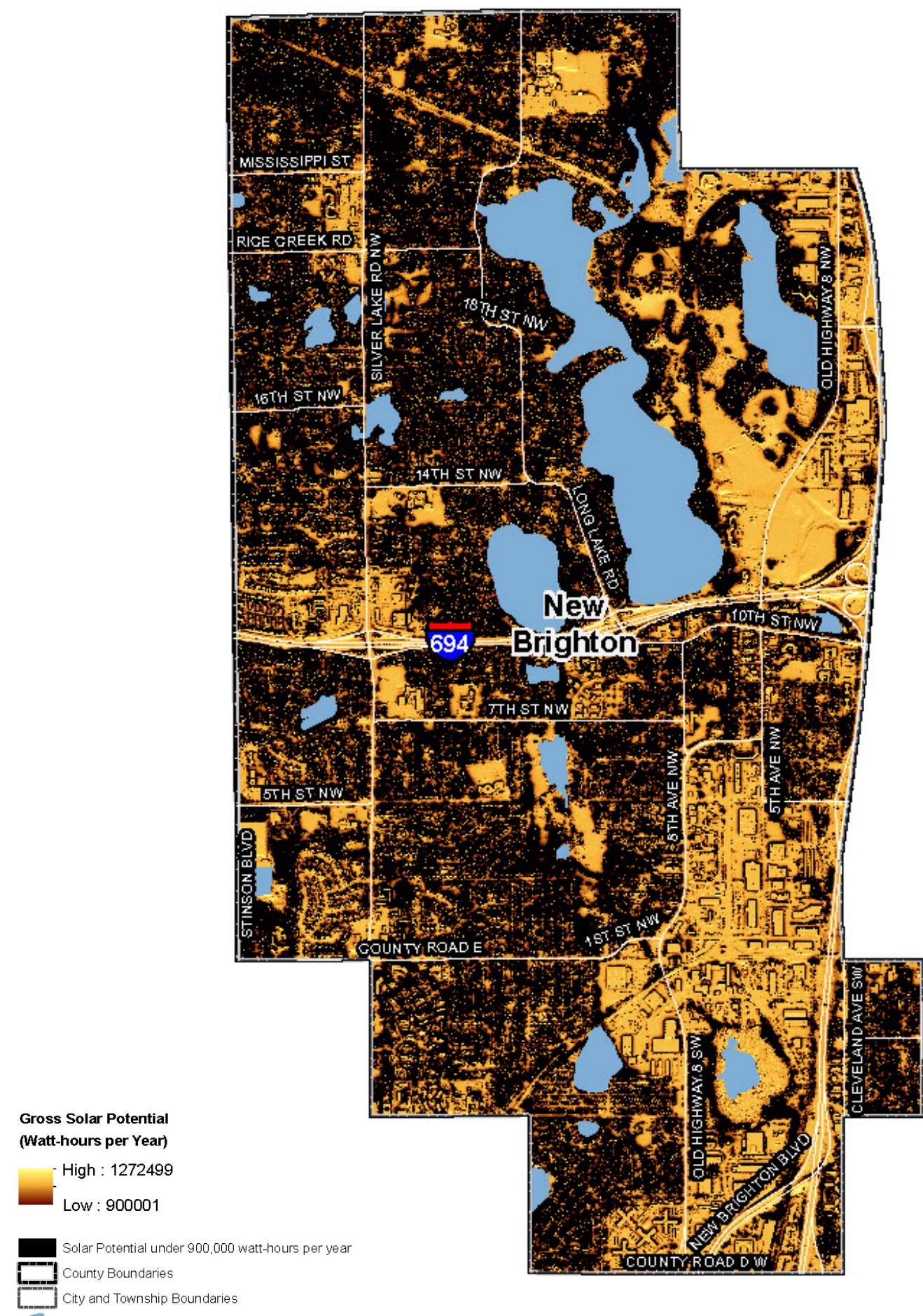
- LU 10.1 Protect existing solar collectors from shading by development and vegetation on adjoining properties.
- LU 10.2 Consider solar access in the formulation of plans for street landscaping and private planting plans.
- LU 10.3 Encourage development adjacent to existing residential areas which would not obstruct sunlight on the south side of structures between the hours of 10:00 a.m. and 2:00 p.m. on a clear winter solstice day (December 21).

Table 3-6. Gross and Rooftop Solar Resource Calculations

Community	Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr)	Rooftop Generation Potential (Mwh/yr)
New Brighton	8,020,024	1,175,611	802,002	117,561

Source: Metropolitan Council, 2017

Figure 3-4. Gross Solar Potential



- LU 10.4 Encourage the use of solar energy in future housing developments through such programs as the “Energy House.”
- LU 10.5 Consider variances to ordinance regulations, consistent with state statute, which will create opportunities for solar access employment.
- LU 10.6 Encourage and support educational programs and research that focuses on alternative or renewable energy systems and sources.
- LU 10.7 Work with Clean Energy Resource Teams (CERTS) on potential projects and future programs.
- LU 10.8 Work towards recognition for Best Practices within the Green Step Cities Program for Renewable Energy.
- LU 10.9 Explore opportunities/programs for commercial/industrial property owners to take advantage of robust solar development potential of large rooftop areas.



Foss House

Historic Site Protection

The Metropolitan Land Planning Act (Minnesota Statutes 473.859, Subd. 2) requires that local comprehensive plans include a section on historic preservation. Historic assets promote community pride and create a sense of community. At the present time, the City has only one property listed on the National Register of Historic Places: the Foss House located at 321 Silver Lake Road. The Foss family arrived in the area in the late nineteenth century, and were early settlers of the rural area south of the original town site. New Brighton was incorporated in 1891, and the Foss House was built circa 1896 by an unknown architect. The home is historically and architecturally significant as the largest and most intact Victorian house now standing within the municipal limits of New Brighton.

Continuing its commitment to protect local resources, the City of New Brighton will continue to include assessments of historical and cultural resources for redevelopment projects through state assessment programs such as EAWs or AUARs.

Natural Resource Protection

Objectives and policies related to natural resource protection may be found in “Chapter 7. Environmental Protection”.

Aggregate Resource Protection

The City of New Brighton does not have any aggregate resources which need to be protected.

Current Comp Plan: Housing Chapter



CHAPTER 4. HOUSING & ECONOMIC DEVELOPMENT

The City of New Brighton is a fully developed first tier suburb of the Minneapolis/St. Paul metropolitan area. New Brighton is conveniently located a short distance from both downtown Minneapolis and downtown St. Paul. Its central location close to a large concentration of jobs and colleges has shaped New Brighton as a convenient place to live and work.

Into the next century, the focus on housing and economic development will continue to be on maintenance, infill development, and redevelopment. The vision plan goal for housing in New Brighton is to ensure people, of all walks of life, have the opportunity to live in the community their entire lives. This philosophy towards housing (referred to as “Life Cycle Housing”) is intended to continually meet the needs of the evolving demographic profile of New Brighton and surrounding communities. A key to creating a quality environment for job and tax base growth is being a great place to live. Thus a quality housing stock is intrinsically linked to New Brighton’s strategic intent for economic development “...to increase and broaden the City’s tax base.”

HOUSING PLAN FRAMEWORK

The future of the City of New Brighton relies heavily on a diverse supply of high-quality housing that is available to residents at multiple income levels. Housing is usually the single biggest investment made by an individual household. Likewise, as residential represents the highest percentage of land use in the community, housing is arguably the largest investment target (from a quality of life as well as financial perspective) by the community as a whole.

This housing plan sets a vision for places to live within the community, establishes a roadmap to ensure citizens have access to housing resources, and identifies implementation steps to ensure the community is a safe, convenient, comfortable, attractive, and affordable place to live.

Chapter Contents

Housing Plan Framework
Historical Development Pattern
Existing Housing Supply
Current Housing Needs
Expected Future Housing Demand and Needs
Implementation
Economic Development

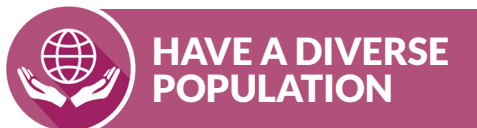
Objectives & Policies

The following are the City's objectives and policies relative to housing:



HSG 1.0 Maintain and Enhance Existing Housing Stock

- HSG 1.1 Participate in low interest loan programs to assist low to moderate-income homeowners with housing maintenance and home improvements.
- HSG 1.2 Target housing rehabilitation program efforts and redevelopment efforts to older neighborhoods.
- HSG 1.3 Encourage participation in the Crime Free Multi-Family Housing Coalition.



HSG 2.0 Provide a Wide Variety of Housing Types to meet the Needs of a Diverse Community at all Stages of Life

- HSG 2.1 Encourage housing development on undeveloped or skipped over lots within existing developed neighborhoods that is consistent with the style and type of housing in the surrounding neighborhood.
- HSG 2.2 Encourage and promote redevelopment projects that will add to the diversity (both in terms of housing styles and price ranges) of New Brighton's housing supply creating more life-cycle and affordable housing opportunities.
- HSG 2.3 Encourage and support the rental housing community (both tenants and landlords/property managers) in addressing the needs of the rental community.



HSG 3.0 Promote Neighborhoods that are walkable, safe, and connected to amenities

- HSG 3.1 Encourage creative mixed use development in key redevelopment corridors. This development should integrate housing with public places, retail, and service commercial.
- HSG 3.2 Protect the integrity and long-term viability of residential neighborhoods and eliminate land use conflicts through code compliance.
- HSG 3.3 Continue neighborhood and town hall meetings and other community interaction activities that help ensure strong, safe neighborhoods.

HSG 4.0 Ensure an Adequate Supply of Quality Affordable Housing

- HSG 4.1 Continue to collaborate with non-profit or limited profit affordable housing developers to acquire sites and rehabilitate dilapidated

housing structures including apartments and single family homes.

- HSG 4.2 Encourage the use of Planned Unit Developments (PUDs) on remaining vacant parcels to allow for smaller parcels and possibly more affordable housing units.
- HSG 4.3 Co-apply for CDBG money or other funding with affordable private housing developers.
- HSG 4.4 Assist large rehabilitation projects by selling bonds to raise funds for private developers.
- HSG 4.5 Periodically review zoning ordinance provisions and other regulatory tools to ensure they do not restrict infill or redevelopment to the point of creating barriers to the development of affordable housing. (These regulations include minimum floor areas, minimum lot sizes and standards, garage stall requirements, permit fees, and others).

HISTORICAL DEVELOPMENT PATTERN

New Brighton has grown incrementally over time with the majority of its housing stock built during the 1960s and 1970s. In fact, over 65% of New Brighton's total housing supply was built during this period. The oldest housing stock can be found near the old downtown area generally from 1st Avenue NW to 6th Avenue NW, and from 5th Street NW to 10th Street NW. Many older homes can also be seen along major roadways (particularly Old Highway 8, Long Lake Road, and County Road E) and around the City's major water bodies (Long Lake and Pike Lake). These homes were generally built prior to 1950, and are pre-World War II in many instances. New housing has continued to occur within these older areas via redevelopment and the infill of vacant lots.

Over time, housing development within the City expanded westward from the Old Highway 8 corridor and the old downtown area. This trend can be observed through the housing styles and street patterns in residential neighborhoods. In the older neighborhoods, the predominant housing style is a bungalow situated on a narrow lot on a typical grid patterned street system. The second wave of housing saw single story ramblers become the popular housing choice, and such homes were usually situated on a curvilinear road or cul-de-sac. Over 40% of the City's current housing stock are ramblers; while split-entries, colonials, and split-levels comprise the majority of the remaining homes. The vast majority of multi-family housing was also built during the 60s and 70s. This housing type typically consists of 12 to 18 unit, three-story buildings, usually with limited off street parking and little green space or play area. Many of these apartment complexes remain very affordable because they lack the amenities that newer apartments include such as heated parking, ample storage, and in some cases in-unit laundry.

The City's newest housing developments are primarily located in the western portion of the community. These include higher priced luxury single family homes in Wexford Heights, affordable townhomes and condominiums in Brighton Square, and market rate single family homes and townhomes in the walkable New Brighton Exchange neighborhood.

EXISTING HOUSING SUPPLY

New Brighton is an excellent place to live. A 2017 survey of New Brighton residents found that 92% of the sample rated the quality of life as either “excellent” or “good”. This high level of satisfaction can be attributable to many things including the excellent condition of the housing stock. Even the oldest housing in the community is extremely well maintained, for many of them have recently been resided, re-roofed, painted, or in many cases, expanded.

According to the Metropolitan Council, there were 9,741 housing units in New Brighton in 2016, and 9,378 households.

Housing Mix

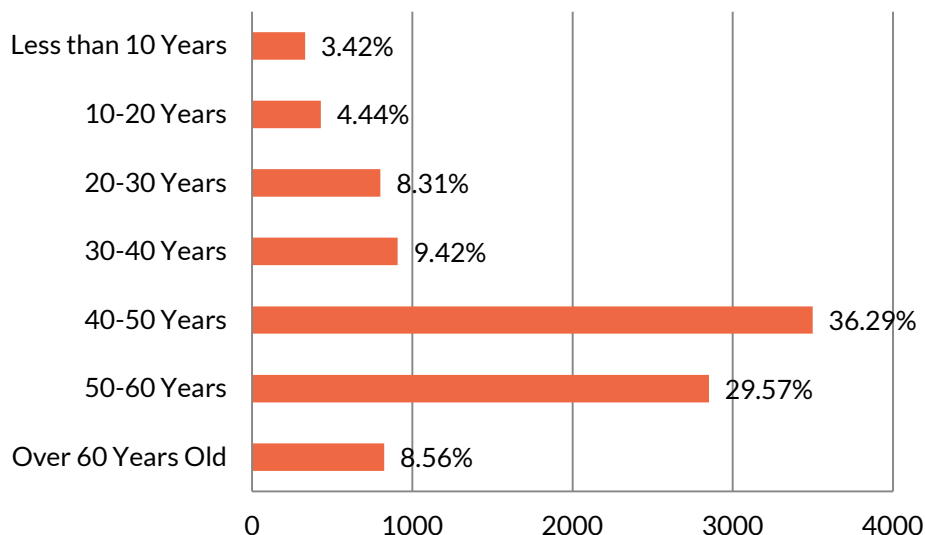
The City of New Brighton has a good mix of housing available to its residents including single family detached, single family attached/townhome, condominium, and apartment housing. The majority of the housing stock in New Brighton is single family detached homes which consist of 52% of the total housing supply. In recent years, the City has seen more townhome, condominium, and senior housing built on infill lots and redevelopment sites to accommodate a demand to offer a greater variety of life-cycle housing. Out of the 9,741 housing units in New Brighton in 2016, 6,013 (61.7%) are owner occupied, 3,728 (38.3%) are rented.

Table 4-1. Housing Units by Type (2016)

Housing Type	Total Units	Percent of Total
Single Family Detached	5,011	52.1%
Single Family Attached / Townhome	898	9.3%
Multi-Family	3,360	34.8%
Mobile Home Park	364	3.8%
Total Units	9,642	100.0%

Source: 2016 GIS base data from Ramsey County

Figure 4-1. Housing Age 2016

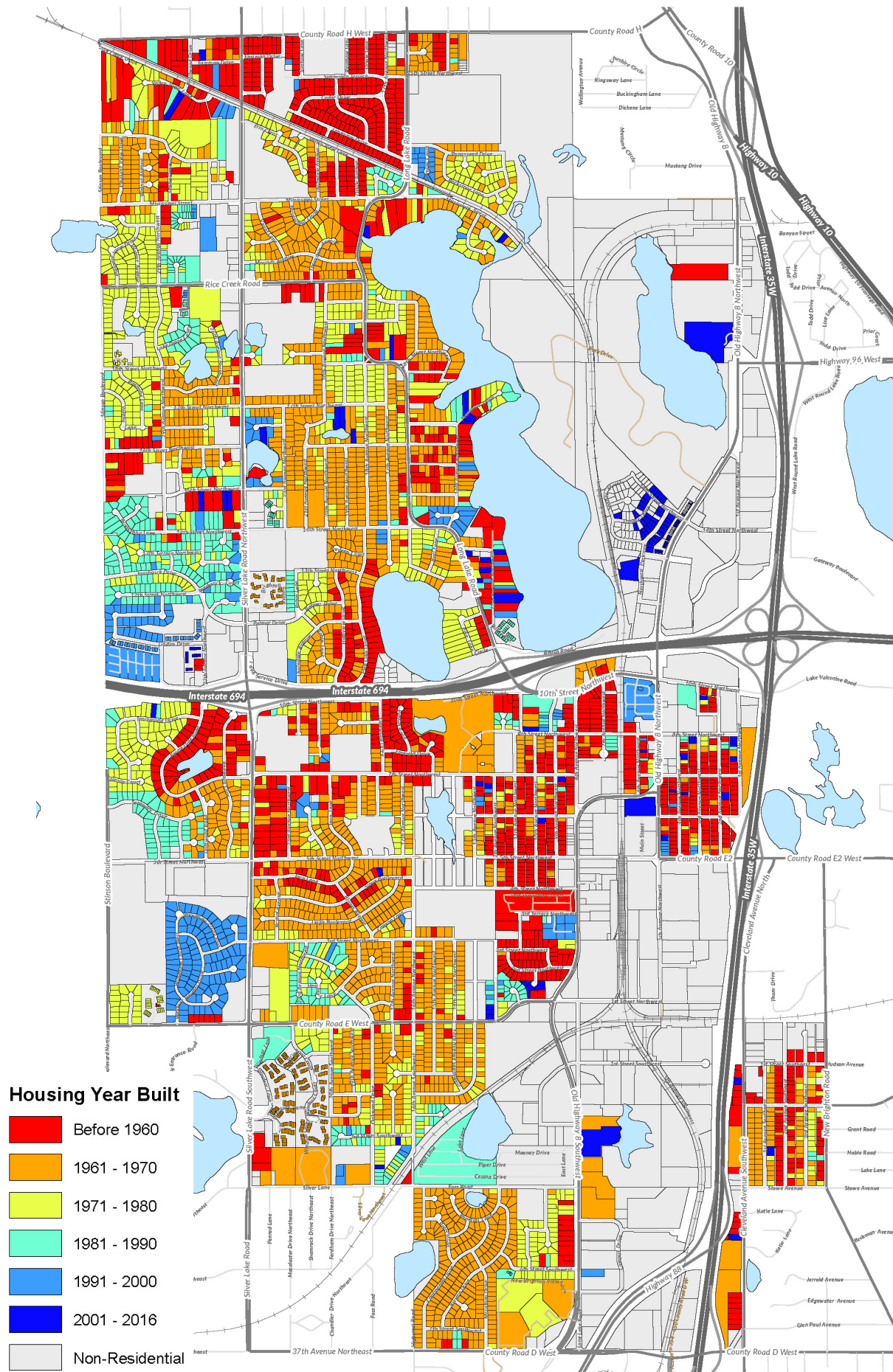


Source: American Community Survey 2011-2016 Estimates

Age of Housing Stock

Over 65% of the housing stock was built during the 1960s and 1970s. Only 8% of New Brighton's housing units were built in the last twenty years. Because so much of the housing stock is over 20 years old, it will be of critical importance to ensure the community has available resources for residents to maintain their homes. The useful life for many housing components such as roofs, windows, siding, and mechanical systems is often 20 to 30 years. Figure 4-1 illustrates the breakdown of housing by age.

Figure 4-2. Year Built of Housing



Housing Values

Figure 4-3 represents 2016 housing values for owner-occupied units as represented by the Metropolitan Council. As seen in the graphic, the highest percentage of owner-occupied homes in New Brighton are \$243,500 or less in value, which is the “affordable” threshold for owner-occupied homes. Many of these units are those that are considered “Naturally Occurring Affordable Housing” or NOAH. NOAH are market-rate units, typically older homes on small lots, that are affordable to modest income (80% Area Median Household Income) households. These affordable homes are found throughout the community with concentrations between Silver Lake Road and Downtown to the south of 694. Higher-value units are found in some of the more recently developed areas of the city, as well as around Long Lake.

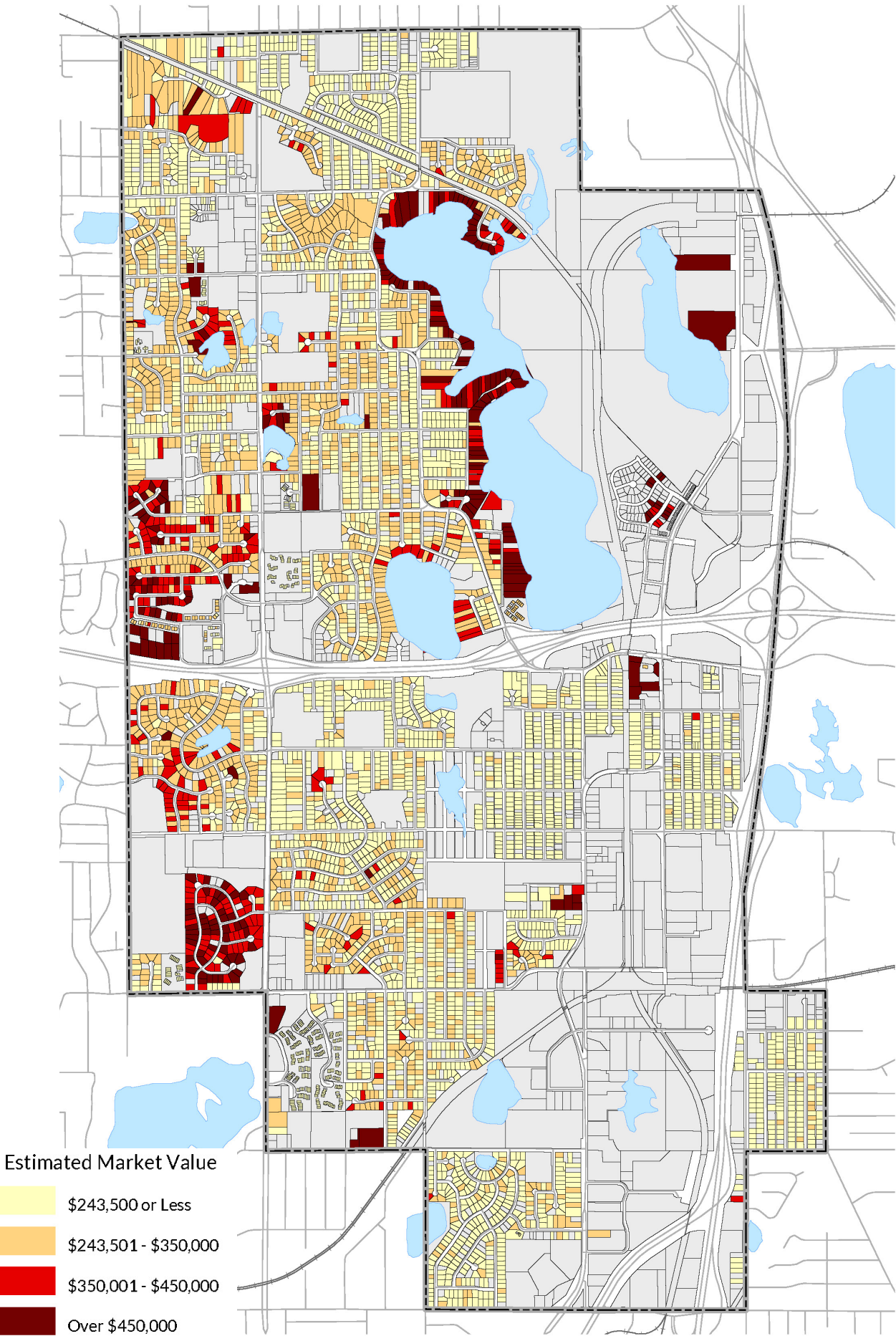
Table 4-2 shows trends in housing sales as recorded by the Minneapolis Area Association of REALTORS through the multiple listing service. Over the four-year span depicted on the table (2012–2016), New Brighton’s median sale price increased significantly, perhaps showing the after-effects of recovering from the Great Recession of 2008-2012. Compared to neighboring communities, New Brighton sits in the middle of the pack with median sales falling just below the \$243,500 affordable threshold.

Table 4-2. Median Home Sales Prices over Time

	2012	2014	2016	% Change 2012-2016
Arden Hills	\$325,000	\$252,000	\$299,000	-8.00%
Falcon Heights	\$228,706	\$257,450	\$288,800	26.28%
Fridley	\$126,500	\$160,000	\$187,800	48.46%
Lauderdale	\$171,450	\$117,750	\$187,500	9.36%
Moundsview	\$139,500	\$176,000	\$195,000	39.78%
New Brighton	\$165,000	\$197,000	\$241,250	46.21%
Roseville	\$187,450	\$205,000	\$225,213	20.15%
St. Anthony	\$154,950	\$211,700	\$240,000	54.89%
Shoreview	\$191,000	\$223,000	\$221,250	15.84%
Spring Lake Park	\$118,000	\$164,900	\$170,000	44.07%

Source: Minneapolis Area Association of REALTORS 2017

Figure 4-3. Estimated Market Value of Owner-Occupied Units 2016



Affordability

Housing Cost Burden

The cost of housing is typically the most significant expense in a household's budget. A residence is considered "affordable" when 30% or less of the household's gross income is spent on housing. If a household spends more than 30% of their gross income on housing, it is experiencing a "Housing Cost Burden". See Table 4-3 for a breakdown of New Brighton households experiencing housing cost burden according to the Metropolitan Council.

Table 4-3. Housing Cost Burden

Households with income at or below:	Housing Cost Burdened Households	Percentage of Total Households (9,378 in 2016)
30% AMI	1,051	11.21%
31% to 50% AMI	798	8.51%
51% to 80% AMI	308	3.28%

Source: Metropolitan Council, 2018

Table 4-5. Housing Units Affordable to Households at or Below Area Median Income

	Units Affordable to HH w/ income at or below:	Percentage of Total Housing Units (9,741 in 2016)
30% AMI	718	7.37%
31% to 50% AMI	2,040	20.94%
51% to 80% AMI	4,051	41.59%

Source: Metropolitan Council, 2018

Housing Affordability

As seen in Table 4-5, New Brighton has a limited number of housing units that are considered affordable to very low-income households (those households with 30% or less of the Area Median Income [AMI]). There are a fair number of homes considered in the affordable range for low-income households (31% to 50% AMI) and moderate-income households (51% to 80% AMI).

Table 4-6. Publicly Subsidized Units by Type

Publicly Subsidized Unit Type	Units
Senior Unit	0
People with Disabilities	0
All Others	629
Total	629

Source: Metropolitan Council, 2018

Number of Publicly Subsidized Units

Sometimes the cost of housing is so out of reach for individuals or families that the only way to make a unit affordable is through public subsidy. Table 4-6 shows the breakdown of publicly subsidized units currently in New Brighton.

Table 4-4. Rental and Vacancy Rates in New Brighton

Average Rents	One-Bedroom	Two-Bedroom	Three-Bedroom	Overall Vacancy Rate
1998	\$525	\$666	\$760	1.0%
2008	\$675	\$795	\$900	6.0%
All Others	379			3.93%

Source: Metropolitan Council, 2015

Rental Market

The rental housing market in New Brighton consists primarily of older apartment buildings that lack the amenities offered by newer apartment buildings. These older apartments typically have little green space, lack playground equipment and have no garages.

New Brighton fits right in with regional market trends characterized by low vacancies, slowly rising rents, and little new construction. Table 4-4 reflects recent trends in the rental market in New Brighton.

The City currently has nearly 200 participants in the Section 8 Program, approximately half of which are located in just two apartment complexes: Aspen Glen and Garden View. The ability for landlords to voluntarily choose to participate in Section 8 can be a barrier to ensure future Section 8 housing opportunities will be available to the New Brighton Community.

CURRENT HOUSING NEEDS

The City has identified the following priorities related to housing based on a 2017 Citizen Survey that ranked “housing” as the 2nd most critical issue facing the city, feedback from community members through public engagement activities, and the current state of housing conditions:

- 1. Maintain and enhance existing housing stock**
- 2. Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life**
- 3. Promote neighborhoods that are walkable, safe, and connected to amenities**
- 4. Ensure an adequate supply of quality affordable housing**

These priorities will be the primary focus for housing in New Brighton until the next comprehensive plan update in 2028.

Housing Assessment

It is important when analyzing the existing housing conditions data to keep in mind local context. New Brighton is a historic metropolitan suburb that provided worker housing and employment for the manufacturing sector of the economy. Single family homes within automobile-oriented neighborhoods dominate as the City’s main housing choice. The handful of multi-family housing options that exist are spread throughout the city; however, most are approaching 40+ years in age, and are in need of repair/renovation. Thus, the City would benefit from the creation of new market rate apartments, as well as the modernization of existing complexes. The Land Use Plan of New Brighton 2040 aims to provide flexibility to encourage new multi-family residential development in Mixed Use areas, and the Housing Implementation section of this chapter has some tools for maintenance/repair of existing properties to meet the need for this housing type.

The amenities that make New Brighton an attractive residential community also impact cost. Housing cost is a concern for those desiring to move to (or remain in) the community. While units in higher density projects are not necessarily less expensive, a diversification of the housing stock does allow for the creation of some lower cost options that could not otherwise be built. Furthermore, adding new housing options within the community will provide existing single-family homeowners with relocation options which in turn will free up their naturally occurring affordable housing for another user. The City will continue to seek opportunities to partner on the creation of affordable housing options, and to maintain existing affordable housing such as the robust manufactured housing neighborhoods within the city.

As a developed community, most new housing options will come through redevelopment of private property. As part of this planning effort, the City has created mixed-use districts to provide flexibility and encourage the development of attractive neighborhoods with a mix of medium and high density residential. These neighborhoods will have an emphasis on circulation and access to make sure that residents can get to amenities, retail, services, transit, and other destinations via sidewalks, bikeways, or roads.

EXPECTED FUTURE HOUSING DEMAND AND NEEDS

Future housing needs reflect those of a maturing community. New Brighton's housing stock is reaching an age at which maintenance becomes important to the vitality of housing and neighborhood stabilization. The primary housing need in New Brighton is making sure homes and neighborhoods are maintained as they age.

In addition to simply maintaining the housing stock, the City needs to adapt to changing housing needs generated by a maturing population and an evolving demographic profile. The 1994 Housing Study indicates the need to provide more housing for empty-nesters (specifically seniors) as the baby boom generation grows into a new life style and more senior housing is needed. New Brighton has several senior housing projects offering both market rate and subsidized housing.

Also identified in the housing study is the need for new "general occupancy rental housing" or housing not reserved for a particular demographic profile such as seniors. Current multi-family housing offers little in terms of variety or choice primarily because most of the multi-family housing was built in the 60s and 70s. The City's multi-family housing built in the 60s and 70s lacks the amenities that new apartment housing provides such as private entrances, underground parking, in-unit laundry, and access to meeting space or business equipment. One market that is not necessarily served in New Brighton is the moderate to upper level apartment (a segment falling short of what many refer to as the "luxury" apartment). The only "luxury" building within the City was built in 2012 in the New Brighton Exchange, and is known as the View Apartments at Long Lake. In order to continue to compete in the housing market, it is important to offer new housing developments with modern amenities.

Affordable Housing Need Allocation

Through its regional planning efforts, the Metropolitan Council has prioritized housing affordability in the Thrive MSP 2040 Regional Policy. The Metropolitan Council determined the allocation of affordable housing needed to meet the rising need of affordable housing across the Twin Cities metropolitan area. Housing is considered “affordable” when no more than 30% of household income goes to housing. As such, households with different income levels have different thresholds of “affordable,” as seen in Table 4-7.

The Metropolitan Council has selected the four-person household thresholds as a general measurement for affordable housing needs at each income level. This allocation of affordable housing need is calculated based on a variety of factors:

- » Projections of growth of households experiencing housing cost burden
- » Current supply of existing affordable housing, whether subsidized or naturally occurring
- » Disparity of low-wage jobs and housing for low-wage households within a community

Table 4-8 depicts the Affordability Housing Need Allocation for New Brighton between now and 2030 as identified by the Metropolitan Council. The way that communities accomplish their affordable housing allocation is by designating adequate vacant land (or redevelopable land) at minimum densities (units/ acre) that support the creation of lower-cost housing. Essentially, increasing the units/acre that are allowed on a site lowers the per unit cost to build housing thereby making development feasible for both affordable housing developers as well as market-rate developers. The affordable housing allocation does not mean that the City must force the building of this many affordable units by 2030. Rather, through its future land use guidance, the City needs to ensure that the opportunity for affordable housing exists by having adequate vacant or redevelopable land guided for higher densities to meet the allocated regional share.

In order to determine if this plan can achieve the allocated number of affordable units, the City needed to first determine which New Brighton future residential land use designations count towards the Affordable Housing Allocation Need. According to the Metropolitan Council, any residential future land use designation that has a minimum density of 8 units per acre or more can count towards affordable housing allocation calculations. Table 4-9 features all future land use designations for New Brighton and their minimum allowed units per acre.

Table 4-7. Twin Cities Metropolitan Regional Household Income Levels, 2015

Household Size	30% AMI	50% AMI	80% AMI
One-person	\$18,050	\$30,050	\$46,000
Two-person	\$20,600	\$34,350	\$52,600
Three-person	\$23,200	\$38,650	\$59,150
Four-person	\$25,750	\$42,900	\$65,700
Five-person	\$28,440	\$46,350	\$71,000
Six-person	\$32,580	\$49,800	\$76,250
Seven-person	\$36,730	\$53,200	\$81,500
Eight-person	\$40,890	\$56,650	\$86,750

Source: Metropolitan Council, 2015

Table 4-8. Affordable Housing Need Allocation for New Brighton 2030

Household Income Level	Units
At or below 30% AMI	84
31 to 50% AMI	29
51 to 80% AMI	51
Total Units	164

Source: Metropolitan Council, 2015

Table 4-9. New Brighton Future Land Use Designations for Affordable Allocation

FLU	Min. Units / Acre	Qualify?
Low Density Residential	2.5	No
Medium Density Residential	6.0	No
High Density Residential	12.0	Yes
Mixed Use – Regional Node	12.0	Yes
Mixed Use – City Center Node	12.0	Yes
Mixed Use – Neighborhood Node	8.0	Yes

Source: City of New Brighton

Any vacant or redevelopable land designated as High Density Residential, or the designated residential portions within the new Mixed Use nodes (Regional, City Center, and Neighborhood), may count towards affordable housing allocation calculations. As seen in Table 4-10, the net developable or redevelopable acres for each future land use category that could create affordable housing over the next ten years have been multiplied by the minimum allowed units per acre to determine the minimum number of affordable units that could be developed on the allocated land. Note that Mixed Use areas only require a proportion of their developable land to be residential, so those percentages were used to determine the unit count in this calculation. Additionally, the calculations utilize net developable acreage which removes areas where units cannot be built (such as right-of-way, open water, and wetlands).

With the available vacant and redevelopable land within areas designated as High Density Residential and Mixed Use, New Brighton is able to meet its allocation of affordable housing need for 2021-2030.

Table 4-10. Minimum Unit Yield for 2021-2030

FLU	Acres 2021-2030	Min. units /acre	% Res. For Redevelopment	Units
High Density Residential	2.83	12	100%	34
MU Regional Node	14.36	12	35%	60
MU City Center Node	19.27	12	60%	138
MU Neighborhood Node	9.07	8	60%	43
Total	45.53			275

Source: City of New Brighton

IMPLEMENTATION

City Approach

The City of New Brighton has multiple policies and programs in place that have historically helped the City meet its housing needs. Below are brief descriptions of approaches New Brighton is currently undertaking.

Windshield Survey

The windshield survey is a tool already being used by the City of New Brighton. The purpose of the windshield survey is to monitor and detect changes in the city's neighborhoods and housing stock so that the city may be better prepared to prevent area-wide deterioration. Windshield survey's should be performed on a bi-annual basis, and be recorded in a database format that can be related to the city's Geographic Information System (GIS) base map.

Housing Maintenance Code/Code Compliance

The city currently has a housing maintenance code applicable to multi-family (four or more units) rental housing to ensure the housing stock is maintained in good livable condition. Code compliance is primarily done on a complaint basis. These codes need periodic reviews to ensure they are consistent with the continually changing state building code laws, and yet provide flexibility so as not to place an undue burden on homeowners with older housing units.

Rehabilitation/Renovation Programs

While the city has shown its commitment to improving the housing stock through its zoning regulations, enforcement policies, and community partnerships; there are also many programs currently available for housing rehabilitation and renovation. As the community's housing stock ages, it will be important to provide low to moderate income residents with such resources so they can maintain their homes. Furthermore, many homes need renovation to meet the needs of changing household demographics. Older homes often are within the price range of first time home buyers and because they are older, they frequently need maintenance and modernizing. Much of the City's housing stock is still occupied by the first owners. As they begin to move out, those affordable units become available to younger first-time home buyers.

The city will periodically evaluate the need for housing rehab funds for low-moderate income and first time homeowners. These funds could be designed to help homeowners maintain homes and in some cases improve or renovate homes. Priority will be given to maintenance issues as opposed to remodeling or aesthetics. This fund could be supported through dollars from the general fund combined with grant monies, and be leveraged against loans from local banks and lending institutions. The Minnesota Housing Finance Agency, Ramsey County HRA, and the Metropolitan Council have programs that have effectively supported this effort (see below). Because the housing stock today is in relatively good condition, these programs may not be needed in the short term, but should be reviewed at a future date when future housing assessments identify a need.

The apartment housing stock is also aging and in need of not only maintenance, but remodeling and renovations as well. The City will work closely with apartment property owners (specifically through the MHFA Super RFP process) and obtain appropriate permit approvals for rehab and renovation work on multi-family properties.

Infrastructure Improvements

An important part of maintaining strong neighborhoods and strong housing opportunities is providing quality infrastructure including streets, sidewalks, and utilities. Old streets that are poorly maintained show a lack of investment into the community while maintaining streets (in some cases) will encourage the upkeep of housing. The city will continue to implement a street reconstruction program throughout the community, and consider the same efforts for sidewalk reconstruction where sidewalks are in place.

Housing Committee

Citizen involvement is always an integral part of determining the needs of the community when it comes to housing and community development in general. The Economic Development Commission has historically served this function for the City, but a citizen based organization or “housing committee” could be established to provide a forum for discussing housing issues and alternative solutions to housing problems in the community. When needed, this group could become a formal group that is staffed by the City and works in partnership with other city advisory boards, the City Council, and with other regional housing committees or agencies (both for profit and non-profit). At this time, however, the Economic Development Commission will continue to advise the City Council on housing needs.

First Time Home Buyer Programs

The city is a participant in the Minnesota Housing Finance Agency (MHFA) first time home buyer programs which offer low interest loans to qualifying first time home buyers. The city will continue to partner with the MHFA and local lenders to provide this resource. New Brighton residents are also eligible to apply for first time homebuyer program through the Ramsey County HRA.

Housing Subsidy Programs

The city has nearly 200 section 8 participants, and continually encourages use of this program in rental housing units. The city should encourage landlords to be cognizant of local, regional, and federal legislation dealing with the restructuring of the section 8 program. State legislation has created programs to ensure affordable housing by providing tax breaks to apartment owners who ensure a percentage of its rental units remain affordable. Many of these legislative efforts also encourage renovation and remodeling to ensure a higher quality of affordable housing. Title II Tax Classification (4D) is one such legislative effort that the City of New Brighton should consider utilizing as a means to preserve affordable rental housing.

Housing Fair/Marketing

The City of New Brighton, through the Ramsey County HRA, participates in the metro area Fair Housing Implementation Council.

Participation in and creation of local housing coalitions and organizations

Local housing coalitions, groups, and organizations play an important role in providing a forum for discussion of housing issues, needs, and concerns. They also are a more powerful source for lobbying at the state legislature for changes in state laws. These organizations are a way to put ownership back into the hands of the citizens and the community. The city has worked with and participates in many of these organizations already including Habitat for Humanity and the Ramsey County HRA amongst others.

The city should continue working with its multi-family housing organization consisting of landlords and property managers to address problems and issues in the rental community.

Funding Sources

The Twin Cities area is fortunate to have many funding sources available for housing needs that can be leveraged with private dollars and the City of New Brighton tax payer's dollars. The following is a brief list of resources and programs for housing finance assistance that the City should consider when developing any of the above mentioned housing programs:

- » Department of Housing and Urban Development (HUD)
- » Community Development Block Grants (CDBG)
- » HOME
- » Minnesota Housing Finance Agency
- » Public/private partnerships with local lenders, business leaders, and non-profit groups
- » Livable Communities Act/Metropolitan Council
- » Department of Employment and Economic Development (DEED)
- » Ramsey County Housing and Redevelopment Authority
- » Tax Increment Financing (TIF)(Housing Districts)

Implementation Tools

Table 4-11 outlines tools that can be utilized by the City, residents, developers, and financiers to meet Housing Needs in New Brighton. The table identifies each widely-available tool/action, when it would be considered, and what housing need(s) it addresses.

- » **Maintain and enhance existing housing stock**
- » **Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life**
- » **Promote neighborhoods that are walkable, safe, and connected to amenities**
- » **Ensure an adequate supply of quality affordable housing**

Table 4-11. Housing Implementation Tools

HOUSING TOOL	CIRCUMSTANCES AND SEQUENCE OF USE	IDENTIFIED HOUSING NEED
Economic Development Authority (EDA)	The City Council, through its role as the EDA, will review the Housing Implementation Plan on an ongoing basis to ensure its resources are being utilized most effectively to address needs.	Tool addresses multiple housing needs and improves our housing strategy capacity in general
Tax Increment Financing (TIF)	The City would consider Tax Increment Financing for redevelopment projects in High Density Residential and Mixed Use areas that meet housing goals and provide a number of units that are affordable to very low-, low-, or moderate-income* households.	Ensure an adequate supply of quality affordable housing
Housing Bonds	The City would consider issuing Housing Bonds for residential projects that are eligible for TIF and the use of Housing Bonds would make more units affordable to very low-, low-, or moderate-income households. However, there are competing priorities and limitations to city bonding authority.	Ensure an adequate supply of quality affordable housing
Tax Abatement	The City would consider tax abatement for housing projects that increases the number of affordable units available to very low-, low-, or moderate-income households.	Ensure an adequate supply of quality affordable housing
Consolidated RFP through the MHFA	The City would strongly consider supporting/sponsoring an application to the Consolidated RFP programs through MHFA for residential project proposals in areas guided for high density residential uses and mixed uses.	Ensure an adequate supply of quality affordable housing Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life
Livable Communities Demonstration Account (LCDA) through Metropolitan Council	The City would strongly consider supporting/sponsoring an application to Livable Communities Account programs for proposals with residential units in areas guided as high density residential as well as mixed use areas.	Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life
Livable Communities Demonstration Account - Transit Oriented Development (TOD) through Metropolitan Council	The City would strongly consider supporting/sponsoring an application to Livable Communities Account programs for proposals with residential units in areas guided as high density residential or mixed use that are along or near major transit services.	Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life Promote neighborhoods that are walkable, safe, and connected to amenities

*Household income levels refer to the following: very low-income = 30% or below AMI; low-income = 31% - 50% AMI; moderate-income = 51% - 80% AMI

HOUSING TOOL	CIRCUMSTANCES AND SEQUENCE OF USE	IDENTIFIED HOUSING NEED
Community Development Block Grant Funds (CDBG) through Ramsey County	The City will explore the use of a portion of our CDBG funds to prioritize projects if they provide units affordable to very low-, low-, or moderate-income* households, and are located in the high density or mixed use locations on the City's future land use map The City would support Ramsey County's use of CDBG funds to create a low-interest revolving loan fund for the rehabilitation of existing rented units that are affordable to households with 50% AMI or below.	Ensure an adequate supply of quality affordable housing Maintain and enhance existing housing stock
HOME Investment Partnerships Program (HOME) through Ramsey County	The City will explore with Ramsey County the application for HOME funds to provide rental assistance to low and moderate income households that are in existing rental units in the City.	Ensure an adequate supply of quality affordable housing
Home Improvement & Suburban Weatherization Programs through Ramsey County	The City will continue to support Ramsey County's programs that assist home owners with improvements to their property, especially focusing on energy efficiency, for households with low- and moderate-income levels.	Maintain and enhance existing housing stock
Housing Improvement Area (HIA)	The City will evaluate the potential use of Housing Improvement Areas (HIA) through its HRA and EDA as a tool to assist condo and townhome associations with improvements they could not otherwise finance.	Maintain and enhance existing housing stock
Preservation of expiring Low-Income Tax Credit Properties	The City will work with Ramsey County, advocacy organizations, and property owners to explore opportunities to preserve properties currently under low-income tax credit programs	Ensure an adequate supply of quality affordable housing
Community Land Trust	The City would explore opportunities to collaborate with a community land trust to support affordable housing options for households with for any type of housing density.	Ensure an adequate supply of quality affordable housing
NOAH Impact Fund	The City will explore opportunities with the Minnesota Housing Fund on the use of NOAH (Naturally Occurring Affordable Housing) Impact Funds to finance the acquisition and preservation of naturally occurring affordable housing.	Ensure an adequate supply of quality affordable housing Maintain and enhance existing housing stock
Local 4d Tax Incentives	The City will evaluate the appropriateness of a local 4d tax incentive policy.	Ensure an adequate supply of quality affordable housing
First Time Homebuyer Programs through MHFA	The city is a participant in the Minnesota Housing Finance Agency (MHFA) first time home buyer programs which offer low interest loans to qualifying first time home buyers. The city will continue to partner with the MHFA and local lenders to provide this resource.	Provide a wide variety of housing types to meet the needs of a diverse community at all stages of life
Resources for Manufactured Home Parks	The City will consider programs to help protect and support the 300+ manufactured homes currently within the community, as they are an important and vulnerable source of naturally occurring affordable housing. Programs to be explored include rehabilitation resources, local notice-of-sale, or first look provisions. Resources will be available to households of all income levels	Ensure an adequate supply of quality affordable housing

*Household income levels refer to the following: very low-income = 30% or below AMI; low-income = 31% - 50% AMI; moderate-income = 51% - 80% AMI

HOUSING TOOL	CIRCUMSTANCES AND SEQUENCE OF USE	IDENTIFIED HOUSING NEED
Site Assembly	The City would strongly consider supporting/sponsoring an environmental clean-up grant application for housing projects that provide affordable units for very-low, low, and moderate income households. The City would be open to working with Land Bank of Twin Cities in order to hold land for affordable housing development The City would strongly consider using any awarded funds, including but not limited to the programs described in this list, to assemble a site in the locations guided at appropriate densities and land uses, as shown on the future land use map, for projects which include a portion of units that are affordable to very low-, low-, or moderate income* households. This could include acquiring and holding land, as well as sub-allocating such monies to a qualified developer approved by the City Council.	Ensure an adequate supply of quality affordable housing
Referrals	The City will review and update its reference procedures and training for applicable staff, including a plan to maintain the ability to refer our residents to any applicable housing programs outside the scope of our local services.	Tool addresses multiple housing needs and improve our housing strategy capacity in general
Guiding land at densities that support affordable housing	See the future land use plan and projected housing needs section of the housing chapter of this comprehensive plan.	Tool to address multiple housing needs and improve our housing strategy capacity in general
Participation in Housing Related Organizations	The Mayor of New Brighton may participate or designate an appropriate representative to actively engage in local and regional housing related organizations, such as the Urban Land Institute Minnesota's Regional Council of Mayors Group.	Tool to address multiple housing needs and improve our housing strategy capacity in general
Fair Housing Policy	The City will continue to assist residents facing issues of fair housing within the community as well as monitor actions and best practices by other communities in the region to help further fair housing The City will consider the adoption of a Fair Housing policy to comply with forthcoming funding requirements to be eligible for Livable Communities Act (LCA) awards beginning in 2019	Tool addresses multiple housing needs and improve our housing strategy capacity in general
Zoning and Subdivision Ordinances	The City will be reviewing its zoning and subdivision ordinances to identify any regulations that inhibit the housing priorities in this document.	Tool addresses multiple housing needs and improve our housing strategy capacity in general
Expedited Pre-application	The City will consider the creation of a pre-application process to identify ways to minimize unnecessary delay for projects that address our stated housing needs, prior to a formal application submittal.	Tool addresses multiple housing needs and improve our housing strategy capacity in general

*Household income levels refer to the following: very low-income = 30% or below AMI; low-income = 31% - 50% AMI; moderate-income = 51% - 80% AMI

ECONOMIC DEVELOPMENT

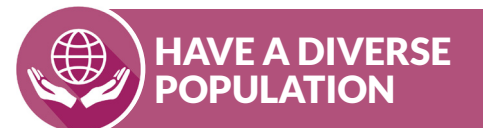
A focus on Economic Development is a key to realizing the City of New Brighton's vision and in keeping with many of the identified vision plan goals. Economic development efforts in New Brighton must take on the task of making New Brighton a place where a business wants to call home. The City of New Brighton must have a strong "infrastructure" that supports business development and overall quality of life. This "infrastructure" includes more than the typical infrastructure such as roads and utilities. It includes things like: communication technology (band width, fiber, etc.); a critical mass of other innovative businesses leaders; a great park and trail system that offers an escape from the office environment; quality and diverse housing to support a stronger labor force; great community gathering places to meet for socializing or networking; a culture of innovation where new ideas can be explored and cultivated .

The Economic Development Commission (EDC) is charged with carrying out economic development related activities. In the past it has focused its efforts on redevelopment and specifically the New Brighton Exchange. As the New Brighton Exchange project is moving towards completion, the City's efforts will expand into other areas of redevelopment as well as provide programs and initiatives that will support business retention and expansion and will give New Brighton a stronger sense of place to encourage job growth and an increase in the tax base.

Objectives & Policies

The following are the City's objectives and policies relative to economic development:

- ED 1.0 Create new and retain diverse, quality, and good paying jobs**
 - ED 1.1 Ensure New Brighton is well connected with modern technology and communication technology so that it can compete in a global market.
 - ED 1.2 Seek partnerships with educational institutions and job training opportunities.
- ED 2.0 Build and maintain a resilient and enduring tax base**
 - ED 2.1 Invest in staffing resources and economic development programs that provide measurable progress towards community objectives.
 - ED 2.2 Collaborate with the community to understand demand for services and business development that provides jobs and tax base AND a desired community services.
 - ED 2.3 Participate in state legislative processes focused on economic development issues.
- ED 3.0 Create and maintain a healthy and resilient business environment**
 - ED 3.1 Partner and collaborate with regional and local economic development agencies and organizations that share similar objectives.
 - ED 3.2 Maintain an open and collaborative dialogue with community





business leaders and innovators.

ED 3.3 Ensure city regulations are effective at ensuring a safe and quality built environment and do not create unintended consequences or barriers to business development and growth.

ED 4.0 Establish a stronger community identity and sense of place

ED 4.1 Continually explore and understand emerging trends (local, regional, national, and global) and opportunities for economic development.

ED 4.2 Collaborate with the community to understand demand for services and business development that provides jobs and tax base AND a desired community services.

Existing Conditions

Office Market

New Brighton has traditionally not had a significant amount of office space relative to other areas in the northern suburbs and the larger metro area. Whereas the overall office market in the Twin Cities metro area comprises around 83 million square feet, and the West / Northwest submarket (containing New Brighton) contained nearly 14 million square feet of leasable space, in 2016, the City of New Brighton itself contains just over 700,000 square feet of leasable office space, as of the third quarter of 2016.

The vacancy rate for office space in New Brighton of 8.5 percent in the 2nd quarter of 2016 trails the overall vacancy rate for the West / Northwest submarket of around 10 percent. The average lease rate in New Brighton, for all classes of office combined, of just over \$20 per square foot, per year, for the second quarter of 2016 exceeds the overall average lease rate in the West / Northwest submarket of around \$14, during the same period.

The New Brighton Exchange development along Old Highway 8, and north of I-694, represents the largest office development in the history of the community. API and Cardiovascular Systems are the two largest tenants in the development. Parcels that would accommodate future office space remain along the eastern portion of the project. Outside of New Brighton Exchange, the office market in the city includes a range of older, and smaller format, office spaces along and near Silver Lake Road, including a variety of spaces used for medical office and for smaller professional offices. The New Brighton Village Center, at 919-929 Old Highway 8, just to the north of City Hall, has performed fairly well in the local market.

Key Takeaways from Office Market:

- » The New Brighton area is a very small portion of the overall Northwest submarket and the larger Twin Cities office market. Outside of the larger format offices that have developed at New Brighton Exchange, the New Brighton area does not represent a key cluster for offices or employment in the region. The city largely includes smaller sized office developments geared to small companies, medical office locations, and similar land uses.
- » While the size of the New Brighton office market is relatively small, the City has demonstrated strength in terms of lease rates and vacancy rates in recent years.

Retail Market

The City of New Brighton has traditionally lost a good deal of potential retail spending from residents to larger concentrations of retail in neighboring and nearby communities, including Columbia Heights, Arden Hills, and other municipalities. The community does not have any larger, regional concentrations of retail, containing larger “big box” retailers and similar national tenants, within its borders. The Silver Lake Road corridor features a handful of smaller retail strip shopping centers, and the Main Street area within New Brighton includes a variety of smaller restaurants, coffee shops, and in-line retailers.

The Old Highway 8 corridor includes a variety of smaller retailers, including repair shops, convenience stores, and mom-and-pop stores, to the north and south of 5th Street NW. The New Brighton side of the County Road 93 corridor, at the south end of the community, also includes a handful of eateries (including a brewpub and sit-down restaurant) and a few smaller retail and commercial businesses. Overall, the City of New Brighton includes around 1 million square feet of retail space, compared to a total of 51 million square feet in the overall Twin Cities metro area.

While the base of retail space in New Brighton is relatively limited, the market has historically demonstrated relatively solid fundamentals. The vacancy rate has remained below 2 percent over the last four to five years. While the city’s retail market briefly experienced increased vacancies during the Great Recession in 2008, overall the city’s various shopping areas have remained fairly stable over the last several years. Rental rates for retail space have averaged in the \$12 to \$14 per square foot range over the last two to three years.

Key Takeaways from Retail Market:

- » While the New Brighton retail market primarily serves neighborhood needs (including groceries, convenience good, and related items) and residents travel to other communities for a good deal of shopping, the fundamentals of the city’s retail space appear relatively healthy.
- » As retail centers in the community continue to age, however, the City and the business community will need to focus on reinvesting in retail areas over time to retain tenants and to serve changing trends and preferences.
- » As the City continues to explore ideas for revitalization in various areas of the community, developers may be able to attract additional retail spending through the introduction of restaurants or retailers that have less presence in New Brighton.

Industrial Market

The City of New Brighton has a larger concentration of industrial space, compared to office space, including a number of larger format warehouses and industrial buildings on the city’s east side. The areas to the east of Old Highway 8 and south of 5th Street NW, for example, include a variety of heavy and light industrial users, including Bell Lumber & Pole, Dalco Enterprises, and Armstrong Crane & Rigging Corporation. The city includes just over 3 million square feet of industrial space.

Again, the city’s industrial base represents a very small portion of the Minneapolis North submarket (containing over 45 million square feet) and the overall Twin Cities industrial market (containing over 245 million square feet). The industrial properties in the community have consistently reported rental rates of between \$5 and \$6 per square foot. These rates represent the lower end of rates for the overall Twin Cities market (which ranged from \$4.86 to \$9.48 per square foot in the 2nd quarter of 2016).

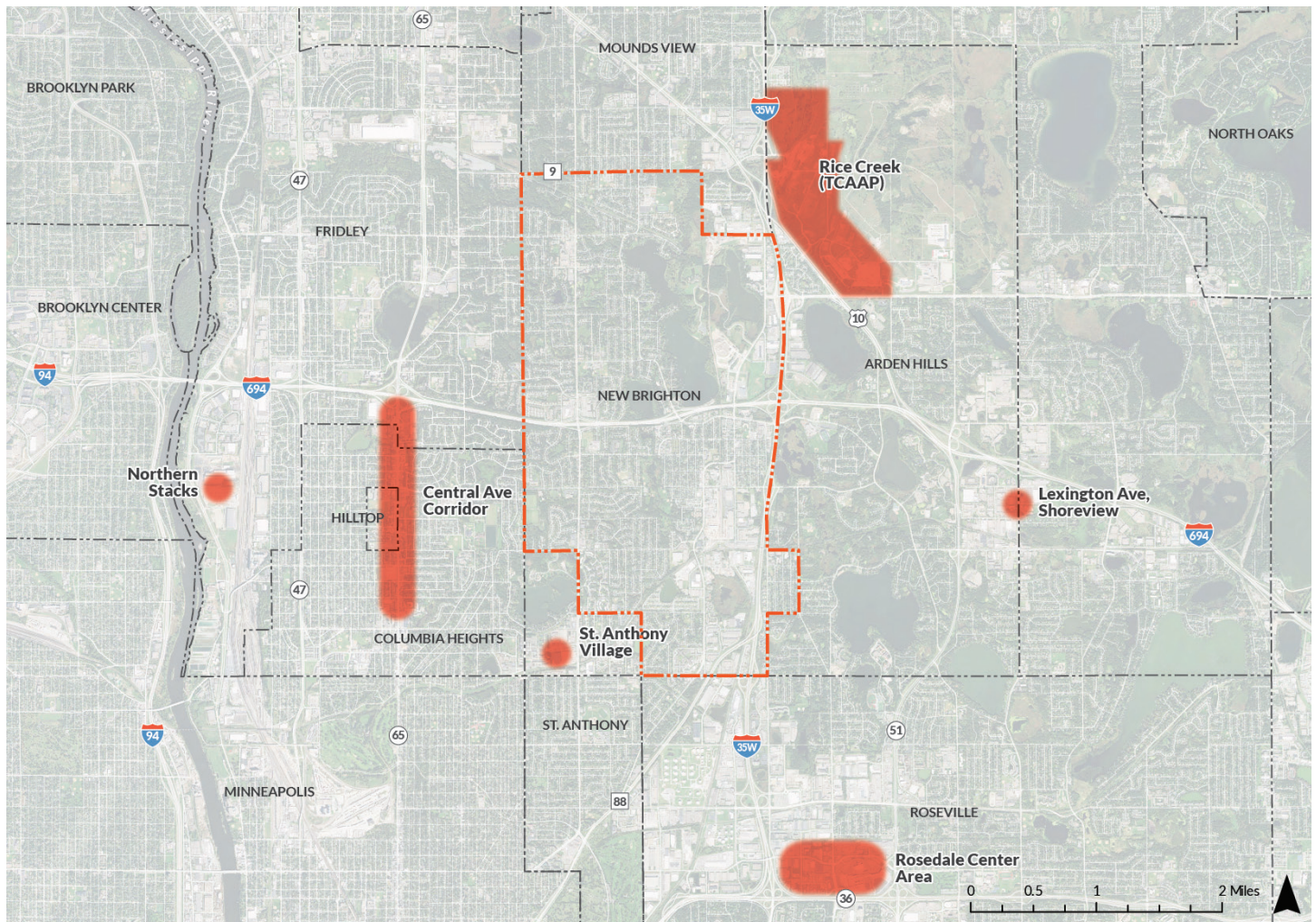
Key Takeaways from Industrial Market:

- » Sizeable industrial presence on east side of city. New Brighton has around 3 million square feet industrial
- » Various industrial properties have notable vacancies
- » Aging industrial space, various areas

Regional Context

New Brighton's ability to have a thriving business community depends on development outside of the city's borders. Several key projects have influence on the market demands for new economic development in New Brighton including TCAAP/ Rice Creek Commons, Central Avenue Corridor, and St. Anthony Village to name a few.

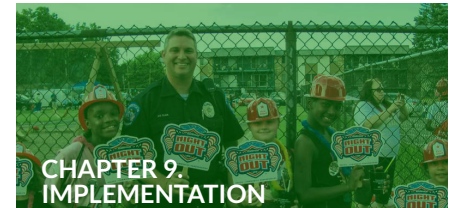
Figure 4-4. Commercial Hubs around New Brighton



Implementation Tools

Business outreach and retention programs

- » Having a diversity of businesses is an important component of a stable and healthy community. Ongoing business development efforts will focus on encouraging the creation of small businesses, attracting a variety of employers, and developing a variety of local-serving shopping, dining, and retail services. Potential economic development initiatives may include the following:
 - » Working with local, regional, and state economic development entities to develop shared and coordinated strategies for business attraction.
 - » Developing services, facilities, and infrastructure to support start-up companies, entrepreneurs, and individuals who work remotely. Examples of these ideas may include the following:
 - Small business incubators (targeting new companies, restaurants or food processing, etc.)
 - Entrepreneurial support spaces such as co-working and meeting spaces
- » Initiate further discussions and strategic planning with regional economic development groups. These discussions should focus on ensuring maximum efficiencies and collaborations between these organizations in order to support business development strategies.
- » Maintain strong working relationships with local businesses through direct outreach to understand their needs, identify opportunities for growth, and tap into their expertise. For example, members of local economic development organizations could meet with businesses on a regular basis to hear about their concerns, understand their needs and plans for growth, and to listen to the ideas of local business owners and managers for the community's overall economic growth.
- » Educating businesses and entrepreneurs about the type and use of available municipal, regional, state, and federal economic development incentive programs.
- » Refine assistance programs designed to help businesses looking to locate in or expand in New Brighton.
- » Target public assistance to businesses that choose to locate or expand in focus areas in New Brighton such as the Old Highway 8 Corridor.
- » Ensure that business has adequate work space to expand within the community
- » Assist business development services such as financial planning, marketing, and market research



TRADITIONAL IMPLEMENTATION STRATEGIES

An important component to any planning effort is an implementation strategy, which outlines how the objectives and policies within the plan become a reality. In order for this plan to realize the vision that New Brighton community has established, it must have an achievable strategy that is supported by many.

While throughout the plan, various components identify implementation strategies that are successful and unique to that component (such as housing and economic development tools in the housing and economic development chapter), this chapter is intended to address the broader perspective of implementation including such items as zoning and subdivision ordinances and Capital Improvement Programs. The chapter will also identify a series of project ideas that emerged through the community engagement process.

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[Click to link to Chapter 9: Implementation](#)

Open to Business Program

- » Open to Business is a program that provides assistance in areas including financial management, bookkeeping set-up and training, loan packaging, business plan assistance, real estate analysis, marketing assistance, strategic planning, business regulation, and professional referrals.
- » Continue to partner and utilize the Open To Business Program expanding on the metrics that can be evaluated in order to measure successes and adapt the program to achieve its full benefits.

Redevelopment Planning/Small Area Planning

- » Identify and promote key commercial and industrial development or redevelopment opportunities, in locations with sufficient access to transportation systems and adequate public infrastructure systems.
- » Identify and leverage financial programs and assistance, including various incentives, to promote the rehabilitation and redevelopment of existing commercial facilities.
- » Refine and adjust financial incentives and other economic development tools (such as TIF, tax abatements, grants, etc.), in order to better attract or retain companies in New Brighton.
- » Establish and define design standards for commercial and industrial development, addressing the inclusion of green spaces, paths, sidewalks, and other amenities as part of site plans and the use of appropriate building materials and façade treatments to enhance the aesthetic qualities of developments.
- » Support a variety of building types and configurations beyond the traditional commercial or industrial building, including co-working spaces live/work spaces.
- » Allow a diversity of commercial land uses including supportive retail that serves the immediate area
- » Ensure that new development has convenient access to commercial business
- » Create greater access and higher visibility from I-694 and I-35W through wayfinding and signage.

Marketing, branding, and promotion efforts

- » Establish marketing campaigns and strategies to broaden the recognition of New Brighton in the regional Twin Cities market and the Upper Midwest.
- » Facilitate marketing of available industrial/commercial property and buildings.
- » Create programs to encourage residents, employees, and visitors to patronize local businesses.
- » Refine marketing campaigns and strategies to leverage New Brighton's strengths.
- » Educate local businesses and entrepreneurs regarding the various types of municipal, state, and federal economic development programs and incentives available.
- » Survey current businesses to gauge satisfaction with city services
- » Promote business successes and achievements through news letter stories and features and promotion at key community events.

Key Takeaways and Directions

- » Focus on redevelopment strategies for Old Highway 8 Corridor
- » Explore City-wide policies / programs / strategies to revitalize retail and multi-family properties
- » Retail in New Brighton focuses on local / neighborhood needs. The key is finding suitable locations that do not require significant reinvestment
- » City should focus on “place-making”, rather than (or in addition to) only aesthetic enhancements to existing development areas
- » Pursue commercial/retail services at New Brighton Exchange to support development
- » Leverage gateways into New Brighton for potential redevelopment and creating a stronger sense of place
 - » County Road D
 - » County Road E2
 - » Highway 96
 - » Silver Lake Road and County Lake Road H
 - » Silver Lake Road and 694

Zoning District

Examples:

RS-1 (Single Family Low Density)

RM-3 (Multi Family High Density)



Section 3.4(C)

RS-1: Single-Family Low Density Residential District

(1) Purpose

The RS-1 District is intended to accommodate single-family detached residential uses and typical accessory development at the City's lowest residential density.

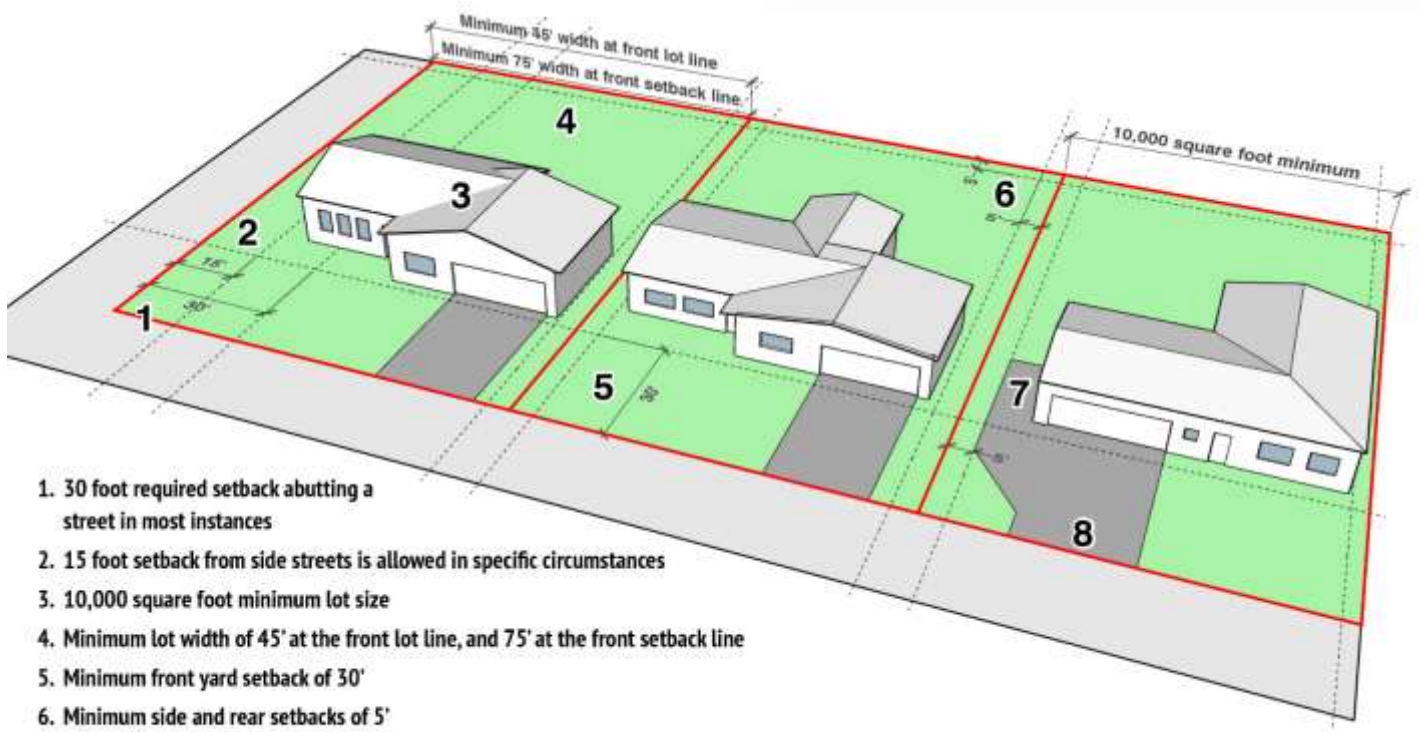
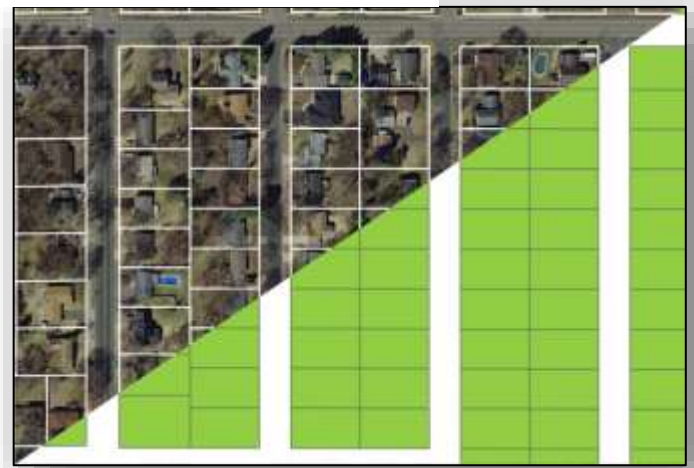
(2) Density

Dwelling units/acre max	6
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(3) Lot Dimensions

(a) Lot Area, minimum	
Any permitted use	10,000 square feet
(b) Lot Width, minimum	
At the front lot line	45 feet
At the front building setback line	75 feet
(c) Lot Depth, minimum	
All lots	n/a

Typical RS-1 Lot



1. 30 foot required setback abutting a street in most instances
2. 15 foot setback from side streets is allowed in specific circumstances
3. 10,000 square foot minimum lot size
4. Minimum lot width of 45' at the front lot line, and 75' at the front setback line
5. Minimum front yard setback of 30'
6. Minimum side and rear setbacks of 5'
7. Driveways are required to meet setback requirements
8. Driveways are not to exceed a width of 24' at the front lot line and through the right-of-way to the street.

CHAPTER 3: ZONING DISTRICTS

Section 3.4 Residential Base Zoning Districts

(C) RS-1 Single Family Low Density Residential District



TABLE 3-5: RS-1 DEVELOPMENT STANDARDS

	REQUIRED YARDS (in feet) [1]				Max Height (stories / feet)	Maximum Gross Impervious Surface Coverage	Maximum Gross Building Coverage
	Front [2]	Interior Side	Street Side [3]	Rear [4]			
All Structures and Buildings	30	5	30	5	Lesser of 2.5 stories or 30 feet	50%	30%
	[1]: Any principal structure or building other than a single-family residence shall be located at least 30 feet from all property boundary lines. [2]: A required front yard setback may be reduced to 24' for a portion of a principal dwelling. The portion of the dwelling within the standard setback shall: a) Not exceed 35 percent of the dwelling width (excluding an attached garage) or shall be no more than 12 feet in width, whichever is less. b) Include a base that is consistent in appearance with the base of the rest of the dwelling. c) Include a roof that is properly proportioned to and integrated with the roof of the larger dwelling. d) Utilize the same exterior structure materials and colors as the principal structure and accessories [3]: A side street yard on a corner lot shall not be less than thirty feet in width for any construction after August 21, 1981. Any property already improved on August 21, 1981, by construction of a principal structure with a 15 foot side street yard setback shall not be considered nonconforming in regard to side street yard setback. In all cases, where adjacent properties are already improved, the City Council can grant special permission to change the setback requirements on a corner lot based on the criteria of visual compatibility with the surrounding properties. [4]: Rear yard setbacks for lakeshore lots shall be as outlined in Section 3.8(C)(10).						
Accessory Structures	▪ See Section 5.4(B) for all general standards and limitations on all accessory structures. ▪ See Section 5.4(E)(4)(a) for accessory structure limitations in residential districts. ▪ See Table 5-2 and Section 5.4(E) for specific requirements on various accessory structures.						
Other Regulations to Consult (not all inclusive)	▪ Section 3.3, Common District Requirements ▪ Section 3.4(B), Standards Applicable to All Residential Base Zoning Districts ▪ Section 4.1, Landscaping and Screening Standards ▪ Section 4.3, Fences and Walls ▪ Section 4.7, Parking (and Driveway Standards) ▪ Section 5.4(E)(15), Home Occupations						



Section 3.4(G)

RM-3: Multi-Family High Density Residential District

(1) Purpose

The RM-3 District is intended to accommodate single-family homes, duplexes, townhomes, condominiums, and all types of multi-family buildings.

(2) Density

Dwelling units/acre max	50
-------------------------	----

(3) Lot Dimensions [4-440(3), (4) (6), & (7)]

(a) Lot Area, minimum (square feet)	
Any permitted use	12,500
(b) Lot Area minimum per floor (square feet)	
One Floor	3,000
Two Floors	2,800
Over Two Floors	2,500
(c) Lot Width, minimum	
At all points	100 feet
(d) Lot Depth, minimum	
All lots	125

Typical RM-3 Lot



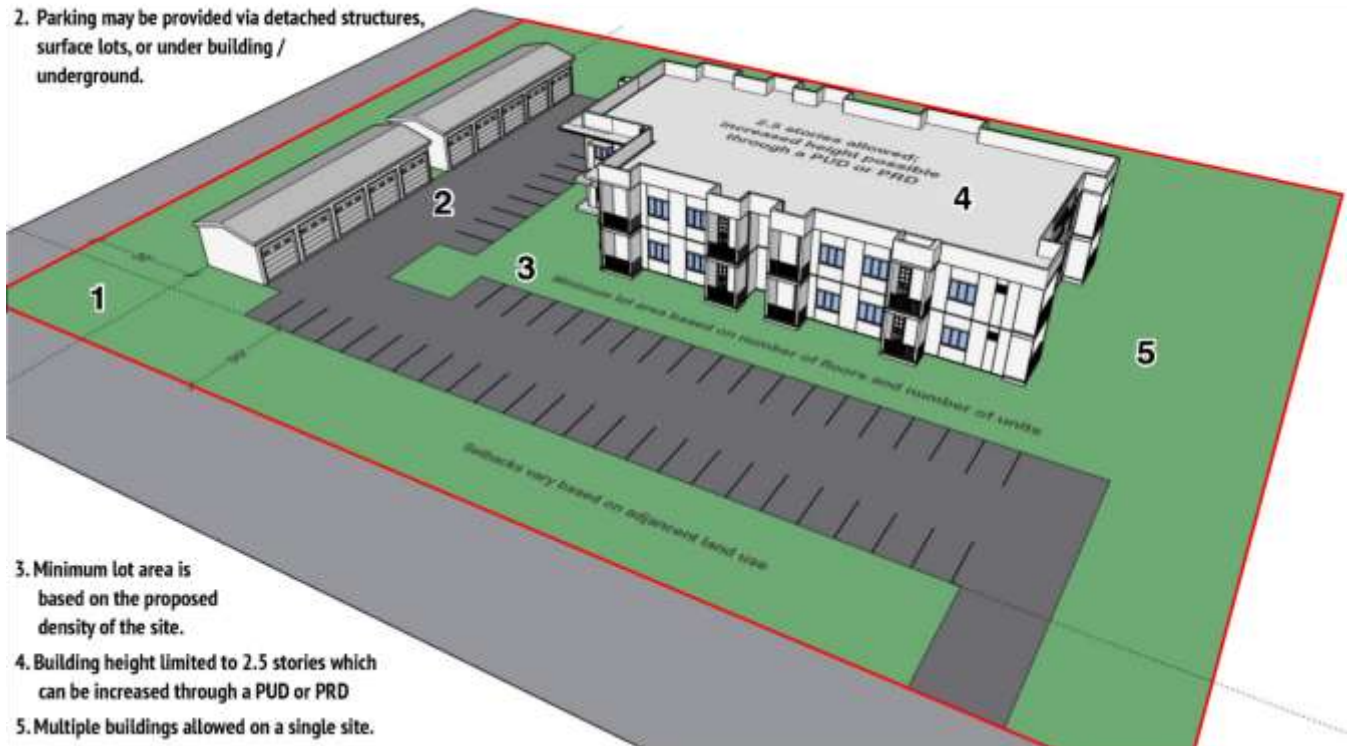
1. 30 foot required setbacks for buildings and parking spaces

2. Parking may be provided via detached structures, surface lots, or under building / underground.

3. Minimum lot area is based on the proposed density of the site.

4. Building height limited to 2.5 stories which can be increased through a PUD or PRD

5. Multiple buildings allowed on a single site.



CHAPTER 3: ZONING DISTRICTS

Section 3.4 Residential Base Zoning Districts

(G) RM-3 Multi Family High Density Residential District



TABLE 3-9: RM-3 DEVELOPMENT STANDARDS

	REQUIRED YARDS (in feet) [1] [2]				Max Height (stories / feet)	Maximum Gross Impervious Surface Coverage	Maximum Gross Building Coverage	Maximum Floor Area Ratio
	Front	Interior Side	Street Side	Rear [3]				
All Structures and Buildings	30	5	30	30	Lesser of 3 stories or 30 feet	n/a	n/a	0.5
	[1]: Any principal structure or building other than a single-family residence shall be located at least 50 feet from any boundary line of an R-I district. [2]: In the case of duplex or townhome development, required setbacks shall apply to unit lots. [3]: Rear yard setbacks for lakeshore lots shall be as outlined in Section 3.8(C)(10).							
Accessory Structures	- See Section 5.4(B) for all general standards and limitations on all accessory structures. - See Section 5.4(E)(4)(a) for accessory structure limitations in residential districts. - See Table 5-2 and Section 5.4(E) for specific requirements on various accessory structures.							
Other Regulations to Consult (not all inclusive)	Section 3.3, Common District Requirements Section 3.4(B), Standards Applicable to All Residential Base Zoning Districts Section 4.1, Landscaping and Screening Standards Section 4.3, Fences and Walls Section 4.7, Parking (and Driveway Standards) Section 5.4(E)(15), Home Occupations							

Use Table:

Residential Uses



TABLE 5-1: PRINCIPAL USES BY DISTRICT																		
Use Types P = Permitted C = Conditionally Permitted I = Interim Permitted	Base Zoning Districts																	Additional Requirements
	R S 1	R S 2	R M 1	R M 2	R M 3	M H C	B R	B N	B G	I R	I L	I H	M U D T	N B E	M U N	M U R	M U E	
Residential Uses																		5.3(A)(1)
Assisted Living, Nursing and Rest Homes, etc				C	C		C	C	C	C			C	C	C	C	C	5.3(A)(2)
Attached Dwelling Types																		5.3(A)(3)
– Duplex and Twin Homes			P	P	P								P	P				5.3(A)(4)
– Townhomes			C	P	P								P	P	P	P	P	5.3(A)(5)
– Multiple Family					P								P	P	P	P	P	5.3(A)(6)
Community Gardens	P	P	P	P	P	P	P	P					P	P				5.3(A)(7)
Detached Dwelling	P	P	P	P	P	P	P						P	P				5.3(A)(8)
Group Residential Facility, Single Fam.	P	P	P	P	P		P						P	P				5.3(A)(9)
Group Residential Facility, Multi Fam.			P	P	P								P	P	P	P	P	5.3(A)(9)
Live-work Unit							C	C					C		P	P	P	5.3(A)(10)
Manufactured Home Community						P												5.3(A)(11)
Sacred Settlements	C	C	C	C	C			C	C				C		C	C	C	5.3(A)(12)
Short Term Rental (i.e. Air B&B)	P	P	P	P	P	P	P						P	P	P	P	P	5.3(A)(13)
Civic & Institutional Uses																		
Active Park Facility (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.3(B)(1)
Active Park Facility (private)	P	P	P	P	P	P							P	P	P	P	P	5.3(B)(1)
Cemeteries				C	C													5.3(B)(2)
Clinics/Medical Services				C	C			C	C	C			C	C	C	C	C	5.3(B)(3)

Met Council 2026 Ownership and Rent Affordability Levels

AMI (Annual Median Income)



2026 OWNERSHIP AND RENT AFFORDABILITY LIMITS

What is affordable housing?

Housing is considered affordable if the resident household does not spend more than 30% of their gross income on housing and housing-related (i.e. utilities, insurance, etc.) costs. The [Met Council's 2050 Housing Policy Plan](#) defines affordable housing as housing affordable to households living on low and moderate incomes. The limits are based on the U.S. Department of Housing and Urban Development (HUD) area median income (AMI) calculations.

Who qualifies for affordable housing?

Different programs use different income limits to determine eligibility. In 2026, the Met Council's [Livable Communities grant program](#) considers a rental home affordable if it is affordable to a household earning 60% or less of the AMI. Homeownership opportunities are considered affordable if they are affordable for households earning 80% or less of the AMI. In 2026, the AMI for a family* of four is \$131,500. For details on how this is calculated, see [History of Median Income](#).

Annual updates to this page occur each spring, depending on timely updates to the HUD data this page relies on. If you have questions about these values, please contact [Maia Guerrero-Combs](#).

*The term "family" is consistent with how HUD calculates household incomes. This may differ from other household income calculations. The Met Council recognizes that many household units in the region are not defined by municipal code as "family units," and that calculating benefits by familial status is inequitable when family status, including marriage, has not been available to all residents throughout the history of our nation.

Rental housing

Affordable rent calculations include tenant-paid utilities to consider the full cost of housing.

2026 Affordable Rent Limits

#Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$690	\$1,151	\$1,381	\$1,841
1 Bedroom	\$739	\$1,233	\$1,479	\$1,972
2 Bedrooms	\$888	\$1,480	\$1,776	\$2,368
3 Bedrooms	\$1,026	\$1,710	\$2,052	\$2,736
4 Bedroom	\$1,144	\$1,907	\$2,288	\$3,051

Homeownership opportunities

For owner-occupied housing, the affordable purchase price and monthly maximum housing cost limit include principal, interest, property taxes, home insurance, and home owner association (HOA) fees, if applicable.

Assumptions include:

- Fixed-interest, 30-year home loan
- Interest rate of 6.625%

- A 31% housing debt-to-family income ratio
- A 3.5% down payment
- A property tax rate of 1.00% of the property sales price
- Mortgage insurance at 0.55% of the unpaid principal
- \$333/month for hazard insurance

2026 Affordable Home Price and Maximum Monthly Home Cost for Households of 1-4 People

Family Income Level	Affordable Price	Maximum Monthly Home Costs
80% AMI (\$105,200)	\$319,900	\$2,718
60% AMI (\$78,900)	\$228,800	\$2,038
50% AMI (\$65,750)	\$183,200	\$1,699
30% AMI (\$39,450)	\$92,000	\$1,019

Applying a 6.625% interest rate to a 30-year fixed-rate home loan with other standard assumptions in 2026 to 80% of the AMI for a family of four (\$105,200) yields an affordable purchase price of \$319,900. This affordable purchase price applies to households of 1 to 4 people. If the household is larger, the calculation will increase with the published HUD AMI calculations.

The affordable purchase price does not include utility, routine maintenance, and groundskeeping costs, which may be covered by the homeowner directly or through an HOA fee. HOA fees are not reflected in the purchase price. To be inclusive of various homeownership models, the Met Council calculates maximum monthly home costs that include principal, interest, property taxes, home insurance, and HOA fees, if applicable.

What is area median income (AMI)?

Area Median Income (AMI) is the measure of median income for family households in the Twin Cities metropolitan area. This measure is calculated by the **U.S. Department of Housing and Urban Development (HUD)**, and changes each year based on different factors in their formula such as average national income, average income in our region, and interest rates. Housing units are often classified into varying levels of affordability based on how affordable it is to households earning incomes at various percentages of the regional AMI — for instance, many define “deeply affordable housing” as affordable to households with making 30% of the AMI.

In order to receive funding including Low-Income Housing Tax Credits (LIHTC) to build low-income housing, potential developers need to use the federally set AMI standard in determining the affordability of their units, making this standard one of the main ways we classify housing unit affordability. Unfortunately, the way AMI is calculated and the respective rental limits do not capture the realities of many households being able to afford housing.

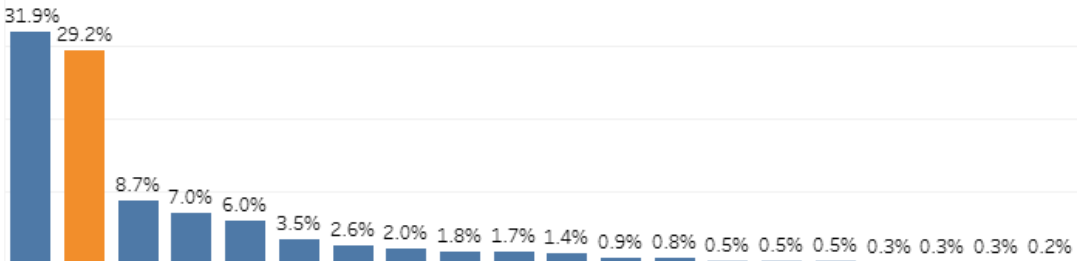
How does AMI fall short?

The use of AMI as the main standard for affordability in new housing construction has led to a few shortcomings that particularly misrepresent the needs of low-income households in our region. A few that staff have identified include the following.

Area Median Income (AMI) typically builds its assumptions of income off a family of four. However, not all households look like this — our region has many households of varying sizes, from households of one or two people to multi-generational households with more than five people, households with children, and households without. In fact, households that fit the HUD definition of family of four only make up 13.6% of our region's households and have the largest share of households that make incomes at 80% of the regional AMI or higher. Use our tool below to see where your household type median income fits in today's AMI standards.

Select your household type

1 Adult(s) and 0 kid(s)



Percent of selected household type compared to other household types in the region (highlighted in orange)

29.2%

Households in the Region of this Type

\$44,598

Median Household Income of this Type

U.S. Department of Housing and Urban Development (HUD) median income for the region is \$124,900 for a family of four

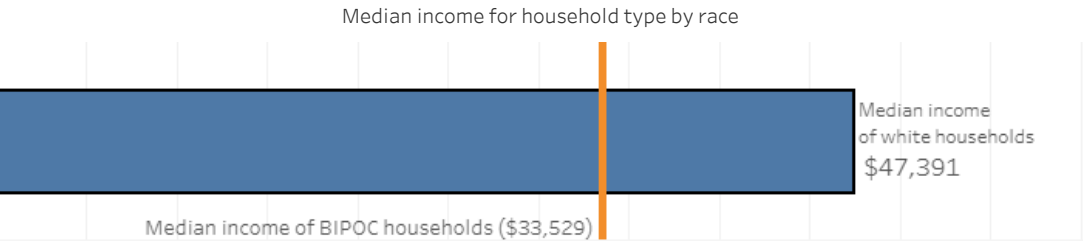
Households of this Type by Area Median Income (AMI) Band

Less than 30% AMI	23.6%
31-50% AMI	17.3%
51-60% AMI	8.7%
61-80% AMI	12.8%
81-100% AMI	12.9%
Greater than 100% AMI	24.8%

Households of this type that are Black Indigenous and People of Color (BIPOC)

19.8%

Regional percentage of BIPOC households is 21%



Our region has many households with only one income earner. The current way that AMI is calculated means that a certain number of income earners is assumed and dependents such as children, older family members and those unable to earn wages can be counted equal to members of a household who are earning an income.

Rental limits based on the HUD’s definition of AMI considers housing as affordable if housing costs make up 30% of a household’s income before taxes, but this 30% threshold is arbitrary and ignores that many households face different financial realities, including medical or student debt, childcare expenses, and disability. The chart lists some typical household expenses that people in our region face.

The way it is currently calculated, AMI uses the entire region as a benchmark for comparison, which can mean that AMI levels of do not necessarily reflect true affordability at the neighborhood level. For instance, building an apartment building consisting solely of units affordable at 60% AMI in a community where many residents make 30% AMI or less actually creates housing that is unaffordable to residents of that neighborhood.

Alternative measures to Area Median Income

We have been looking into alternative measures of housing affordability that more accurately consider household costs at a more local level, or in a more representative way of the households in our region and their expenses. Some other measures of affordability include the [MIT Living Wage Calculator](#), Shelter Poverty measures, and

Residual Income measures, which incorporate varying household sizes and types, other costs of living beyond housing, and more specific geographies.

History of area median income

Through 2010, the Council identified a purchase price ceiling for owner-occupied homes based on what a family of four with an income at or below 80% AMI could afford at prevailing interest rates. For affordable rental units, the limit was maximum monthly rents affordable for families at 50% AMI.

From 2011 through 2014, the Met Council used 60% AMI as the income limit for both rental and ownership costs.

This level was consistent with the funding criteria preference adopted by the Metropolitan Housing Implementation Group (MHIG) in 2001 and was a commonly-used threshold for affordability in federal, state, and local housing programs.

The table below lists the family incomes at previous levels of area median income, **as calculated by the U.S. Department of Housing and Urban Development (HUD)**. Please note that due to constraints and adjustments used in HUD’s calculations, the income limits shown here do not necessarily equal the area median income multiplied by the given percentage.

HUD's Area Median Income for a family of four for the Minneapolis-St Paul-Bloomington Metropolitan Statistical Area

Income Category	2026	2025	2024
AMI	\$131,500	\$132,400	\$124,200
80% of Area Median Income	\$105,200*	\$104,200*	\$97,800*
60% of Area Median Income	\$78,900	\$79,440	\$74,520
50% of Area Median Income	\$65,750	\$66,200	\$62,100
30% of Area Median Income	\$39,450	\$39,700	\$37,250

Note: The 80% of Area Median Income limit is capped at the U.S. national median family income, so this figure is less than 80% of the Minneapolis-Saint Paul-Bloomington MSA's median family income.

Racial Homeownership Gap Data Sheet

DID YOU KNOW... *About the Racial Homeownership Gap?*

Past government policies supported white homeownership while **excluding many Black households from similar benefits**. In the private mortgage market, Black people were denied mortgages in "redlined" neighborhoods and were banned from neighborhoods with racial covenants. Continued unfair mortgage practices and higher rates and fees experienced by minority borrowers help sustain a large racial homeownership gap. (6)

In the United States ...

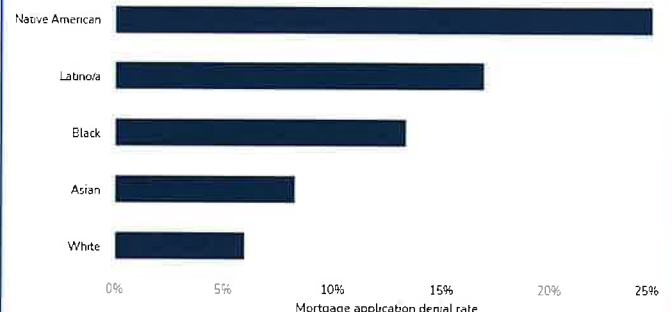
Below are findings from several 2022 studies:

- **Declining Black Homeownership:** Home ownership among white people is 74.4%, compared to 45% of Black people. This gap is worse than the 28.7% Black-white home ownership gap reported for 1970 (just 2 years after the passage of the Fair Housing Act of 1968, which sought to end racial discrimination in the housing market). (1)
- **Black Homes Valued Lower Than White Homes:** On average, homes owned by white people are valued at 2.5 times greater than homes owned by Black people, the same as it was in 1970. (1)
- **Higher-Cost Mortgage Products:** Black and Hispanic borrowers were offered higher-cost mortgage products than similarly qualified white borrowers between 2004 to 2007. These high-risk lending practices disproportionately directed at these groups may explain the large differences in financial distress during this period. (1)
- **Higher Mortgage Denial Rate to Black Applicants:** Black applicants are twice as likely to be denied a mortgage compared to their white counterparts. Why? Because of insufficient debt-to-income ratio and a low credit score. (2)
- **Higher Costs of Black Homeownership:** According to one study, Black homeowners pay an additional estimated \$13K over the life of an average loan due to higher interest rates for perceived risk factors, the inability to refinance mortgages the same as white homeowners, higher mortgage insurance, and higher property tax burdens. This results in \$67K in lost retirement savings. (5)
- **Higher Percentage of Black Income Spent on Rent:** One in two Black renter households spend more than 30% of their income on rent. 28% of Black renters (compared to 21% of white renters) spend more than 50% of their income on rent. (2)

In Minnesota ...

- **Declining Black Homeownership:** Black homeownership in Minnesota peaked at 46.2% in 1950 and has fallen almost every decade since then. (3)
- **Minnesota Ranked Fourth Worst in Nation with Respect to White-Black Homeownership Gap:** White individuals own homes at a rate of 76.9% compared to Black individuals who own at a rate of 25.3%, a homeownership gap of more than 50%. (3)
- **Denial of Mortgages to Applicants Who Are People of Color:** Mortgage applicants who are people of color are 2 to 4 times more likely to be denied by lenders than white mortgage applicants. (3)
- **Discriminatory Housing Policies Created an Unequal Park System in Minneapolis:** Throughout the first half of the 20th century, real estate developers partnered with the Minneapolis Park Board to build new parks in neighborhoods with racial covenants that restricted occupancy to "Whites Only." These neighborhoods today have higher tree canopy cover, more park acreage, and cooler temperatures. (4)
- **Higher Percentage of Black Income Spent on Rent:** The National Association of Realtors estimates that just 30% of Black renters are able to afford to buy a typical home, while 44% of white renters are able to. (2)

White households in Minnesota have a higher rate of approved mortgage applications than households of other races and ethnicities



Note: Only applications that were submitted for conventional home purchase loans by applicants and co-applicants of the same race and ethnicity are included. Only approved and denied mortgage applications are included in the sample.
Source: Home Mortgage Disclosure Act public use data file, 2019

Data Sources:

- (1) **Source:** US Department of the Treasury. **Title:** Racial Differences in Economic Security: Housing. **Date:** November 2022. **Link:** <https://home.treasury.gov/news/featured-stories/racial-differences-in-economic-security-housing>
- (2) **Source:** National Association of Realtors. **Title:** Racial Disparities in Homeownership Rates. **Date:** March 2022. **Link:** <https://www.nar.realtor/blogs/economists-outlook/racial-disparities-in-homeownership-rates>
- (3) **Source:** Federal Reserve Bank of Minneapolis. **Title:** Systemic Racism Haunts Homeownership Rates in Minnesota. **Date:** February 2021. **Link:** <https://www.minneapolisfed.org/article/2021/systemic-racism-haunts-homeownership-rates-in-minnesota>
- (4) **Source:** University of Minnesota News and Events. **Title:** Discriminatory Housing Policies Created an Unequal Park System in Minneapolis. **Date:** March 2023. **Link:** <https://twin-cities.umn.edu/news-events/discriminatory-housing-policies-created-unequal-park-system-minneapolis>
- (5) **Source:** Housing Matters. An Urban Institute Initiative. **Title:** Homeownership Is Much More Costly for Black Homeowners. **Date:** March 2022. **Link:** <https://housingmatters.urban.org/research-summary/homeownership-much-more-costly-black-homeowners#:~:text=Mortgage%20firms%20charge%20higher%20interest,per%20year%20in%20interest%20charges>
- (6) **Source:** The Just Deeds Project. **Link:** <https://justdeeds.org/history/>

Image Source:

Source: Federal Reserve Bank of Minneapolis. **Title:** Systemic Racism Haunts Homeownership Rates in Minnesota. **Date:** February 2021. **Link:** <https://www.minneapolisfed.org/article/2021/systemic-racism-haunts-homeownership-rates-in-minnesota>

More Information:

Click [here](#) or use the QR code to access this and other "Did You Know" data sheets as well as "Call to Action" resource sheets, listing organizations, books, and recommendations for ongoing education.



A Guide to Recent Group Home Statutory Changes

Recent Group Home and Small Residential Setting Statutory Changes

Below you will find the following sections: Summary, Recommended Next Steps, a 101 Chart, and a Q&A Chart.

Summary

Topic	Before	After
City notice when a small assisted living facility opens	Cities often found out informally or after operation began.	MDH must notify the municipality within 5 business days after issuing a provisional license for facilities with 6 or fewer residents.
City role in inspections	Mostly state-controlled.	MDH can now formally delegate inspection authority to cities/counties for certain physical plant and zoning inspections.
Rental licensing	Some cities attempted to apply rental licensing requirements.	Statute now expressly says facilities with 6 or fewer residents are exempt from local rental licensing regulations.
Coordination during provider collapse/closure	No comprehensive statewide transition system.	New continuity-of-care and transition system requires coordinated planning between providers, counties, DHS, and others.
Provider shutdowns	Often little structure.	Providers now must give notice, cooperate in transitions, and help ensure residents are safely relocated.
City awareness of relocations	Limited.	Relocations of small assisted living facilities now have structured state approval requirements.
Colocation/concentration review	Limited review structure.	DHS/MDH must evaluate whether new small assisted living facilities meet spacing/colocation standards before approval.
Local enforcement coordination	Unclear in practice.	Statute now specifically references coordination with local government personnel and enforcement actors.
Inspection frequency	Less clearly structured when delegated.	Delegated local inspections generally capped at annual inspections plus follow-up inspections.
Small facility licensing category	Same assisted living framework regardless of scale.	State directed to study and draft a separate licensing category for 5-bed-or-less facilities.

Recommended City Implementation Checklist

- Map existing residential facilities.
- Request annual notice in writing from DHS/MDH for applicable licensed facilities and programs.
- Create or update an internal facility tracking list shared by zoning, building, fire, police, code enforcement, and administration.
- Develop a one-page city response template for DHS/MDH notices that identifies zoning status, land use plan context, known nearby facilities, and city inspection contacts.
- Decide whether the city wants to request delegated inspection authority and, if so, prepare a checklist and reporting procedure.
- Review rental licensing materials to ensure small assisted living facilities with capacity of six or fewer are not treated as rental-license-required properties. Develop a system to keep track of differing facilities.
- Train front-line staff on new requirements and routines.

101 Chart

Issue	Citation	Effective Date	What Changed	Recommended City Practice
Municipal notice for DHS-licensed programs	Minn. Stat. § 245A.04, subd. 2	Effective July 1, 2026; applies to licenses issued on/after that date	DHS must give 30 days notice before issuing a license unless the program is treated as a permitted single-family residential use; for those, notice comes within 5 business days after issuance. Cities may request annual notice in writing.	Adopt an internal intake process and send DHS a written request for annual notification.
Compliance with codes and possible delegated inspections	Minn. Stat. § 245A.04, subd. 2a	Effective January 1, 2027	Applicants/license holders must document compliance with building, fire/safety, health rules, and zoning ordinances. The commissioner may delegate inspection authority for existing residential programs serving six or fewer persons.	Decide whether to request delegation; prepare a process for annual inspections, follow-up inspections, and reporting violations to the commissioner.
Co-location limits for certain small residential settings	Minn. Stat. § 245A.042, subd. 7	Effective July 1, 2026	Newly licensed covered settings generally cannot be on the same property or adjoining property as existing covered residential settings. “Adjoining” includes common boundary, common corner, and properties separated by rights-of-way/easements such as alleys or residential streets.	Maintain a map/list of existing covered facilities and flag same/adjoining-property issues early.
Small assisted living license review and municipal context	Minn. Stat. § 144G.15	Effective per bill; tied to assisted living licensing	For assisted living facilities with capacity of six or fewer, the commissioner considers population, size, land use plan, availability of community services, and number/size of existing licensed assisted living facilities in the city/town/county. DHS must determine compliance with the new co-location standard before MDH grants a provisional license.	When notified, be ready to provide land use plan, community service, and existing-facility information to MDH/DHS.
Notice to city after provisional assisted living license	Minn. Stat. § 144G.16, subd. 8	Effective July 1, 2026; applies to provisional licenses issued on/after that date	Within five days, excluding weekends and holidays, after issuing a provisional license to an assisted living facility with capacity of six or fewer, MDH must provide business name, address, category, capacity, and authorized agent contact information to the affected municipality/political subdivision.	Route notices to zoning/building/fire and maintain a facility list.
Relocation of small assisted living facilities	Minn. Stat. § 144G.195, subd. 1	Relocation language in bill; municipal notice tied to § 144G.16, subd. 8	Facilities with capacity of five or fewer can relocate with MDH approval without a new license. They must obtain plan review approval, a certificate of occupancy, and a DHS co-location determination. Metro facilities are limited to same municipality or contiguous metro municipality; non-metro facilities are limited by distance and cannot relocate into the metro.	Track relocations like new facility notices; confirm certificate of occupancy and applicable zoning/building/fire issues.
Local laws still apply, but rental licensing exemption remains	Minn. Stat. § 144G.45, subd. 3	Effective January 1, 2027	Assisted living facilities must comply with state/local fire safety, building, and zoning laws, but facilities with capacity of six or fewer are exempt from local rental licensing regulations. MDH may delegate inspection authority for existing small assisted living facilities.	Do not rely on rental licensing for small assisted living facilities; use zoning, building, fire, and any delegated inspection authority instead.
State study/new license category for very small assisted living	Uncodified direction to Commissioner of Health	Draft legislation due January 1, 2028	MDH must convene interested parties and develop draft legislation for a new assisted living license category for facilities with capacity of five or fewer.	Monitor for future legislation; consider submitting city concerns about enforcement, notice, inspections, and clustering.
Continuity-of-care and complex transition planning	New Minn. Stat. §§ 256B.045, 256B.046	General continuity-of-care framework in Article 1	When providers face administrative action or serious operational events, provider/lead agency/DHS duties now focus on resident notice, continuity-of-care planning, complex transition plans, and safe/stable housing.	Cities are not the lead agency, but police/fire/code staff may see operational failures first; route concerns to county/DHS and coordinate where public safety or housing stability is implicated.

Q&A Chart

Question	Answer	What It Means for Cities	Recommended City Practice
1. Do cities get advance notice of new licensed programs?	Generally yes, but timing depends on whether the program is treated as a permitted single-family residential use. DHS must provide 30 calendar days written notice before issuing a chapter 245A license unless the program falls under the permitted single-family residence framework; for those programs, DHS must notify the city within five days after issuance.	This is more of a notice/tracking tool than a veto. It gives cities information but does not itself authorize denial based on local preference or neighborhood opposition.	Create a shared inbox or routing rule for DHS/MDH notices. Send a written request for annual notice so the city continues receiving yearly updates.
2. What information should the city receive?	For chapter 245A notices, the notice must include the prospective license holder name/contact information, license type and capacity, and proposed address. For small assisted living provisional licenses, MDH must provide business name, street address, license category, licensed resident capacity, and authorized agent contact information.	Cities can use the information to update internal facility lists and assess zoning, building, fire, public safety, and emergency response considerations.	Build a facility tracking spreadsheet with columns for address, license type, capacity, owner/contact, notice date, city departments notified, and inspection history.
3. Can cities inspect group homes/small residential programs?	The applicant/license holder must document compliance with applicable building codes, fire and safety codes, health rules, and zoning ordinances. Beginning January 1, 2027, DHS/MDH may delegate authority to a city or county to inspect existing small residential programs/assisted living facilities for zoning and physical plant licensing requirements.	Delegation is not automatic. It requires a formal delegation that specifies the authority delegated. The state is responsible for inspection costs and the city cannot assess extra inspection fees under the delegated authority.	If the city wants a stronger role, request delegated authority in writing and develop a standard checklist before accepting delegation.
4. What are the limits on city inspections if delegated?	The city must coordinate inspections with the licensing agency to reduce disruption. The city must notify the commissioner of violations or concerns within ten days/working days, depending on program type. The city generally cannot inspect more than annually, except for follow-up inspections to verify correction.	This limits cities from using repeated inspections as an enforcement pressure tool. The city role should be compliance-focused and coordinated with the state.	Train inspectors on the limits of the delegated authority and maintain documentation showing inspection date, scope, violations, and commissioner notice.
5. What is the new co-location/clustering rule?	Starting July 1, 2026, newly licensed covered settings may not be on the same property or adjoining property as existing covered small residential settings unless the setting satisfies heightened HCBS setting standards. Covered settings include community residential settings, adult foster care homes, customized living/24-hour customized living settings with capacity of six or fewer, and assisted living facilities with capacity of six or fewer.	This is one of the biggest practical changes for cities because it directly addresses clustering. The state, not the city, makes the licensing/authorization determination, but city information may help identify adjoining properties.	Map existing covered facilities and share relevant location information when DHS/MDH asks for input or when the city receives notice.
6. What counts as “adjoining property”?	Adjoining property includes property sharing a boundary line, property meeting at a common corner point, and property separated by a right-of-way or public easement such as a bicycle path, alley, or residential street.	This is broader than a normal “touching parcel” concept and captures some properties across streets/alleys.	Use GIS/parcel review rather than visual guesswork. Check boundary, corner, alley, easement, and right-of-way relationships.
7. Are small assisted living facilities treated differently?	Yes. For assisted living facilities with licensed resident capacity of six or fewer, the commissioner considers municipal context such as population, size, land use plan, available community services, and the number/size of existing licensed assisted living facilities. Also, MDH cannot grant a provisional license until DHS determines the proposed location meets the new co-location standard.	This creates an opening for cities to provide concrete land use and service-capacity information, but still does not create local veto power.	Prepare a short standard response template with zoning classification, comprehensive/land use plan context, nearby facilities, service capacity concerns, and inspection contact information.
8. Are small assisted living facilities exempt from rental licensing?	Yes. The bill preserves that assisted living facilities with licensed resident capacity of six or fewer are exempt from rental licensing regulations imposed by a city, town, municipality, or county.	Cities should avoid trying to regulate these facilities through rental licensing, even while local zoning/building/fire laws still apply.	Review rental licensing ordinances and staff guidance to avoid applying rental licensing requirements to exempt small assisted living facilities.
9. How do relocation rules affect cities?	An assisted living facility with five or fewer residents may relocate with MDH approval and may keep its current license. The facility must obtain plan review approval, a certificate of	A relocation may appear like a new use locally even if no new license is required. Cities should still check zoning, building, fire, and certificate of occupancy issues.	Treat relocation notices as high priority because they may involve a new property but not a new license application.

	occupancy, and a DHS co-location determination. MDH must follow municipal notice requirements after approving relocation.		
10. What should cities do when there is a provider closure or serious operational event?	New continuity-of-care provisions require provider notice, lead agency planning, DHS oversight, and complex transition planning when residents may lose services/housing due to administrative action or serious operational events.	Cities are not assigned the main statutory planning role, but city staff may be first to observe unsafe operations, abandonment, emergency calls, fire/code issues, or resident displacement.	Create an internal escalation path: police/fire/code -> city administrator/attorney -> county lead agency/DHS/MDH as appropriate.

Source

This document summarizes provisions from [S.F. No. 4476](#), Conference Committee Report, 94th Legislature (2025-2026), dated May 17, 2026.

Ordinance 933: Group Residential Facilities Updates

ORDINANCE NO. 933

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE TO UPDATE GROUP RESIDENTIAL FACILITY
REGULATIONS**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. The City Council of the City of New Brighton hereby amends New Brighton City Code, Chapter 18, Article III. Licenses, Section 18-307(b) as follows:

- (b) *Exemptions.* Rental licensing requirements do not apply to residential dwellings in the following circumstances:
- (1) The dwelling is occupied by the owner or the owner's qualifying relatives.
 - (2) The dwelling is rented for a period of less than 120 consecutive days and the owner occupies the property during the remainder of the year.
 - (3) The dwelling has been sold on a contract for deed provided the buyer occupies the property and the sale document used to memorialize the sale is a state uniform conveyancing blank or is recorded with the county recorder's office and a copy is provided to the city upon request.
 - (4) The dwelling qualifies as a short-term rental and is therefore governed by the regulations in article VII of this chapter.
 - (5) The dwelling owner holds a valid state license and operates the licensed rest home, convalescent care facility, group home, nursing home, hotel, motel, etc, in the dwelling, and the facility is inspected at least annually by another governmental agency to ensure proper living conditions. ~~is already licensed and inspected by another government agency for uses including, but not limited to, a rest home, convalescent care facility, group home, nursing home, hotel, motel, etc.~~

SECTION 2. The City Council of the City of New Brighton hereby amends New Brighton Zoning Code, Section 5.3(A)(9), as follows:

(9) Group Residential Facilities

~~All group residential facilities shall be issued and must maintain a valid state license to be in operation~~

- (a) All group residential facilities shall be issued and must maintain a valid state license to be in operation.
- (b) Prior to beginning operation, all group residential facilities shall be subject to local inspection for compliance with building code and fire code requirements.
- (c) Facilities with an existing license that relocate shall have the new location inspected and approved for compliance with building code and fire code requirements prior to starting operations at the new location.
- (d) All group residential facilities shall comply with statutory requirements for co-location and separation requirements spelled out in Minn. Stat. § 245A.042, subd. 7, as may be amended.
- (e) Facilities shall be subject to City inspections if the licensing agency has delegated inspection authority to the City of New Brighton subject to Minn. Stat. § 245A.04, subd. 2a, as may be amended.

SECTION 6. Effective Date

This ordinance shall take effect upon its adoption by the city council, its publication in the city's official newspaper, and the completion of the listed conditions.

ADOPTED this 23rd day of June 2026, by the New Brighton City Council with a vote of ____ ayes and ____ nays.

Kari Niedfeldt-Thomas, Mayor

Devin Massopust, City Manager

ATTEST:

Terri Spangrud, City Clerk

New Brighton Housing Data Over Time

Year	TotalPopulation	Households	PersonsPerHousehold (PPH)	New People/Year	New Households/Year
2000	22206	9013	2.39		
2001	22215	9019	2.39	9	6
2002	22260	9061	2.39	45	42
2003	22332	9180	2.37	72	119
2004	22333	9161	2.37	1	-19
2005	22113	9142	2.35	-220	-19
2006	22325	9293	2.34	212	151
2007	22391	9330	2.34	66	37
2008	22511	9341	2.35	120	11
2009	22321	9305	2.34	-190	-36
2010	21456	8915	2.35	-865	-390
2011	21496	8940	2.35	40	25
2012	21996	9087	2.37	500	147
2013	22123	9224	2.34	127	137
2014	22084	9235	2.34	-39	11
2015	22170	9280	2.35	86	45
2016	22618	9378	2.37	448	98
2017	22875	9444	2.39	257	66
2018	23119	9534	2.39	244	90
2019	23427	9553	2.42	308	19
2020	23454	9548	N/A	27	-5
2021	23705	9691	2.41	251	143
2022	23405	9644	2.39	-300	-47
2023	24150	9842	2.42	745	198
2024	24440	10019	2.41	290	177

Avg People/Year
+ 93

Avg Homes/Year
+ 42

New Brighton NERIS Incident Type Counts

Incident Type Primary (filIncident.03)	Total Primary Incidents by Type
Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	6
Fire - Structure Fire - Confined Cooking / Appliance Fire	3
Hazardous Situation - Investigation - Odor	3
Hazardous Situation - Investigation - Smoke Investigation	3
Hazardous Situation - Hazard Nonchemical - Electrical Power Line Down / Arcing / Malfunction	2
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	2
No Emergency - False Alarm - Accidental Alarm	2
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	2
Public Service - Citizen Assist - Citizen Assist / Service Call	2
Fire - Structure Fire - Room and Contents Fire	1
Public Service - Citizen Assist - Lost Person	1
Rescue - Structure - Elevator / Escalator Rescue	1
Total: 28	

Report Filters

Dispatch Call Answered Date Time (Fidispatch.09): is between '06/01/2026' and '06/30/2026'

Report Criteria

Neris Agency Name: Is Equal To NEW BRIGHTON

Incident Type Primary (filIncident.03)	Total Primary Incidents by Type
Public Service - Alarms (Non Medical) - Fire / Smoke Alarm	38
Fire - Structure Fire - Confined Cooking / Appliance Fire	25
Hazardous Situation - Investigation - Smoke Investigation	20
No Emergency - False Alarm - Accidental Alarm	14
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	12
Public Service - Citizen Assist - Citizen Assist / Service Call	11
Hazardous Situation - Hazard Nonchemical - Electrical Power Line Down / Arcing / Malfunction	10
Fire - Structure Fire - Structural Involvement	9
Hazardous Situation - Investigation - Odor	7
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	7
No Emergency - False Alarm - Malfunctioning Alarm	6
Fire - Structure Fire - Room and Contents Fire	5
Fire - Outside Fire - Vegetation / Grass Fire	3
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	3
Hazardous Situation - Hazardous Materials - Fuel Spill / Fuel Odor	3
No Emergency - False Alarm - Other False Call	3
Public Service - Citizen Assist - Lift Assist	3
Rescue - Water - Person in Water (Standing Water/Lake)	3
Fire - Outside Fire - Trash / Rubbish Fire	2
Hazardous Situation - Hazard Nonchemical - Motor Vehicle Collision	2
Hazardous Situation - Hazardous Materials - Hazardous Material Release (Chemical from Fixed Facility)	2
Law Enforcement Support	2
Medical - Injury / Trauma - Motor Vehicle Collision	2
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	2
Public Service - Alarms (Non Medical) - Other Alarm	2
Rescue - Transportation (Land) - Motor Vehicle Collision Extrication / Entrapment	2
Fire - Outside Fire - Dumpster / Other Outdoor Container Fire	1
Fire - Outside Fire - Other Outside Fire	1
Fire - Transportation Fire - Vehicle Fire - Passenger	1
Hazardous Situation - Hazard Nonchemical - Electrical Hazard / Short Circuit	1
Medical - Illness - Cardiac Arrest	1
Medical - Injury / Trauma - Industrial Accident/Inaccessible Incident/Other Entrapment (Non - Vehicle)	1
No Emergency - Cancelled	1
Public Service - Alarms (Non Medical) - CO Alarm	1
Public Service - Citizen Assist - Lost Person	1
Rescue - Structure - Elevator / Escalator Rescue	1
Total: 208	

Report Filters

Dispatch Call Answered Date Time (Fidispatch.09): is between '01/01/2026' and '06/30/2026'

Report Criteria

Neris Agency Name: Is Equal To NEW BRIGHTON

CRIMINAL ACTIVITY
PART I OFFENSES
(Actual and Attempts)

MONTH OF: May 2026	Cases This Month	This Month Clearances	Cases Year-to-Date	Cases Last Year-to-Date
Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	0	1
Agg. Assault	1	1	7	7
Burglary	3	0	12	7
Theft (includes shoplifting and bike)	26	1	81	72
Auto Theft	1	1	8	9
Arson	0	0	2	0
TOTALS	31	3	110	96

TRAFFIC ACTIVITY

	This Month	Year-to-Date	Last Year-to-Date
Motor Vehicle Crashes:	18	108	123
Property Damage	17	96	115
Personal Injury	1	12	8
Fatal	0	0	0
DWI	17	69	58
Parking Violations	57	538	56
Hazardous Moving Violations	33	117	71
Non-Hazardous Moving Violations	23	134	120
Traffic Stops – No Citation	355	1,488	734

MISCELLANEOUS POLICE ACTIVITY

	This Month	This Month Last Year	Year-to-Date	Last Year-to-Date
CFS by Complaint Number	795	829	3,495	3,444
CFS by Officers' Response	1,297	1,662	5,775	6,202
Adult Arrests (not including traffic)	27	34	135	126
Juvenile Arrests (not including traffic)	0	0	0	2
Warrant Arrests	3	6	39	18
Non-Traffic Citations	6	16	32	49

2026 Use of Force - By Month

	<u>#</u>	<u>YTD</u>
January	4	4
February	2	6
March	6	12
April	4	16
May	3	19
June		
July		
August		
September		
October		
November		
December		

Use of Force Statistics

May

<u>Year</u>	<u># for Month</u>	<u>Year-to-Date</u>
2026	3	19
2025	6	29
2024	2	24
2023	4	19
2022	7	33



Preliminary Crime Stats for:

June 2026

Homicide	0
Rape	1
Robbery	0
Agg Assault	0
Burglary	3
Theft	14
Auto Theft	1
Arson	0
Total	19