

**CITY OF PLYMOUTH
AGENDA
Special City Council
Medicine Lake Room
3400 Plymouth Boulevard, Plymouth, MN
May 27, 2025, 5:00 PM**

1. CALL TO ORDER

2. TOPICS

- 2.1** Presentation by Met Council on regional housing nexus study
 - 1. Housing Policy Nexus Plymouth May 2025
- 2.2** Strategic priorities discussion
 - 1. Strategic Priorities Draft
- 2.3** Set future study sessions
 - 1. Calendar

3. ADJOURNMENT

To: Dave Callister, City Manager

Prepared by: Grant Fernelius, CED Director

Reviewed by: Maria Solano, Deputy City Manager

Item: **Presentation by Met Council on regional housing nexus study**

1. Action Requested:

This item is for information purposes only. No action is needed at this time.

2. Background:

The City Council has expressed interest in learning more about a region-wide housing nexus study that is being undertaken by the Met Council over the course of the next year. Staff have been in contact with representatives from the Met Council, including District 1 Council Member Judy Johnson and staff members Lisabeth Barajas and Sarah Berke about providing an update on the study's scope, schedule and proposed outcomes. The study is similar to the one done by the City of Bloomington in 2018 and a key piece of the Opportunity Housing Ordinance which was adopted in 2019. If the Met Council's study meets the city's needs, it would save time and expense in conducting a separate study at the local level.

3. Budget Impact:

N/A

4. Attachments:

1. Housing Policy Nexus Plymouth May 2025

Housing Policy Update & Regional Nexus Study

For Plymouth City Council Study Session

May 27, 2025



Regional Vision



*A prosperous,
equitable, and resilient
region with abundant
opportunities for all to
live, work, play,
and thrive.*



Housing Policy



Met Council Roles in Housing



Planning, Policy, Implementation, Rent Assistance

- Develop and implement the *Housing Policy Plan*
- Provide rental assistance to low-income households
- Provide data and analysis to understand trends and inform policy
- Define local government shares of the regional need for affordable housing
- Review local comprehensive plans to ensure that communities are meeting the housing requirements in the Metropolitan Land Planning Act
- Fund housing development through the Livable Communities Act programs
- Provide technical assistance and support to local governments

The Moline, a market-rate housing, benefited from a Livable Communities Demonstration Account to the City of Hopkins to develop The Artery.

Focus for 2050



The right to housing is a foundation for health, social and economic well-being. The Imagine 2050 Housing Policy Plan guides the region to create safe, dignified and affordable homes that give all residents a choice of where to live.

Technical assistance and capacity support



For planning & implementation

- Livable Communities Act programs
 - Policy development
 - Affordable homeownership
 - Pre-Development
 - LHIA, LCDA, TOD, TBRA development
- Technical assistance for planning
- PRO Housing
 - Technical & capacity support
 - Reducing barriers to affordable housing development
- Data and analysis

Plymouth context



Affordable Housing Production, 2021-2023

For households earning:	Homes needed for growth (2021-2030)	Number of homes built, 3 years	% of decade's need
<\$40,000 (30% AMI)	484	22	5%
\$40,000 - 66,000 (50% AMI)	287	35	12%
\$66,000-104,000 (80% AMI)	119	52	44%

Regional Housing Nexus Study



Putting technical assistance in action

- Multiple cities have approached LCA for a nexus study to support an inclusionary housing policy
- Cities want clear data to support their policy design: determining the "nexus" between need for affordable housing and fees when implementing an inclusionary housing ordinance
- Opportunity for Met Council to reduce costs and barriers for cities by supplying a nexus study for use
- Provide localized data and a nexus analysis process for local governments to use

Proposed Regional Housing Nexus Format

Housing Needs Assessment

- Rental housing market overview
- Rental housing affordability
 - Income and rent limits, vacancies

Nexus analysis

- Estimated new housing demand and target rental rate
- Estimated household incomes in new market rate development
- Identify how new household spending will contribute to local job growth
- Identify new worker households by income level

Process for justifiable fee

- Develop a process where local governments can calculate a justifiable fee based on the estimated financing gap per affordable housing unit



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To: Dave Callister, City Manager

Prepared by: Maria Solano, Deputy City Manager

Reviewed by:

Item: **Strategic priorities discussion**

1. Action Requested:

Discuss the draft strategic priorities and provide feedback.

2. Background:

The City Council held a strategic workshop on February 6 and 7.

Facilitated by Dave Unmacht, the workshop guided the City Council and directors through a strategic planning process. Based on those discussions, five strategic priorities have been identified for 2025–2027:

- City Center Reimagined
- Livable Community
- Environmental Stewardship
- Economic Stability and Vitality
- Operational Excellence

Staff is seeking feedback from the council on the proposed strategic priorities, outcomes, and strategies. This feedback will be incorporated into the final plan, which will be presented for council approval on June 10.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Strategic Priorities Draft



Plymouth City Council 2025 to 2027 Strategic Priorities

Our Vision: The city of choice –
where exceptional livability, stewardship and service meet!

Strategic Priority: City Center Reimagined

Outcome: A vibrant hub for living, working, dining and recreating.

Strategies:

- Create thriving spaces that integrate arts, culture and community activation.
- Encourage high density residential housing options.
- Attract unique and diverse restaurants, entertainment, lodging and retail businesses.
- Invest in public infrastructure to enhance parking, walkability, biking, transit access, parks and public safety.
- Seek partnerships that attract, incentivize and support development.

Strategic Priority: Livable Community

Outcome: Residents have a safe place to live with innovative infrastructure and recreational opportunities that exceed expectations.

Strategies:

- Encourage a variety of housing options for rental and ownership.
- Create opportunities for neighborhood scale commercial nodes and amenities.
- Initiate a Complete Streets design approach that makes streets safe, accessible and convenient for all users.
- Adapt public safety services to meet changing community needs.
- Enhance community health and vibrancy through parks and connected trail systems that foster interaction, connection, and recreation.

Strategic Priority: Environmental Stewardship

Outcome: Plymouth's environment and natural resources are clean and healthy for future generations.

Strategies:

- Integrate and promote environmentally conscious practices into city functions.
- Execute an Energy Action Plan.
- Implement a Climate Action Plan.
- Advance the city's progress in the GreenStep Cities program.
- Enact environmentally responsible policies.

Strategic Priority: Economic Stability and Vitality

Outcome: A business-friendly environment that fosters economic opportunities and innovation.

Strategies:

- Promote business retention and expansion.
- Support workforce availability through access to housing, transportation and education.
- Continue long range financial forecasting to prepare for future changes and growth.
- Promote Plymouth's businesses, attractions, events, dining, hotels and recreation opportunities.
- Advance a transportation and infrastructure system that supports the local economy.

Strategic Priority: Operational Excellence

Outcome: A community where employees choose to work, residents choose to live, businesses choose to grow and visitors choose to return.

Strategies:

- Ensure changes and growth in city services and amenities are balanced with the financial impact on the city's current and future taxpayers.
- Preserve Plymouth's identity and invest in arts, culture and community engagement to celebrate what makes Plymouth unique while also embracing progress.
- Continue investments to ensure staff have equitable and competitive pay and benefits to attract and retain a highly productive workforce.
- Develop policies, training, and initiatives that foster a positive workplace culture aligned with the city's CIVIC Values: Customer Focus, Integrity, Visionary, Inclusion, and Connection.
- Deliver excellent and responsive customer service across all city functions.

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Maria Solano, Deputy City Manager

Item: **Set future study sessions**

1. Action Requested:

Schedule study sessions and/or add topics as desired. The calendar for the remainder of the year is attached to assist with scheduling.

2. Background:

Pending study session topics (at least three council members have approved the following study items on the list):

- Future local sales tax capital projects.
- Tobacco licensing ordinance review.
- E-bicycle discussion.

Staff requests for meeting topics and/or changes:

- Yard waste site management follow-up discussion on July 22 at 5 p.m.
- Council policies review and listening session discussion on July 22 at 6 p.m.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Calendar

SUN	MON	TUES	WED	THUR	FRI	SAT
1	2	3	4 7:00 PM PLANNING COMMISSION MEETING Council Chambers	5	6	7
8	9 7:00 PM SPECIAL CHARTER COMMISSION MEETING Medicine Lake Room	10 5:00 PM SPECIAL COUNCIL MEETING I-494/Hwy 55 Small Area Plan visioning session/ Land Use Training Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	11 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Council Chambers	12 6:00 PM PARK & REC ADVISORY COMMISSION MEETING Council Chambers	13	14
15	16	17	18 7:00 PM PLANNING COMMISSION MEETING Council Chambers	19 JUNETEENTH CITY OFFICES CLOSED	20	21
22	23	24 3:30 PM SPECIAL COUNCIL MEETING Interview HRA and DMO candidates/ Fire services update/ Community survey update Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	25	26 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	27	28
29	30					

SUN	MON	TUES	WED	THUR	FRI	SAT
		1	2 7:00 PM PLANNING COMMISSION MEETING Council Chambers	3	4  INDEPENDENCE DAY CITY OFFICES CLOSED	5
6	7	8	9	10	11	12
13	14	15	16 7:00 PM PLANNING COMMISSION MEETING Council Chambers	17	18	19
20	21	22 7:00 PM REGULAR COUNCIL MEETING Council Chambers	23 10:00 AM DESTINATION MARKETING ORGANIZATION ADVISORY BOARD MEETING Council Chambers	24 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	25	26
27	28	29	30	31		

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5	6 7:00 PM PLANNING COMMISSION MEETING Council Chambers	7	8	9
10	11	12 7:00 PM REGULAR COUNCIL MEETING Council Chambers	13 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Medicine Lake Room	14	15	16
17	18	19	20 7:00 PM PLANNING COMMISSION MEETING Council Chambers	21	22	23
24	25	26 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #1 Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	27	28 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	29	30
31						



City of
Plymouth

September 2025

SUN	MON	TUES	WED	THUR	FRI	SAT
	1  LABOR DAY CITY OFFICES CLOSED	2	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers	4	5	6
7	8	9 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #2 Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Medicine Lake Room	11 6:00 PM PARK & REC ADVISORY COMMISSION MEETING Council Chambers	12	13
14	15	16	17 7:00 PM PLANNING COMMISSION MEETING Council Chambers	18	19	20
21	22	23 7:00 PM REGULAR COUNCIL MEETING Council Chambers	24	25 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	26	27
28	29	30				

SUN	MON	TUES	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Council Chambers	9	10	11
12	13	14 7:00 PM REGULAR COUNCIL MEETING Council Chambers	15 7:00 PM PLANNING COMMISSION MEETING Council Chambers	16	17	18
19	20	21	22 10:00 AM DESTINATION MARKETING ORGANIZATION ADVISORY BOARD MEETING Council Chambers	23 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	24	25
26	27	28 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #3 Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	29	30	31	



City of
Plymouth

November 2025

SUN	MON	TUES	WED	THUR	FRI	SAT
						1
2	3	4	5 7:00 PM PLANNING COMMISSION MEETING Council Chambers	6	7	8
9	10 7:00 PM REGULAR COUNCIL MEETING Council Chambers	11  VETERANS DAY CITY OFFICES CLOSED	12 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Medicine Lake Room	13 7:00 PM PARK & REC ADVISORY COMMISSION MEETING Council Chambers	14	15
16	17	18	19 7:00 PM PLANNING COMMISSION MEETING Council Chambers	20	21	22
23 30	24	25 5:00 PM SPECIAL COUNCIL MEETING Budget Meeting #4 (if needed) Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	26	27 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	28 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	29



City of
Plymouth

December 2025

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers	4 7:00 PM HOUSING AND REDEVELOPMENT AUTHORITY MEETING Council Chambers	5	6
7	8	9 7:00 PM REGULAR COUNCIL MEETING Council Chambers	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE MEETING Council Chambers 7:00 PM CHARTER COMMISSION ANNUAL MEETING Medicine Lake Room	11	12	13
14	15	16	17 7:00 PM PLANNING COMMISSION MEETING Council Chambers	18	19	20
21	22	23	24 CHRISTMAS HOLIDAY CITY OFFICES CLOSED	25 CHRISTMAS HOLIDAY CITY OFFICES CLOSED	26	27
28	29	30	31			