2040 Comprehensive Plan Composite - Housing
Regional Planning Questions

Where are we today?

Where do we want to go?

How do we want to get there?
Headlines
Since the last report…

Trends
Land Guided for Affordable Housing
Housing Tools
Looking Forward
Trends in Plans

- Locally Identified Needs
  - Wide variability in identification
  - Older adults and environmental considerations
- Wide range of effort on housing
- Giant shifts in view of local role in housing
- Few chose minimum densities of 6 and 12

<table>
<thead>
<tr>
<th>Band</th>
<th>Units Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>At or Below 30% AMI</td>
<td>21</td>
</tr>
<tr>
<td>31-50% AMI</td>
<td>10</td>
</tr>
<tr>
<td>51-80% AMI</td>
<td>9</td>
</tr>
<tr>
<td>Total</td>
<td>40</td>
</tr>
</tbody>
</table>
# Land Guided for Affordable Housing

## 2021-2030

**Inver Grove Heights**

Dakota County

Council Member Phillip Sterner, District 15

<table>
<thead>
<tr>
<th>Available Acres</th>
<th>Minimum Density (units per acre)</th>
<th>Expected % Residential (if mixed use)</th>
<th>Minimum Units Possible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential</td>
<td>26.00</td>
<td>8</td>
<td>100%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>21.00</td>
<td>12</td>
<td>100%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>59.00</td>
<td>12</td>
<td>67%</td>
</tr>
</tbody>
</table>

**Total** | 106 | 935 |

- Sufficient/(insufficient) units possible against share of regional need: 344
- Affordable units built since 2021: 0
- Sufficient/(insufficient) units possible adjusted for affordable units built: 344
- Number of Comp Plan Amendments approved since Comp Plan Update: 0

**2021-2030 share of regional need for Affordable Housing:**

591 units

**2021-2030 total regional need for Affordable Housing:**

37,900 units
Land Guided for Affordable Housing

- Tables headed online soon!
- Will include affordable units built in 2021-2030
- Infrastructure in place to monitor changes to land guided for affordable housing over time
Land Guided for Affordable Housing

- Affordable housing allocation
- Total Capacity
  - Capacity from Residential Districts
  - Capacity from Mixed Use Districts

Bar chart showing the distribution of affordable housing across different areas.
Housing Tools

- Nearly 30 total programs, policies, partnerships
- Local Sources of Funding
- Federal and Regional Sources of Funding
- Local Policies and Strategies
- Preservation Strategies & Partnerships
Local Housing Tools

- Learning curve and confusion
- Continued use of familiar tools
- Consideration of local finance tools
- Surprising widely used/explored tools
- Opportunities for ambitious communities
- Tracking use and adoption over time
Looking Forward – Lessons Learned

- More robust requirements improved understanding
  - Bands of affordability
  - Consideration of programs, policies, funding
- Discourage small land guided buffer
- Documenting commitment is a challenge
- Mixed implementation is something to watch
Looking Forward – Next Time

• Keep it simpler for smaller communities
• Overcommunicate, overcommunicate, overcommunicate
• Recalibrate tools requirement
• Consider regional housing needs in concert with local neighboring efforts
For more information

Name: Hilary Lovelace
Email: hilary.lovelace@metc.state.mn.us
Phone: 651.602.1555