

2040 Comprehensive Plan Composite - Housing

2/2/2022

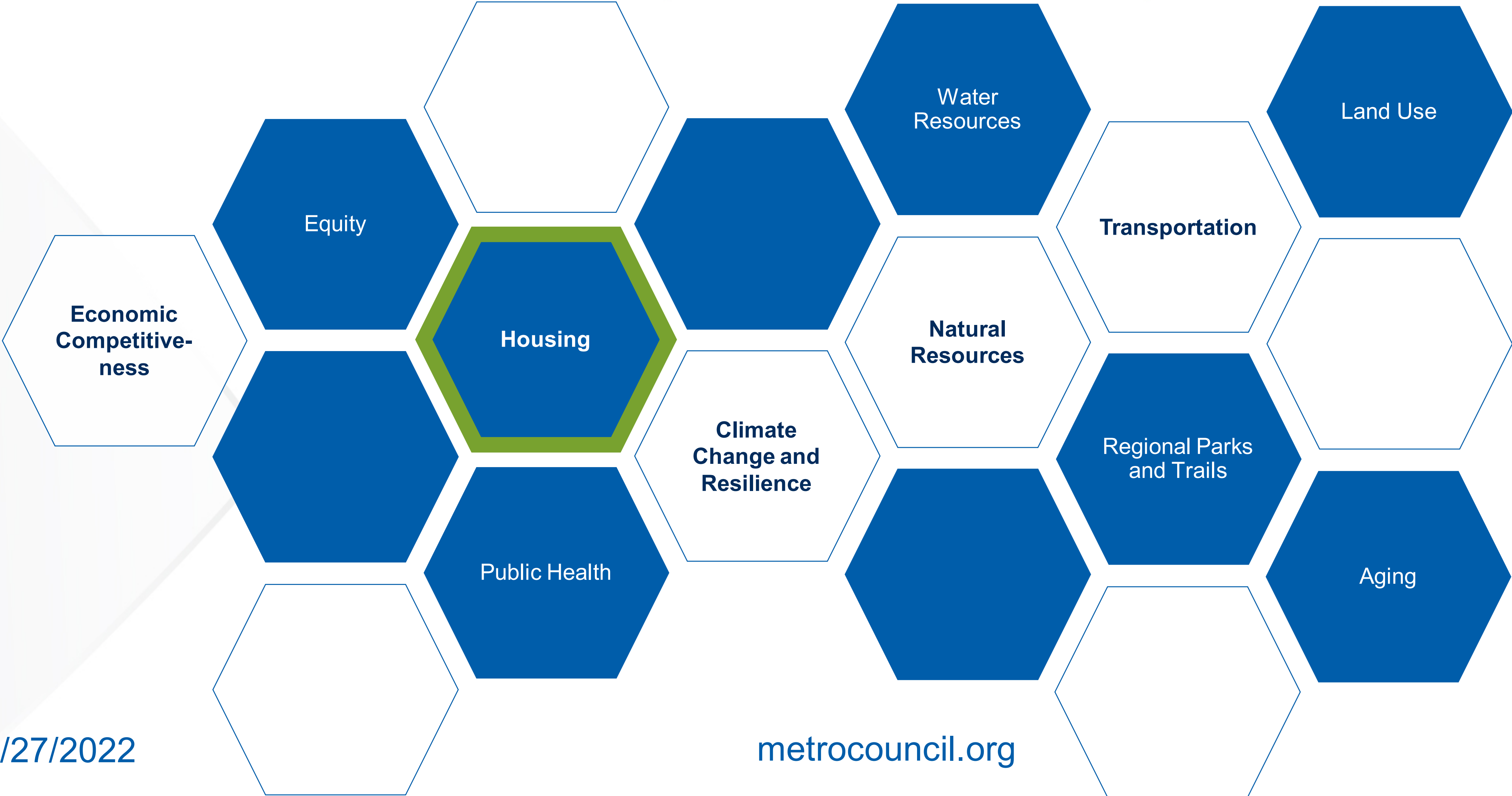
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Regional Planning Questions



Comp Plan Composite Headlines



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**

Band	Units Needed
At or Below 30% AMI	21
31-50% AMI	10
51-80% AMI	9
Total	40

Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Inver Grove Heights

Dakota County

Council Member Phillip Sterner, District 15

2021-2030 share of regional need for Affordable Housing: **591 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium Density Residential	26.00		8		100%		208
High Density Residential	21.00		12		100%		252
Mixed Use	59.00		12		67%		475
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**



Land Guided for Affordable Housing

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LAND GUIDED FOR AFFORDABLE HOUSING

Apple Valley

The Council provides the projected affordable housing needs for each community through the Allocation of Affordable Housing Need (Need.) Communities guided future land uses in their comprehensive plan updates to plan for the Need. The Metropolitan Land Planning Act specifically states that housing elements contain "land use planning to promote the availability of land for the development of low and moderate income housing." (Minn. Stat. 473.859, subd. 2(c)) More about how communities guide land for projected housing needs can be found starting on page 111 in the Housing Policy Plan.

This table shows land guided at high enough densities to potentially support affordable housing from approved comprehensive plan updates and approved comprehensive plan amendments. Failing to maintain consistency with Council Housing Policy by not providing enough land to support Need may impact a community's ability to apply for Livable Communities Act programs.

2021-2030 share of regional need for Affordable Housing: **468** Total Needed for **Apple Valley**
 2021-2030 total regional need for Affordable Housing: **37,900**

[Export to Excel](#)

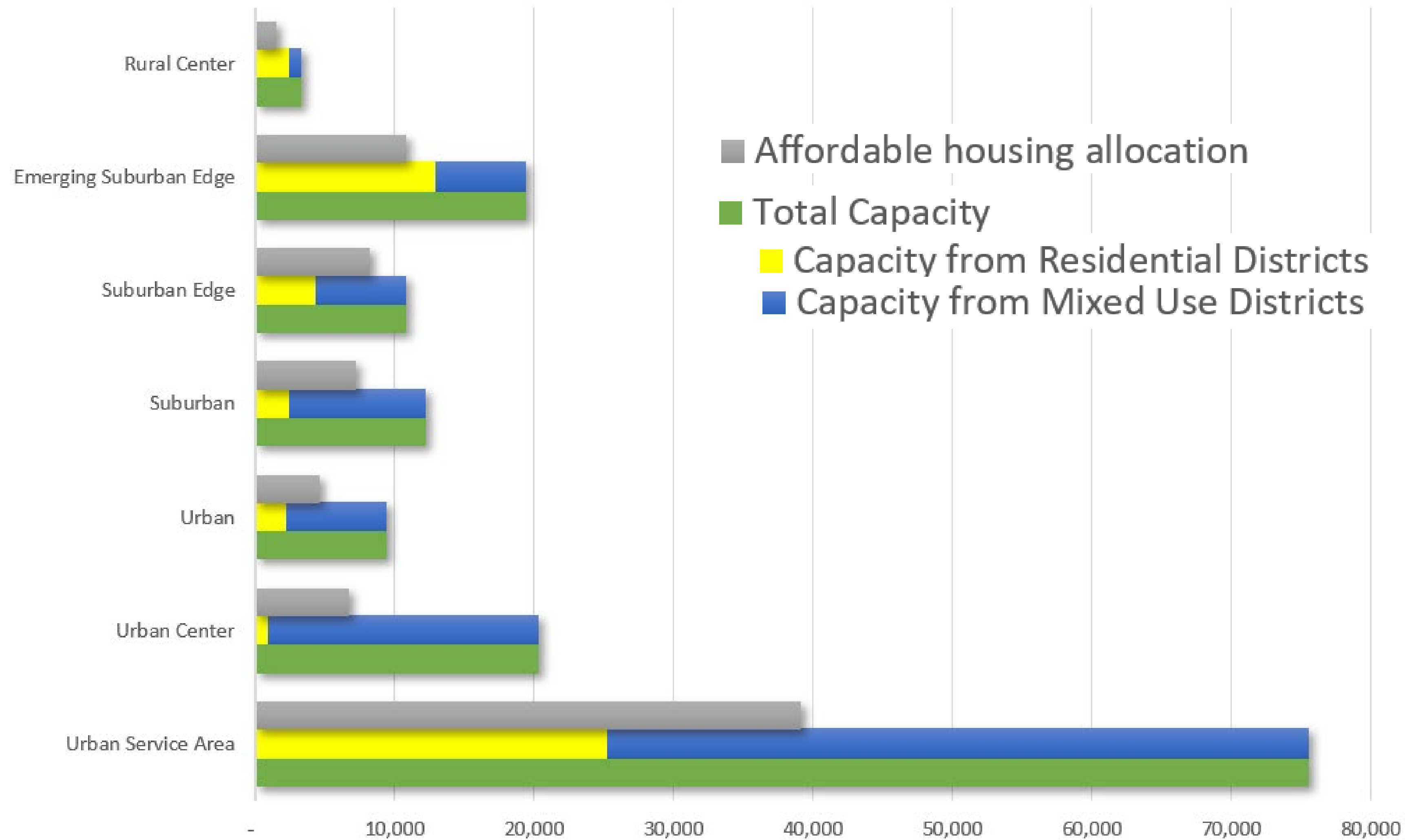
Land Use	Available Acres	Min Density	Exp % Res (if mixed use)	Min Units Possible
Suburban Intensive High Density	7	24	100%	175
High Density Residential	28	12	100%	331
Total Acres: 35		Total Min Units: 506		

Sufficient/(insufficient) units possible against share of regional need: **38**
 Affordable units built since 2021:
 Sufficient/(insufficient) units possible adjusted for affordable units built: **506**

- 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



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

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