



# Imagine 2050 Housing Policy Plan and Scenario Planning Update

## Committee of the Whole



**METROPOLITAN**  
C O U N C I L

Aug 16, 2023

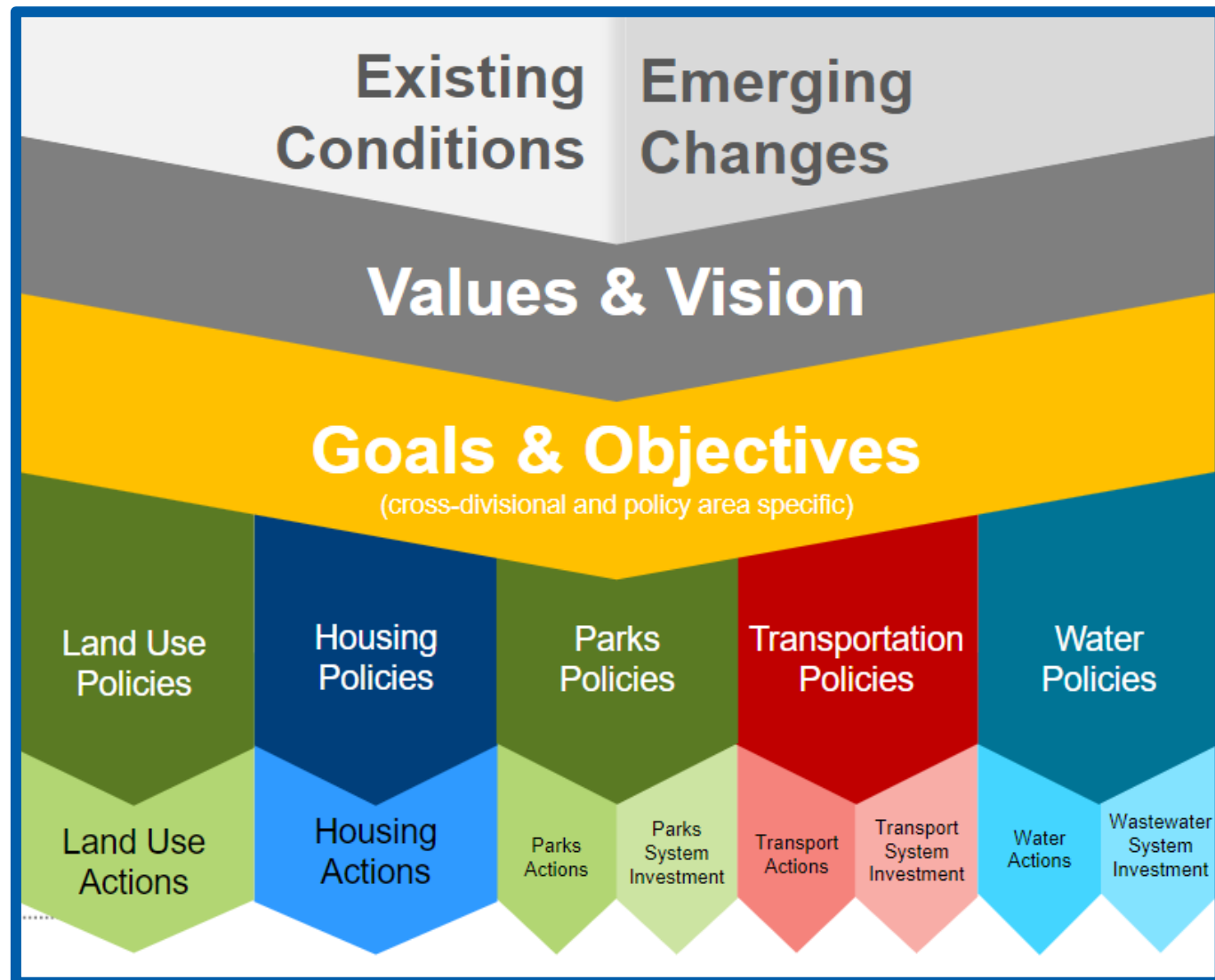
# Agenda



## Housing Policy Planning: Imagine 2050

- Imagine 2050 Council Endorsed Regional Values and Vision
- Scenario planning concepts for housing policy
- Housing Policy Plan timeline and progress to date:
  - Context & roles
  - Engagement plan
  - What we have heard so far
  - Questions & discussion

# Regional Development Guide – Proposed Structure and Definitions



## Values

Values are core beliefs or principals that guide the work of the Council, our expectations of partnerships, and our policy and program development.

## Vision

Our vision is what we want to achieve for the region through our policies, practices, programs, and partnerships.

## Goals

Our goals will broadly describe the desired end states that we want to achieve for the region.

# Regional Development Guide- Values



## Equity

We value the people and communities of our region.

## Leadership

We value those in our region who inspire and motivate others for positive change.

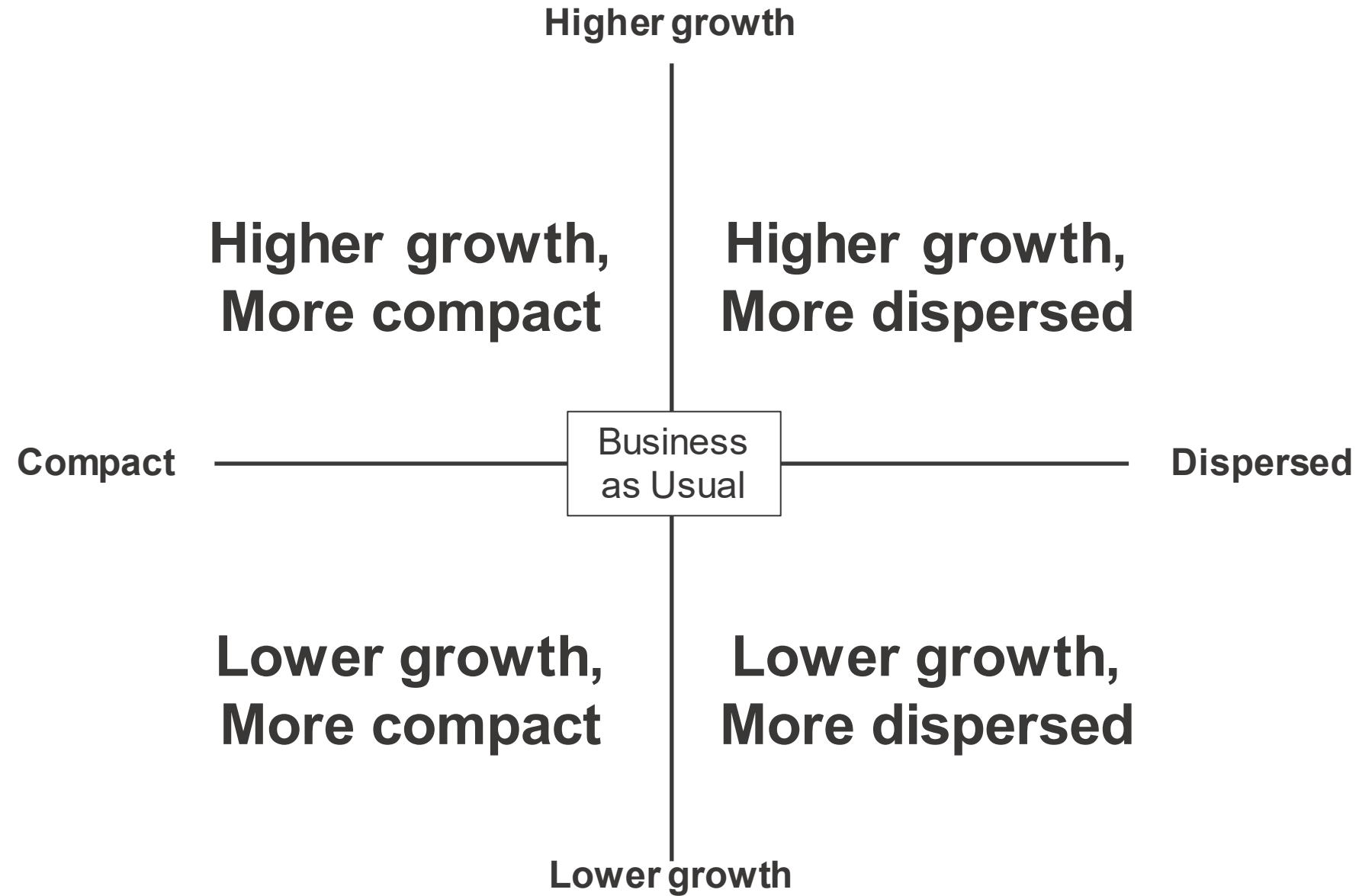
## Accountability

We value being effective in our work and achieving measurable outcomes.

## Stewardship

We value our region's abundant resources.

# Scenarios



# Housing Measures: Connections to Regional Goals

Housing Measures	Council Vision Components				
	Region is Equitable & Inclusive	Communities are Healthy & Safe	Economy is Dynamic & Resilient	Addressing Climate Change	Protect & Restore Natural Systems
Affordable Housing Need	✓		✓		
↳ Affordability Standards	✓	✓	✓		
Land Guided for Affordable Housing	✓		✓	✓	✓

Council Housing Policy impacts all areas of the Council Vision

# Key Housing Concepts

## **Affordable Housing Need 2031-40**

Based on household growth, the Need is the number of affordable housing units needed to meet the needs of people at different income levels




## **Affordability Standards**

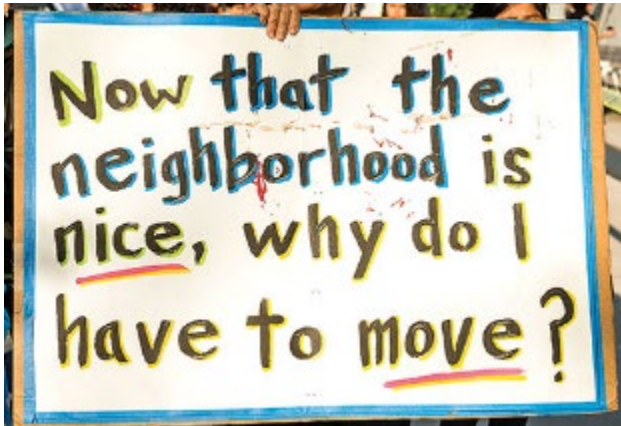
How we measure households that are paying too much for housing, currently use Low Income Housing Tax Credit Standard but exploring others





















## **Land Guided for Affordable Housing 2031-40**

Sewered communities need to guide enough land at high enough minimum densities so that they can hypothetically meet the affordable housing need

# Impact on Vulnerable Households

 Need/risk higher than in BAU  
 Need/risk lower than in BAU  
 Need/risk present but, not noticeably different from BAU



	High Compact	High Dispersed	Low Compact	Low Dispersed
Displacement				
Disinvestment				
Preservation/ Maintenance Need				
Energy Costs				
Gentrification/ loss of community				



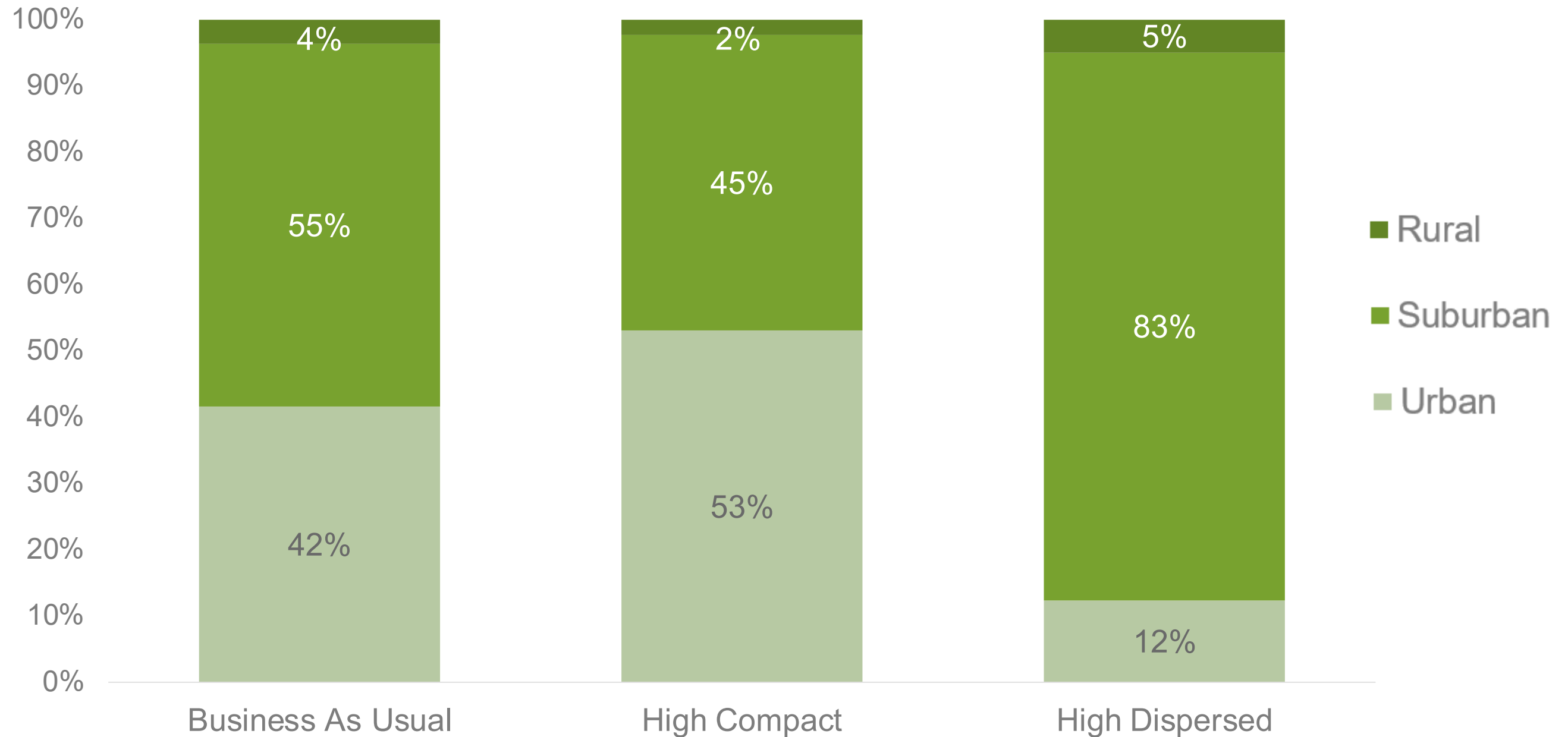
# Allocation of Need: Scenario Trends



## In all scenarios, there are always more low-income households

- Our allocation of need only considers new households each decade
- **Nearly 65% of growth in each scenario are households at 50% AMI or below**
- High Dispersed and High Compact both have growth of about 150,000 households to 2040
- Change in low-income households largely due to aging & longer lifespans

# 2040 Allocation of Need: High Growth



# Compact and Dispersed Scenarios come with Different Housing Costs

## Attached Housing

Project: West Creek Apartments

Units: 18 Efficiency Units, 2 story walkup

Location & Year: Chaska 2020



Total  
Development  
Cost per Unit:  
\$320k

## Detached Housing

Project: Single Family Carver County CLT

Units: 3 single family units

Location & Year: Chaska 2020



Total  
Development  
Cost per Unit:  
\$500k

# Government Roles in Housing

## Policy

## Funding

Fair Housing Act  
Faircloth Act

Federal Government

Community Development Block Grant  
Housing Choice Vouchers  
Public Housing

Grants powers and limits authorities  
(e.g., Land Planning Act, prohibition on rent  
control, etc.)

State Government

Minnesota Housing Programs  
Low Income Housing Tax Credits

Housing Policy Plan  
Comprehensive Plan Review (Metropolitan  
Land Planning Act)

Metropolitan Council

LCA & Regional Solicitation Funds  
Housing and Redevelopment Authority  
Discretionary Funds

Consolidated Plan  
Analysis of Impediments/Equity Plan

Counties

Community Development Agencies  
HRA Levies, Housing Bonds  
2023 Metro Sales Tax Revenue

Land Use and Zoning  
HRA/ EDA Powers  
Other local ordinances

Cities

Tax Increment Financing  
HRA/ EDA Levies, Local Housing Bonds  
2023 Metro Sales Tax Revenue

# Housing Policy Plan - Project Timeline

## Initiation

2022 Quarter 4 –  
2023 Quarter 2

- Scoping Projects
- Staffing
- Key Data Points
- Identify necessities
- Draft engagement plan

## Engagement

2023 Quarter 3 –  
2023 Quarter 4

- Community Exchange Sessions
- Technical Advisory Group
- Policy development

## Execution

2023 Quarter 4 –  
2024 Quarter 2

- Plan development
- Research and Writing
- Draft (~75%) plan complete (~3/31/24)

## Close

2024 Quarter 2 –  
2024 Quarter 4

- Final draft (~90%) plan complete (~9/30/24)
- Public comment period &
- Plan refinement
- Council approval (~12/31/24)

Coordination with the Regional Development Guide Process

Ongoing Engagement: Attending regional housing meetings, presenting to the Regional Planning Advisory Committee, presenting as requested

# Housing - Engagement Approach

- Everyone, but we ask who
- May'23: Affordability Limits
- **Used to help craft messaging and get a pulse on issues**
- Summary for TAG

## Online Issue Survey



- Regional-thinking experts
- **More in the weeds**
- Advise on specific HPP Council-Control
- Future thinking exercise

## TAG Technical Advisory Group



To participate in TAG,  
must attend at least one  
Community Engagement  
Session and report out

- People with lived experience
- Direct service providers  
Community leaders & organizers
- **Fun, hands on activities**
- We bring Council Knowledge
- Time & opinions for pay

## Community Exchange Sessions



# Where we've been, where we're going

## Looking back

### Community Exchange Sessions

- Leech Lake Twin Cities Office
- People with Disabilities
  - The ARC
  - Metropolitan Council on Independent Living
- Adult English Language Learners who live in Dakota, Scott, Ramsey, and Washington Counties
- ✓ Listening to external events being held
- ✓ Coordination with other RDG Engagement

## Looking forward

### Community Exchange Sessions

- Islamic Youth Group
- Suburban & Rural Affordable Housing Residents
- Manufactured Housing Residents

### Technical Advisory Group (TAG)

- Active recruitment currently
- Five Sessions on Exploring the Future
- October through January

# Housing Policy- Resident Experience

## Influences

Income  
Family Composition  
Household Expenses

## Housing Affordability

## Affects

Connection  
Safety  
Youth Development



# What we have heard so far



## Top Themes

- "In the future, [we won't need] as many parking lots – think [of a city] like New York!"
- "I want to live in Washington County, but the rental application fees are too high for me to keep trying."
- "I want to feel safe. I want to feel welcomed. We (people with disabilities) don't want to be excluded, we didn't ask for the inaccessibility."
- "The house itself doesn't matter to me, I just want [my grandson] to be safe at home, and get to school safely."
- "I'd like to live closer to LRT and more transit options. Live in a diverse community with young and old families and closer to downtown. [I would like] a community space where people can get together and watch soccer and important things like that."
- "Free community spaces. Our community likes to get together but it is too expensive."

# Questions & Discussion

- Do you have any questions about the role the Council plays in housing?
- What areas of housing policy do you have questions about?
- What connections to housing or housing issues are you most excited about?





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