Housing Policy Plan (HPP) Progress Update

Technical Advisory Group Findings and Objectives Review

METROPOLITAN COUNCIL

February 21, 2024   **Hilary Lovelace, AICP**   **metrocouncil.org**

Agenda and Discussion Questions

1. Our Timeline
2. Technical Advisory Group (TAG) Consensus
3. Draft Housing Policy Plan Objectives
4. Your Input

Does policy respond with enough urgency and intensity to what you are hearing from our most vulnerable populations?

What details do you need to know to support these policies?

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Housing Policy Plan Timeline

Initiation

Engagement

Execution

Close

2022 Quarter 4 – 2023 Quarter 2
• Scoping Projects • Staffing • Key Data Points • Identify necessities • Draft engagement plan

2023 Quarter 3 – 2023 Quarter 4
• *Community Exchange Sessions* • Technical Advisory Group • Policy development

2023 Quarter 4 – 2024 Quarter 2
• Plan development • Research and Writing • 60% Draft Complete in May

2024 Quarter 2 – 2024 Quarter 4
• Final draft (~90%) plan complete • Public comment period & • Plan refinement • Council approval

Coordination with the Regional Development Guide Process

Ongoing Engagement: Attending regional housing meetings, presenting to the Regional Planning Advisory Committee, City Staff, participating in ongoing RDG Engagement

Technical Advisory Group

Who was there by the numbers?

5 County Staff

4 different community designations represented by City Staff (5 total)

3 Developers

2 Consultants

2 Non-profit advocates

1 Minnesota Housing staff

Metro Cities

Who was there by expertise?

Local Planning

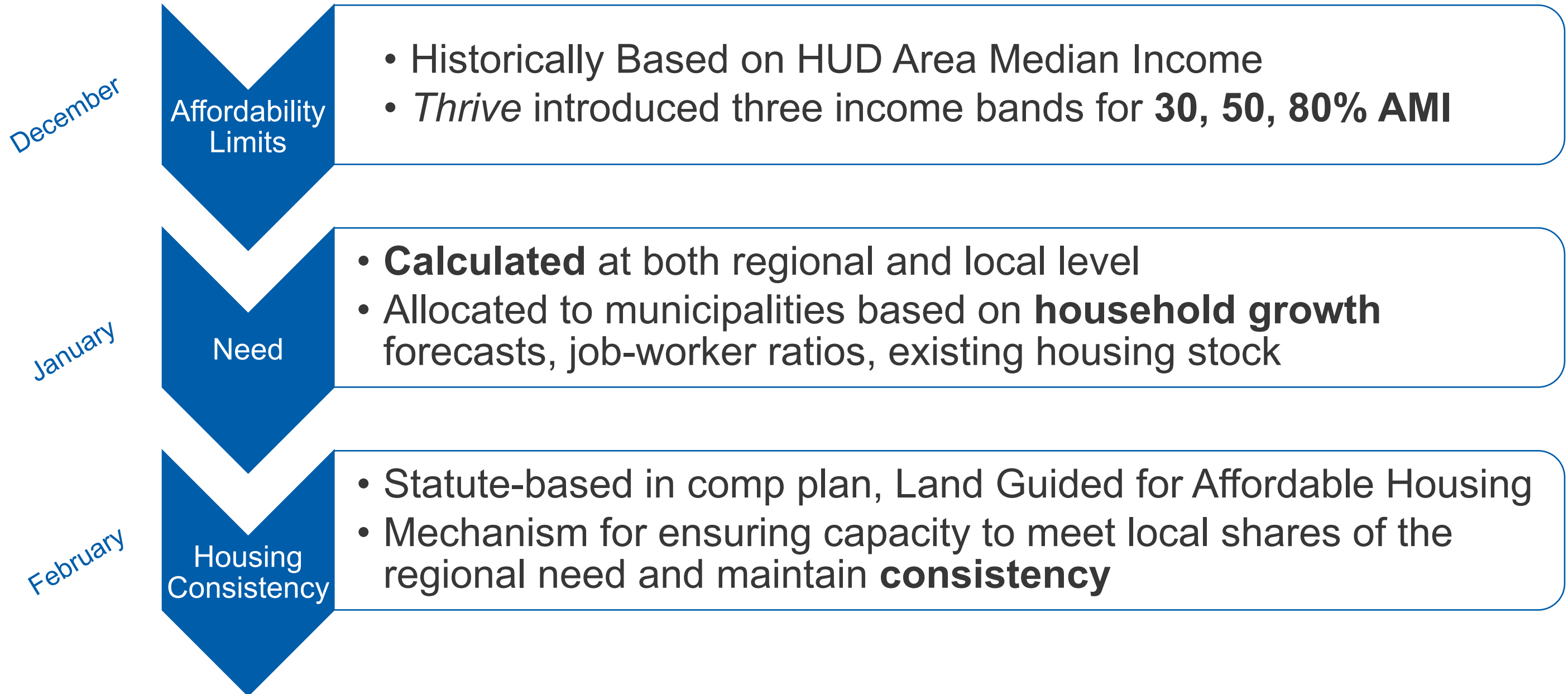Comprehensive Plan Writing

Homelessness

Green Building Design

Anti-Displacement

Housing Communications

Affordable Housing Development

Fair Housing

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Technical Advisory Group

December

Affordability Limits
- Historically Based on HUD Area Median Income
- *Thrive* introduced three income bands for **30, 50, 80% AMI**

January

Need
- **Calculated** at both regional and local level
- Allocated to municipalities based on **household growth** forecasts, job-worker ratios, existing housing stock

February

Housing Consistency
- Statute-based in comp plan, Land Guided for Affordable Housing
- Mechanism for ensuring capacity to meet local shares of the regional need and maintain **consistency**

TAG Items of Consensus

- Continued policy and funding priority on deeply affordable (30% AMI) (top 5 priority)

- Policy goal: Wealth-building opportunities for low-income households, with a focus on ending racial disparities, acknowledging a majority of renter households of color fall into the 40-80% AMI range, should be emphasized (ownership and shared ownership focus)

- Rental and Ownership Need Numbers Distinct (ownership offered, not used for consistency, and sent separate from the system statement "supplemental housing data")

TAG Items of Consensus

- Differentiate what can be land use and market driven vs a policy goal that is supported by government funding/intervention

- Be very clear about any alternate measures of affordability, why, when it is used, and publicized in a way not to confuse anyone

- The Metropolitan Council focusing on their own investments for anti-displacement policy is a good first step, follow up with best practices for local level investments

- Provide localized median incomes, do not use for consistency

TAG Items of Consensus

- Everyone in the metro should have housing that is stable and affordable (30% of income) to them
- Consider housing infrastructure as part of an inter-connected system people need to thrive in our region (jobs, education, daycare, health, transportation, food, mental health, supportive services, ect)
- Explore the use of midpoint densities for tracking local community housing consistency in the 2031-40 decade*
- Create an alternate measure of affordability but keep HUD as the standard for funding to better reflect the reality of residents in the region. (25% of income)*

Housing Policy Actions: The Three Ps

Provide

- Vouchers
- Research and data
- Affordability Definition
- Affordable Housing Need
- LCA Grants

Plan

- Local Comprehensive Plan Housing Consistency standards
- Land Guided for Affordable Housing
- Building a resilient housing landscape

Partner

- Building more affordable and accessible housing
- Development in the Region
- Minnesota Housing RFP
- Healthy & Safe Buildings
- Supporting City Staff on Housing Needs

More Direct ←——————————→ Less Direct

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Draft Housing Policy Plan Objectives

	CULTURAL CONNECTION & WELL-BEING	EQUITY	ENVIRONMENT
Objective	**CULTURAL CONNECTION & WELL-BEING** Everyone has access to homes, not just housing	**EQUITY** Repair historic and ongoing injustice in housing practices and outcomes	**ENVIRONMENT** Housing in our region is resilient to climate change impacts and furthers environmental justice
Policy	Increase the ability for residents to keep their homes, amenities, health and/or sense of belonging in a neighborhood.	Limit the effects of historical injustices through reparative and community-centered action, and limit future disparities by shifting current policies to protect communities whose disparities are largest.	Support the development and maintenance of homes to create a climate resilient future.
Actions	Prioritize cultural connections in funding criteria	Our housing investment strategy involves community engagement well before neighborhood impacts are felt at the local level, incorporate mitigation strategy in the planning process	In areas where they are not already, including utility costs in affordability limits

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Draft Housing Policy Plan Objectives

	OPTIONS TO OWN OR RENT Rental and ownership options are available to all households regardless of income	DECENCY Affordable housing is built to a high standard and maintained, safe, and accessible for all residents	
Objective			
Policy	Support and incentivize development, preservation, and maintenance of affordable housing units, of all types and tenure (rental, shared equity and ownership), that reflect the true cost-burden experienced by residents.	Support and incentivize development, preservation, and maintenance of affordable units of all types that provide residents a safe, dignified and healthy place to live. Assist and prevent loss of affordable housing that reaches the end of the affordability requirements. Support the development of more accessible units and universal design.	
Actions	Present HUD/LIHTC affordability limits alongside measure that reflects experience of our regions' residents	Fully fund Affordable Homeownership (LCA) to reach more people	Inform State Building Code rewrite	Fund preservation with parity to new development

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Draft Housing Policy Plan Objectives

	FAIR HOUSING & GEOGRAPHIC CHOICE	STABILITY
Objective	**FAIR HOUSING & GEOGRAPHIC CHOICE** People regardless of ability, age, financial status, race, and family size, can live in a community they choose	**STABILITY** Safe, affordable, and dignified places to live are available to everyone, especially those experiencing housing insecurity and homelessness
Policy	Develop policy, provide resources and funding, and support local, regional, and state initiatives that increase the ability for households to choose where to live in the region regardless of ability, age, financial status, race, or family size.	Develop and support local, regional, and state policy that makes it less likely for residents in the region to experience housing instability and homelessness, with focused support for people who are experiencing homelessness and housing insecurity currently.
Actions	Affordable Housing Need Allocation to all sewer-served Communities / Continue to fund fair housing trainings for local level staff	Participate with partners in the Metropolitan Interagency Council on Homelessness / Support housing efforts of groups that assist people in substance abuse recovery

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Last Time We Talked: Nov 20th CDC

What We Heard

Make sure we heard community right

Safety is important

Comparison between *Thrive* and *Imagine*

Ask TAG about wealth-building

Anti-Displacement work is critical, continue gathering feedback from residents & city staff

Rural staff should be reflected in this work

How We Have Responded

Creatively Imagine 2050, '24 Engagement Plans

Included in HPP Objectives (Stability & Decency)

Used this format to show data to TAG

They were also **very** into promoting ownership

Held an optional TAG on Anti-Displacement, identifying Council's role on AD in *Imagine*

We are planning to go to them in the spring

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Accountability in Engagement

Discussion

Does policy respond with enough urgency and intensity to what you are hearing from our most vulnerable populations?

What details do you need to know to support these policies?

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