Thrive MSP 2040 | HOUSING POLICY PLAN
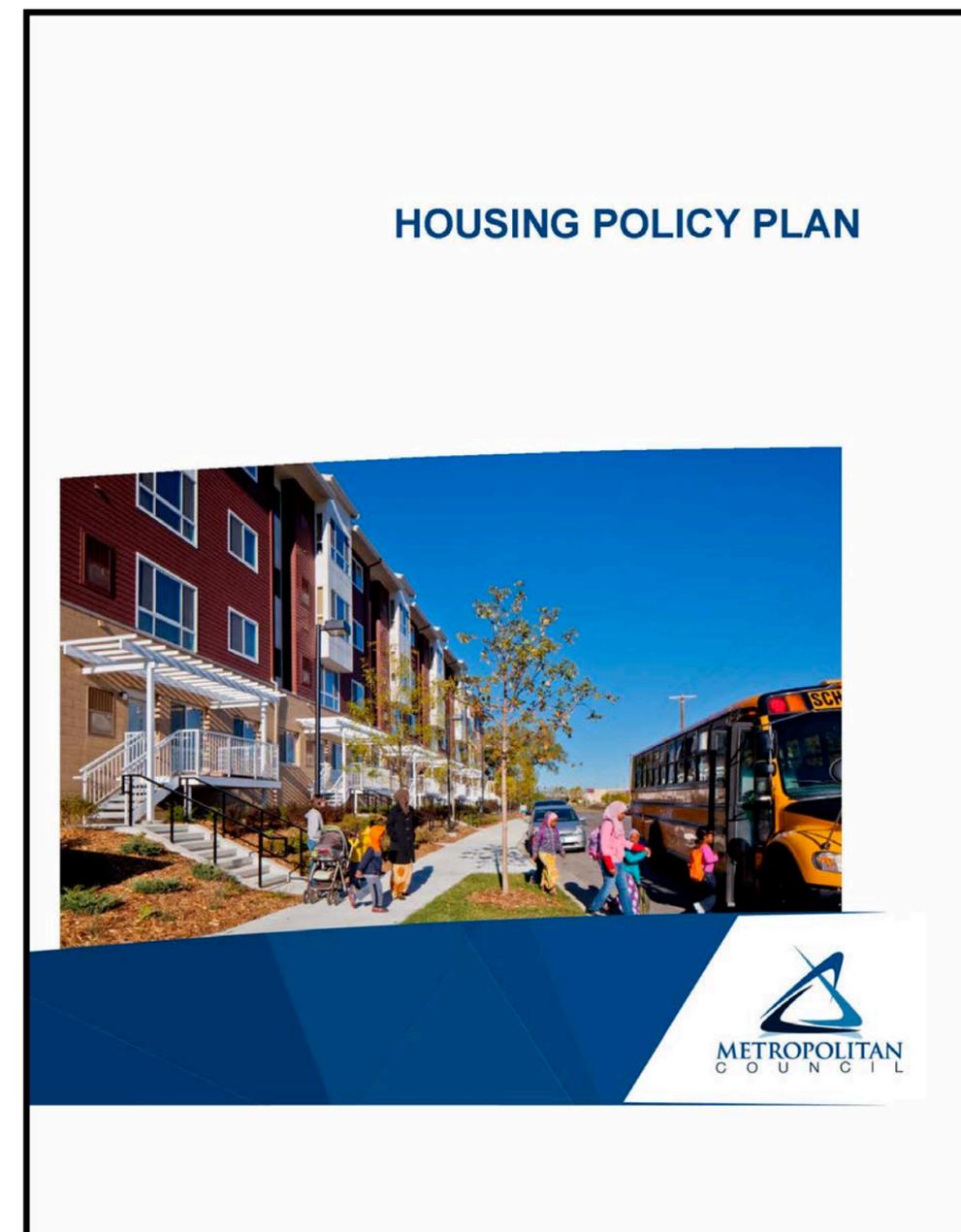
METROPOLITAN COUNCIL

Plan for today's discussion

- Overview of the timeline and structure of the Housing Policy Plan

- Review of the content of the draft Housing Policy Plan

- Opportunities throughout for discussion of key points and tensions

HOUSING POLICY PLAN

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Housing Policy Plan: Key dates

- TODAY: CDC workshop
- July 9: Council discussion
- July 15: Meeting of the Housing Policy Plan Work Group
- July 21: CDC accepts draft for public comment
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Housing Policy Plan: Structure

I.   Demographics and housing challenges

II. Housing and the *Thrive* Outcomes and Principles

III. Council policies

IV. Opportunities for impact

V.   Implementation and Next Steps

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Part I: Demographics and Housing Challenges

Part I: Introduction

Demographics:

- Household growth led by seniors and households without children

- 13,000+ new housing units needed on average per year to 2040

- Household growth across the region

Housing challenges:

- Aging housing stock

- Rising housing cost burden

- Inadequate supply of affordable housing

- Concentrations of poverty

- Inadequate financial resources

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Part I: Council roles

- Reviewing local comprehensive plans
- Funding housing development through the Livable Communities Act programs
- Defining each local unit's share of the metropolitan area need for low and moderate income housing
- Administering the Section 8 Housing Choice Voucher program and providing rental assistance
- Providing technical assistance to local governments to support orderly and economical development
- Integrating housing with the Council's work in regional parks, transportation, and water resources

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Part I: Anything missing or misframed?

Part II: Outcomes and Principles

Stewardship: Maintaining housing stock and resources

- Preserve the existing housing stock
- Preserve stock and affordability of existing affordable housing
- Address naturally-occurring affordable housing
- Leverage housing with existing infrastructure (from *Thrive*)
- Focus housing around transit investments (from *Thrive*)

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Prosperity: Housing the workforce that fuels the economy

- House the workforce and enhance regional competitiveness

- Expand opportunities for households to reduce their combined costs of housing + transportation

- Encourage redevelopment and infill development to meet the region's housing need (from *Thrive*)

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Equity: Creating viable housing options for all people

- Create viable housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes

- Using our influence and housing investments to build a more equitable region

- Expand the supply of housing options accessible to people with disabilities

- Reduce or eliminate impediments to fair housing

- Use federal Housing Choice Vouchers to expand housing choice for low-income residents

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Livability: Supporting housing where people want to live

- Provide housing choices for a range of demographic characteristics

- Plan housing choices for the growing senior population

- Align investments to support place-making, transit-oriented development and walkable places (from *Thrive*)

- Promote healthy communities and active living through land use, planning, and investments (from *Thrive*)

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Sustainability: Supporting environmentally-sensitive housing

- Promote residential development patterns that contribute to reducing greenhouse gas emissions, increasing water sustainability, and growing resiliency to the impacts of climate change

- Encourage and promote environmentally-sustainable and healthy buildings and construction techniques

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Principles: Integration, Collaboration, and Accountability

Integration of housing:

- With other regional issues

- Into transitway planning and development

- Into education decisions

Collaboration:

- Convening and partnering

Accountability:

- Adopt a data-driven approach to measure progress (from *Thrive*)

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Part II (Outcomes and Principles): Anything missing or misframed?

Part III: Council Policies and Roles

Need, Goals and Scores

Council Role	Allocation of Affordable Housing Need	Livable Communities Act Affordable and Life-cycle Housing Goals	Housing Performance Scores
Why	Metropolitan Land Planning Act	Livable Communities Act	Council Policy
Function	Informs the development of local comprehensive plans	Required under the Livable Communities Act	Used in grant funding decisions to incent communities to create and maintain affordable housing

Allocation of Affordable Housing **Need**

Thresholds of affordability:

- 30% of area median income

- 30-50% of area median income

- 50-80% of area median income

Adjustment factors:

- Ratio of low-income workers to low-wage jobs

- Access to transit

- Existing affordable housing stock

Questions or concerns?

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Goals for Affordable and Lifecycle Housing

- Enter into Goal negotiations with communities with the intent that communities feel more ownership over their negotiated Goals

Questions or concerns?

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Housing Performance Scores

- Update the list of local activities that receive points
- Emphasize tools that are used rather than "on the books"
- Clearly incorporate the existing stock of affordable housing
- Connect the Housing Performance Scores to the local comprehensive plans
- Identify additional opportunities to use the Housing Performance Scores as an element of evaluating funding applications submitted to the Council

Questions or concerns?

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Council as a funder of housing

Livable Communities Act:

- Explore how to fund the Inclusionary Housing Account

Other funding:

- Regional Solicitation for Transportation Funding
- Sewer Availability Charge
- Transit-Oriented Development

Questions or concerns?

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Support of local governments

Comp Plan Review:

- Work with local governments to determine how to review housing in comp plans
- Incorporate new review criteria into the Local Planning Handbook

Technical assistance:

- Comprehensive plans
- Best practices, model ordinances, development guides, etc.
- Mitigate developer risk in working with communities less-experienced with housing development

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Part IV: Opportunities for Impact

Opportunities for impact

- Reduce barriers to development of mixed-income housing
- Explore inclusionary housing strategies
- Assess feasibility of strategies to share risk

Questions or concerns?

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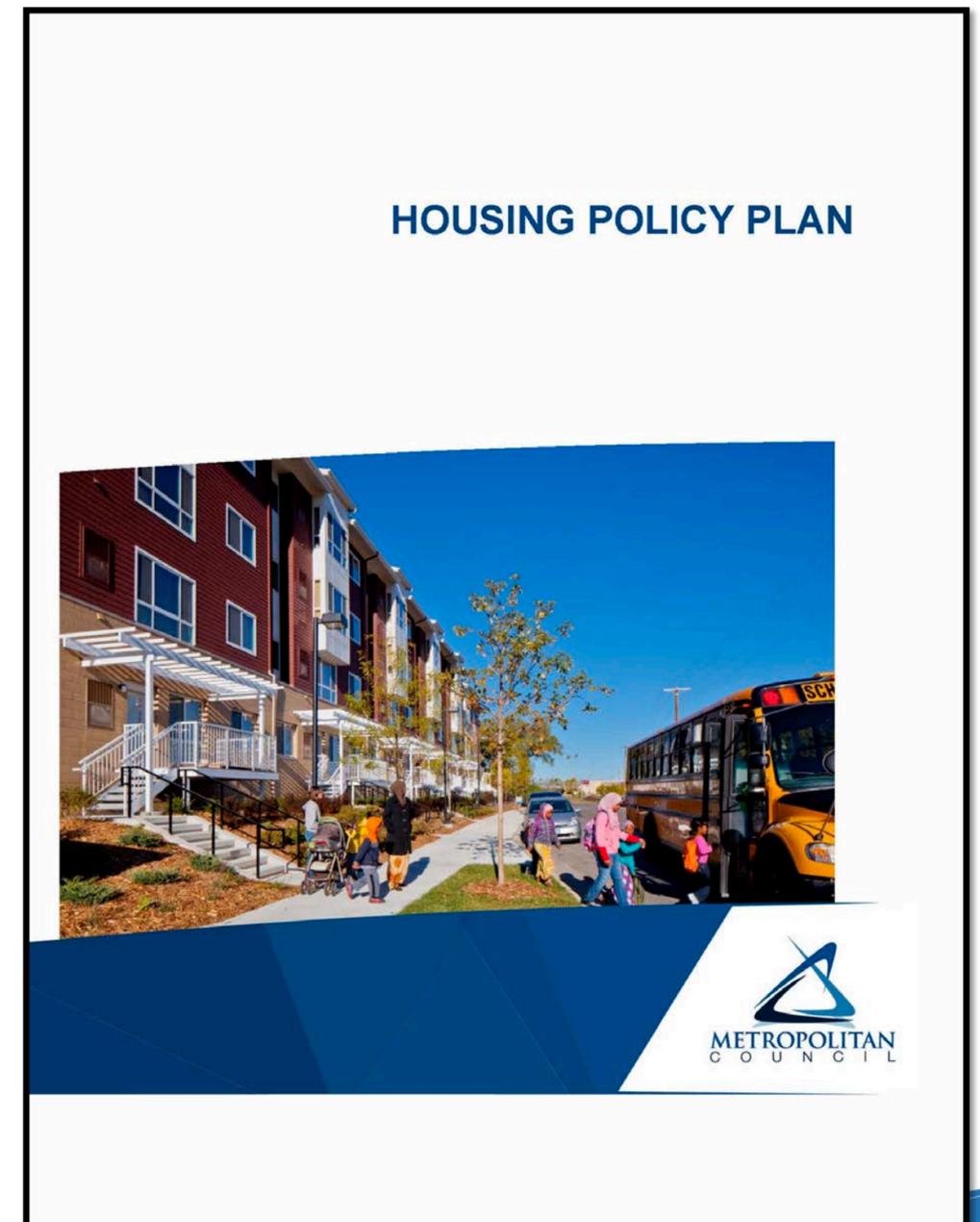# Part V: Implementation and Next Steps

Implementation and Next Steps

- Implementation: The Council's Work Plan
- Implementation: Resiliency
- Implementation: Measuring Success

Questions or concerns?

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Next steps

Plan for today's discussion

- Overview of the timeline and structure of the Housing Policy Plan

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- Any further feedback?

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