

## Community Development Committee

Meeting date: June 20, 2016

**Subject:** Mixed income housing policy: Education and feasibility project

**District(s), Member(s):** All

**Policy/Legal Reference:** *2040 Housing Policy Plan*

**Staff Prepared/Presented:** Tara Beard AICP, Housing Policy Analyst, (651) 602-1051

**Division/Department:** Community Development/Regional Policy and Research

### Proposed Action

Information item only.

### Background

The *2040 Housing Policy Plan* identifies the potential of mixed-income housing to create a full range of housing choices throughout the region, yet recognizes the challenges in current policies and financing tools to realize such developments. Reducing barriers to development of mixed-income housing and neighborhoods is a key opportunity for collaboration, as noted in the two following Council roles listed in the *Housing Policy Plan*:

- Provide local governments with data, research, and best practices on the development of mixed-income housing and related strategies.
- Encourage mixed-income strategies through comprehensive plan reviews by recognizing their contribution to a local government's planning for meeting their "share" of the region's affordable housing need.

Mixed-income housing refers to developments that mix market-rate housing units and subsidized units affordable to low- and moderate-income households. It is a policy and development strategy that can increase housing choices without contributing toward concentrations of poverty; it can also bring affordable housing to an area of opportunity in a way that is less controversial to existing residents. There has been great interest in mixed-income housing (sometimes referred to as inclusionary housing), but it has also been characterized as difficult to accomplish. However, a renewed interest, nationally and locally, on mixed-income housing has brought new attention to its ability to address many of the region's housing challenges.

At the same time, new tools and creative solutions that may reduce barriers to mixed-income housing development have emerged. The Council has partnered with the Family Housing Fund, and Urban Land Institute Minnesota to bring an education opportunity and a new feasibility tool to local communities that wish to deepen their efforts to support mixed-income housing.

At the Community Development Committee meeting, staff will share an update on this work and talk about future opportunities for the Council to support mixed-income housing development.