

## Community Development Committee

Meeting date: March 16, 2020

## Environment Committee

Meeting date: March 24, 2020

For the Metropolitan Council meeting of April 8, 2020

**Subject:** City of New Hope 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22199-1

**District(s), Member(s):** District 6, Lynnea Atlas-Ingebretson

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Michael Larson, Senior Planner (651-602-1407)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

#### Recommendations of the Community Development Committee

1. Authorize the City of New Hope to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Water Supply.

#### Recommendation of the Environment Committee

1. Approve the City of New Hope's Comprehensive Sewer Plan.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of New Hope to implement its 2040 Comprehensive Plan (Plan).

### Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of New Hope is located in east-central Hennepin County. It is surrounded by the communities of Brooklyn Park, Crystal, Golden Valley, Plymouth, and Maple Grove.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

## Funding

None.

**Known Support / Opposition**

There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of New Hope 2040 Comprehensive Plan

### Review File No. 22199-1, Business Item No. 2020-69 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

### Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

#### *Regional Parks and Trails*

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Three Rivers Park District is the Park implementing agency for Regional Parks System components in New Hope, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Bassett Creek Regional Trail, and the Eagle Lake-Bassett Creek and CP Rail Extension regional trail search corridors. There are no State or Federal recreation lands within the City (Figure 1).

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

### Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the New Hope Redevelopment Opportunities Study and the New Hope City Center Vision Plan.

### Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area III and Emerging Transit Market Area II.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation, as

well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by incorporating Complete Streets policies.

### **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

The Plan identifies the Crystal Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions.

### **Bicycling and Walking**

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections, to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan proposes preferred alignments for RBTN corridors within the City and clearly identifies the alignments as “proposed for the RBTN.”

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

### **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities.

### **Transportation Analysis Zones**

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households, and population appropriately sum to the Council’s city-wide forecast totals for all forecast years.

### *Water Resources*

#### **Wastewater Service**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)*

#### *Comprehensive Sewer Plan Comments*

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City’s guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council’s assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptor 7114. All flow is treated at the Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 9,600 sewer households and 12,600 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City’s growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Urban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private property sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public and private collection system including continued pipeline lining and other system rehabilitation projects identified through its on-going Pavement Management Program. The Plan summarizes efforts since 2003 that included a City-wide sump pump inspection and disconnection program and, starting in 2015, the inclusion of sump pump connection stubs as part of street reconstruction projects. Other activities include a public education program through the City's newsletter on proper grading and drainage around homes and sump pump discharge techniques. The Plan also states that the City is considering a point-of-sale program that would require the inspection of residential and commercial services as part of a home sale, including the investigation of financial options to assist property owners in making corrections to services found to be defective. The City has included in its capital improvement program over \$400,000 per year for projects through 2020. Many of these projects relate to I/I investigation and mitigation activities on the municipal collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (Section 5-1 (d)(2)) that prohibits the discharge of water from any roof, sump pump, footing tile, swimming pool, or any other natural precipitation to the sanitary sewer system. The Ordinance allows for such discharges only after a waiver is issued by the City to the property owner. Waivers are granted if the discharge from a sump pump results in a dangerous condition such as ice buildup or flooding on either public or private property. Properties granted a waiver permit are charged \$100 per month during periods when the connection is to the sanitary sewer system.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that at least 73% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe. By comparing recent dry weather wastewater flow generation to annual average flow, the Plan states that I/I contribute approximately 19% of the City's base flow. The Plan also indicates that the peak flow response from the June 2014 storm events represented about a two-fold increase in the average daily flow following the June events.

### ***Sewer Element Comments***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

### **Surface Water Management**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. New Hope lies within the oversight boundaries of the Bassett Creek and Shingle Creek Watershed Management Commissions (WMCs). The City submitted a draft LWMP in August 2018. Council staff reviewed and commented on the draft LWMP to the City and WMCs in a letter dated September 7, 2018. The LWMP was approved by the Shingle Creek WMC on September 13, 2018, and by the Bassett Creek WMC on November 14, 2018. The Plan incorporates a revised version of the LWMP dated December 2018 that was received by the Council on December 6, 2018.

### Advisory Comments

When available, we request that the City provide to the Council the date the City adopted the final LWMP.

## Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

### Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan consistently incorporates the Council forecasts for New Hope, as shown below in Table 1.

Table 1. City of New Hope Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
<b>Population</b>	20,339	21,545	21,100	22,000	23,100
<b>Households</b>	8,427	8,851	8,900	9,200	9,600
<b>Employment</b>	11,080	11,979	11,800	12,300	12,600

The inventory and capacity of the City's land supply through 2040 can accommodate its forecasted growth. Since the City is essentially fully developed, much of the future growth will occur through redevelopment. Based on the potential redevelopment acreage outlined in the Plan, the City has identified enough redevelopment opportunities that could allow them to meet their anticipated 2040 household forecast of 749 new units.

### Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Urban (Figure 2). Thrive describes Urban communities as having experienced rapid development during the post-World War II era and exhibit the transition toward the development stage dominated by the influence of the automobile. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, Urban communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP.

As illustrated in Figure 3, the City is a fully developed community with only 3% undeveloped land. Approximately 47% of the City is residential. The second largest use of land at 16% is industrial. The City has two industrial areas: west of Boone Avenue from 49th Avenue to Bass Lake Road and much of the land east of Winnetka along the Canadian Pacific Railroad. Another 8% of the City is comprised of parks, recreational uses, and open water.

The Plan identifies development and redevelopment areas at densities that exceed the Urban density policy minimums. This minimum planned density is consistent with regional Urban land use policies that require an average net residential density of at least 10 units per acre in areas of new development and redevelopment. As shown in Table 2 below, the expected overall density of planned residential growth is a minimum of 12.7 units per acre. The City anticipates redevelopment and intensification in the New Hope City Center area (42nd Avenue and Winnetka Avenue), the northern part of the City, and scattered sites elsewhere in the City as identified in the Redevelopment Target Areas map.



Table 2. Planned Residential Density, City of New Hope

Category	Density			2018-2040 Change	
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	1	4	3.2	4	12
Low-Medium Density Residential	4	8	36.0	144	288
Medium Density Residential	8	12	12.6	101	151
High Density Residential	20	45	7.3	145	326
Mixed Use – Commercial*	25	50	16.8	420	840
Mixed Use – Residential*	30	60	8.6	260	517
	<b>TOTALS</b>		<b>84.5</b>	<b>1,074</b>	<b>2,134</b>
			<b>Overall Density</b>	<b>12.7</b>	<b>25.3</b>

\*40% residential  
 \*\*80% residential

### Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has approximately 9,150 homes including 3,950 multifamily units and nearly 5,200 single-family homes. Approximately 4,400 homes are rented. More than 8,000 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 2,600 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 670 units affordable to households with income at or below 30% AMI and more than 980 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, providing affordable housing, providing senior housing, housing for people with special needs, and providing access to public financial programs. The City has more than 360 publicly subsidized housing units, including 131 that are age restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 84 units; 44 of which are needed at prices affordable to households earning 30% of AMI or less, 21 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 19 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 436 new housing units.

The housing implementation plan component of the Plan describes that the City will consider tax increment financing (TIF), housing bonds, and tax abatement for projects that produce affordable units and that will apply to guidance in the local EDA policy. The City states that they will continue to support the use of Section 8 vouchers in the City, including handling inspections to support the program. The City is a Livable Communities Program participant, and will support developer requests for an application to the program for affordable housing at all income bands.

### Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. New Hope has attached the DNR-approved Joint Water Commission (JWC) local water supply plan (LWSP), dated January 3, 2019, as an appendix to their Plan.

### *Advisory Comment*

If any changes are made to the JWC LWSP resulting from revised community population projections or other reasons, the JWC should resubmit its plan to the Department of Natural Resources (DNR) and Council through the Minnesota Permitting and Reporting System (MPARS) with the revised population forecasts and associated projected water demands. The City will then need to incorporate this revised local water supply plan in its 2040 Comprehensive Plan.

### **Community and Subsurface Sewage Treatment Systems (SSTS)**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems, or individual SSTS remaining in operation within the City. All residences and businesses are connected to the local sanitary sewer system. Local flows are conveyed by metropolitan interceptor to the Metropolitan Wastewater Treatment Facility in Saint Paul for treatment and discharge to the Mississippi River.

### *Special Resource Protection*

#### **Solar Access Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

#### **Aggregate Resource Protection**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan is silent on the presence of aggregate resources in the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46* does not indicate the presence of any known viable aggregate resource deposits within the fully developed community.

#### **Historic Preservation**

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. The City includes no historic property, sites, or structures that are registered in the State or National Register.

### *Plan Implementation*

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan addresses implementation of the Plan in the Administration Chapter as well as throughout the Plan. The Administration Chapter addresses the role of official controls, capital improvement planning, inspections, grants, and intergovernmental cooperation. In addition, the Plan identifies 16 planning districts, each of which includes an inventory of issues and implementation strategies to address those issues. The Plan incorporates the Capital Improvement Plan as Appendix C.

### **Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts**

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## Documents Submitted for Review

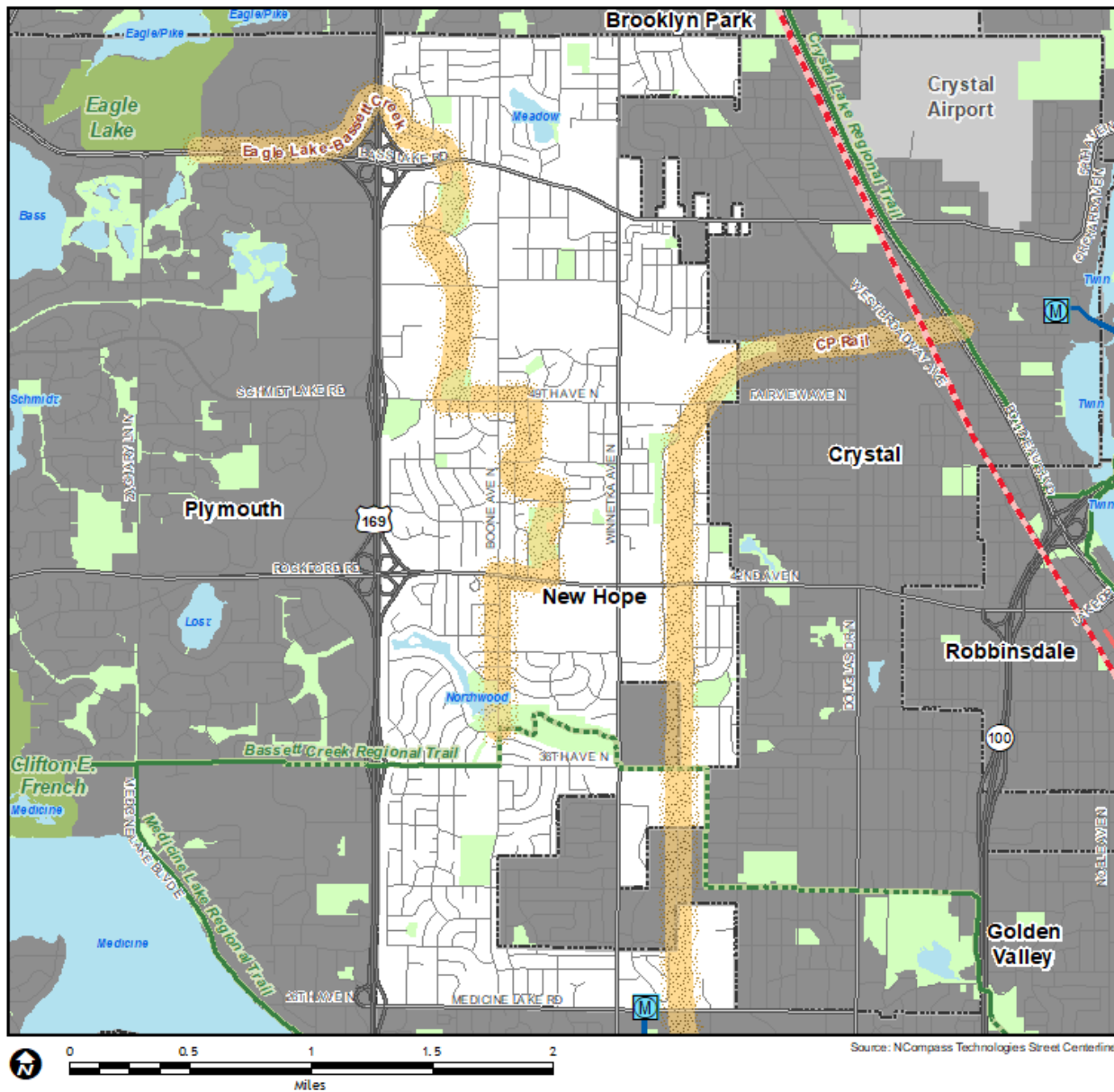
In response to the 2015 System Statement, the City submitted the following documents for review:

- January 30, 2019: New Hope 2040 Comprehensive Plan
- August 12, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Transportation, Wastewater, Forecasts, Land Use, Housing, Water Supply, and Implementation.
- October 21, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Forecasts, Land Use, Housing, Water Supply, and Transportation.
- December 18, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Forecasts, Housing, and Land Use.
- January 16, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Land Use and Housing.

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Redevelopment Target Areas
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

**Transitways**

2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
- Potential Increased Revenue Scenario

**Regional Highway System**

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

**Recreation Open Space**

**Regional Parks**

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

**Regional Trails**

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

**Wastewater**

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

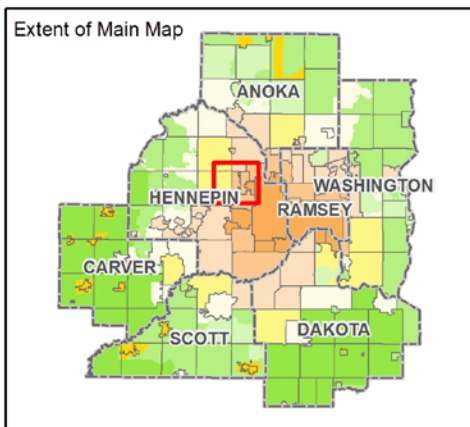
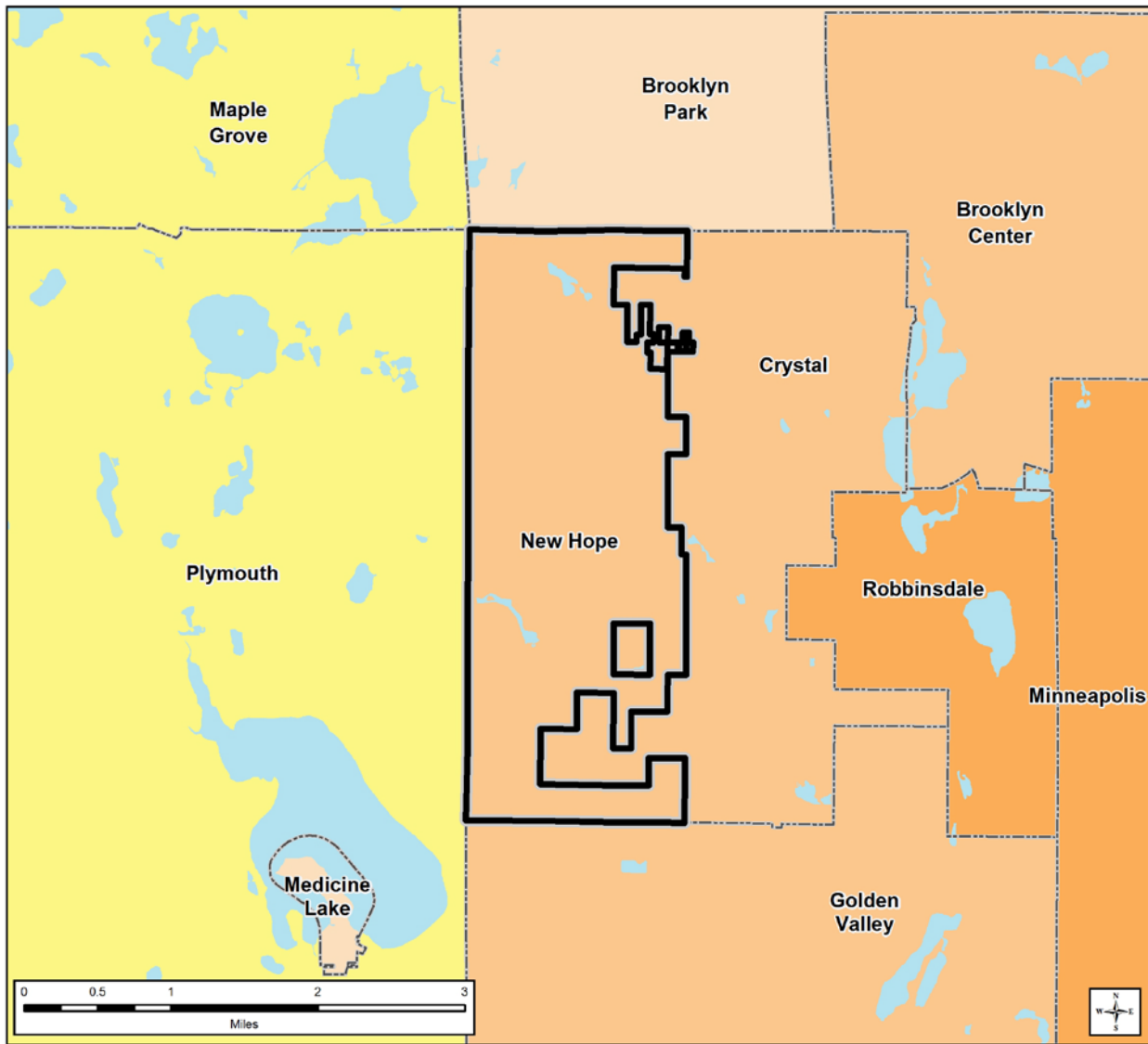
**Regional Park Search Areas and Regional Trail Search Corridors**

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



**Community Designations**

- Outside Council planning authority
  - Agricultural
  - Rural Residential
  - Diversified Rural
  - Rural Center
  - Emerging Suburban Edge
  - Suburban Edge
  - Suburban
  - Urban
  - Urban Center
- 
- County Boundaries
  - City and Township Boundaries
  - Lakes and Major Rivers

Figure 3. Existing Land Use

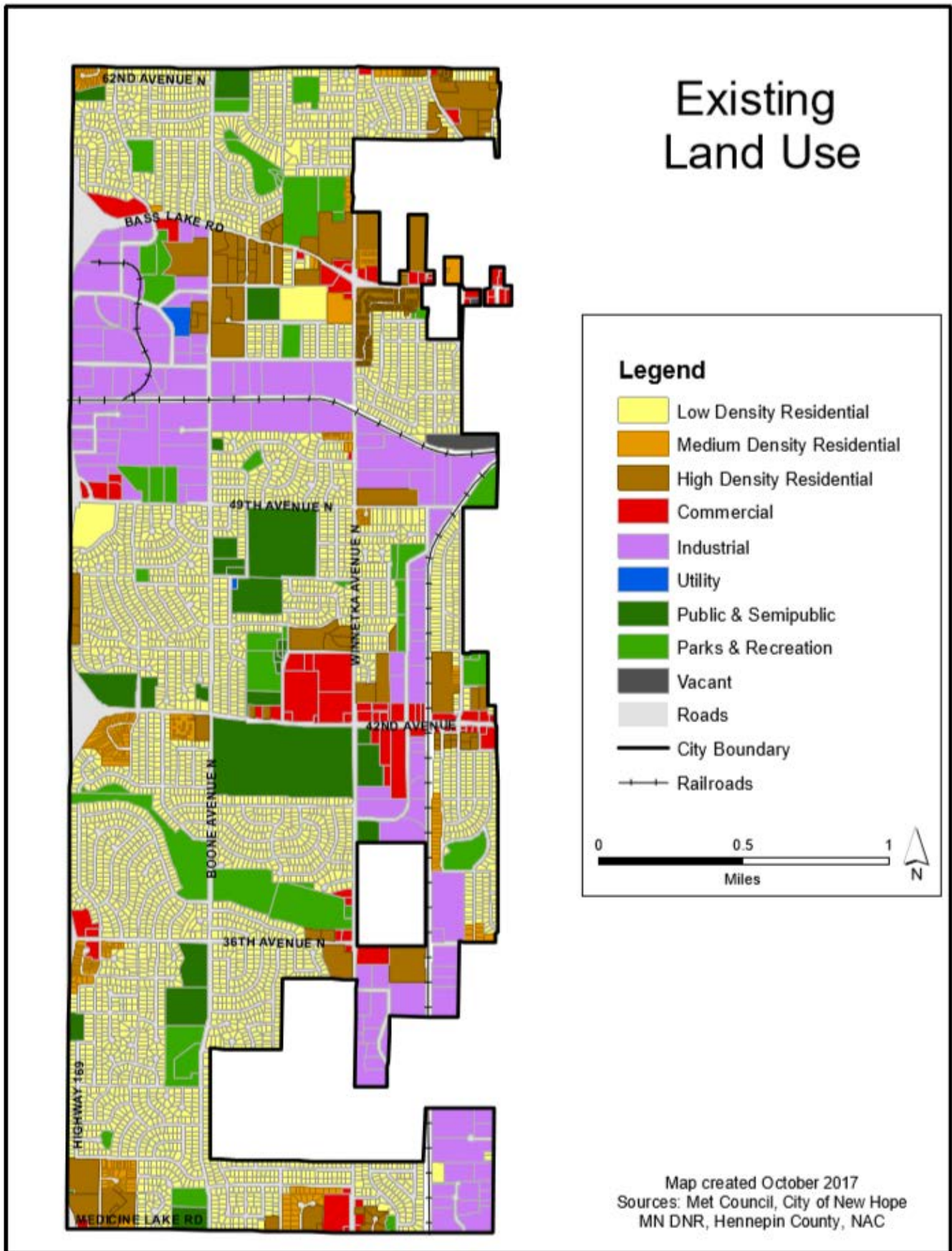


Figure 4. 2040 Planned Land Use

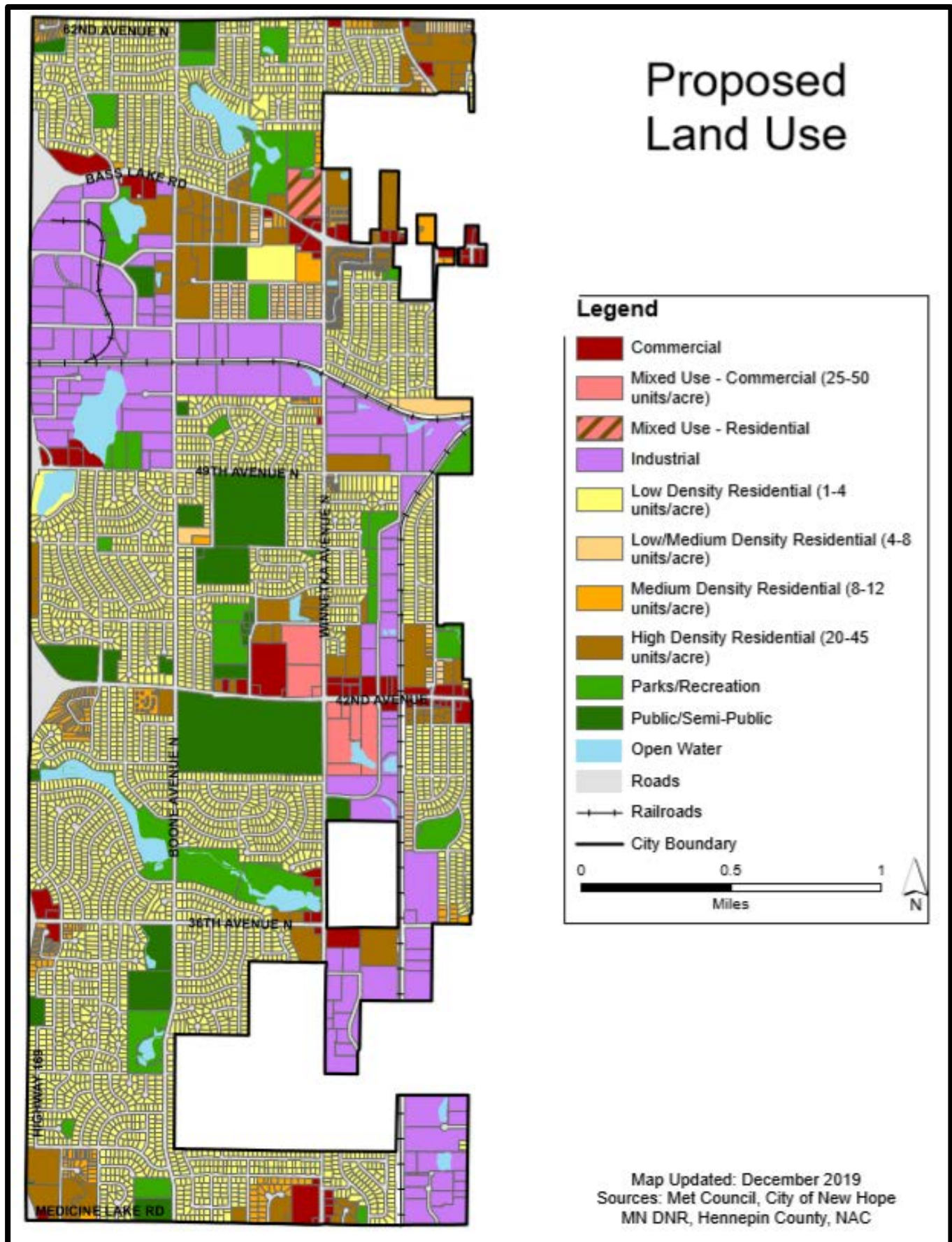


Figure 5. Redevelopment Target Areas

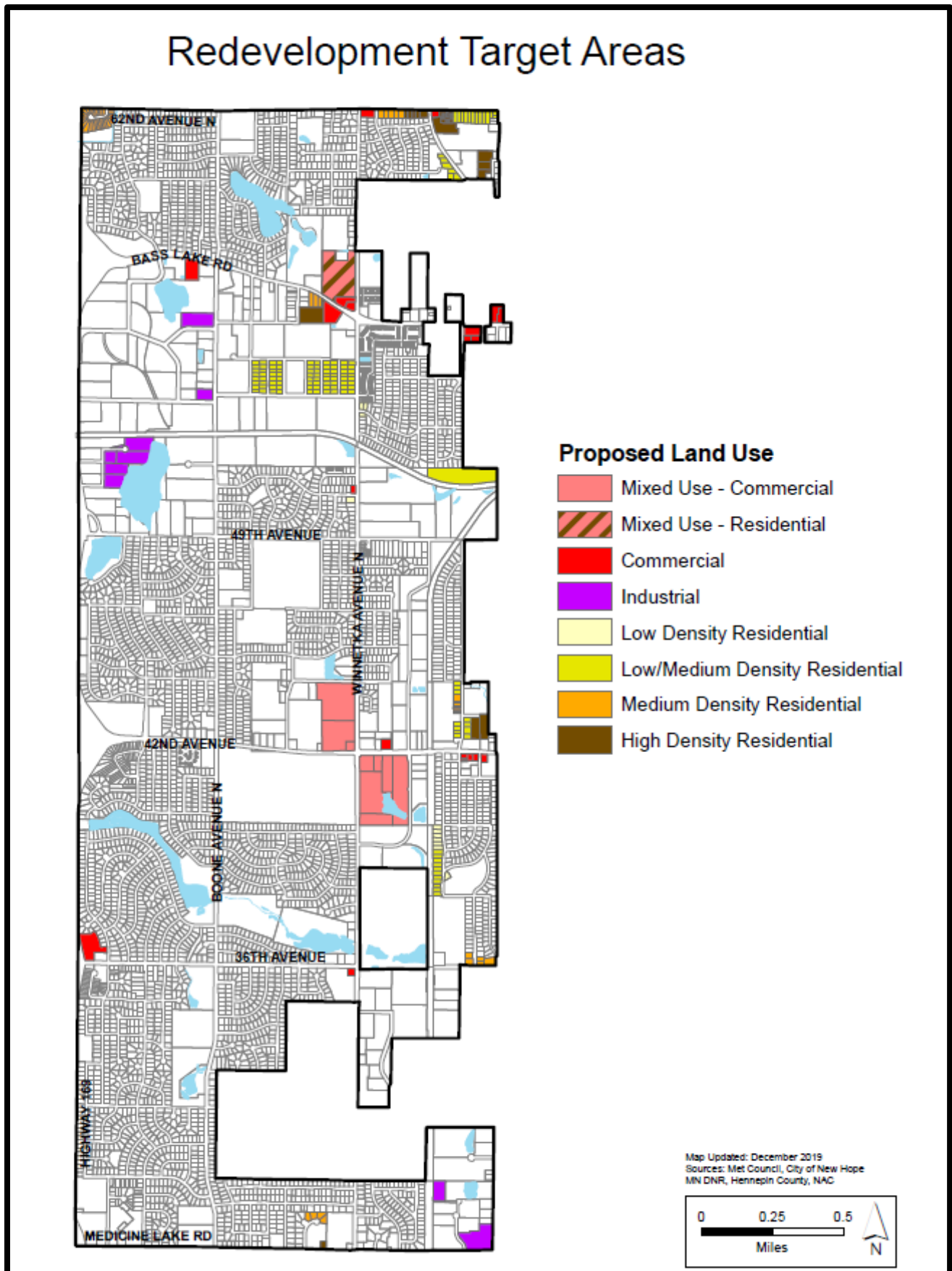




Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **84 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Medium Density</b>	6.60		8		100%		53
<b>High Density</b>	3.65		20		100%		73
<b>Mixed Use Commercial</b>	21.00		25		40%		210
<b>Mixed Use Residential</b>	4.16		30		80%		100
<b>Total</b>	<b>35</b>						<b>436</b>

Sufficient/*(insufficient)* units possible against share of regional need: **352**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **352**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

