

Housing Policy Plan Objectives Review

Community Development Committee

Sarah Berke and Hilary Lovelace, AICP

March 4, 2024



IMAGINE²⁰₅₀
housing policy plan

Regional Development Guide – Structure, Vision, and Goals

Structure



Vision *(Council endorsed)*

“A prosperous, equitable, and resilient region with abundant opportunities for all to live, work, play, and thrive.”

Goals

Our Region is Equitable and Inclusive

Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and every person feels welcome, included, and empowered.

Our Communities are Healthy and Safe

All our region’s residents live healthy and rewarding lives with a sense of security, dignity, and wellbeing.

Our Region is Dynamic and Resilient

Our region meets the opportunities and challenges faced by our communities and the economy including issues of choice, access, and affordability.

We Lead on Addressing Climate Change

We have mitigated greenhouse gas emissions and have adapted to ensure that our communities and systems are resilient to climate impacts.

We Protect and Restore Natural Systems

We protect, integrate, and restore natural systems to protect habitat and ensure a high quality of life for the people our region

Housing Policy- Resident Experience

Influences

Income
Family Composition
Household Expenses

Housing Affordability

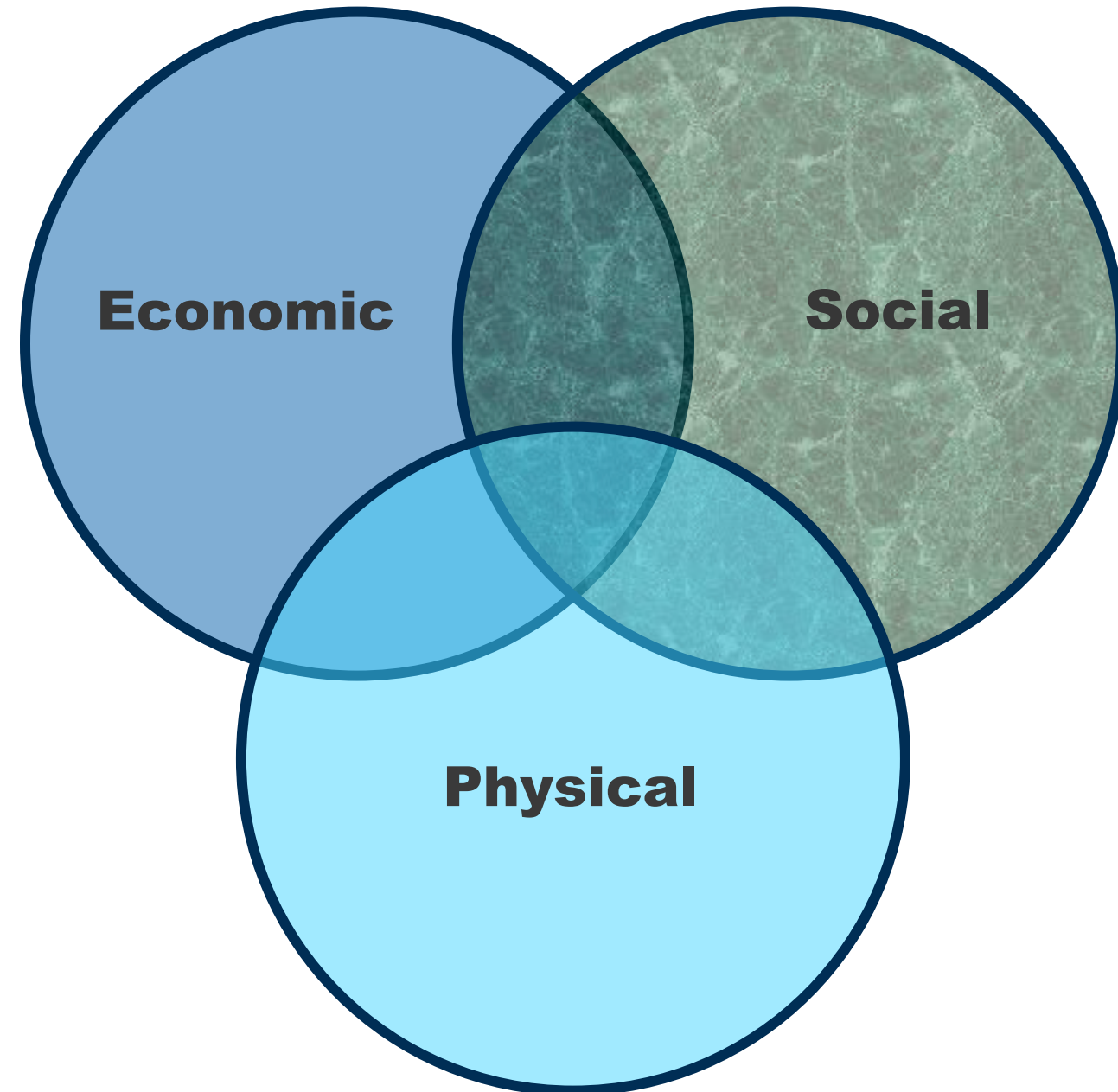
Affects

Connection
Safety
Youth Development

Rising to Statute

473.145 Development Guide

(a) The Metropolitan Council must prepare and adopt... a comprehensive development guide for the metropolitan area. ... The comprehensive development guide **must** recognize and encompass **physical, social, or economic needs** of the metropolitan area...



Regional Plan Elements

3.5 Chapters

Values 1

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

Vision 2

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

Goals 3

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

4 Objectives

For each area of Met Council responsibility, achievable results that advance each regional goal.

5 Policies

Statement of the Met Council's intent and approach to regional issues or topics, independently and in its roles with partners.

6 Actions

Specific strategies or activities to implement policies and achieve goals.

Resident Perspectives to HPP Chapters

Resident Quotes

Engagement Themes

Objectives

Preserves independence for nearby convenient opportunities

Autonomy / Choice

- Fair Housing & Geographic Choice
- Options To Own & Rent

We should be able to choose housing type and housing location

Proximity

If you're getting help and you're put in a place where it's just degraded, like they're not taking care of it – some people start to think, like, is that what I'm worth

Dignity

- Stability
- Quality

I want safety, where things are close by, and common spaces for BBQ's (cookouts) with neighbors and relatives.

Safety

I need somewhere where there is 24-hour support available, but I also want to be as independent as possible.

Connected & Wellbeing

- Cultural Connection & Wellbeing
- Environment
- Equity

I like areas where the housing is close together and the children can play together and the dogs too.

Resident Perspectives to HPP Chapters

Resident Quotes

Chapters

Objectives

Preserves independence for nearby convenient opportunities
We should be able to choose housing type and housing location

1 Proximity and Choice

- Fair Housing & Geographic Choice
- Options To Own & Rent

If you're getting help and you're put in a place where it's just degraded, like they're not taking care of it – some people start to think, like, is that what I'm worth
I want safety, where things are close by, and common spaces for BBQ's (cookouts) with neighbors and relatives.

2 Dignity and Safety

- Stability
- Quality

I need somewhere where there is 24-hour support available, but I also want to be as independent as possible.
I like areas where the housing is close together and the children can play together and the dogs too.

3 Connected and Wellbeing

- Cultural Connection & Wellbeing
- Environment
- Equity

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

HPP Chapter Name Objective Title

Objective Description

Policy Statement

Technical Advisory Group

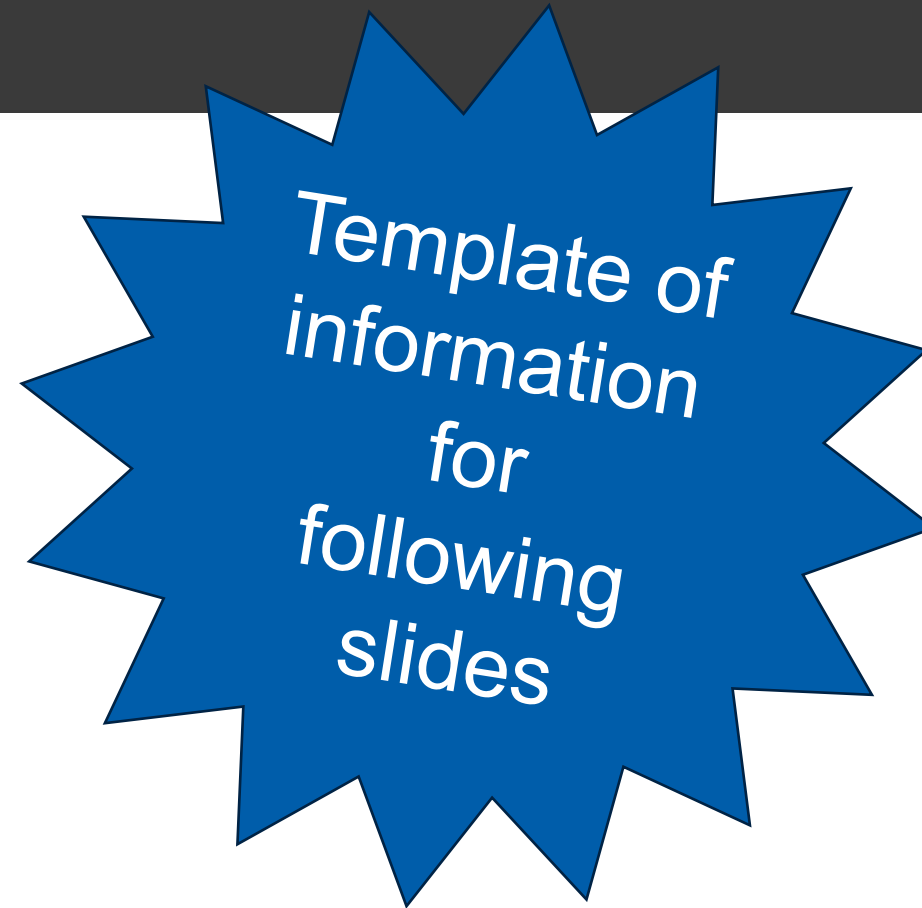
- Example

Resident Engagement

- Example

County/City & MetroCities Engagement

- Example



1 Proximity & Choice

Fair Housing & Geographic Choice

People regardless of ability, age, financial status, race, and family size, can live in a community they choose

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.

Technical Advisory Group: 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 (Policy goal, ownership and shared ownership focus)

City & County Perspectives: We want to know how to encourage fair housing in our community

Resident Engagement

- “Housing programs would not matter if we cannot afford a house.”
- “The idea of that suburban lifestyle isn’t something everyone wants now; a little bit of anonymity; if they live slightly different lifestyles, the judgement is not needed ”
- “I know the Twin Cities is diverse and stuff. But it doesn’t always feel like it, especially not in our neighborhood.”
- “I like that there are small houses and big houses in Robbinsdale-mixed housing. The older houses are smaller, the newer ones are bigger. That’s Ok. We should live in economically mixed diverse areas, age diversity, race diversity... That’s how I always dreamed the world to be.”

1 Proximity & Choice Options To Own & Rent

Rental and ownership options are available to all households regardless of income

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.

Technical Advisory Group: Rental and Ownership Need Numbers Distinct

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)*

City & County Perspectives: Be very clear about any alternate measures of affordability, why, when it is used, and publicized in a way not to confuse anyone;

Resident Engagement:

We need every kind of housing, and we are missing a lot of what we need"

"In terms of our culture, you live with your parents but I'm going to leave my house when I get married."

"I'd like the size of my house to be 5 bedrooms. You have a guest room, each kid has a room, grandparents could have one, parents can have one "

"Housing and utility bills are so expensive, it's halting instead of helping our society improve"

2 Dignity and Decency Stability

Safe, affordable, and dignified places to live are available to everyone, especially those experiencing housing insecurity and homelessness

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.

Technical Advisory Group: How are we aligning state, county local efforts around homelessness

City & County Perspectives: This is a regional need, and we need regional solutions

Resident Engagement:

- “We don’t have a lot, so it’s affecting people. Maybe if there was more help, more resources – like that – if would be easier access to it, things might change – I don’t know. ”
- “I’ve seen one true tiny home that is very cute (smiles to self) ...I wish they did have them [tiny homes] available, even for families with one or two children, while they’re transitioning to something bigger.
- “Housing assistance rules kept mother from moving in – she has dementia, now we don’t know where she is”
- “Being homeless could come fast and easy. It’s a scary feeling living with instability, need more affordable housing and giving people a chance. Want to feel stable.”

2 Dignity and Decency Quality

Affordable housing is built and maintained to a high standard, safe and accessible for all 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.

Technical Advisory Group: Several group members expressed that affordable housing managers have expressed a large need for maintenance funding

City & County Perspectives: We want people to be able to age in community

Resident Engagement

- “Make Universal Design universal!”
- “Why does it cost more to make things more accessible for everyone, an accessible ramp can be \$13,000”
- “Fast-track housing vouchers for 24-hour care and have two-bedroom apartments so that the caregiver can be there.”
- Worried that family will lose her home b/c the city did inspections, and the landlord hasn’t fixed it and it has been 6 weeks.

3 Connection and Wellbeing

Cultural Connections & Wellbeing

Everyone has access to homes, not just housing

Increase the ability for residents to keep their homes, amenities, health and/or sense of belonging in a neighborhood.

Technical Advisory Group: 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

City & County Perspectives: Community connections make our city a good place to live.

Resident Engagement

- “I want to feel safe. I want to feel welcomed.”
- Expressed interest in a community with more neighborly feeling, less living alone, more social connections
- “If you know who lives close to you then it is better”
- “I’ve seen how infrastructure changes a place. Certain people moved out of the neighborhood and families started moving. Something as simple as changing the demographics of who the park was for made a big difference. There was a park with tiny little hills. I really appreciated that growing up. I’ve lived in downtown and I like the music”

3 Connection and Wellbeing Equity

Repair historic and ongoing injustice in housing practices and outcomes

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.

Technical Advisory Group: Provide localized median incomes, do not use for consistency

City & County Perspectives: We don't want to be sued; efforts like Just Deeds

Resident Engagement

- "But there are a lot of things in the community that are discriminatory, how do we enforce the law so that the landlords aren't allowed to discriminate.
- "Housing assistance rules kept mother from moving in – she has dementia, now we don't know where she is"
- "You tore up my neighborhood where I grew up-in and I don't recognize it anymore."

3 Connection and Wellbeing Environment

Housing in our region is resilient to climate change impacts and furthers environmental justice

Support the development and maintenance of homes to create a climate resilient future.

Technical Advisory Group: Expressed interest in lower utility costs for low-income residents, healthy and safe home building practices

City & County Perspectives: Concerns about heat islands

Resident Engagement

- “We can build a city, and also more countryside.”
- “We need water. We’re going to run out of water, we need to keep our own water.”
- “Sustainable architecture. A system built into your house encouraging sustainability.”
- “I would walk if I could choose.”
- “I believe access to healthy environment and nature is a human right”

Questions

Could any objectives be combined?

How would you improve any of the proposed approaches to address both regional goals and potential local concerns

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



Sarah Berke

Senior Manager, Community Development
Sarah.Berke@metc.state.mn.us

Hilary Lovelace, AICP

Planning Analyst, Community Development
Hilary.Lovelace@metc.state.mn.us

