



Opportunities for the Met Council with Affordable Housing - **The Views of Advocates**

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Where are the opportunities for the Met Council to move the needle on affordable housing?

Coalition of Advocates:

Housing Preservation Project

Minnesota Housing Partnership

Alliance for Metropolitan Stability

ISAIAH

Mid-Minnesota Legal Aid

Access Group



Source: iStock

Met Council Tools

Funding Programs

- Livable Communities housing grants
- Funding for transportation, parks, sewers

Regulator role

- Land Use Planning Act / Comprehensive Plans

Metro HRA Section 8 Voucher Program

How can these tools be used to greater effect?

Goals

- ✓ Stretch our resources to produce/preserve as many affordable units as possible
- ✓ Connect low income households / communities of color to opportunity

Local governments play a critical role in meeting these goals

Met Council role –

- Lead local governments toward more effective affordable housing practices
- LCA Goals for 1996 – 2010: new production only 48% of regional goal
- Local government use of most effective policies uneven
- Innovation needs to be encouraged

Examples of ideas to be tested

- Subsidizing existing units rather than new production
- Incentives to landlords to dedicate more affordable units to lower income households
- Incentives for voluntary inclusion of affordable units in strong market/transit corridors
- Local property tax incentive programs / anti-displacement

How the Met Council can use its Tools

1. Increase incentives for cities through affordable housing performance systems.
 - Affordable housing production goals – expand activities getting “credit”
 - Linking affordable housing performance to funding eligibility
 - Update scorecard
 - Apply to transportation funding

Tools, cont.

2. Greater focus on affordable housing in comprehensive plans

- Embed housing language in system plans
- Expect more from local housing implementation plans

3. Fair Housing Equity Assessment (FHEA)

- Look for ways to connect low income/communities of color to opportunity
- Use FHEA for revised Regional Analysis of Impediments (RAI)

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