

Community Development Committee

Meeting date: October 7, 2013

For the Metropolitan Council meeting of N/A

Subject: Regional Housing Policy Plan Update

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statutes 473.859

Staff Prepared/Presented: Libby Starling, Manager of Regional Policy and Research

Division/Department: Community Development / Regional Planning and Research

Proposed Action

No Action – Information Item.

Background

In support of *Thrive MSP 2040*, the Metropolitan Council has embarked on its first Housing Policy Plan since 1985. This new Housing Policy Plan will:

- Set the Council's housing policy direction;
- Identify regional needs and priorities;
- Connect housing to the other Council system and policy plans (e.g. Transportation, Water Resources, and Regional Parks);
- Incorporate recommendations from the Fair Housing and Equity Assessment (FHEA); and,
- Inform and provide guidance for local housing planning.

The Metropolitan Council formed the new Housing Policy Plan Work Group in July 2013 to advise the Council on a Housing Policy Plan that identifies key housing issues, policies, and implementation options. This diverse 28-member work group brings together people from throughout the region, including local government officials, housing advocates, developers, communities of color, and other stakeholders.

The work group held its first meeting on July 16 and anticipates meeting monthly through its completion in summer 2014. To date, the work group meetings have included an:

- Introduction to the Metropolitan Council including its history, planning responsibilities, current housing policy, and operations.
- Overview of Thrive MSP 2040.
- Open forum where each member shared housing perspectives, policy topics, and questions to begin framing the policy plan and identifying housing topics to be addressed throughout this planning process.
- Initial review of regional housing and demographic data.
- Introduction to the Fair Housing and Equity Assessment (FHEA), the draft data section, and upcoming activities. As the FHEA continues along, it will return to the work group for additional discussion.
- Small group discussions to begin identifying outcomes and goals for the Housing Policy Plan; considerations for reviewing the housing performance score; and considerations for reviewing the allocation of regional affordable housing need.

In the coming months, the work group will begin drafting goals and identifying policy options. A sub-work group is also being formed to dive further into the nuances of the housing performance score and allocation of regional affordable need.

The attached graphical summary represents the wide variety of housing and policy question themes referenced at the work group meetings thus far. While the discussions will continue to evolve, the summary begins to frame the policy discussions that will occur during this process.

Rationale

This informational update provides an overview of the housing policy planning process and timeline.

Funding

N/A

Known Support / Opposition

None

This summary captures the variety of initial comments, questions, and ideas from the work group meetings, which will be developed and discussed further during this process. The structure of this summary is not intended to imply any priorities or boundaries on the discussion at this time.

| Scope and Outcome Themes | | | | | |
|--|---|--|---------------------------------------|---------------------------|---------------------------|
| Keep the scope in check but raise critical questions | Translate the plan into action and housing infrastructure | Identify clear expectations, objectives, and roles | Develop the people aspect of the plan | The policy plan is a tool | How do we define success? |

Housing Topic and Policy Question Themes

| | | |
|---|--|---|
| <p>Connectivity</p> <ul style="list-style-type: none"> •Transportation •Education •Jobs and Businesses •Services •Parks and amenities | <p>Owner Occupied and Rental Homes</p> <ul style="list-style-type: none"> •Current housing data and changing residential trends? •What is the optimal housing mix? •Shifting the perception of renting | <p>Preservation and New Construction</p> <ul style="list-style-type: none"> •Costs and benefits of both strategies •Healthy homes and quality construction •Preserving manufactured homes |
| <p>Housing Type and Location</p> <ul style="list-style-type: none"> •Addressing affordable and lifecycle needs •Where should resources be focused? •Role in market rate housing? •Barriers and opportunities in the market (i.e. land costs, CIC lawsuits) | <p>Equity</p> <ul style="list-style-type: none"> •Flexible policies to achieve equity •Changing demographics in the region •People focused plan •Fair housing and discriminatory practices | <p>Affordability</p> <ul style="list-style-type: none"> •Review the council's definition of affordable housing •Do certain income levels have higher priorities (i.e. 30%, 60%, 80% AMI)? |
| <p>Employment and Economic Development</p> <ul style="list-style-type: none"> •Wage growth compared to housing cost growth •Business community as an advocate for affordable housing | <p>Roles</p> <ul style="list-style-type: none"> •Metropolitan Council •Communities •Government agencies •Advocates and stakeholders | <p>Resources and Costs</p> <ul style="list-style-type: none"> •What resources are available, both financial and technical? •Competing demands for resources (i.e. economic development) •Regulatory and development costs |