



HOUSING POLICY PLAN

May 8, 2014

Presentation to the Land Use Advisory
Committee



Thrive guidance on housing



- Expanding choices in where we live for all residents, across age, race and ethnicity, economic means, & ability
- Create & preserve mixed-income neighborhoods
- Preserve existing affordable housing
- Expand technical assistance including:
 - Stronger housing elements and/or implementation plans of local comprehensive plans
 - Local government support of housing development projects (e.g., site selection, funding options, or design recommendations)

Key elements of housing role

- Metropolitan Land Planning Act (Minn. Stat. 473.859)
 - Comprehensive plans must include a housing element and guide land to meet affordable housing need
- Livable Communities Act (Minn.Stat. 473.25)
 - Communities set affordable housing goals to participate
 - Grants build and preserve affordable housing and encourage compact and efficient development
- Housing Performance Scores
 - Used to evaluate local housing performance to inform grantmaking

Goals of the Housing Policy Plan

- Facilitate a meaningful, inclusive regional dialogue on housing
- Advance and refine *Thrive* housing policies
- Provide best practices, strategies, & technical assistance
- Inform local housing planning
- Update the allocation of affordable housing need
- Assess how housing performance scores can be used for greater impact

Why a Housing Policy Plan?

- Housing, especially affordable housing, critical component to our regional economic prosperity
- Clear linkage to other areas of Council purview
- Promotion of ‘fair share’ of need not enough—need for practical tools, clear expectations, & collaborative approaches

Housing Policy Plan Work Group

- Local elected officials
- City staff
- Minnesota Housing
- Non-profit advocacy groups
- Housing developers
- Builders Association of the Twin Cities
- Community groups
- Counties
- Council Members

HPPWG Subgroups

- Allocation of Affordable Housing Need
 - Definition of affordable housing (60% AMI vs. multiple levels)
 - Adjustments for jobs-worker mismatch, transit availability and existing affordable housing
- Housing Performance Scores (HPS)
 - Moving to a structure that evaluates:
 - Local programs that could expand affordable housing opportunities
 - Additions to affordable housing
 - Existing affordable housing stock
- HPS and Transportation Advisory Board
 - Assessing use of the scores in the Regional Solicitation for federal transportation funding

Emerging themes

- Well-articulated, shared vision reflecting the region
- Stable, healthy families & communities
- Focus on equity and inclusion in process & plan
- Balance of aspirational and realistic politics
- Clear articulation of roles – local government, Met Council, housing partners
- Incentives, technical assistance, & aiding local communities to meet housing goals
- Resilience—policies adaptable in face of change

Continued policy questions

- Increasing choice, access & opportunity
- Understanding barriers to mixed-income projects
- Making Housing Performance Scores more meaningful
- Addressing link between housing & schools
- Preserving naturally occurring affordable housing
- Creating meaningful incentives for targeted production
- Reducing the cost of affordable development
- Where/how can Council technical assistance be most effective

Timeline

- Spring 2014: Discuss & evaluate policy options & ideas
- Summer 2014: Plan drafted, 45-day public comment period begins
- Fall 2014: Comments incorporated & HPP adopted by Council

Housing Policy Implementation

- Retain housing staff for implementation
- Expand technical assistance around housing
- Provide housing perspective to other Council functions
- Convene & participate in sustained dialogues on housing issues & collective responses
- Provide research & data to help drive decision making

For more information, visit metro council.org

- Updated material on the plan and process
- Members of the Housing Policy Plan Work Group
- Frequently Asked Questions (FAQ) about the HPP
- Upcoming: Housing Policy Plan Work Group agendas

We'd like to hear from you!

- What housing opportunities, issues and challenges should the Housing Policy Plan address from a land use perspective?
- Are there opportunities, issues and challenges outside of the land use perspective that members feel must be addressed?
- Are there fruitful opportunities to leverage, promote, or integrate the work of LUAC and the Housing Policy Plan Work Group?

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