

Mixed-income housing in the region

Land Use Advisory Committee
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The history of mixed income housing in the Twin Cities

Too progressive!

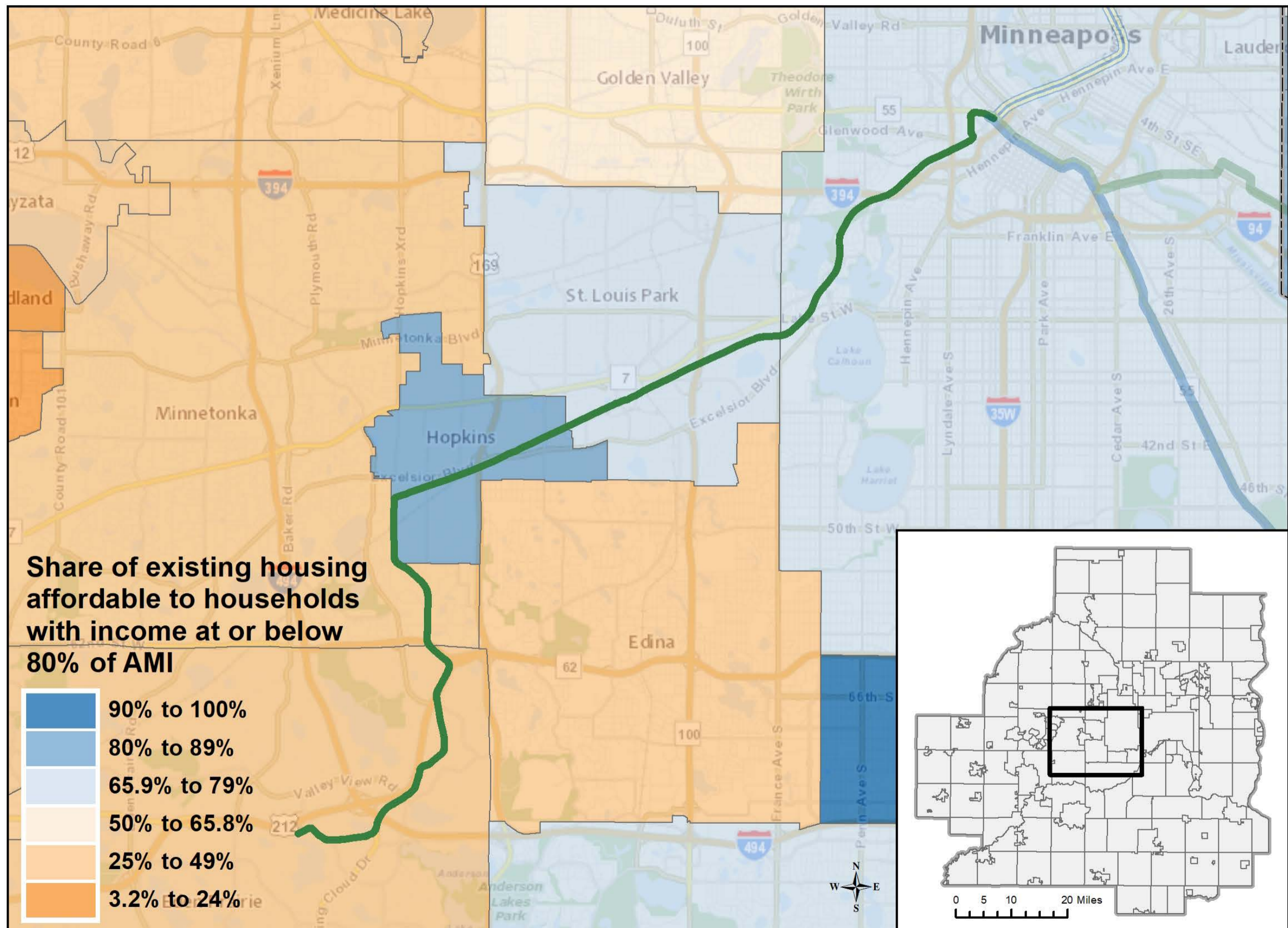
Is that even legal?

Wrong market!

Too hard!

Political support?

Light Rail Transit reignites the inclusionary housing conversation



Outcomes of the Southwest LRT collaboration

- St. Louis Park
 - Adopted a financial assistance based policy in 2015
 - Increased affordability percentage in 2017
- Edina
 - Adopted a regulatory based policy in 2016
- Exploring inclusionary policies:
 - Eden Prairie
 - Minneapolis
 - Hopkins



Taking Southwest LRT lessons to the rest of the region

- Urban Land Institute MN, Family Housing Fund, and Met Council partnered to share work with the region
- Cities were interested, but no one was willing to spend any money
- Met Council saw regional benefit and funded regional work
- McKnight Foundation also funded direct technical assistance to a few cities

Regional mixed income work

- Mixed income housing trainings
- Mixed income feasibility calculator
- Mixed income introduction paper
- Mixed income policy report with recommendations
- Targeted technical assistance for interested cities

Outcomes from regional work

- Golden Valley: adopted mixed income policy in 2017
- Brooklyn Park: adopted mixed income policy in 2017
- Shoreview, Bloomington strongly considering policies
- Feasibility calculator is being used
- Supporting mixed income policies in comprehensive plan updates



What do mixed income policies in our region look like?

- Mandatory vs. incentive-based
- Financial vs. regulatory triggers
 - Best practices combine upzoning with affordable housing requirements
- “Buy-out” options
- What’s the right percentage of affordable units?



What's next for mixed-income housing?

- Calculator update
- More policies!
- More sophisticated policies?
 - Housing Choice Vouchers
 - Shared income-restriction administration
- More sources of financial incentives:
 - Increased city/county levies for housing and redevelopment
 - Livable Communities Act Inclusionary Housing Account

Thank you!

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www.metrocouncil.org

www.housingcounts.org/resources