# Scenario Planning: Transportation and Housing Findings

## Land Use Advisory Committee

METROPOLITAN COUNCIL

May 18, 2023

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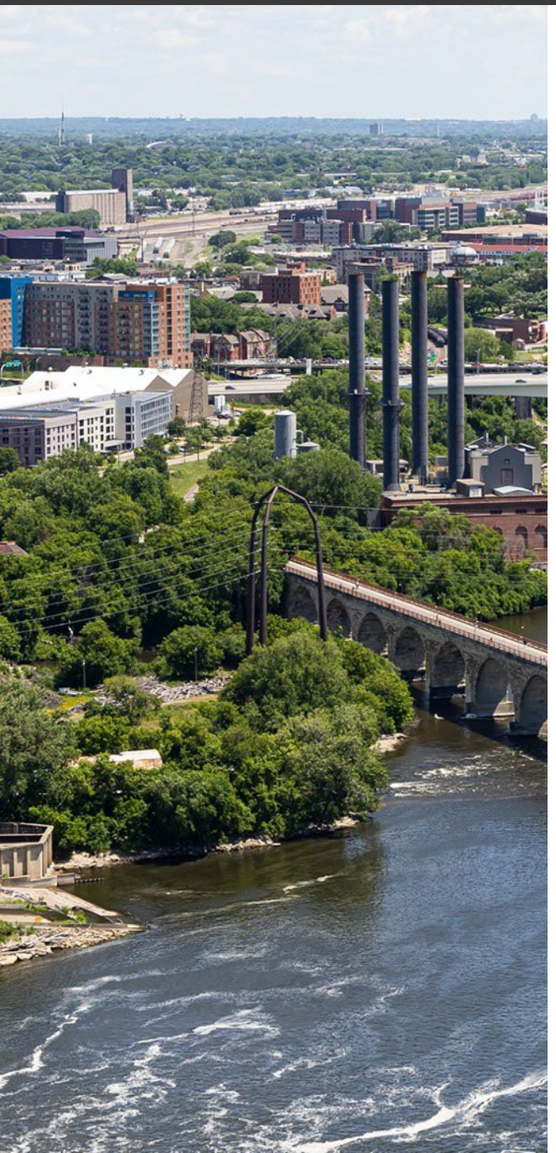
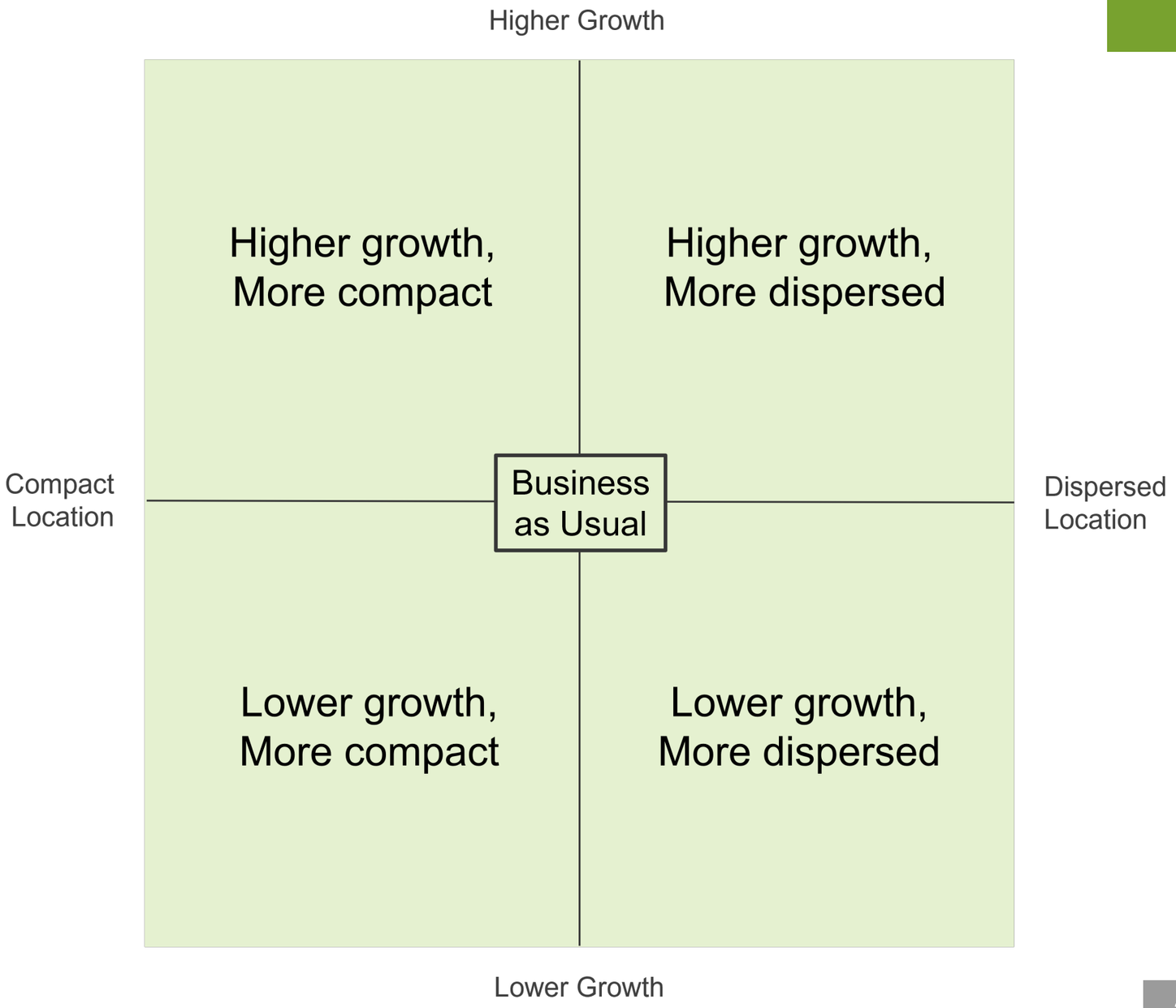
# Overview



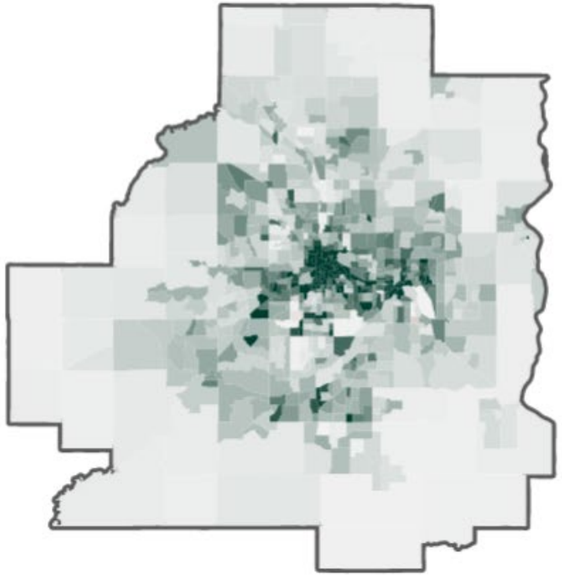
- Scenario Planning Recap
- Land Use Findings
- Transportation Findings
- Housing Findings

# Regional Growth Scenarios

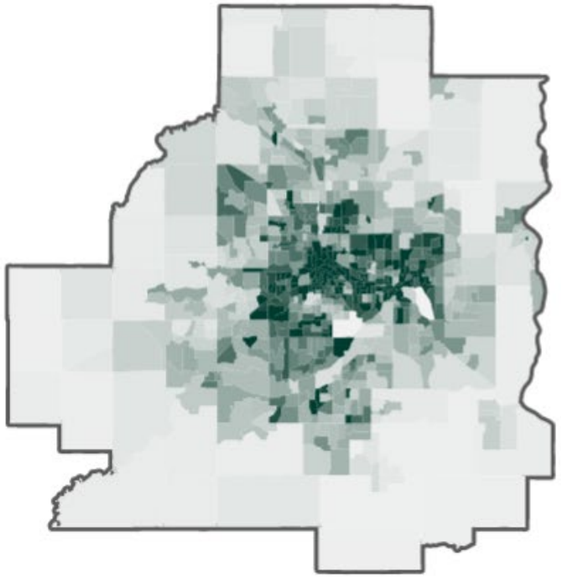
# How much? Where?



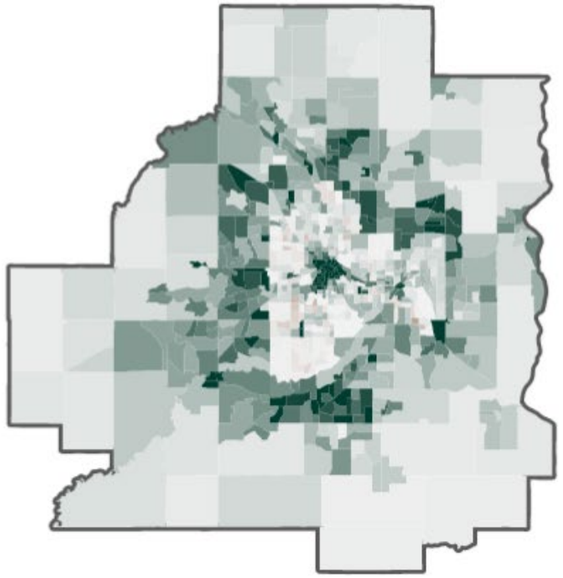
Business as usual



Higher growth, more compact

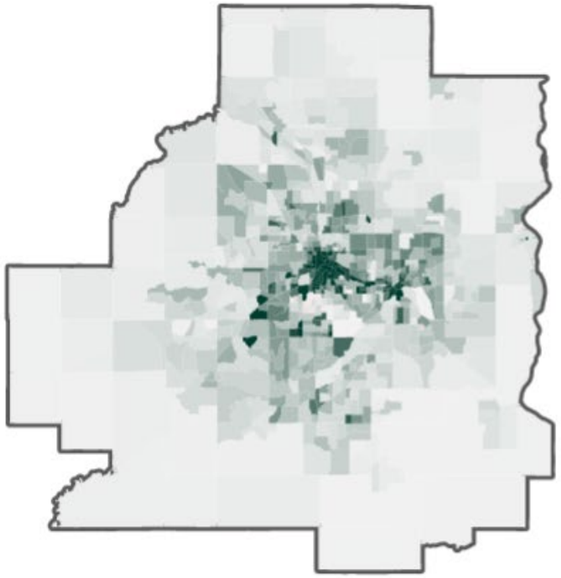


Higher growth, more dispersed

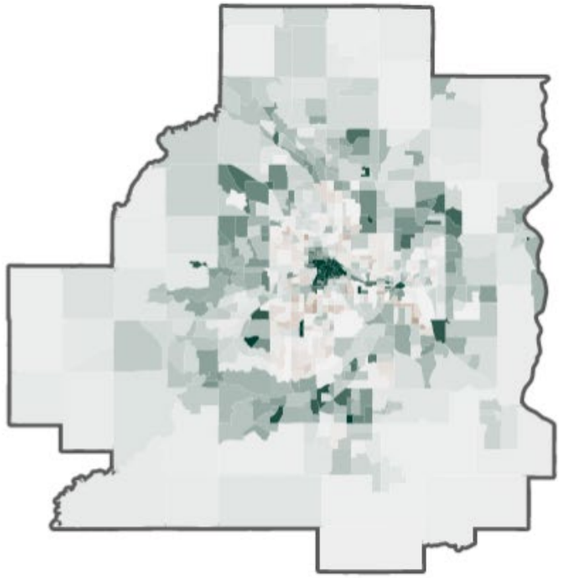


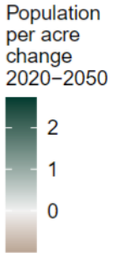
# Population Per Acre Change, 2020-2050

Lower growth, more compact



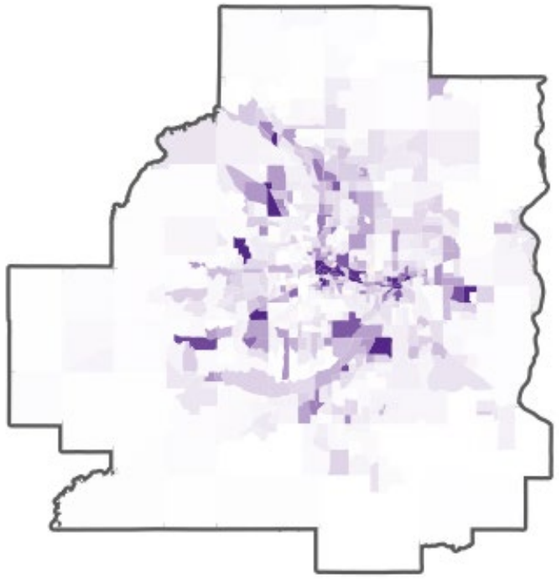
Lower growth, more dispersed



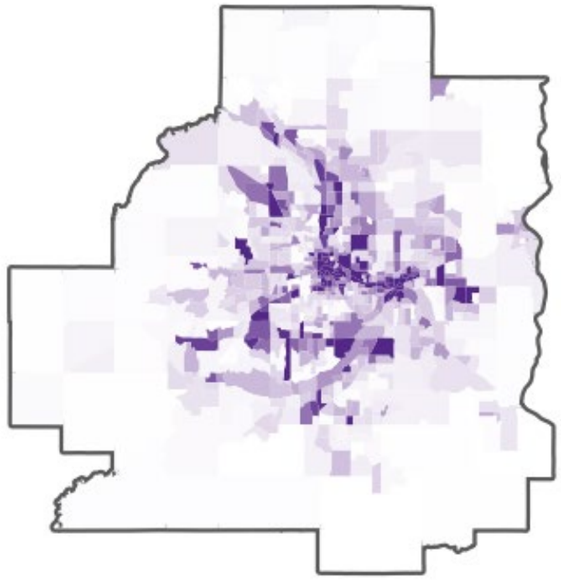


# Employment per Acre Change, 2020-2050

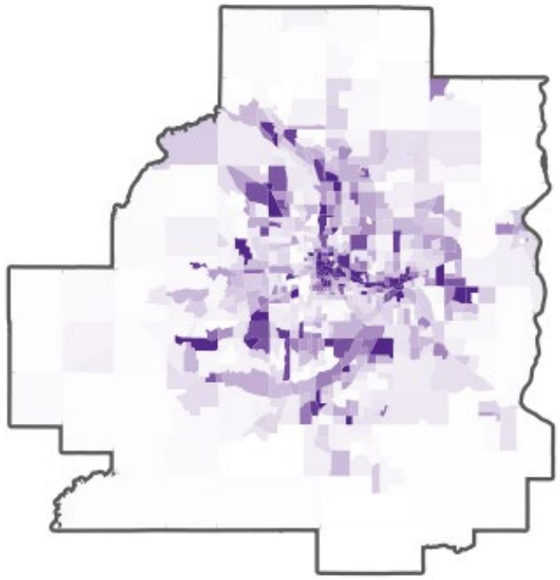
Business as usual



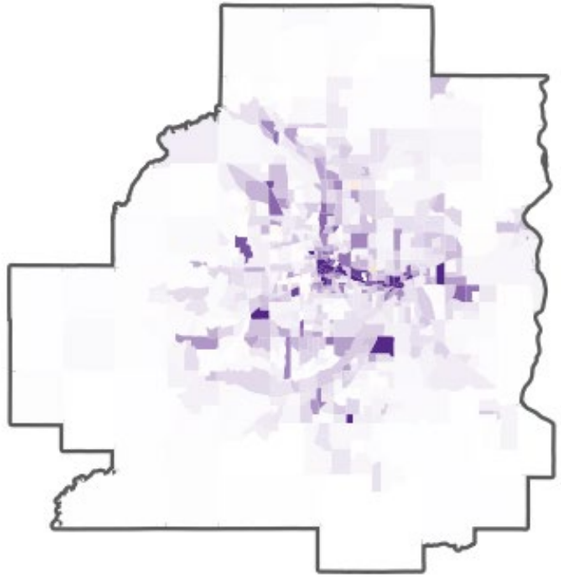
Higher growth, more compact



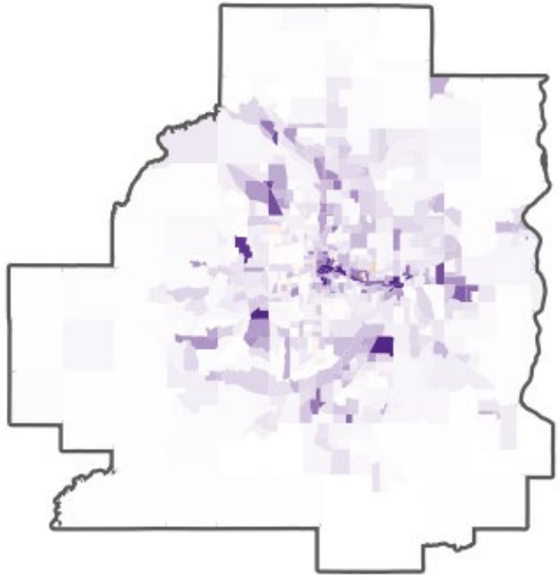
Higher growth, more dispersed

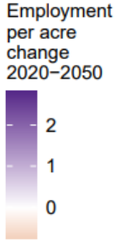


Lower growth, more compact



Lower growth, more dispersed



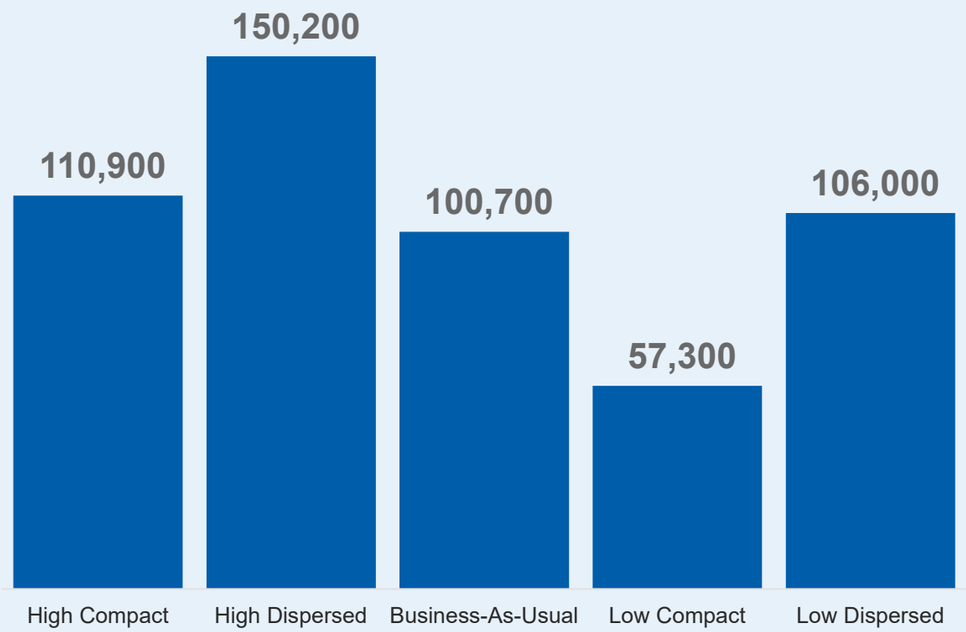


# Land Use Measures

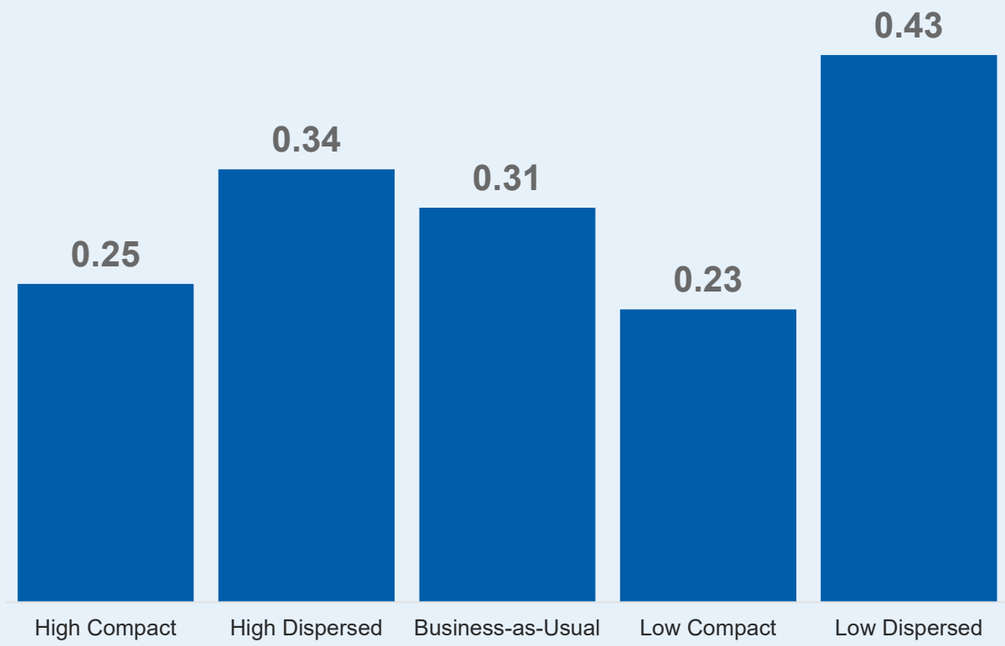
| Concept | Measure |
| --- | --- |
| Land Consumed | Total Acres of Land Developed |
| Density of Land Use | Average Acres of Land Use per Household |
| Agricultural Land Developed | Total Acres of Agricultural Land Lost to Development |

# Land use modeling results

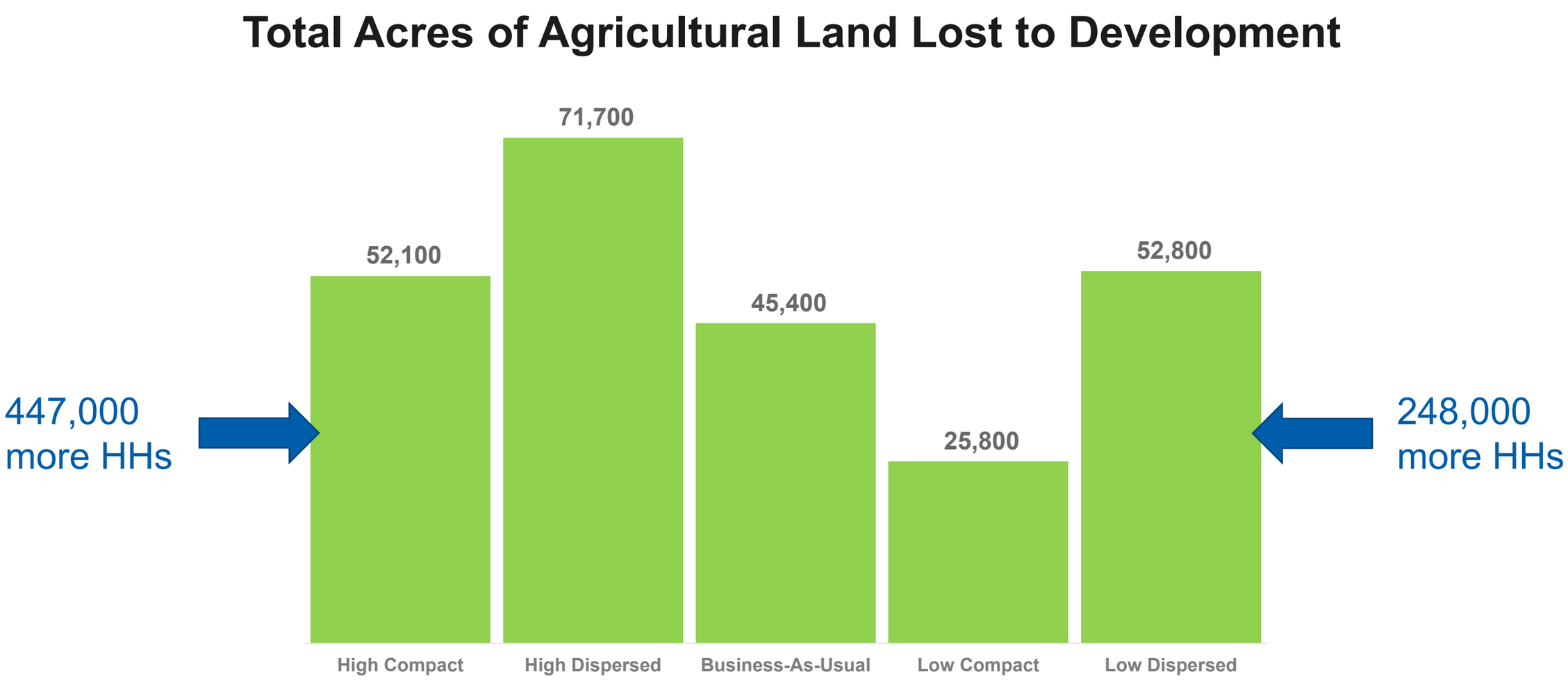
## Total Acres of Additional Land Developed, 2020-2050




## Average Acres of Land Used Per Household



# Land use modeling results



# Implications on Land Use Policy


## Findings

Compact development uses land more intensely and efficiently.

Dispersed development increases pressure on agricultural land.

# Connection to regional values and vision

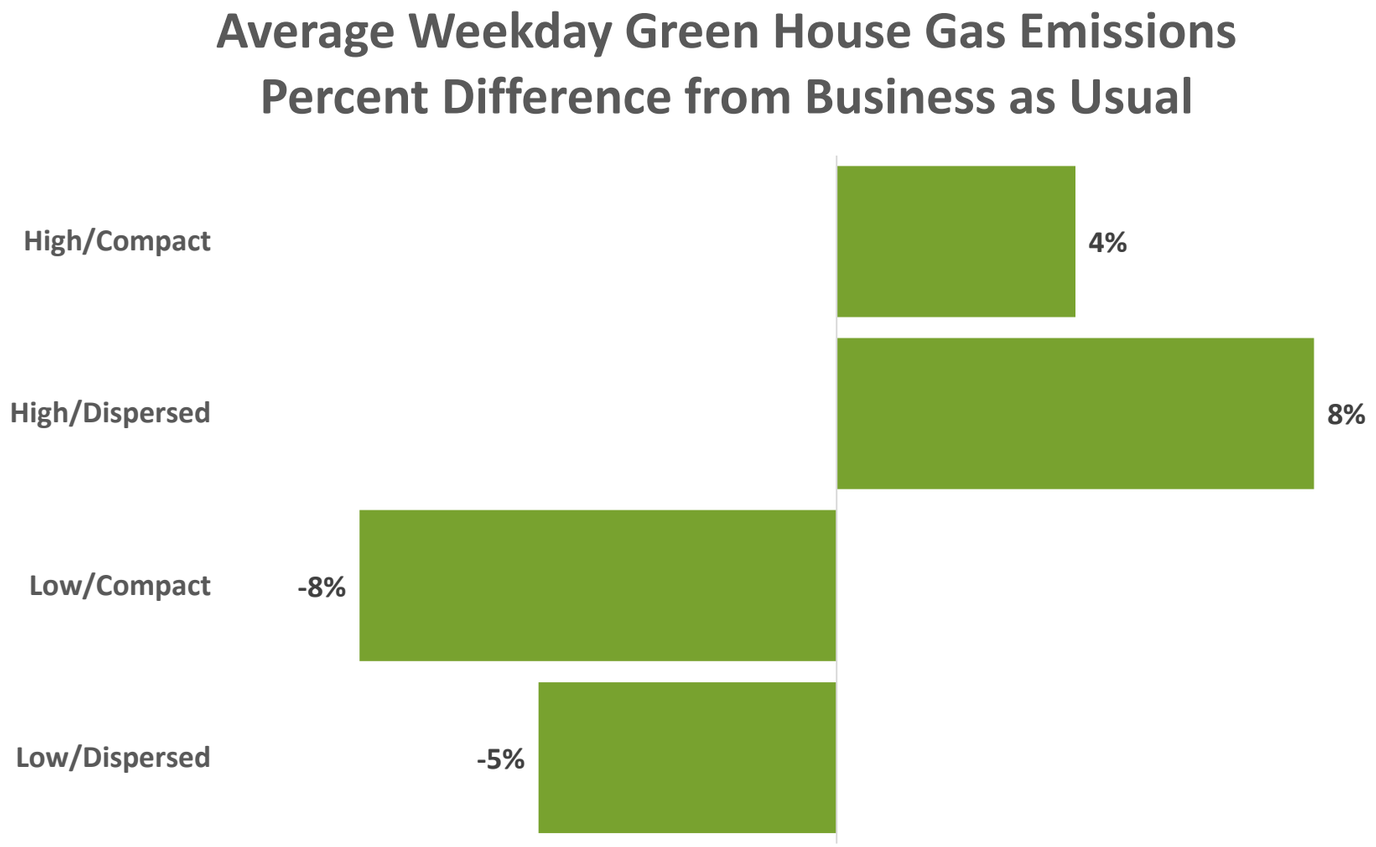
| | Council Vision Components | | | |
|---|---|---|---|---|
| **Measure** | **Equitable Inclusive Welcoming** | **Healthy Safe Vibrant** | **Climate Mitigation Adaptation Resilience** | **Natural Systems Protected Restored** |
| Land Developed | | | | ✓ |
| Density of Land Use | ✓ | | ✓ | |
| Agricultural Land Developed | | ✓ | | ✓ |

# Transportation Measures of Scenarios

| Measure | Council Vision Components | | | |
|---|---|---|---|---|
| | Equitable Inclusive Welcoming | Healthy Safe Vibrant | Climate Mitigation Adaptation Resilience | Natural Systems Protected Restored |
| Greenhouse Gas Emissions | | ✓ | ✓ | ✓ |
| VMT per Capita | | | ✓ | |
| Job Accessibility by Car | ✓ | ✓ | | |
| Job Accessibility by Transit | ✓ | ✓ | | |
| Transit Market Areas | | ✓ | | |

# Daily Green House Gas Emissions

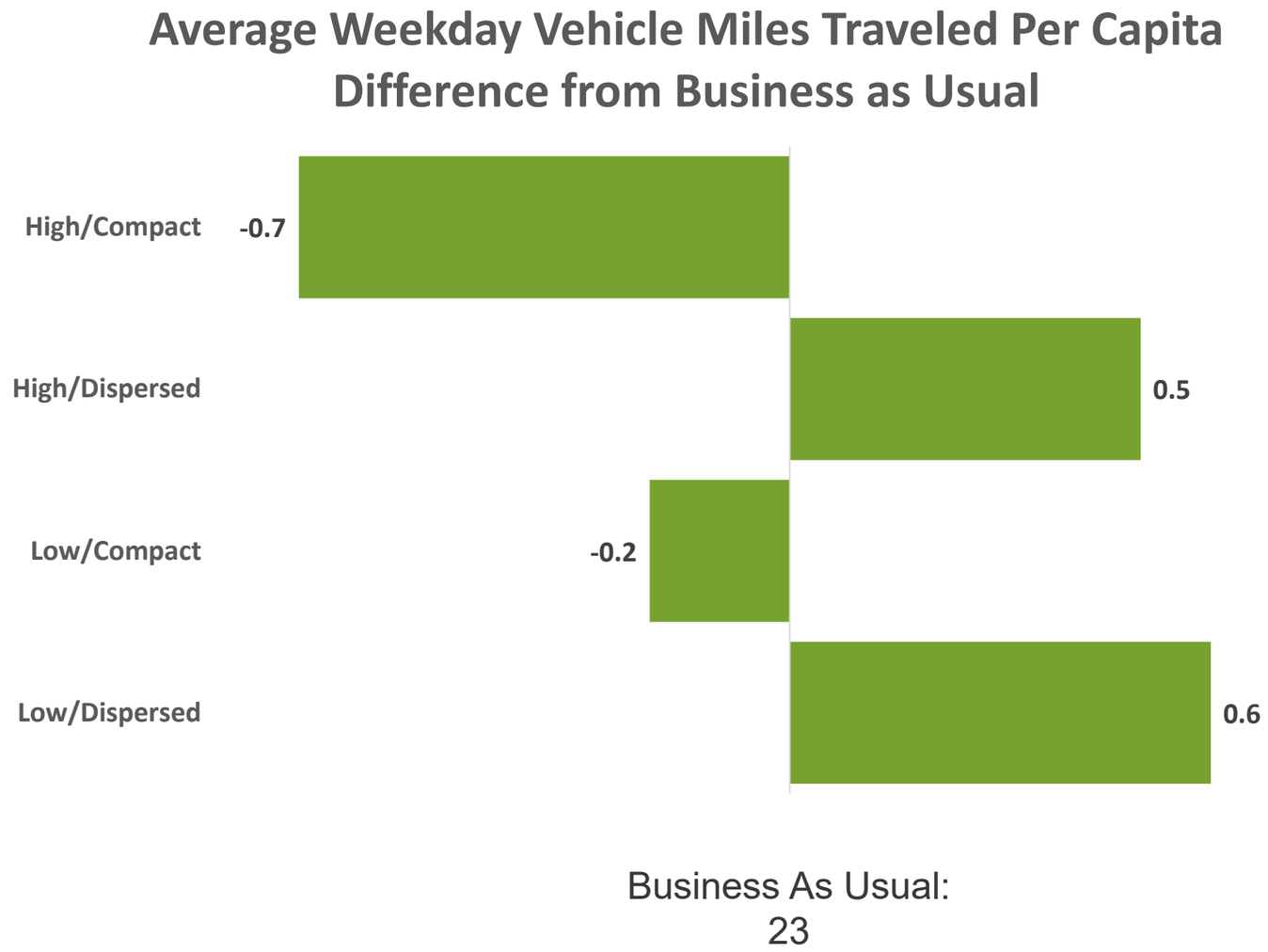
**Climate concerns are better addressed by compact growth, which produces lower GHG emissions than dispersed growth, no matter how much the region grows.**




Business As Usual:
26,983 Metric Tons

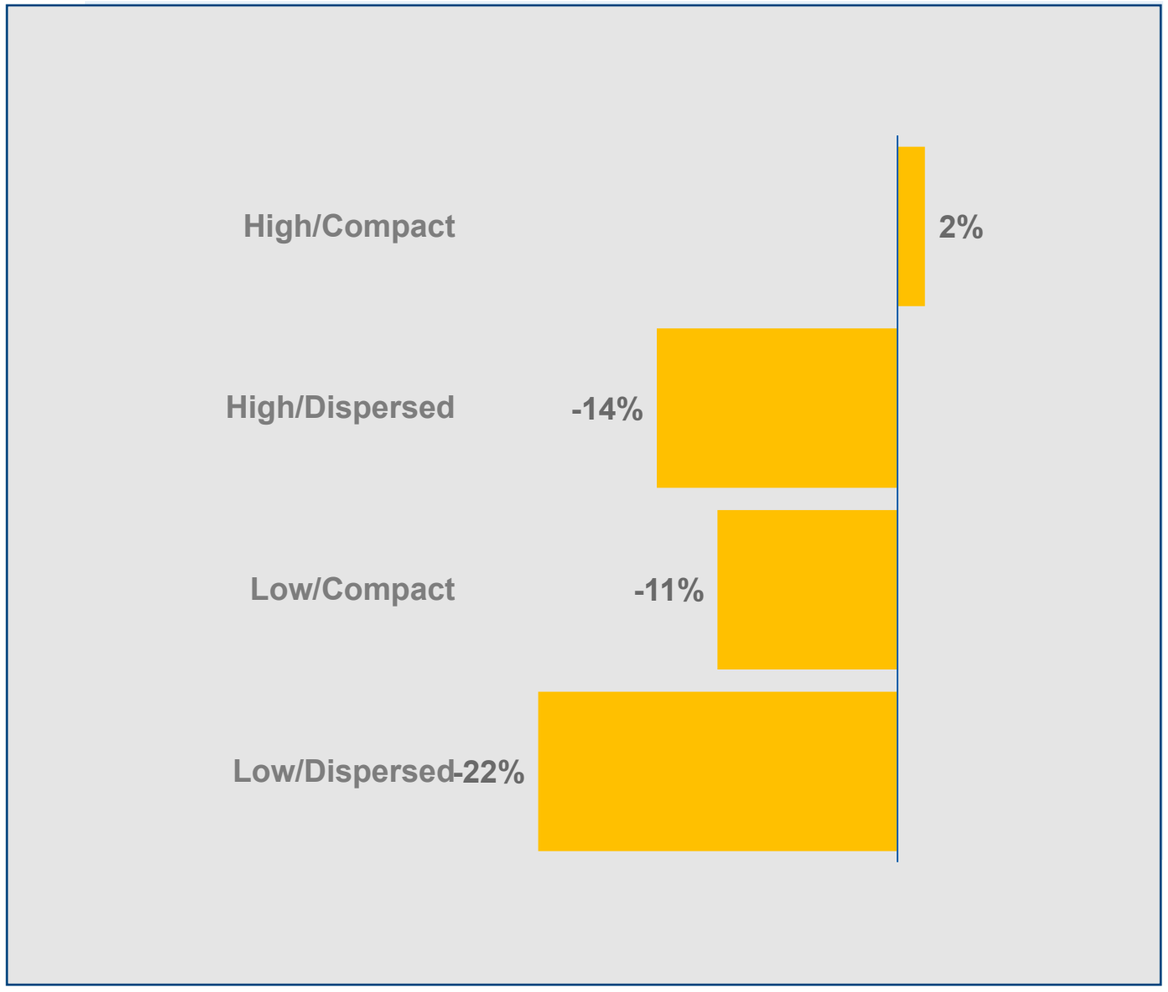
# Vehicle Miles Traveled (VMT) Per Capita

**Climate concerns are better addressed by compact growth, which produces lower VMT per capita than dispersed growth, regardless of how much the region grows.**

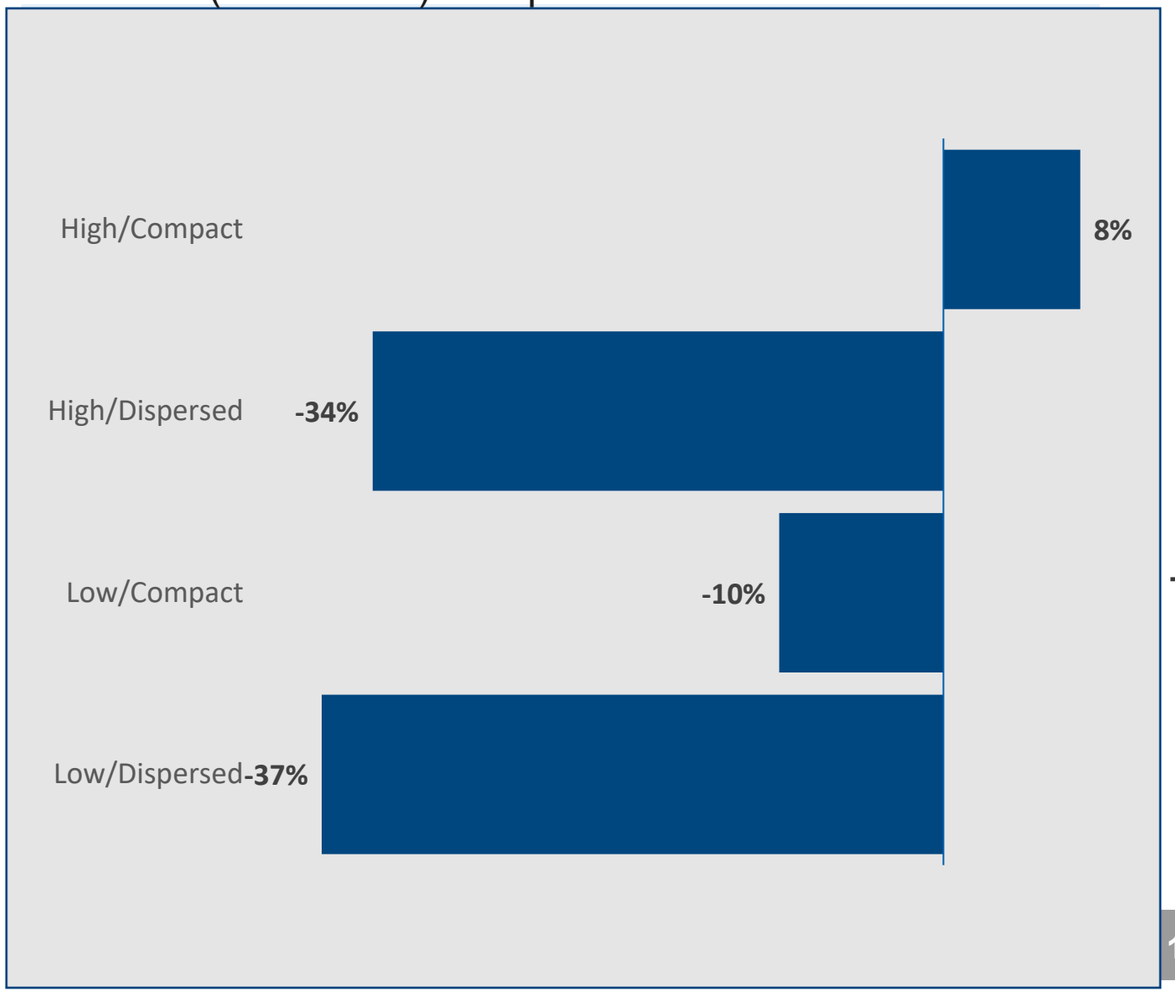


# Access to Jobs Increases with Compact Growth (especially with transit)

Percent Change in Number of Jobs Accessible by Car (30 minutes) Compared to Business as Usual




Percent Change in Number of Jobs Accessible by Transit (30 minutes) Compared to Business as Usual



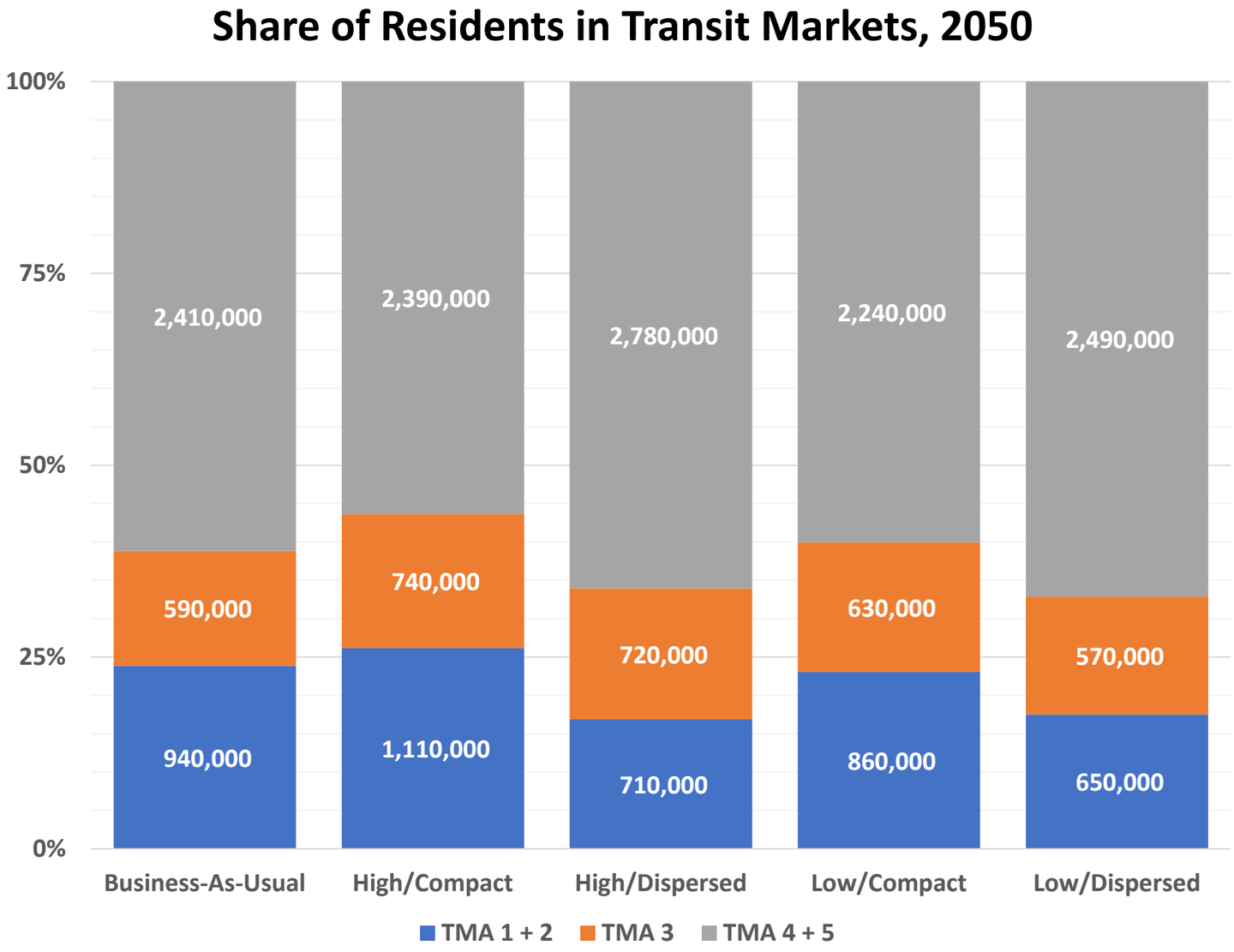
# Transit Market Areas

## Compact growth is more conducive to transit.

Compact growth scenarios have more people living in areas that could support all-purpose transit (TMA 1&2).

Dispersed growth scenarios leave more people with minimal transit service (TMA 4&5).

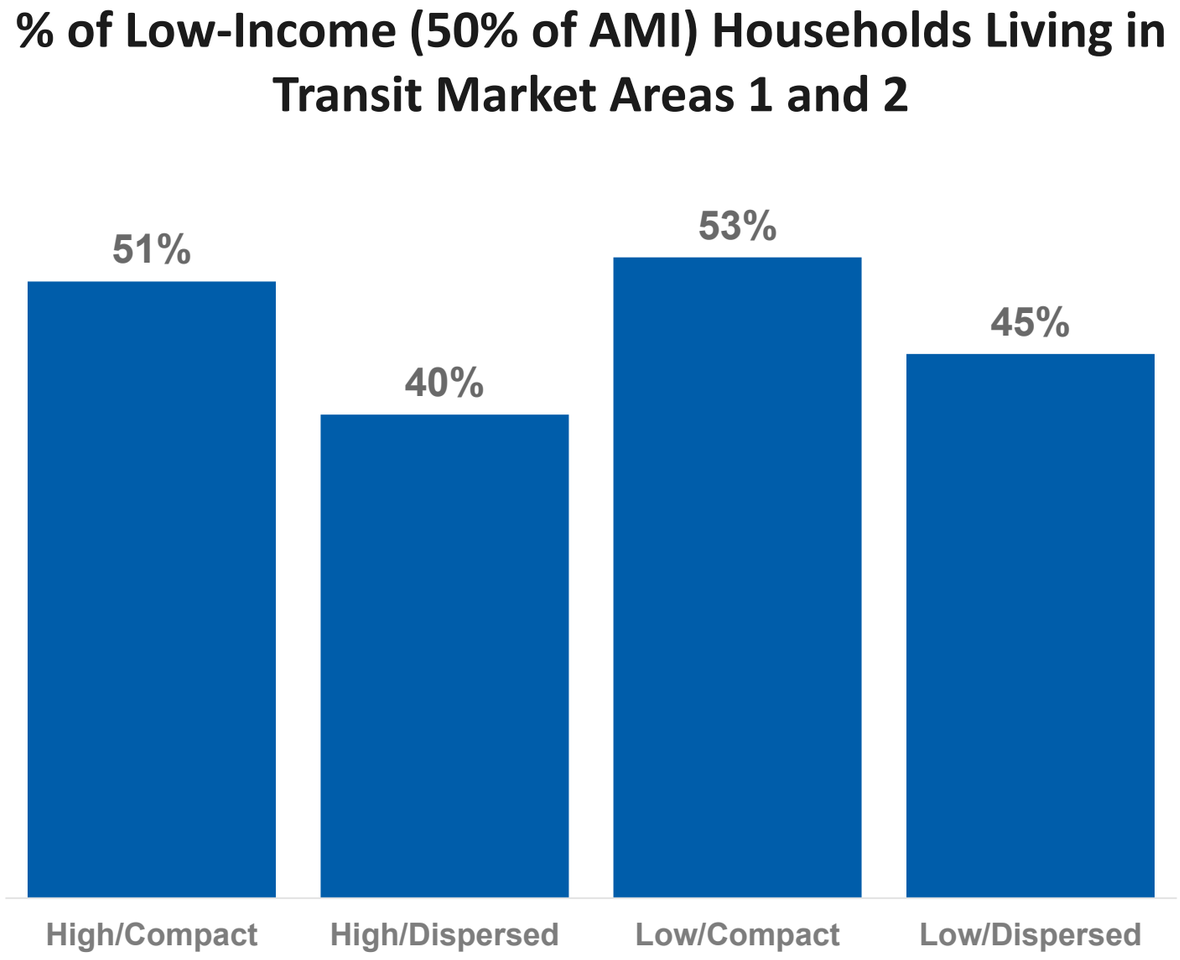
Compact scenarios have slightly more people living in areas that could support intermittent transit (TMA 3).



# Access of Low-Income Households to Mobility Options

More low-income households have access to all-purpose transit under the compact scenarios.

Compact development increases the transportation choices of low-income households, giving them the option of not owning a car.



# Scenarios and Housing

## Housing Scenario Descriptions

- What makes each scenario different?
- How do low- and moderate-income households fare?

## Affordable Housing Need 2031-2040

- What is this?
- How did we calculate 2021-2030 numbers?
- What is the difference between scenarios?

## Land Guided for Affordable Housing 2031-2040

- What is this?
- How did we create this system for the current decade?
- What is the difference between scenarios?

# Housing: Vision

| | Council Vision Components | | | |
|---|---|---|---|---|
| **Measure** | **Equitable Inclusive Welcoming** | **Healthy Safe Vibrant** | **Climate Mitigation Adaptation Resilience** | **Natural Systems Protected Restored** |
| Affordable Housing Need | ✓ | | | |
| Land Guided for Affordable Housing | ✓ | | ✓ | |

# Housing Scenario Descriptions

## High/Compact

- Cities with uniform housing stock would see biggest changes
- Retrofit/removal of large single family likely
- Attached ownership opportunities may grow
- Rights to remain in place important for stability of low-income households

## High/Dispersed

- Lot sizes may grow, making it more expensive to enter detached ownership
- Shifts impact on household budgets from housing to transportation costs
- Increased focus on municipal control of detached rental; skilling up in rental programs region-wide

## Low/Compact

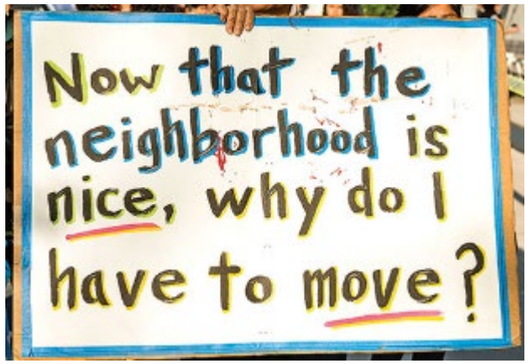
- Re-investment in urban center housing
- Less investment in rural centers, preservation & public investment necessary to maintain livable affordable spaces
- Horizontal mixed-use in suburban contexts
- Housing deficit may worsen

## Low/Dispersed

- More maintenance of aging housing infrastructure in rural areas
- More pressure on offering social services over larger distances
- Foreclosure and rental assistance likely necessary
- Lot sizes in urban centers may grow

# Housing Scenario Descriptions

| | |
|---|---|
| ⚠ | Need/risk higher than in BAU |
| ✓ | Need/risk lower than in BAU |
| — | Need/risk present but, not noticeably different from BAU |




| Impact on vulnerable households & where they live | High Compact | High Dispersed | Low Compact | Low Dispersed |
|---|---|---|---|---|
| Displacement | ⚠ | — | — | ✓ |
| Disinvestment | ✓ | ✓ | — | — |
| Preservation/ Maintenance Need | — | — | ⚠ | ✓ |
| Energy Costs | ✓ | ⚠ | ✓ | ⚠ |
| Gentrification/ loss of community | ⚠ | — | — | — |

# Scenarios Used to Calculate 2040 Need

## Current Method of Need Calculation

- Basis is the household growth for each city/township
- Need is a number of affordable units needed
- Broken into three bands of affordability:
  - 30% of Area Median Income (AMI) and below
  - 31-50% of AMI
  - 51-80% of AMI
- Adjustment factors for:
  - Mismatch of low-cost housing and low-wage jobs
  - Existing low-cost housing

# Allocation of Need: Scenario Trends

## In all scenarios, there are always more low-income households

- Nearly 65% of growth in each scenario are households at 50% AMI or below
- Our allocation of need only considers new households each decade, there is a backlog of cost-burdened households
- High Dispersed and High Compact both have growth of about 150,000 households to 2040; 70% are 50% AMI or below

# 2040 Allocation of Need: High Growth

| Community Designation Grouping | Share of Affordable Housing Need (Need) with Business As Usual (BAU) | Change in share of Need from BAU in High/Compact Scenario | Change in share of Need from BAU with High/Dispersed Scenario |
|---|---|---|---|
| Urban | 41.6% | +11.4% | -29.2% |
| Suburban | 54.6% | -10.0% | +27.9% |
| Rural | 3.7% | -1.4% | +1.3% |

# Land Guided for Affordable Housing

In the 2021-2030 decade
does each city and township with sewer-serviced growth guide enough acres of land at high enough minimum densities that could (re)develop
so that they *hypothetically* could build enough affordable housing for the number of low-income households (Need) expected in the community?

https://www.revisor.mn.gov/statutes/cite/473.859#stat.473.859.2

controls and **land use planning to promote the availability of land for the development of low and moderate income housing.**

# Cost of Building Affordable Housing: Chaska 2020

## Attached Housing

Project: West Creek Apartments

Units: 18 Efficiency Units, 2 story walkup

MN Housing, $2.2M
Private Donations, $135k
Federal Home Loan Bank, $400k
Foundation Equity, $80k
LHIA, $500k

Total Development Cost per Unit: $320k

## Detached Housing

Project: Single Family Carver County CLT

Units: 3 single family units

Chaska TIF, $19k
Carver County Grant, $90k
City Housing Trust Fund, $300k
County CDA Contribution, $100k
LHIA, $30k


Total Development Cost per Unit: $500k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