

Community Development Committee
For the Metropolitan Council meeting of December 1, 2014

Subject: Accept the official Public Comment Report on the *2040 Housing Policy Plan* and adopt the *2040 Housing Policy Plan*.

Proposed Action

That the Metropolitan Council:

- Accept the public comment report on the *2040 Housing Policy Plan*.
- Adopt the *2040 Housing Policy Plan* as part of the comprehensive development guide for the metropolitan area authorized under Minnesota Statutes section 473.145, superseding and replacing any housing policies adopted by the Council prior to the May 28, 2014 adoptions of *Thrive MSP 2040*.
- Use the *2040 Housing Policy Plan* as a basis for making investment decisions, expanding the Council's technical assistance and informational resources, and providing advisory comments to local governments.

Summary of Committee Discussion/Questions

Libby Starling, Manager for Regional Policy and Research, presented on this item.

Councilmember Wulff expressed concern that the proposed approach to the Housing Performance Scores methodology would be biased toward larger cities and that she would like to see an accurate and unbiased methodology when finalized in the 2015 work plan. Councilmember Chávez, co-chair of the Housing Policy Plan Working Group, and Ms. Starling assured the Committee that the new methodology has not yet been determined.

Councilmember Wulff also expressed concern that transit access was removed from the list of adjustment factors in the proposed framework for the Allocation of Affordable Housing Need. She asked if using transit as an adjustment factor for the Need could be reconsidered as a part of the 2015 work plan to finalize the Need methodology. Ms. Starling assured the committee that the *2040 Housing Policy Plan* is the Council's plan, and when the plan is amended to finalize the Need methodology it can replace as much or as little of the framework provided in the original plan as the Council sees fit.

Councilmember Commers asked about the ambiguity of the *2040 Housing Policy Plan's* guidance for the housing element and implementation plan components of local comprehensive plans. Ms. Starling replied that specific guidance will be finalized as a part of the 2015 amendment to the plan.

Councilmember Munt asked about the plan's ability to address discrimination in housing. Ms. Starling replied that the Council uses the Housing Performance Score to prioritize funding for Livable Communities Act grants and now the Regional Solicitation for transportation funding to communities that are providing affordable housing and providing tools to help build additional affordable housing. Chair Cunningham offered that the plan has made considerable progress on fair housing issues compared to the draft released for public comment.

The motion to approve the business item was made by Councilmember Chávez and seconded by Councilmember Rummel, including an amendment to the action to replace "the" with "a" as the eighth word in the final bullet. The motion was approved unanimously.

Community Development Committee

For the Metropolitan Council meeting of December 10, 2014

Subject: Accept public comment report on the *2040 Housing Policy Plan* and adopt the *2040 Housing Policy Plan*

District(s), Member(s): ALL

Policy/Legal Reference: Minn. Stat. § 473.145

Staff Prepared/Presented: Libby Starling, Manager of Regional Policy and Research (651-602-1135)

Division/Department: Community Development / Regional Policy and Research

Proposed Action

That the Metropolitan Council:

- Accept the public comment report on the *2040 Housing Policy Plan*;
- Adopt the *2040 Housing Policy Plan* as part of the comprehensive development guide for the metropolitan area authorized under Minnesota Statutes section 473.145, superseding and replacing any housing policies adopted by the Council prior to the May 28, 2014 adoption of *Thrive MSP 2040*.
- Use the *2040 Housing Policy Plan* as the basis for making investment decisions, expanding the Council's technical assistance and informational resources, and providing advisory comments to local governments.

Background

The Metropolitan Council started work on the *2040 Housing Policy Plan* in early 2013 and convened its Housing Policy Plan Work Group in summer 2013. The *2040 Housing Policy Plan* is building off of the rich outreach, engagement, and policy discussion underlying *Thrive MSP 2040*.

Rationale

The *2040 Housing Policy Plan* provides an integrated policy framework that unifies the Council's existing roles in housing and identifies opportunities for the Council to more effectively support housing and a mix of housing affordability across the region.

Funding

The development of the *2040 Housing Policy Plan* has been a part of the Metropolitan Council Community Development Division workplan.

Known Support / Opposition

The Council's Housing Policy Plan Work Group has convened a variety of housing stakeholders to advise the Council on the development of the *2040 Housing Policy Plan*. Recognizing that housing

policy is complex and that pleasing everyone is nearly impossible, the members of the Housing Policy Plan Work Group have expressed that they are satisfied with the content and direction of the *2040 Housing Policy Plan*.