

Community Development Committee

For the Metropolitan Council meeting of June 8, 2016

Subject: Amend the Guidelines for Priority Funding for Housing Performance

Proposed Action

That the Metropolitan Council amend its Guidelines for Housing Policy Performance.

Summary of Committee Discussion/Questions

Jonathan Stanley and Libby Starling presented proposed changes to the Guidelines for Housing Policy Performance that help to determine Housing Performance Scores.

Ms. Starling responded to questions requesting technical clarifications from Councilmembers Dorfman, Commers, Elkins, Letofsky and Wulff. Councilmember Letofsky expressed concern about why the proposal would discontinue calculation of Housing Performance Scores for communities that have neither negotiated Livable Communities Act goals nor have an Allocation of Affordable Housing Need; Ms. Starling noted that the scoring of the Regional Solicitation does not use Housing Performance Scores for communities with no Allocation of Affordable Housing Need.

Councilmember Chávez moved and Councilmember Commers seconded the motion to amend the Guidelines for Housing Policy Performance. The motion passed unanimously.

Community Development Committee

Meeting date: June 6, 2016

For the Metropolitan Council meeting of June 8, 2016

Subject: Amend the Guidelines for Housing Policy Performance

District(s), Member(s): All

Policy/Legal Reference: *2040 Housing Policy Plan*

Staff Prepared/Presented: Jonathan Stanley (651-602-1555); Libby Starling (651-602-1135)

Division/Department: Community Development / Regional Policy and Research

Proposed Action

That the Metropolitan Council amend its Guidelines for Housing Policy Performance.

Background

Using the Guidelines for Housing Policy Performance, Metropolitan Council staff annually calculates Housing Performance Scores for the region's cities and townships to assess local efforts in developing and maintaining affordable housing and providing housing-related services and programs. The Council uses the Housing Performance Scores to evaluate applications to the Livable Communities Act programs. The Scores also account for 7 percent of proposals' total score in the Regional Solicitation for federal transportation funding.

In July 2015, the Council adopted a major revision to the Housing Performance Scores that resulted from the development of the *2040 Housing Policy Plan*. At that time, the Council committed to reviewing the results of the new Scores after the first year of new scores and biennially thereafter.

Rationale

With the Housing Performance Scores, Council staff aims for a methodology that both acknowledges the variations in communities across the region and recognizes the breadth of housing activities that support affordable housing options for the region's residents. Staff's review of the 2015 Housing Performance Scores identified a number of opportunities to refine the Guidelines for Housing Policy Performance and the scoring criteria themselves. See Tables 1 and 2 for specifics on the changes.

Funding

Calculating Housing Performance Scores is a regular part of the Community Development Division workplan.

Known Support / Opposition

In April, staff hosted two meetings of representatives from the cities of Brooklyn Park, Chanhassen, Farmington, Minneapolis, and Saint Paul; Carver County Public Services; Washington County Housing and Redevelopment Authority; Minnesota Housing; Metro Cities; Housing Justice Center; and Minnesota Housing Partnership. The recommendations distill the suggestions and recommendations from the meetings. Some changes were a consensus recommendation; other changes represent Council staff's efforts to balance divergent views. Additionally, MetroCities submitted a letter to Council staff outlining the concerns about potential recommendations they heard in the workgroup discussions; the final staff recommendation is largely albeit not entirely consistent with MetroCities' stated positions.

Table 1: Contextual changes to the Housing Performance Scores

Substantive Changes	Rationale	Anticipated Impact
<p>No scores will be calculated for communities that have neither Livable Communities goals for affordable and lifecycle housing nor an Allocation of Affordable Housing Need. (p. 1)</p>	<p>Communities that are not participating in the Livable Communities Act program (and therefore have no goals) do not need a Housing Performance Score.</p> <p>Communities that have no Allocation of Affordable Housing Need are held harmless in scoring for the Regional Solicitation and do not need a Housing Performance Score.</p>	<p>64 communities (40 townships and 24 small cities) will no longer receive Housing Performance Scores.</p>
<p>For funding evaluation purposes, the Housing Performance Scores will then be converted to a 0 to 10 scale (any score ending in 5 will be rounded upward). The Council will publish scores on both 0 to 100 point and 0 to 10 point scales. (p. 1)</p>	<p>This is already the practice for the use of the Housing Performance Scores in evaluating Livable Communities Act applications.</p>	<p>This change simply makes transparent the practice already in place, allowing communities to better evaluate the importance of increasing their Housing Performance Score on grant applications.</p>
<p>To recognize the substantial 2015 adjustments to the methodology, the Council is using a “hold harmless” provision, whereby no locality’s score will drop below 80% of its average Housing Performance Score over the previous five years (including previous scores that included a “hold harmless” provision). This will be revisited in 2018. (p. 1)</p>	<p>With 62 communities benefitting from the hold harmless provision in 2015, it seemed premature to end the hold harmless after one year. The change will extend the hold harmless provision for two more rounds of Housing Performance Scores prior to the next review.</p>	<p>This change is likely to help communities avoid precipitous drops in their Housing Performance Scores resulting from the substantial 2015 changes in the methodology and subsequent 2016 changes.</p>

Table 2: Changes to the Housing Performance Scores criteria

Substantive Changes	Rationale	Anticipated Impact: Number of communities eligible for points	Anticipated Impact: Maximum points available under the criterion
Elimination of primarily rural communities as receiving 40 or 50 points from Preservation / Substantial Rehabilitation (p. 2)	Communities in these two categories have very little existing subsidized affordable housing that could be preserved or substantially rehabilitated (most efforts to rehabilitate affordable owner-occupied housing receive points in the Housing Programs category).	➡ With the elimination of scores for communities with no Allocation of Affordable Housing Need, seven communities have the opportunity for more points under New Construction.	➡ With the elimination of scores for communities with no Allocation of Affordable Housing Need, seven communities have the opportunity for more points under New Construction.
Reduction of the rollover provision from ½ to ¼ (p. 2)	The original rollover provision largely benefitted communities that had large numbers of preserved or rehabbed units; in some cases, the rollover provision gave the community the entire 50 points available for New Affordable Housing and Preservation / Substantial Rehabilitation. The reduced rollover provision is intended to maintain incentive to construct new affordable housing as well.	No change	➡ Communities that can take advantage of the rollover provision would see fewer points rolled over.

Substantive Changes	Rationale	Anticipated Impact: Number of communities eligible for points	Anticipated Impact: Maximum points available under the criterion
<p>New category, N1, for the share of all housing units built over the last ten years balanced out by a reduction in the points per unit in N2.</p> <p>New category, P1, looking at preserved units as a share of existing subsidized housing units, balanced out by a reduction in points in P2.</p>	<p>Allows smaller communities whose projects may have relatively fewer units but represent a larger share of overall development or preservation opportunities to benefit in balance with N2 and P2.</p>	<p>No change.</p>	<p>➡ More communities should be able to obtain more points under N1/N2 and P1/P2 with both the number of units and the share of overall construction / preservation opportunities being counted.</p>
<p>Reduction in points for N4 on new mixed-income projects</p>	<p>With New Construction capped at 10 to 35 points, 10 points for a single mixed-income project, as difficult as they are, seemed too high.</p>	<p>No change.</p>	<p>➡ Communities that have added mixed-income projects will receive 7 points instead of 10.</p>
<p>Lower thresholds for points for N5, New units put community on track to meet decade's Livable Communities Act (LCA) goal for new affordable housing (e.g. 40% of goal is met by year 4, or 70% after 7 years)</p>	<p>Being fully on track was too high a threshold for most communities to receive points. With this change, at least 10% progress toward the goals will receive a point.</p>	<p>➡ More communities will receive points for progress toward their negotiated Livable Communities Act goals for new affordable housing.</p>	<p>No change; the maximum remains 10 points</p>
<p>Elimination of previous N8: New units in previous year are 10% or more of the decade's negotiated LCA affordable housing goal.</p>	<p>This criterion was too volatile from year to year and also double-counted other criteria.</p>	<p>➡ Communities that would have been eligible for points will no longer receive them.</p>	<p>➡ Communities that would have been eligible for points will no longer receive them.</p>

Substantive Changes	Rationale	Anticipated Impact: Number of communities eligible for points	Anticipated Impact: Maximum points available under the criterion
Lower thresholds for receiving points for direct local financial contributions for new construction, preservation, and substantial rehabilitation (N6, P3, R4).	At least 4% to receive points was too high a threshold for many communities to receive points. With this change, even a 1% local financial contribution to Total Development Cost will receive a point.	➡ More communities will receive points for direct local financial contributions to affordable housing development.	No change
Added P6 and R6 – 5 points for the issuance of housing revenue bonds to support preservation and rehabilitation of affordable or mixed-income housing – and clarified language on N8 (previous N10) on housing revenue bonds for new construction.	These new criteria more clearly encourage communities to issue housing revenue bonds for a range of affordable housing development.	➡ More communities will receive points for issuing housing revenue bonds for affordable housing development beyond new construction alone.	➡ 10 new points available through P6 and R6.
Added an additional point (H4) for local expenditures on affordable or life-cycle housing as a share of the municipality's Affordable and Life-Cycle Housing Opportunities Amount (ALHOA).	An additional point creates incentive for communities to exceed 100% of ALHOA.	No change.	➡ Communities that spend 100% or more of ALHOA are eligible for an extra point.

Substantive Changes	Rationale	Anticipated Impact: Number of communities eligible for points	Anticipated Impact: Maximum points available under the criterion
Fewer points for and refined language regarding Accessory Dwelling Units (H11)	The language more clearly articulates the intent of local policy that allows Accessory Dwelling Units. Given the many opportunities to receive the 25 available points under Housing Programs and Policies, points are reduced.	⬇ Communities may have previously received points for local policy that forbade Accessory Dwelling Units.	⬇ Communities that allow Accessory Dwelling Units will receive 4 points instead of 8.
Refined language on fair housing policies in H13 that include enforcement mechanisms	The revision more clearly specifies what local fair housing policies should include. Given the many opportunities to receive the 25 available points under Housing Programs and Policies, points are reduced.	⬇ Communities may have previously received points for local fair housing policies that did not include enforcement mechanisms.	⬇ Points are reduced from 8 points to 4 points
New criterion (H14) for a county levying local households for a county Housing and Redevelopment Authority or a county Community Development Authority that constructs new affordable housing	The presence of a county levy to support affordable housing can substitute for direct local spending.	⬆ Communities whose residents are levied will receive new points.	⬆ New criterion worth 3 points

Substantive Changes	Rationale	Anticipated Impact: Number of communities eligible for points	Anticipated Impact: Maximum points available under the criterion
<p>Adjustment of points for the affordability of the existing housing stock in C1, C2 and C3. The thresholds are set so that communities with more affordable housing than the median will earn 4 points; more than the 30th percentile earn 2 points, more than the 80th percentile earn 8 points</p>	<p>The previous thresholds were too generous and did not adequately distinguish among communities.</p> <p>With the change, it is impossible to receive the maximum points for the Characteristics of the Existing Housing Stock from criteria C1 to C3 alone.</p>	<p>⬇️ Fewer communities will be eligible for points</p>	<p>⬇️ The maximum points available from the affordability of the existing housing stock have been reduced from 27 to 24 points.</p>
<p>Fewer points for some types of permanent housing for special or vulnerable populations in C5.</p>	<p>Under the previous system, shelters and transitional housing – which are typically harder to site due to a more transient population – received the same points as permanent housing for special populations.</p>	<p>No change</p>	<p>⬇️ Communities that receive points for permanent housing serving vulnerable or special populations will receive fewer points per facility.</p> <p>⬆️ Communities may now receive up to 12 points for criteria C4 and C5 combined, up from 10 points in the previous C4.</p>
<p>Elimination of points for age- and income-restricted housing in the former C4.</p>	<p>Age- and income-restricted housing is already counted in C1, C2, and C3.</p>	<p>⬇️ Communities that had received points for age- and income-restricted housing will no longer receive them.</p>	<p>⬇️ Communities that had received points for age- and income-restricted housing will no longer receive them.</p>

GUIDELINES FOR PRIORITY FUNDING FOR HOUSING PERFORMANCE

Methodology for the Housing Performance Scores



METROPOLITAN
C O U N C I L

Revised June 2016

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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The *2040 Housing Policy Plan* describes multiple strategies that advance the Metropolitan Council’s overarching housing policy priority, which is to **Create housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes**. A range of housing options across the region benefits individuals, families, and local governments. Viable housing choices allow households to find housing affordable to them in the communities where they want to live. Like a diversified investment portfolio, a diversity of housing types can increase local government resiliency through changing economic climates.

The Council uses the Housing Performance Scores to give priority in funding to communities that are maintaining or expanding their supply of affordable housing and using fiscal, planning, and regulatory tools to promote affordable and mixed-income housing. The Council uses the Scores in the Livable Communities Demonstration Account and the Tax Base Revitalization Account to reward communities that have a demonstrable commitment to providing affordable housing options. Housing Performance Scores also constitute 7% of the total points available in the 2014 and 2016 Regional Solicitations for Transportation Funding. Joint applications for discretionary funding are weighted pursuant to the applicable combination of local city or township scores (no scores will be calculated for communities that have neither Livable Communities goals for affordable and lifecycle housing nor an Allocation of Affordable Housing Need).

At the same time, the Council assists affordable housing development in communities struggling with housing performance. For example, the Council gives preference to communities with lower Housing Performance Scores in funding decisions for the Local Housing Incentives Account, which has funded more than one-third of the affordable units produced through the Livable Communities Act programs.

The following criteria and their relative weight will be used to determine a score of 0 to 100 points, reflecting local effort on housing affordability, including providing housing programs, funding housing development, and creating and preserving housing affordability. For funding evaluation purposes, the Housing Performance Scores will then be converted to a 0 to 10 scale (any score ending in 5 will be rounded upward). The Council will publish scores on both 0 to 100 point and 0 to 10 point scales.

Overall Housing Performance Scores Methodology & Structure

The categories for calculating Housing Performance Scores are:

- New affordable or mixed-income housing completed in the last ten years;
- Preservation projects completed in the last seven years and/or Substantial rehabilitation projects completed in the last three years;

- Housing program participation and production, and housing policies and ordinances
- Characteristics of the existing housing stock.

As outlined in the *2040 Housing Policy Plan*, the Council will review the Housing Performance Scores methodology every two years, beginning with this review in 2016. To recognize the substantial 2015 adjustments to the methodology, the Council is using a “hold harmless” provision, whereby no locality’s score will drop below 80% of its average Housing Performance Score over the previous five years (including previous scores that included a “hold harmless” provision). This will be revisited in 2018.

The Council assembles data for the Housing Performance Scores from sources including Minnesota Housing and county governments. The Council asks local jurisdictions to provide additional information not available from other sources. Local municipalities can also submit an optional narrative describing tools, activities, services, or other housing efforts that they would like the Council to consider but that are not explicitly identified in these guidelines.

Recent New Affordable Housing and Preservation / Substantial Rehabilitation Projects (0-50 points)

To meet its housing need, the Twin Cities region needs both additional affordable housing as well as to preserve and rehabilitate existing affordable housing. The need for additional affordable housing is strongest for lower income households who have fewer housing choices than higher income households.

Overall, 50 points are available for new affordable housing and investments in the preservation and substantial rehabilitation of existing affordable or mixed-income housing. The specific split in available points between these two activities depends on a community’s Community Designation (learn more about Community Designations in [Thrive MSP 2040](#)) and forecasted household growth.

Community Designation / Household Growth Forecast	Maximum Points for New Affordable Housing	Maximum Points for Preservation /Substantial Rehabilitation
If households forecast to be added in the decade (2010-2020) are 10% or less of 2010 households	15	35
If households forecast to be added in the decade (2010-2020) are 10-15% of 2010 households	25	25
If households forecast to be added in the decade (2010-2020) are 15-20% of 2010 households	30	20
If households forecast to be added in the decade (2010-2020) are 20% or more of 2010 households	35	15

Faster-growing communities have a larger relative share of the possible 50 points attributable to efforts in new affordable housing, while older communities with more aging housing have a greater share of the possible 50 points attributable to efforts in preservation and substantial rehabilitation. A community that exceeds available points in one category but does not reach full points under the other receives one-quarter of the difference between the points earned under the former category, to be applied to the latter category (subject to the overall 50-point maximum).

Sample Scoring		Maximum Points	Earned Points	Counted Points	Total
Community A	New Affordable Housing	15	10	10 + $\frac{1}{4}*(43-35)$	12+35 = 47
	Preservation and Substantial Rehabilitation	35	43	35	
Community B	New Affordable Housing	25	37	25	50
	Preservation and Substantial Rehabilitation	25	30	25	

The following points will be awarded based on activities for projects over the last 10 years creating new affordable or mixed-income housing (where a city completed more than 10 projects, only the most recent 10 will count for N2, N3, N4, N7 and N8):

Table 1: New Affordable and Mixed-Income Housing in last 10 years

Item and description	Points
N1. New units affordable to households at or below 30% of Area Median Income (AMI) as a share of all housing units built over the last ten years	3 points per percentage point
New units affordable to households earning between 51% and 80% of AMI as a share of all housing units built over the last ten years	1.5 points per percentage point
New units affordable to households earning between 51% and 80% of AMI as a share of all housing units built over the last ten years	1 points per percentage point
New owner-occupied units affordable to households between 81% and 115% of AMI as a share of all housing units built over the last ten years	0.5 points per percentage point
N2. New units affordable to households at or below 30% of Area Median Income (AMI)	0.5 points each
New units affordable to households earning between 31% and 50% of AMI	0.25 points each
New units affordable to household earning between 51% and 80% of AMI	0.15 points each
New owner-occupied units affordable to households between 81% and 115% of AMI	0.10 points each
N3. Each local official control adjusted, waived, or used enabling affordable housing*	0.15 points each
N4. New mixed-income project (at least 20% but not more than 80% market rate)	7 points
N5. New units put community on track to meet decade's Livable Communities Act (LCA) goal for new affordable housing (e.g. 40% of goal is met by year 4, or 70% after 7 years)	Up to 10 points 1 point for every 10% for being on track toward decade long goal, prorated by years in decade
N6. Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted	1 point for each percentage point contributed of the Total Development Cost, up to 6 points per project

N7. Issuance of housing revenue bonds for construction of affordable or mixed-income housing (e.g., bonds to be paired with 4% tax credits or bonds for age- and income-restricted senior developments)	5 points
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*See Appendix for full list of eligible points-earning local official controls & financial contribution types

Where applications involving substantial city effort in support of affordable housing are submitted to major funding partners (Minnesota Housing, Metropolitan Council, county governments), but not selected due to factors outside the municipality’s control, up to 25% of points may be awarded at the Council’s discretion.

The rehabilitation and preservation of existing affordable housing is often the most cost-effective approach to addressing affordable housing challenges. As the region’s affordable housing ages, addressing the physical needs of the existing stock becomes critical to avoid unnecessary loss of affordable units. This category is intended to capture larger scale rehabilitation and preservation projects (and that are typically a single project under common ownership, management, and financing). Single-family rehabilitation loan programs, for example—where each household served represents a unique real estate transaction—are covered in Housing Programs and Policies.

Points will be awarded based on activities involving up to 10 affordable and/or mixed-income projects in the past seven years for preservation and the past three years for substantial rehabilitation. Under either, affordability of subsidized units must generally be secured for at least 15 years.

Preservation activities are rehabilitation efforts that substantially improve the physical asset and:

- Prevent the owner from converting the property to market rate or a different use by providing low-cost public financing (and under certain circumstances allowing for equity take-out), and
- Have as a financing condition that the owner consents to continued participation in a federal project-based rental assistance program, or that otherwise lead to long-term rent and income restrictions (this can include Section 202, Section 515, or Section 811 properties; Low-Income Housing Tax Credit properties; or permanent housing for the long-term homeless or other forms of service-intensive supportive housing) for the term of the mortgage or applicable instrument.

Note: While substantial rehabilitation may involve coordinated single family (i.e., scattered site development or redevelopment, or as part of a community revitalization plan) or multifamily efforts, preservation activities are exclusive to multifamily properties with expiring affordability restrictions and/or existing rental assistance or support services contracts.

For these purposes, the threshold for substantial rehabilitation is defined as:

- The cost of repairs, replacements and improvements are equal to or above an average of \$5,000 per dwelling unit (includes improvements to common areas), or
- Two or more major building components are being substantially repaired or replaced.

To receive credit, rehabilitated rental units must have either an income restriction of at least 15 years or a long-term commitment to accept Housing Choice Vouchers or other forms of public rental assistance.

Table 2: Preservation of affordable or mixed-income housing in last 7 years

Item and description	Points
P1. Preserved units serving a household at or below 30% of AMI as a share of existing housing units using state or federal project-based assistance	1.25 points per percentage point

	Preserved units serving a household between 31% and 50% of AMI as a share of existing housing units using state or federal project-based assistance	0.75 points per percentage point
	Preserved units serving a household between 51% and 80% of AMI as a share of existing housing units using state or federal project-based assistance	0.5 points per percentage point
P2.	Each preserved unit serving a household at or below 30% of AMI	0.75 points
	Each preserved unit serving a household between 31% and 50% of AMI	0.5 points
	Each preserved unit serving a household between 51% and 80% of AMI	0.25 points
P3.	Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted	1 point for each percentage point contributed of the Total Development Cost, up to 5 points per project
P4.	Each local control adjusted or waived to preserve affordable housing	0.15 points per unit
P5.	Demonstrated local efforts to preserve a manufactured housing park from threat of conversion or closure and loss of affordable units	7 points
P6.	Issuance of housing revenue bonds for preservation of affordable or mixed-income housing (e.g. bonds to be paired with 4% tax credits)	5 points

Table 3: Substantial Rehabilitation of Affordable Housing in last 3 years

Item and description	Points	
R1.	Each rehabilitated unit serving a household at or below 30% of AMI	0.5 points per unit
	Each rehabilitated unit serving a household between 31% and 50% of AMI	0.25 points per unit
	Each rehabilitated unit serving a household between 51% and 80% of AMI	0.15 points per unit
	Each rehabilitated owner-occupied unit serving household between 81% and 115% of AMI	0.10 points per unit
R2.	Each acquisition/rehab/resale of an owner-occupied unit affordable at or below 80% of AMI that is brought into a Community Land Trust	1.5 points per unit
R3.	Each local official control adjusted or waived to rehabilitate affordable housing	0.15 points per unit
R4.	Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted	0.5 points for each percentage point of the Total Development Cost contributed, up to 4 points per project
R5.	Rehabilitation activity that involves conversion of units from a non-restricted status to a rent and income-restricted status (newly built income-restricted units should be counted in N1-N2 above)	5 points
R6.	Issuance of housing revenue bonds for rehabilitation of affordable or mixed-income housing (e.g. bonds to be paired with 4% tax credits)	5 points

Housing Programs and Policies (0-25 Points)

This category captures information on housing efforts that may be less direct or less costly than direct support for new development or major rehabilitation projects. Local programs and activities, or participation in other government programs, are important to the degree that the programs are used to benefit low- and moderate-income households.

Table 4: Housing Programs and Policies

Item and description	Points
H1. Each locally funded or administered housing program or service*	2 points each
H2. Each housing program operated by a nonprofit organization receiving a local financial contribution (e.g. single family rehab loan programs, rental assistance programs, housing counseling programs or services, etc.)	
H3. Covering all or a portion of administrative expenses incurred in administering a federal, state, or county housing program (i.e. the difference between costs incurred and administration reimbursement from the federal, state, or county government)	
H4. Local expenditure in the prior year to affordable or life-cycle housing as a share of the municipality's Affordable and Life-Cycle Housing Opportunities Amount	2 points if 85-99% 3 points if 100% or more
H5. Demonstrated efforts to improve/preserve unsubsidized affordable housing (if not claimed under item R5)	3 points each
H6. Participation (as a lender or administrator) in the Minnesota Housing single family Rehabilitation Loan, Emergency Loan, and/or Community Fix-Up Programs	
H7. Successful/funded application to the Minnesota Housing Single Family Impact Fund for activities other than new construction or rehabilitation	
H8. Households served under city, county, or state housing programs above	0.10 points each
H9. Adopting or administering a rental licensing program	4 points
H10. Administering an active code enforcement program (for rental or owner-occupied)	
H11. Adopting an ordinance or policy that allows Accessory Dwelling Units (ADU)	4 points
H12. Adopting or administering a mixed-income (inclusionary) housing policy	8 points
H13. Adopting a local Fair Housing policy that includes enforcement mechanisms	4 points
H14. County levies local households for a county Housing and Redevelopment Authority or a county Community Development Authority that constructs new affordable housing	3 points

* Locally funded means where the community itself generated funding for the program, or received funding from a higher level of government and had control over its use (i.e. funds are expended by the community and not the higher level of government)

Trying to capture all efforts, tools, and activities to promote housing affordability would be not only challenging but also administratively burdensome. To yet recognize local innovations and initiative, the Council offers communities the option to showcase additional efforts that could merit points but are not otherwise captured in these guidelines. When generating the Scores, Council staff will evaluate how narratives fit into the overarching point structure and provide additional points at its discretion.

Characteristics of the Existing Housing Stock (0-25 Points)

This category recognizes the important role the existing housing stock plays in providing affordable opportunities and reflects the critical role for communities that are home to housing for special and vulnerable populations. Points for the existing housing category are awarded as follows:

Table 5: Characteristics and affordability of the existing housing stock

Item and description	Points
C1. Existing housing stock affordable to households earning 30% of AMI or less:	At least 2%: 2 points At least 4%: 4 points At least 8%: 8 points
C2. Share of existing housing stock affordable to households earning 50% of AMI or less:	At least 7%: 2 points At least 15%: 4 points At least 30%: 8 points
C3. Share of existing housing stock affordable to households earning 80% of AMI or less:	At least 30%: 2 points At least 50%: 4 points At least 80%: 8 points
C4. Shelters or transitional housing for people experiencing long-term homelessness or who are at risk of long-term homelessness, or others not able to secure private housing on a permanent basis	1 point each (maximum of 6 points)
C5. Permanent housing serving a vulnerable or special population including: <ul style="list-style-type: none"> • Adult offenders or adjudicated delinquents • People with physical disabilities, mental illness, developmental disabilities, or chemical dependency • Victims of sex trafficking or domestic abuse 	0.5 points each (maximum of 6 points)

Appendix

Recognized local official controls include the following when used for affordable housing:

- Allowing alternative construction methods or development flexibility
- Development approved at originally proposed development density
- Density bonus or transfer
- Floor Area Ratio (FAR) waiver
- Increased building height flexibility
- Land cleanup or site assembly
- Public land dedication or land cost write-down
- Parking variances
- Private street allowances
- Reduction in lot sizes or widths
- Reduction in street widths or right-of-way
- Setback reductions
- Sewer or water service line size reduction
- Soil correction variance
- Special or conditional use permits
- Tax abatement, reduction, or credit
- Reduction in public improvement and development costs (e.g. curbs, gutters, street lighting) /
- Planned Unit Development (PUD) cluster development
- Local sewer availability charge (SAC) credit or waiver
- Reduced park or impact fees
- On-street parking allowance
- Rezoning to accommodate development

Recognized fiscal/financial tools include the following when used for affordable housing:

- Community Development Block Grant or Home Investment Partnerships funding (when funds are received through entitlement or granted or loaned to the local municipality for use at its discretion)
- Credit enhancements
- Loan guarantees
- General obligation, tax-exempt, mortgage revenue, private activity, or housing revenue bonds when used to create affordable or mixed-income housing
- Land write-downs, sale, public dedication, or acquisitions
- Livable Communities grants
- Fee waivers or reductions
- Tax abatement (full or partial)
- Tax increment financing (TIF)
- Minnesota Housing Impact Fund grants when awarded to the city
- County grants, loans, or bond proceeds when provided to the city for use at its discretion
- Estimated value of local official controls adjusted or waived
- Local sewer or water availability or access charge credit or waiver
- Local property tax levy



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GUIDELINES FOR PRIORITY FUNDING FOR HOUSING PERFORMANCE

Methodology for the Housing Performance Scores

Note: This redlined version does not mark any formatting changes intended to improve the accessibility of the document.



July 2015 Revised June 2016

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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The *2040 Housing Policy Plan* describes multiple strategies that advance the Metropolitan Council's overarching housing policy priority, which is to **Create housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.** A range of housing options across the region benefits individuals, families, and local governments. Viable housing choices allow households to find housing affordable to them in the communities where they want to live. Like a diversified investment portfolio, a diversity of housing types can increase local government resiliency through changing economic climates.

The Council uses the Housing Performance Scores to give priority in funding to communities that are maintaining or expanding their supply of affordable housing and using fiscal, planning, and regulatory tools to promote affordable and mixed-income housing. The Council uses the Scores in the Livable Communities Demonstration Account and the Tax Base Revitalization Account to reward communities that have a demonstrable commitment to providing affordable housing options. Housing Performance Scores also ~~constituted~~constitute 7% of the total points available in the 2014 and 2016 Regional ~~Solicitation~~Solicitations for Transportation Funding. Joint applications for discretionary funding are weighted pursuant to the applicable combination of local city or township scores- (no scores will be calculated for communities that have neither Livable Communities goals for affordable and lifecycle housing nor an Allocation of Affordable Housing Need).

At the same time, the Council assists affordable housing development in communities struggling with housing performance. For example, the Council gives preference to communities with lower Housing Performance Scores in funding decisions for the Local Housing Incentives Account, which has funded more than one-third of the affordable units produced through the Livable Communities Act programs.

The following criteria and their relative weight will be used to determine a score of 0 to 100 points, reflecting local effort on housing affordability, including providing housing programs, funding housing development, and creating and preserving housing affordability. For funding evaluation purposes, the Housing Performance Scores will then be converted to a 0 to 10 scale (any score ending in 5 will be rounded upward). The Council will publish scores on both 0 to 100 point and 0 to 10 point scales.

Overall Housing Performance Scores Methodology & Structure

The categories for calculating Housing Performance Scores are:

- New affordable or mixed-income housing completed in the last ~~10~~ten years;
- Preservation projects completed in the last ~~10~~seven years and/or Substantial rehabilitation projects completed in the last three years;
- Housing program participation and production, and housing policies and ordinances ~~in place~~ and in use; and
- Characteristics of the existing housing stock.

As outlined in the *2040 Housing Policy Plan*, the Council will review the Housing Performance Scores methodology every two years, beginning with this review in 2016. To recognize the substantial 2015 adjustments to the ~~scoring~~ methodology, the Council is using a "hold harmless" provision ~~for 2015,~~ whereby no locality's score will drop below 80% of its average Housing Performance Score ~~from 2010 to 2014.~~ over the previous five years (including previous scores that included a "hold harmless" provision). This will be revisited in 2018.

The Council assembles data for the Housing Performance Scores from sources including Minnesota Housing and county governments. The Council asks local jurisdictions to provide additional information not available from other sources. Local municipalities can also submit an optional narrative describing

tools, activities, services, or other housing efforts that they would like the Council to consider but that are not explicitly identified in these guidelines.

Recent New Affordable Housing and Preservation / Substantial Rehabilitation Projects (0-50 points)

To meet its housing need, the Twin Cities region needs both additional affordable housing as well as ~~the preservation to preserve~~ and ~~rehabilitation of rehabilitate~~ existing affordable housing. The need for additional affordable housing is strongest for lower income households who have fewer housing choices than higher income households.

Overall, 50 points are available for new affordable housing and investments in the preservation and substantial rehabilitation of existing affordable or mixed-income housing. The specific split in available points between these two activities depends on a community’s Community Designation (learn more about Community Designations in [Thrive MSP 2040](#)) and forecasted household growth.

Community Designation / Household Growth Forecast	Maximum Points for New Affordable Housing	Maximum Points for Preservation /Substantial Rehabilitation
Communities with no Allocation of Affordable Housing Need	0	50
Communities in the Diversified Rural / Rural Residential / Agricultural community designations with an Allocation of Affordable Housing Need greater than 0	40	40
If households forecast to be added in the decade (2010-2020) are 10% or less of 2010 households	15	35
If households forecast to be added in the decade (2010-2020) are 10-15% of 2010 households	25	25
If households forecast to be added in the decade (2010-2020) are 15-20% of 2010 households	30	20
If households forecast to be added in the decade (2010-2020) are 20% or more of 2010 households	35	15

Faster-growing communities have a larger relative share of the possible 50 points attributable to efforts in new affordable housing, while older communities with more aging housing have a greater share of the possible 50 points attributable to efforts in preservation and substantial rehabilitation. A community that exceeds available points in one category but does not reach full points under the other receives one ~~half quarter~~ of the difference between the points earned under the former category, to be applied to the latter category (subject to the overall 50-point maximum).

Sample Scoring		Maximum Points	Earned Points	Counted Points	Total
Community A	New Affordable Housing	15	10	10 + ½*(40¼*(43-35))	12.5+35 = 47.5 (rounded up to 48)

Community B	Preservation and Substantial Rehabilitation	35	40 <u>43</u>	35	50
	New Affordable Housing	25	37	25	
	Preservation and Substantial Rehabilitation	25	30	25	

The following points will be awarded based on activities for ~~up to ten~~ projects over the last 10 years creating new affordable or mixed-income housing: (where a city completed more than 10 projects, only the most recent 10 will count for N2, N3, N4, N7 and N8):

Table 1: New Affordable and Mixed-Income Housing in last 10 years

Item and description	Points
N1. <u>New units affordable to households at or below 30% of Area Median Income (AMI)</u>	1.5 points per unit
N2. <u>New units affordable to households earning between 31% and 50% of AMI</u>	0.75 points per unit
N3 <u>N1.</u> <u>New units affordable to households at or below 30% of Area Median Income (AMI) as a share of all housing units built over the last ten years</u>	3 points per percentage point
<u>New units affordable to households earning between 51% and 80% of AMI as a share of all housing units built over the last ten years</u>	1.5 points per percentage point
<u>New units affordable to households earning between 51% and 80% of AMI as a share of all housing units built over the last ten years</u>	1 points per percentage point
<u>New owner-occupied units affordable to households between 81% and 115% of AMI as a share of all housing units built over the last ten years</u>	0.5 points per unit percentage point
N4-N2. <u>New units affordable to households at or below 30% of Area Median Income (AMI)</u>	0.5 points each
<u>New units affordable to households earning between 31% and 50% of AMI</u>	0.25 points per
<u>New units affordable to household earning between 51% and 80% of AMI</u>	unit each
<u>New owner-occupied units affordable to households between 81% and 115% of AMI</u>	0.15 points each
N5 <u>N3.</u> <u>Each local official control adjusted, waived, or used enabling affordable housing*</u>	0.15 points each
N6 <u>N4.</u> <u>New mixed-income project (at least 20% but not more than 80% market rate)</u>	40 <u>7</u> points
N7-N5. <u>New units put community on track to meet decade's Livable Communities Act (LCA) goal for new affordable housing (e.g. 40% of goal is met by year 4, or 70% after 7 years)</u>	Up to 10 points 1 point for every 10% for being on track toward decade long goal, prorated by years in decade
N8. <u>New units in previous year are 10% or more of the decade's negotiated LCA affordable housing goal</u>	10 points
N9 <u>N6.</u> <u>Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted</u>	At least 2%- 3 points At least 4%- 6 points At least 6%- 9 points 1 point for each percentage

	<u>point contributed of the Total Development Cost, up to 6 points per project</u>
N40N7 . Issuance of housing revenue bonds for construction, rehabilitation, or refinancing of affordable or mixed-income development housing (e.g. tax-exempt , bonds to be paired with 4% tax credits or bonds for age- and income-restricted senior developments)	5 points

*See Appendix for full list of eligible points-earning local official controls & financial contribution types

Where applications involving substantial city effort in support of affordable housing are submitted to major funding partners (Minnesota Housing, Metropolitan Council, county governments), but not selected due to factors outside the municipality’s control, ~~partial~~ up to 25% of points may be awarded at the Council’s discretion.

The rehabilitation and preservation of existing affordable housing is often the most cost-effective approach to addressing affordable housing challenges. As the region’s affordable housing ages, addressing the physical needs of the existing stock becomes critical to avoid unnecessary loss of affordable units. This category is intended to capture larger scale rehabilitation and preservation projects (and that are typically a single project under common ownership, management, and financing). Single-family rehabilitation loan programs, for example—where each household served represents a unique real estate transaction—are covered in Housing Programs and Policies.

~~The following points~~ Points will be awarded based on activities involving up to 10 affordable and/or mixed-income projects in the past ~~10~~ seven years for preservation and the past three years for substantial rehabilitation. Under either, affordability of subsidized units must generally be secured for at least 15 years.

Preservation ~~efforts~~ activities are rehabilitation efforts that substantially improve the physical asset and:

- Prevent the owner from converting the property to market rate or a different use by providing low-cost public financing (and under certain circumstances allowing for equity take-out), and
- Have as a financing condition that the owner consents to continued participation in a federal project-based rental assistance program, or that otherwise lead to long-term rent and income restrictions (this can include Section 202, Section 515, or Section 811 properties; Low-Income Housing Tax Credit properties; or permanent housing for the long-term homeless or other forms of service-intensive supportive housing) for the term of the mortgage or applicable instrument.

Note: While substantial rehabilitation may involve coordinated single family (i.e., scattered site development or redevelopment, or as part of a community revitalization plan) or multifamily efforts, preservation activities are exclusive to multifamily properties ~~that have an~~ with expiring affordability restrictions and/or existing ~~contract for project-based rental assistance, or support services contracts.~~

For these purposes, the threshold for substantial rehabilitation is defined as:

- The cost of repairs, replacements and improvements are equal to or above an average of \$5,000 per dwelling unit (includes improvements to common areas), ~~OR~~ or
- Two or more major building components are being substantially repaired or replaced.

To receive credit, rehabilitated rental units must have either an income restriction of at least 15 years or a long-term commitment to accept Housing Choice Vouchers or other forms of public rental assistance.

Table 2: Preservation of affordable or mixed-income housing in last 7 years

Item and description	Points
P1. Each preserved unit serving a household at or below 30% of AMI	1 point per unit
P1. Preserved units serving a household at or below 30% of AMI as a share of existing housing units using state or federal project-based assistance	1.25 points per percentage point
Preserved units P2. Each preserved unit serving a household between 31% and 50% of AMI as a share of existing housing units using state or federal project-based assistance	0.75 points per percentage point
Preserved units serving a household between 51% and 80% of AMI as a share of existing housing units using state or federal project-based assistance	0.5 points per percentage point
P2. P3. Each preserved unit serving a household at or below 30% of AMI	0.75 points
Each preserved unit serving a household between 31% and 50% of AMI	0.5 points
Each preserved unit serving a household between 51% and 80% of AMI	0.25 points per unit
P4. Each preservation project with at least a 4% local contribution	5 points
P3. Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted	1 point for each percentage point contributed of the Total Development Cost, up to 5 points per project
P5. Preservation of state or federal project-based subsidy for at least 15 years	7.50.15 points per unit
Each local control adjusted or waived to preserve affordable housing	per unit
P6. P5. Demonstrated local efforts to preserve a manufactured housing park from threats/threat of conversion or closure and loss of affordable units	7-5 points
R1. Each rehabilitated unit serving a household at or below 30% of AMI	-0.5 points per unit
R2. Each rehabilitated unit serving a household between 31% and 50% of AMI	0.25 points per unit
R3. Each rehabilitated unit serving a household between 51% and 80% of AMI	0.15 points per unit
R4. Each rehabilitated owner-occupied unit serving household between 81% and 115%	0.15 points per unit
R5. Each acquisition/rehab/resale of an owner-occupied unit affordable to a household at or below 80% of AMI, or unit rehabilitated and sold under a Community Land Trust	1 point per unit
R6. Each local official control adjusted, waived, or used to rehabilitate affordable housing	0.155 points each
P6. Issuance of housing revenue bonds for preservation of affordable or mixed-income housing (e.g. bonds to be paired with 4% tax credits)	0.155 points each
R7. Each substantial rehabilitation project with at least a 4% local direct contribution	-5 points
R8. Rehabilitation activity that involves conversion of units from a non-restricted status to a rent and income-restricted status (new income-restricted units may be counted in N1-N3 above)	-5 points

Table 3: Substantial Rehabilitation of Affordable Housing in last 3 years

Item and description	Points
<u>R1. Each rehabilitated unit serving a household at or below 30% of AMI</u>	<u>0.5 points per unit</u>
<u>Each rehabilitated unit serving a household between 31% and 50% of AMI</u>	<u>0.25 points per unit</u>
<u>Each rehabilitated unit serving a household between 51% and 80% of AMI</u>	<u>0.15 points per unit</u>
<u>Each rehabilitated owner-occupied unit serving household between 81% and 115% of AMI</u>	<u>0.10 points per unit</u>
<u>R2. Each acquisition/rehab/resale of an owner-occupied unit affordable at or below 80% of AMI that is brought into a Community Land Trust</u>	<u>1.5 points per unit</u>
<u>R3. Each local official control adjusted or waived to rehabilitate affordable housing</u>	<u>0.15 points per unit</u>
<u>R4. Direct local financial contribution to affordable or mixed-income development, including the estimated value of local controls waived or adjusted</u>	<u>0.5 points for each percentage point of the Total Development Cost contributed, up to 4 points per project</u>
<u>R5. Rehabilitation activity that involves conversion of units from a non-restricted status to a rent and income-restricted status (newly built income-restricted units should be counted in N1-N2 above)</u>	<u>5 points</u>
<u>R6. Issuance of housing revenue bonds for rehabilitation of affordable or mixed-income housing (e.g. bonds to be paired with 4% tax credits)</u>	<u>5 points</u>

Housing Programs and Policies (0-25 Points)

This category captures information on housing efforts that may be less direct or less costly than direct support for new development or major rehabilitation projects. Local programs and activities, or participation in other government programs, are important to the degree that the programs are used to benefit low- and moderate-income households.

Table 4: Housing Programs and Policies

<u>Housing Programs</u> <u>Item</u> and <u>Policies</u> <u>description</u>	<u>Points</u>
H1. Each locally funded and/or administered housing program or service*	
H2. Each housing program operated by a nonprofit organization receiving a local financial contribution (e.g. single family rehab loan programs, rental assistance programs, housing counseling programs or services, etc.)	
H3. Covering all or a portion of administrative expenses incurred in administering a federal, state, or county housing program (i.e. the difference between costs incurred and administration reimbursement from the federal, state, or county government)	2 points each
H4. Local expenditure in the prior year to affordable or life-cycle housing representing at least 85% of the municipality's Affordable and Life-Cycle Housing Opportunities Amount	
<u>H4. Local expenditure in the prior year to affordable or life-cycle housing as a share of the municipality's Affordable and Life-Cycle Housing Opportunities Amount</u>	<u>2 points if 85-99%</u> <u>3 points if 100% or more</u>
H5. Demonstrated efforts to improve/preserve unsubsidized affordable housing (if not claimed under item R8R5)	
H6. Participation (as a lender or administrator) in the Minnesota Housing single family Rehabilitation Loan, Emergency Loan, and/or Community Fix-Up Programs	3 points each
H7. Successful/funded application to the Minnesota Housing Single Family Impact Fund for activities other than new construction or rehabilitation	
H8. Households served under city, county, or state housing programs above	0. 45 <u>10</u> points each
H9. Adopting or administering a rental licensing program	4 points
H10. Administering an active code enforcement program (for rental or owner-occupied)	4 points
<u>H11. Adopting an ordinance or policy that allows Accessory Dwelling Units (ADU)</u>	<u>4 points</u>
H11. Adopting or administering an Accessory Dwelling Unit (ADU) ordinance	8 points
H12. Adopting or administering a mixed-income (inclusionary) housing ordinance	
H13. Adopting and enforcing a local Fair Housing policy	
<u>H13. Adopting a local Fair Housing policy that includes enforcement mechanisms</u>	<u>4 points</u>
<u>H14. County levies local households for a county Housing and Redevelopment Authority or a county Community Development Authority that constructs new affordable housing</u>	<u>3 points</u>

* Locally funded means where the community itself generated funding for the program, or received funding from a higher level of government and had control over its use (i.e. funds are expended by the community and not the higher level of government)

Trying to capture all efforts, tools, and activities to promote housing affordability would be not only challenging but also administratively burdensome. To yet recognize local innovations and initiative, the

Council offers communities the option to showcase additional efforts that could merit points but are not otherwise captured in these guidelines. When generating the Scores, Council staff will evaluate how narratives fit into the overarching point structure and provide additional points at its discretion.

Characteristics of the Existing Housing Stock (0-25 Points)

This category recognizes the important role the existing housing stock plays in providing affordable opportunities and reflects the critical role for communities that are home to housing for special and vulnerable populations. Points for the existing housing category are awarded as follows:

Table 5: Characteristics and affordability of the existing housing stock

Item and description	Points
C1. Existing housing stock affordable to households earning 30% of AMI or less:	At least 2%: 2 points At least 5% 64% : <u>4</u> points At least 8%: 98 points
C2. Share of existing housing stock affordable to households earning 50% of AMI or less:	At least 10% 7% : 2 points At least 20% 615% : <u>4</u> points At least 30%: 98 points
C3. Share of existing housing stock affordable to households earning 80% of AMI or less:	At least 20% 30% : 2 points At least 40% 650% : <u>4</u> points At least 60% 980% : <u>8</u> points
<u>C4. Shelters or transitional housing for people experiencing long-term homelessness or who are at risk of long-term homelessness, or others not able to secure private housing on a permanent basis</u>	<u>1 point each</u> (maximum of 6 points)
C4. Each facility <u>C5. Permanent housing</u> serving a vulnerable or special population including:	
<ul style="list-style-type: none"> Transitional placement of adult<u>Adult</u> offenders or adjudicated delinquents Licensed group homes for people<u>People</u> with physical disabilities, mental illness, developmental disabilities, or chemical dependency Shelters for people experiencing homelessness, battered women or those otherwise not able to secure private housing Transitional housing for people experiencing homelessness Permanent housing for victims<u>Victims</u> of sex trafficking or domestic abuse Age- and income-restricted senior housing 	1 point <u>0.5 points</u> each (maximum: 40 <u>of 6</u> points)

Appendix

Recognized local official controls include the following when used for affordable housing:

- Allowing alternative construction methods or development flexibility
- Development approved at originally proposed development density
- Density bonus or transfer
- Floor Area Ratio (FAR) waiver
- Increased building height flexibility
- Land cleanup or site assembly
- Public land dedication or land cost write-down
- Parking variances
- Private street allowances
- Reduction in lot sizes or widths
- Reduction in street widths or right-of-way
- Setback reductions
- Sewer or water service line size reduction
- Soil correction variance
- Special or conditional use permits
- Tax abatement, reduction, or credit
- Reduction in public improvement and development costs (e.g. curbs, gutters, street lighting) /
- Planned Unit Development (PUD) cluster development
- Local sewer availability charge (SAC) credit or waiver
- Reduced park or impact fees
- On-street parking allowance
- Rezoning to accommodate development

Recognized fiscal/financial tools include the following when used for affordable housing:

- Community Development Block Grant or Home Investment Partnerships funding (when funds are received through entitlement or granted or loaned to the local municipality for use at its discretion)
- Credit enhancements
- Loan guarantees
- General obligation, tax-exempt, mortgage revenue, private activity, or housing revenue bonds when used to create affordable or mixed-income housing
- Land write-downs, sale, public dedication, or acquisitions
- Livable Communities grants
- Fee waivers or reductions
- Tax abatement (full or partial)
- Tax increment financing (TIF)
- Minnesota Housing Impact Fund grants when awarded to the city
- County grants, loans, or ~~bonds~~bond proceeds when provided to the city for use at its discretion
- Estimated value of local official controls adjusted or waived
- Local sewer or water availability or access charge (~~SAC~~)-credit or waiver
- ~~Property~~Local property tax levy



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