

# GUIDING LAND TO MEET HOUSING NEED

# LOCAL PLANNING HANDBOOK

## HOW TO GUIDE LAND TO MEET YOUR ALLOCATION OF AFFORDABLE HOUSING NEED

The Metropolitan Land Planning Act (Minn. Stat. § 473.859) requires that comprehensive plans include provisions for existing and new housing to meet the local unit’s share of the metropolitan area need for low and moderate-income housing. The Council has calculated the **Need** for the decade of 2021 through 2030 for households with **area median incomes** (AMI) at 30% AMI and below, 31-50% of AMI, and 51-80% of AMI.

For communities that have forecasted growth in sewer-serviced areas, the Council has allocated projected affordable housing needs to communities who must address the need by guiding land at minimum densities. Communities that are not anticipating sewer-serviced growth have neither an allocation of affordable housing need nor a requirement to guide land at minimum densities to support the development of affordable housing. Land expected to develop before 2021 does not address the need between 2021 and 2030.

This How-To provides guidance on how to sufficiently describe guiding land to meet the allocation of affordable housing need in the update of your community’s comprehensive plan. A full description of the calculation of affordable housing need and the history of it can be found starting on page 98 and on page 149 of the **2040 Housing Policy Plan**.

Find your community’s Need on the **Community Pages** of the Local Planning Handbook.

Council staff check for three values in comprehensive plan updates to make sure that the plan is complete for housing review:

- Acres of land uses expected to develop between 2021 and 2030
- Minimum dwelling units per acre of each residential or mixed land use guiding
- Percent of land that is expected to develop as residential in the case of mixed use guiding

2021-2030 share of regional need for Affordable Housing: **1,500 Units**  
 2021-2030 total regional need for Affordable Housing: **37, 900**

	Acres guided for (re/)development in 2021-2030	Minimum Density (units per acre)	Expected % Residential (if mixed use)	Minimum Units Possible
Medium Density Residential	45	8		360
High Density Residential	72	12		864
Mixed Use 1 (60% Residential)	28	12	60 %	202
Mixed Use 2 (30% Residential)	18	12	30 %	108
<b>Total</b>	<b>163</b>			<b>1,534</b>

Sufficient/(insufficient) units possible against share of regional need: **34**  
 Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **34**  
 Number of Comprehensive Plan Amendments approved since Comprehensive Plan Update: **1**

In the 2021-2030 decade, the Council’s review of comprehensive plan amendments presented to the Metropolitan Council will include a snapshot, example shown above.

Presenting all the values in the same table is not required but makes it easier to assess if the plan is complete during review. During review, staff multiply these three values to make sure that the number of units in the Need is met.

There are two options for communities to guide land for residential uses to meet their Need. These options are described in greater detail under [Projected Housing Need](#) and in communities' checklists of minimum requirements:

- Meet the entire Need by guiding land at a minimum density of 8 units per acre.
- Meet the Need by guiding land at minimum residential densities of 12 units per acre to address your community's need below 50% AMI, and land at minimum residential densities of 6 units per acre to address your community's need between 51-80% AMI.

For example, consider a community with a total need of 100 units: 30 units below 30% AMI, 18 units between 31 and 50% AMI, and 52 units between 51 and 80% AMI. There are a few ways that this community can successfully meet and describe the land guided to meet the Need as shown below:

#### Option 1

Future Land Use	Acres guided for (re/)development in 2021-2030	Minimum Dwelling Units per Acre	Percent of land guided for residential	Units
High Density Residential	5	12	100%	60
Mixed Use - Area A	4.5	8	50%	18
PUD - Area 1	13	10	20%	26
<b>TOTAL</b>				<b>104</b>

#### Option 2

Future Land Use	Acres guided for (re/)development in 2021-2030	Minimum Dwelling Units per Acre	Percent of land guided for residential	Units	51-80% AMI	Below 50% AMI
Medium Density Residential	3.5	6	100%	21	X	
High Density Residential	4	12	100%	48		X
Mixed Use – Lakeside	4.5	8	50%	18	X	
PUD – Green Acre	13	10	10%	13	X	
<b>TOTAL</b>				<b>100</b>	<b>52</b>	<b>48</b>

Communities do not have to specify which option they choose in their comprehensive plan for guiding land use to meet the Need and may change their approach later through a comprehensive plan amendment. Consider building flexibility into your plan by guiding more land than necessary, so that if land uses change in the future, there will still be enough land guided to meet the allocation of Need.