



PlanIt

Webinar Series for
Comprehensive Plan Updates

Housing Requirements Discussion

Presented by LisaBeth Barajas
October 27, 2016





Process Background

- Housing Work Group
 - Policy direction, additional data
 - Discussion, participation from local government staff, advocacy groups, developers, MetroCities
- Shaped the comprehensive plan requirements for Housing
- July 2015: Housing Policy Plan amended





Metropolitan Land Planning Act



Foundation

- Policies & Objectives
- Planning area designation
- Forecasts for population, households, & employment



Land Use

- Existing land & water
- Future land use & staging
- Housing plan
- Special Resources



Public Facilities

- Transportation
- Water Resources
- Regional & Local Parks and Trails



Implementation

- Official controls
 - Zoning
 - Subdivision
- Capital Improvement Program
- Housing implementation program





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What does statute say?

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“...standards, plans and programs for providing adequate housing opportunities to meet **existing and projected** local and regional housing needs.”





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“...standards, plans and programs for providing adequate housing opportunities to meet **existing and projected** local and regional housing needs.”



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





What does statute say?



“...standards, plans and programs for providing adequate housing opportunities to meet **existing and projected** local and regional housing needs.”



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



“...official controls to **implement land use plan housing elements** that will provide sufficient existing and new housing to meet the local unit’s share of the metropolitan area need for low- and moderate-income housing.”





Housing element structure

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Housing element structure

Existing housing needs

- Existing housing assessment
- Identification of needs and priorities





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Projected affordable housing needs

- Allocation of affordable housing need
- Promoting the availability of land





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Implementation program

- Public programs, fiscal devices, and specific actions to meet existing and projected needs





Existing Housing Needs

Total housing units

Number of rental and ownership units

Number of single family and multi-family units

Number of publicly subsidized housing units, including senior housing and housing for people with disabilities

Number of households that are experiencing housing cost burden

A map of owner-occupied housing units identifying their assessed values





Navigate to Your Community Page

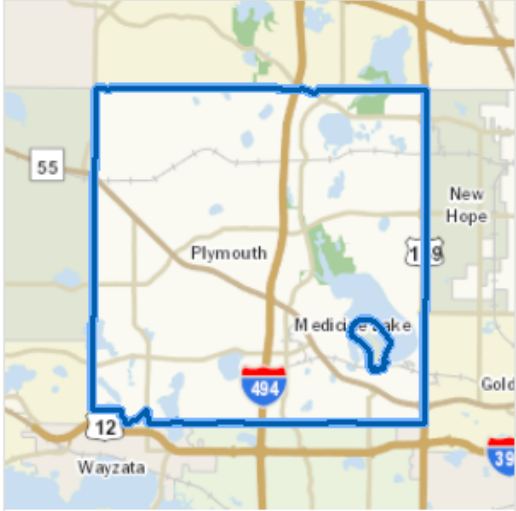
Maps/Tables Council Policy Planning Process Grants Other Resources

[Generalized Land Use Table](#)
[Affected Jurisdictions List](#)
[Existing Housing Assessment](#)
[Link to Community Profiles Page](#)
[Download your Community Shapefiles](#)

Maps

- [Community Designation Map \(pdf\) \(jpg\)](#)
- [Generalized Land Use Map \(pdf\) \(jpg\)](#)
- [Owner Occupied Housing Values Map \(pdf\) \(jpg\)](#)
- [Current Revenue Scenario Hwy Project Map \(pdf\) \(jpg\)](#)
- [Functional Class Road Map \(pdf\) \(jpg\)](#)
- [Metropolitan Freight Systems Map \(pdf\) \(jpg\)](#)
- [Regional Bicycle Transportation Network Map \(pdf\) \(jpg\)](#)
- [Groundwater Level Monitoring Wells Map \(pdf\) \(jpg\)](#)
- [Long-term Service Areas Map \(pdf\) \(jpg\)](#)
- [MCES Sanitary Sewer Meter Service Areas \(pdf\) \(jpg\)](#)
- [Public Water Supply \(pdf\) \(jpg\)](#)
- [Surface Water Ground Water Interaction \(pdf\) \(jpg\)](#)
- [Surface Water Resources \(pdf\) \(jpg\)](#)
- [Regional Parks System Map \(pdf\) \(jpg\)](#)

(Click on map below for interactive mapping tool)





Navigate to Your Community Page



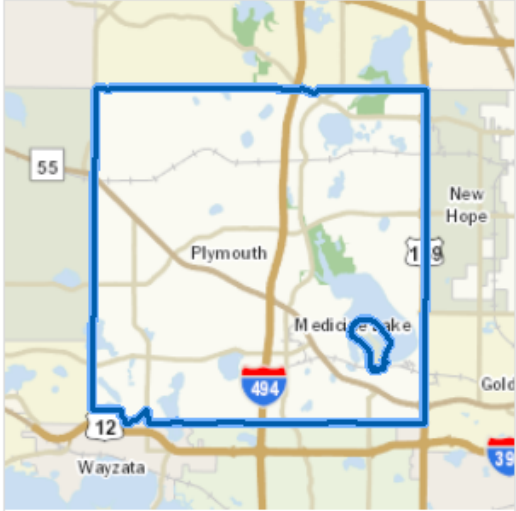
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Maps

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Existing Housing Assessment



An Existing Housing Assessment is the first step in identifying current housing needs for your community. This information meets the minimum data requirements for your Existing Housing Assessment. You are free to copy and paste this table directly into your Housing Element, recreate it using the same data, or incorporate it into a table with additional or alternative data using reliable sources. This table is not a comprehensive picture of your community's housing stock, but a solid starting point to identify and address your existing housing needs. Please contact [Council staff](#) if you have any questions.

Total housing units ¹ = 31,189

Table 1 Affordability ²

Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI
878	2,607	9,333

Table 2 Tenure ³

Ownership units	Rental units
22,496	8,693

Table 3 Type ¹

Single-family units	Multi-family units	Manufactured homes	Other housing units
21,946	9,183	60	0

Table 4 Publicly Subsidized Units ⁴

All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
348	45	0	303

Table 5 Housing Cost Burdened Households ⁵

Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% of AMI
2,063	1,629	1,762

¹ Source: Metropolitan Council
² Source: Metropolitan Council staff estimates based on 2014 and 2015 MetroGIS Regional Parcel Datasets (ownership units), 2008-2012 Comprehensive Housing Affordability Strategy data from HUD (rental units and household income), and the Council's 2014 Manufactured Housing Parks Survey (manufactured homes).
³ Source: U.S. Census Bureau, 2010-2014 American Community Survey five-year estimates; counts adjusted to better match the Council's 2014 housing stock estimates
⁴ Source: HousingLink Streams data, available online at <http://www.housinglink.org/streams>
⁵ Housing cost burden refers to households whose housing costs are at least 30% of their income. Source: U.S. Department of Housing and Urban Development, 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data, with counts adjusted to better match Metropolitan Council household estimates





Existing Housing Assessment



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Units affordable to households with income 50% of AMI	Units affordable to households with income 51% to 80% of AMI
	9,333

Rental units
8,693

Manufactured homes	Other housing units
60	0

Publicly subsidized units with disabilities	Publicly subsidized units: All others
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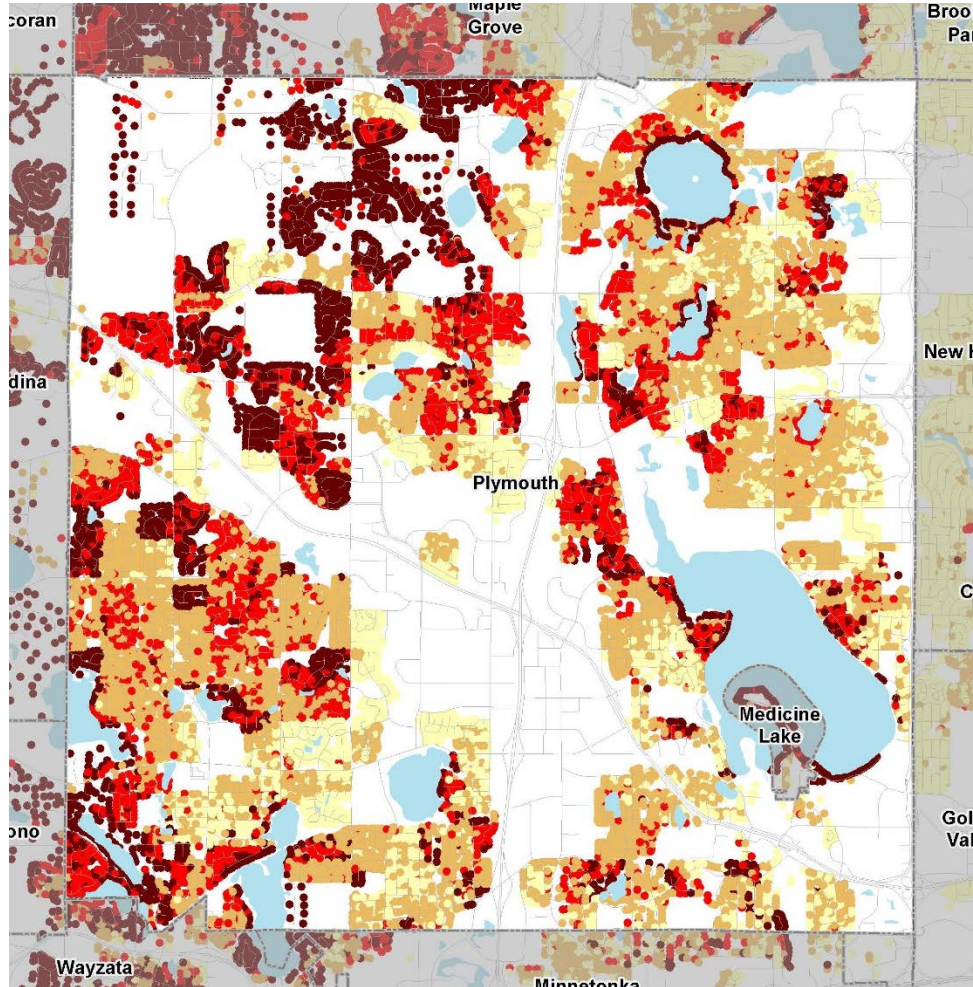
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Owner-occupied values map



Owner-Occupied Housing Estimated Market Value, 2015

-  \$238,500 or Less
-  \$238,501 to \$350,000
-  \$300,001 to \$450,000
-  Over \$450,000





Existing housing needs and priorities



- Narrative analysis of existing housing assessment within the local context of individual community
- Clearly identify existing housing needs
- Clearly prioritize existing housing needs





Projected Housing Needs

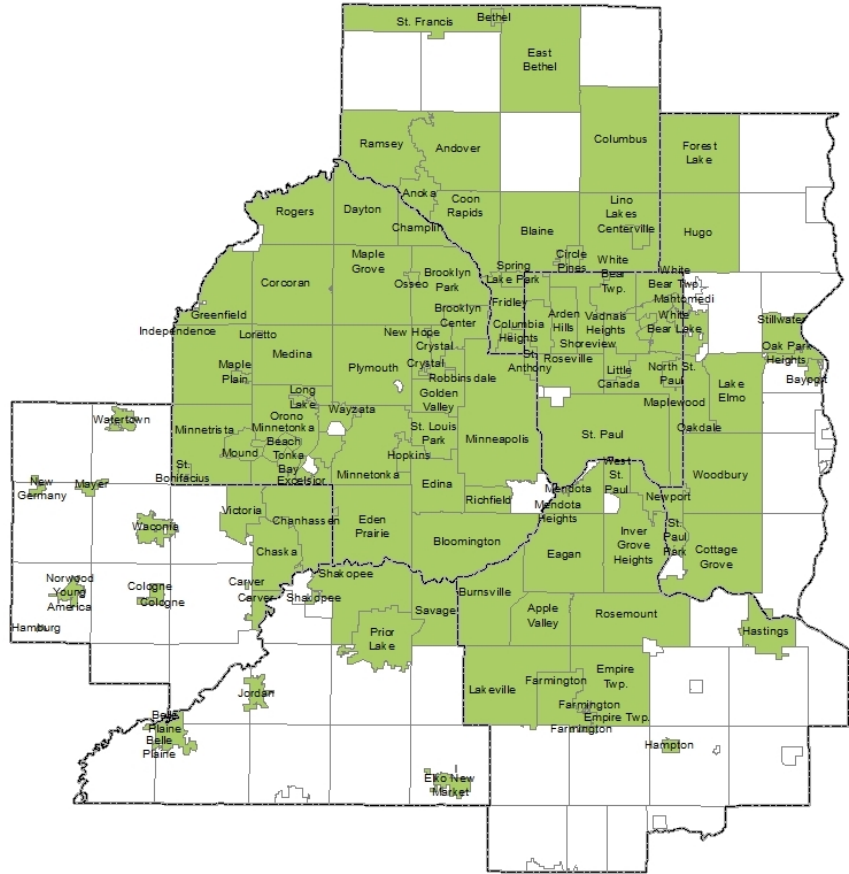
Regional Housing Need

Sewer-serviced Communities

Rural Communities

Projected Allocation Totals

No Projected Allocation of Need





Allocation of Affordable Housing Need for 2021-2030

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Allocation of Affordable Housing Need for 2021-2030

Regional
need for low
and moderate
income
housing





Allocation of Affordable Housing Need for 2021-2030

Regional need for low and moderate income housing



Local need for low and moderate income housing:

- Forecasted growth
- Existing affordable housing
- Ratio of low-wage jobs to low-wage workers





Allocation of Affordable Housing Need for 2021-2030





Income levels

Household Size	30% AMI	50% AMI	80% AMI
One-person	\$18,050	\$30,050	\$46,000
Two-person	\$20,600	\$34,350	\$52,600
Three-person	\$23,200	\$38,650	\$59,150
Four-person	\$25,750	\$42,900	\$65,700
Five-person	\$28,440	\$46,350	\$71,000
Six-person	\$32,580	\$49,800	\$76,250
Seven-person	\$36,730	\$53,200	\$81,500
Eight-person	\$40,890	\$56,650	\$86,750

connector

Source: U.S. Department of Housing and Urban Development, FY 2016 Income Limits





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Projected Housing Needs

FORECASTS AND COMMUNITY DESIGNATIONS

The Council updates its 30-year forecasts at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

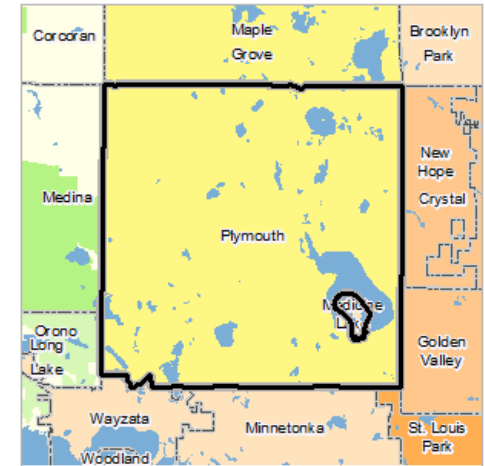
Forecast Year	Population	Households	Employment
2010	70,576	28,663	46,227
2020	75,400	31,200	53,900
2030	80,200	33,000	57,700
2040	83,600	34,200	61,500

Plymouth is designated as Suburban Edge. (Look under Council Policy tab at the bottom for specific policy for each designation.)

ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Plymouth's 2021 – 2030 Allocation of Need is 763 units.**



Plymouth, Community Designation Map
(Click on the image for larger map)

Sector Rep(s)	Freya Thamman
District	1
Council Member(s)	Katie Rodriguez

Affordable Housing Need Allocation	
AtOrBelow30AMI	415
From31to50AMI	246
From51to80AMI	102
Total Units	763

AMI = Area Median Income





Promoting the availability of land

Increased
Density





Promoting the availability of land



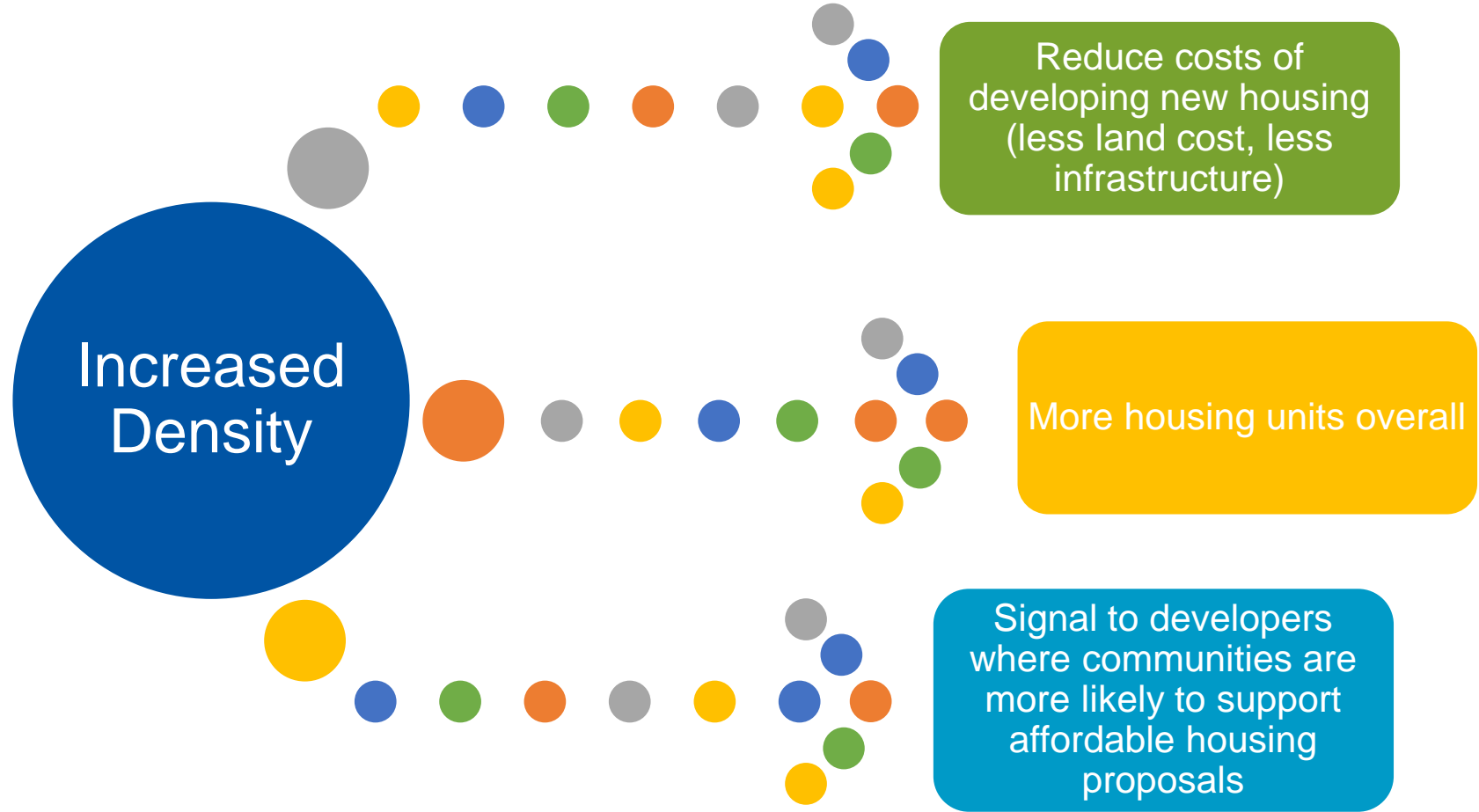


Promoting the availability of land





Promoting the availability of land





Densities sufficient to promote affordable housing development

OPTION 1

- Guide sufficient land at a minimum density of:
 - **8 units/acre** to meet your community's total need

OPTION 2

- Guide sufficient land at a minimum density of:
 - **12 units/acre** to meet need at <50% AMI (combines the 2 lower AMI bands)
 - **6 units/acre** to meet need at 51-80% AMI





Density Calculations

Land Use	2016 - 2020	2021 - 2030	2031 - 2040
Low Density Residential (4-8 du/ac)	30	25	25
Medium Density Residential (8-12 du/ac)	10	30	10





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High Density Residential (12-20 du/ac)	10	10	10
Mixed Use (min. 50% residential) (14-30 du/ac)	5	10	10

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10 ac. x 12 du/ac = 120 units
5 ac. x 14 du/ac = 70 units
 TOTAL = 190 units





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10 ac. x 8 du/ac = 80 units





Density Visualization





Implementation Plan

- Plans consistent with Council policy will:
 - ✓ Clearly and directly link all widely accepted tools that address housing needs
 - ✓ Address the sequence or circumstances in which each tool would be considered
- Consider a table or matrix to organize information





Widely Used Tools: Financial

Development authorities

Housing Bonds

Tax Abatement

Tax Increment Finance

Minnesota Housing's Consolidated Request for Proposals

Federal funding (CDBG, HOME)

Regional funding





Widely Used Tools: Policies

Staff capacity to make effective referrals

Local Fair Housing Policy

First time homebuyer, down payment assistance, and foreclosure prevention programs

Participation in housing-related organizations, collaborations, and initiatives

Site assembly

Zoning and subdivision ordinances





Widely Used Tools: Preservation

Project based rental assistance

Low income housing tax credit properties

4(d) tax program

Land trusts

Low-interest rehab programs

Housing Improvement Areas (HIAs)

Preservation of Manufactured Home Parks

Existing public housing





Example Implementation Matrix

Identified need	Available tools	Circumstances and sequence of use
Maintenance assistance for low-income homeowners at or below 60% AMI (identified on p. 25)	CDBG	Following HUD's schedule of annual CDBG allocations, we will reserve a portion (up to 50%) of our CDBG allocation each year to continue our home rehab program for low- and moderate-income homeowners.
	Referrals	We will review and update our reference procedures and training for applicable staff by 2021, including a plan to maintain our ability to refer our residents to any applicable housing programs outside the scope of our local services.





Example Implementation Matrix

Identified need	Available tools	Circumstances and sequence of use
Rental units for large families at all affordability levels (identified on page 41)	Tax-Increment Financing	It is unlikely we would support the use of TIF for this use.
	Tax Abatement	We would consider tax abatement for large rental project proposals that are inside the Lake Valley Heights School District and supported by the Lake Valley Heights School Board.
	CDA	We will coordinate with the Valley Heights Community Development Agency that serves our city to best align their resources with this stated need. We will review our implementation plan on an annual basis, beginning in 2020, with the Valley Heights CDA to ensure we are utilizing their resources most effectively.
	Local Funding Resources: LCDA	We would strongly consider supporting/sponsoring an application to Livable Communities Account programs for multi-family rental proposals with units suitable for large families, and in areas guided for high density residential





Key Takeaways

Make your plan clear

- Identify existing housing needs
- Identify projected housing needs
- Guide sufficient land to support your affordable housing need
- Discuss tools and policies to address those needs





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Many resources available to help with your plan

- ULI & FHF: Housing Toolbox: housingcounts.org
- Local Planning Handbook



Resources

LOCAL PLANNING
HANDBOOK

<http://metro council.org/Handbook>

PlanIt

<http://www.metro council.org/Handbook/PlanIt>



<https://metro council.org/Housing/Planning/2040-Housing-Policy-Plan.aspx>

ULI Urban Land Institute Minnesota

<http://www.housingcounts.org/>





Questions?

Lisa Barajas, Manager, Local Planning Assistance
Lisa.Barajas@metc.state.mn.us



Upcoming Events

Comprehensive Planning for Solar Energy Systems

Presented by Eric Wojchik and Brian Ross

Thursday, November 10, 2016

Economic Data – What’s Out There (and How can it Enhance the Comp Plan)

Presented by Todd Graham

Thursday, December 1, 2016

Plant Conference

Tuesday, December 13, 2016

Earle Brown Heritage Center, Brooklyn Center