



## HOUSING REQUIREMENTS OVERVIEW

Presented by Lisa Barajas  
Thursday, October 27, 2016  
12:00 – 1:00 PM

**Webinar Summary:** The content of the housing element of your 2040 Comprehensive Plan Review is described in Minn. Stat. 473.859. Council staff, with input from many housing experts, city staff, and other stakeholders, has summarized the statutory requirements of housing elements into three specific categories: existing housing needs, projected housing needs, and an implementation plan. This webinar covers in detail the requirements within these categories and the statutory intent behind them.

### Questions and Answers:

- 1. Most of our higher density housing will likely be accommodated by a Mixed-Use category, with up to 30% residential uses at 10-15 units/acre. Can we use this category in assessing land available to meet our affordable housing need number?**

That's a good question, as I know a lot of communities have used mix use as a land use category in their current plans. 10-15 units/acre is an acceptable density. It is definitely consistent with that minimum of 8 in Option 1. And if you consider Option 2 with 51-80% AMI at 6 units per acre, this would help meet that need as well. My one concern is with the component on residential use of up to 30%, we would actually like for you to identify at a minimum how much housing you expect to occur and maybe even include a range. So in the case, you might say 10-30% because we do want to ensure at a minimum that land would be available to support your affordable housing need. That would be my only recommendation on that mixed use category that the questionnaire had noted, was just to ensure that the minimum percentage or proportion of the mixed use categories is identified for residential uses. Certainly a maximum is allowable as well but we want to set that minimum.

- 2. To what extent are the share numbers from 2011-2020 used for plan reviews? When do these numbers switch to the 2021-2030 time period?**

For your current plans, for every community in the region, obviously your plans are planning for the 2011-2020 time period for that decade, amendments to your 2030 plan will continue to look at land availability for that decade 2011-2020/ We will switch to using the 2031-2030 time period when you submit your 2040 comprehensive plan update for review. And as many of you know, I will reiterate that deadline as December 31, 2018. You can certainly submit it earlier, but certainly before that on June 30 will be the last date we accept any amendments to your 2030 plans. So there are a couple of dates in there to keep in mind. Some high level summaries to note is that we will continue to use 2011-2020 for amendments to your 2030 plans and begin to review for the 2021-2030 period for your 2040 plan (if you and keep those number straight).

The deadline is the end of December, but please to allow for your local processes as well in the months prior to that deadlines.

**3. The Comprehensive Plans are out till 2040. The allocation only go to 2030. Are there specific requirements for the 2030-2040 timeframe?**

As far as housing is concerned and meeting your projected affordable housing needs, there are not any specific requirements for the 2030-2040 time frame. Certainly you will still need to meet your forecasted growth projections at minimum density in your land use planning for that decade. Affordable housing need is just for that shortened time period of the decade from 2021-2030. Density and land capacity vary broadly, are whatever needed for your community designation, and then the other applicable area such as transit station areas.

Please send additional questions or comments to [angela.torres@metc.state.mn.us](mailto:angela.torres@metc.state.mn.us).