

PROJECTED HOUSING NEEDS

LOCAL PLANNING HANDBOOK

HOW-TO

Complete the Projected Housing Needs summary in a comprehensive plan.

In your housing element, you will need to identify your existing and projected housing needs. This document describes how to satisfactorily complete a projected housing needs summary. To meet minimum requirement (3) and (4), a narrative summary of the projected needs in your city or township must be present in the housing element. There are two main portions of the projected needs summary;

- Discuss how the land use plan addresses the future housing need for forecasted growth (3).
- Acknowledge the need for affordable housing units that are age-restricted and/or offer supportive services for older people (4).



ADDRESSING FORECASTED GROWTH AND AFFORDABLE HOUSING NEED

All township's or city's must address their forecasted growth and discuss how future residential land use guidance will accommodate that growth in their local comprehensive plans. For communities with an allocation of future affordable housing need, we recommend you summarize your projected affordable housing needs by describing how you are [guiding minimum densities that will support affordable housing development](#) (6) and state how many units at which affordability bands are needed in your community.

TIP FOR ADDRESSING FORECASTED GROWTH AND AFFORDABLE HOUSING NEED

This is a good opportunity to connect to the map showing your future land uses within your plan.

To simplify our land use guidance and acknowledge the strong, diverse homeownership options that already exist in our community, we are focusing on guiding land that would support multi-family affordable housing. Therefore, our future land use map (see page 38) reflects minimum densities of 10 units per acre sufficient to address our total allocation of affordable housing need of 100 units. Some parts of the city, specifically near downtown, are guided at higher density residential uses of 20 units an acre or above, with density bonuses available for the inclusion of affordable housing units.

Additionally, beyond guiding land that will support multi-family affordable housing, Little Valley will need to add the following affordable housing units to support forecasted growth:

- 52 housing units at or below 30% area median income (AMI).
- 30 units at 31-50% AMI.
- 18 units at 51-60% AMI.

AGE-RESTRICTED AND SUPPORTIVE HOUSING NEEDS

In addition to the discussion of how you will address forecasted growth, your summary of projected needs must address the following projected regional housing issues (4);

- Acknowledge the need for affordable housing units that are age restricted and/or offer supportive services for older people (4).

This regional need should be interpreted through the knowledge, priorities, other data, or expertise of your city or township. We will provide some contextual data in the Local Housing Data Tool which we encourage you to use if relevant. This need for age-restricted and/or supportive housing services must be addressed for the narrative summary of projected housing needs to be complete.

For example:

Little Valley is expected to see an increase in households over the age of 65 by 2050 who will need affordable housing options. Little Valley has identified the following as housing needs based on these demographic changes:

- *Age-restricted housing affordable at 50% AMI or less.*
- *Maintenance for older low-income homeowners.*

FIND DATA ON REGIONAL PROJECTED NEEDS

Use the Local Housing Data Tool to find information on the projected need for older households who will need supportive services.

EXAMPLE NARRATIVE OF PROJECTED HOUSING NEEDS

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CONNECTING PROJECTED NEEDS TO IMPLEMENTATION

You will connect the needs identified here into actions in the Housing Implementation Plan. Refer to the Housing Implementation Plan instructions to read more about how this narrative will be used in the creation of your housing implementation section.

FOR MORE INFORMATION

Visit the [Local Planning Handbook](#) to learn more about comprehensive plan requirements.

For more information on this report contact Sarah Berke at Sarah.Berke@metc.state.mn.us.