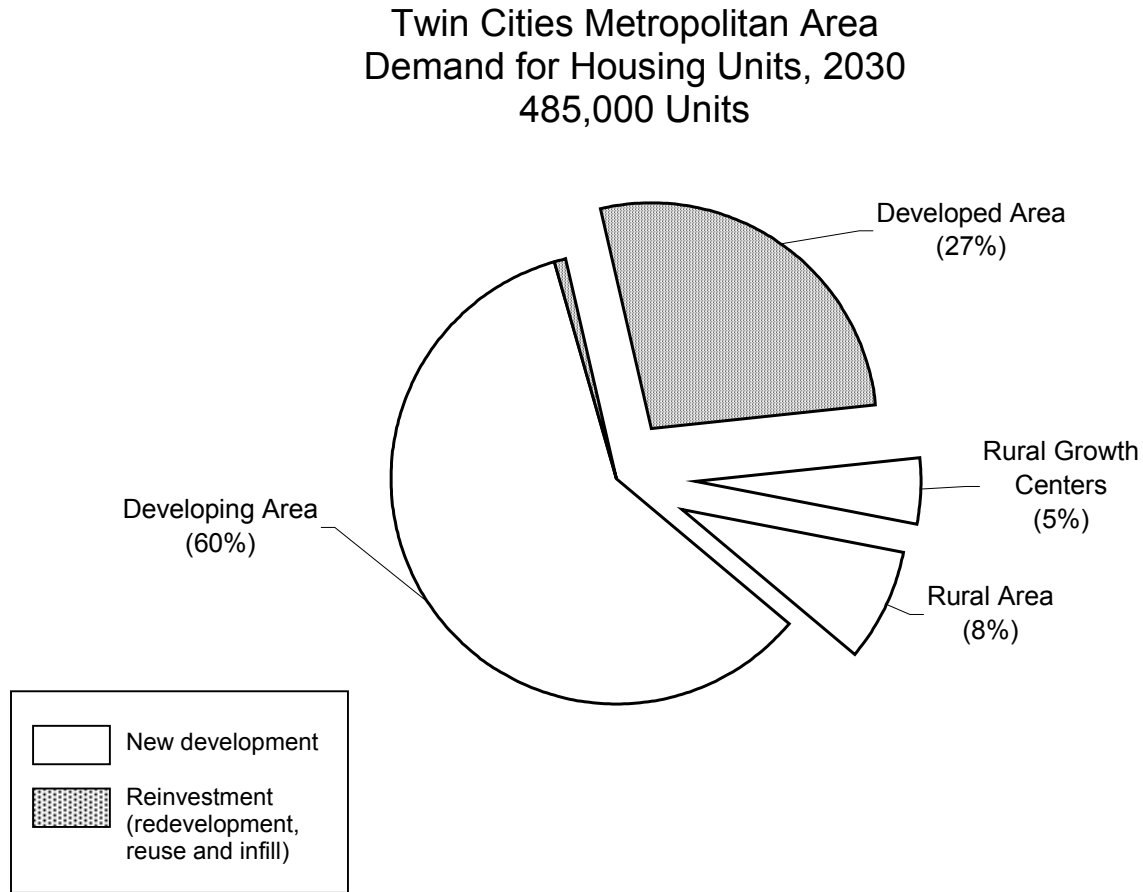


Appendix B/Accommodating Area Growth

Between 2000 and 2030 the region will add 471,000 new households. In order to accommodate this growth and keep a 3% vacancy rate, the region should add approximately 485,000 housing units. The *Regional Development Framework* anticipates that 139,000 (29%) of these housing units would be reinvestment (80,000 redevelopment and adaptive reuse, 59,000 infill). The chart below indicates where housing unit growth is going and what portion of each geographic planning area is reinvestment.



This section describes the analysis used by the Metropolitan Council to determine the amount of residential land needed in Developing Communities and Rural Growth Centers to accommodate forecasted 2030 growth. The Council reviewed data from the 2000 Land Use Inventory and information from local governments' 2020 comprehensive plans to assess the adequacy of the land supply. The analysis showed there is enough land currently planned for residential development to accommodate all of the new 2020 forecasts, plus an additional 13,000 housing units. In order to accommodate the 2030 forecasts and maintain a 20-year land supply, cities would have to add approximately 15,000 residential acres to the MUSA before 2010.

BASE DATA

The data used as a basis of the calculation included the following sources:

- **2000 Land Use.** This data was generated from aerial photographs and land parcel data provided by each of the seven metro-area counties. The data was compiled into a geographic information system (GIS) database that can be used to produce computerized maps showing the data in visual form. Each city reviewed the land use data applicable to its jurisdiction.
- **Regional Planned Land Use.** This data, also compiled into a GIS database, was developed from information contained in the 2020 comprehensive plans of the region's local governments. Each city reviewed the land use data applicable to its jurisdiction.
- **Generalized Comprehensive Planning Composite.** Because some land use categories vary from city to city, the Council examined all such categories to produce a generalized composite that reconciles these differences. The Regional Planned Land Use data, noted in the previous bullet, was the basis for creating this GIS database.
- **Regional 2030 Forecasts of Households and Employment, by City and Township.** These were developed by the Council based on corresponding 2000 Census data that were extrapolated into the future. Each city reviewed the forecast data applicable to its jurisdiction.

NET UNDEVELOPED ACRES

This calculation began with determining the number of undeveloped acres located within the Metropolitan Urban Service Area and Rural Growth Centers. This was derived from 2000 land use data (see first bulleted item). Subtracted from this number were (1) wetlands and steep slopes, (2) residential lots of 5 acres or less designated as undeveloped, and (3) 50% of the residential acres in the Developing Communities of 5 to 10 acres. Both the half of the 5 to 10 acres lots and the 10 acres or larger lots included in the undeveloped acres figure may be more difficult to develop, but, over 30 years, they will develop much like the reinvestment and infill now occurring in the central cities and fully developed suburbs. The Council examined all land uses* shown in the 2020 comprehensive plans and then measured residential acres, by city, in the following categories: Single-Family, Townhouse/Multifamily (TH/M-Family), Mixed Use, and Rural Residential.

DENSITY ASSUMPTIONS

The density assumptions vary according to type of residential land use (single-family, townhouse/multifamily, mixed use, rural residential) and geographic area (central cities, fully developed suburbs, Developing Communities, Rural Growth Centers). Existing 2000 and *Regional Development Framework* densities are in the far-right columns in Table B-2. The *Development Framework 2030* densities are based on emerging local growth trends as identified by Council staff working with cities.

2020 PLANNED HOUSING UNIT CAPACITY

Regional 2020 capacity was calculated based on the net amount of undeveloped residential land and the density assumptions shown in Table B-2. Current 2020 plans would accommodate 308,000 housing units on undeveloped land in the MUSA and Rural Growth Centers at an overall density of approximately 4 units per acre.

2030 DEMAND FOR HOUSING UNITS

Table D-1 indicates the 2030 demand for housing units by policy area based on *Regional Development Framework* 2030 forecasts. By 2030, the region needs to accommodate 365,000 housing units on undeveloped land in the MUSA or in Rural Growth Centers. See Table B-1.

Comparison of housing unit capacity and Housing unit demand

For 2020, the region has enough planned residential land to accommodate the new 2020 housing unit forecasts plus an additional 13,000 housing units (see Table B-3).

To accommodate 2030 forecasts, the region needs to plan for 60,000 more housing units than the capacity derived from the 2020 comprehensive plans.

Translating these needs into demand for undeveloped residential land (assuming an overall residential density of 4 units per acre), the region will need to add 15,000 residential acres (60,000 housing units) to the MUSA in the next round of comprehensive plans to maintain a 20-year supply. The region will have time to plan for this growth in the next round of comprehensive plans.

There are approximately 4,600 acres of land identified in the preliminary regional Natural Resource Inventory and Assessment that are currently unprotected, within the MUSA and on land planned for residential development. These areas should be inventoried at a local level to determine the actual amount of important natural resource areas. Once further delineated, then consideration of strategies for protection can best be determined.

If all 4,600 acres were protected, then the region would need to add approximately 5,000 more acres to the MUSA by 2010—resulting in total additional residential acres of 20,000.

The region will also need to provide urban services to additional land for all other uses such as commercial and industrial development (about 40% of the total demand). Therefore, the total future need for additional urban-serviced land is approximately 34,000 acres. There are approximately 670,000 acres in the currently approved 2020 MUSA. The additions needed to get to 2030 represent a 5% increase.

Finally, land designated as Urban Reserve by cities encompasses 44,000 acres that are available in or contiguous to the MUSA and an additional 25,000 outside the MUSA. These 69,000 acres represent as starting point for looking at MUSA for the next round of plans.

**Table B-1
2030 Demand for Housing Units**

Planning Areas	Housing Units	Housing Units on Redeveloped Land	Housing Units on Undeveloped Land	Housing Type	
				Single-Family	TH/M-Family*
Developed Communities					
Minneapolis/St. Paul	47,000	28,000	19,000	4,700	42,300
Fully Developed Area	86,000	46,000	40,000	21,500	64,500
Developing Communities	285,000	5,000	280,000	162,800	122,200
Rural Growth Centers	27,000	1,000	26,000	13,500	13,500
Subtotal	445,000	80,000	365,000	202,500	242,500
20,000	40,000	0	40,000	40,000	0
Total	485,000	80,000	405,000	242,500	242,500

Table Notes

Shaded area shows number of units representing housing reinvestment (that is, those located in the Developed Communities and on redeveloped land in the Developing Communities and Rural Growth Centers).

*Townhouse/Multifamily.

**Table B-2
2020 Planned Housing Unit Capacity in MUSA and Rural Growth Centers**

Central Cities	Acres	Single-Family	Townhouse/ Multifamily	Total Housing Units	Framework Density	2000 Density
Single-Family	572	2,859	-	2,859	5.0	4.8
TH/M-Family	171	-	3,421	3,421	20.0	19.8
Mixed	507	-	12,683	12,683	25.0	
Subtotal	1,250	2,859	16,104	18,963	15.2	
Fully Developed						
Single-Family	3,795	11,069	-	11,069	3.0	2.5
Rural Residential	390	195	0	195	0.5	
TH/M-Family	1,393	-	15,322	15,322	11.0	11.2
Mixed	973	556	12,507	13,063	13.4	
Subtotal	6,551	11,820	27,829	39,649	6.1	
Developing						
Single-Family	39,286	101,879	-	101,879	2.6	2.1
Rural Residential	8,175	4,087	0	4,087	0.5	
TH/M-Family	10,462	-	78,817	78,817	7.5	7.0
Mixed	6,345	13,644	34,271	47,915	7.6	
Subtotal	64,268	119,610	113,088	232,698	3.6	
Rural Growth Centers						
Single-Family	2,332	6,995	-	6,995	3.0	2.4
Rural Residential	374	187	0	187	0.5	
TH/M-Family	222	-	2,002	2,002	9.0	8.8
Mixed	699	1,749	2,624	4,373	6.3	
Subtotal	3,627	8,931	4,626	13,557	3.7	
TOTAL	75,696	143,220	161,647	304,867	4.0	

**Table B-3
Surplus Capacity Planned or Additional Capacity Needed**

	2020 Forecasts	2030 Forecasts
Forecasted Housing Units	350,000	485,000
Less rural housing units	-24,000	-40,000
Less redevelopment	-34,000	-80,000
Housing units to be accommodated on MUSA land	292,000	365,000
Housing unit capacity from 2020 Comprehensive Plans	305,000	305,000
Surplus Capacity Planned (+) or Additional Capacity Needed (-) (in housing units)	+13,000	-60,000
<i>Table Note</i> The approved 2020 plans that communities have submitted to the Council will accommodate 305,000 housing units on MUSA land. The region needs to accommodate 292,000 housing units in the MUSA by 2020. Thus, there is extra land in the 2020 MUSA.		