

Housing Policy & Production Survey

Filling out the annual survey



Date: 4/23/25

Presenter: Maddy Schwartz

HPPS Overview



Survey Purpose

- <u>Livable Communities Act</u> (LCA) statutory requirements
 - Affordable and lifecycle housing opportunity amount (ALHOA)
 - ALHOA needs to be met in current survey (information on previous calendar year) to spend down funds in the following calendar year
 - Housing Action Plan questions
 - Questions need to be completed in current survey (information on previous calendar year) to spend down funds in the following calendar year
- Other benefits of filling out the survey
 - Land Guided for Affordable Housing (LGAH) credit
- Tracking programs, policies, projects

HPPS Overview

Accessing & Completing the Survey

- Creating an account and approval
 - https://hps.metc.state.mn.us/
- Survey tabs and section directions
- Using comments
- Submitting the survey for review
- Approval after survey closes

Housing Policy and Production Survey Home My Surveys FAQs

Register Login

Housing Policy and Production Survey

The Housing Policy and Production Survey captures local efforts in developing and maintaining housing affordable to low- and moderate-income households through a variety of programs and services. Parts of this survey collect annual information required for participation in Livable Communities Grant programs, including:

- Livable Communities Demonstration Account
- Tax Base Revitalization Account
- Local Housing Incentives Account

The data collected is useful for understanding how cities are addressing their housing needs, and drives regional planning decisions that rely on the production of affordable housing. The Council will provide this data in a format so that Cities can see how their efforts and production compare to Cities across the region.

Parts of the Survey

The survey asks about a community's activities in the following categories:

- New affordable or mixed-income housing
- Preservation projects and rehabilitation projects
- Housing policies and ordinances
- Local or County expenditure of Affordable and Life-Cycle Housing Opportunities Amount

My Surveys

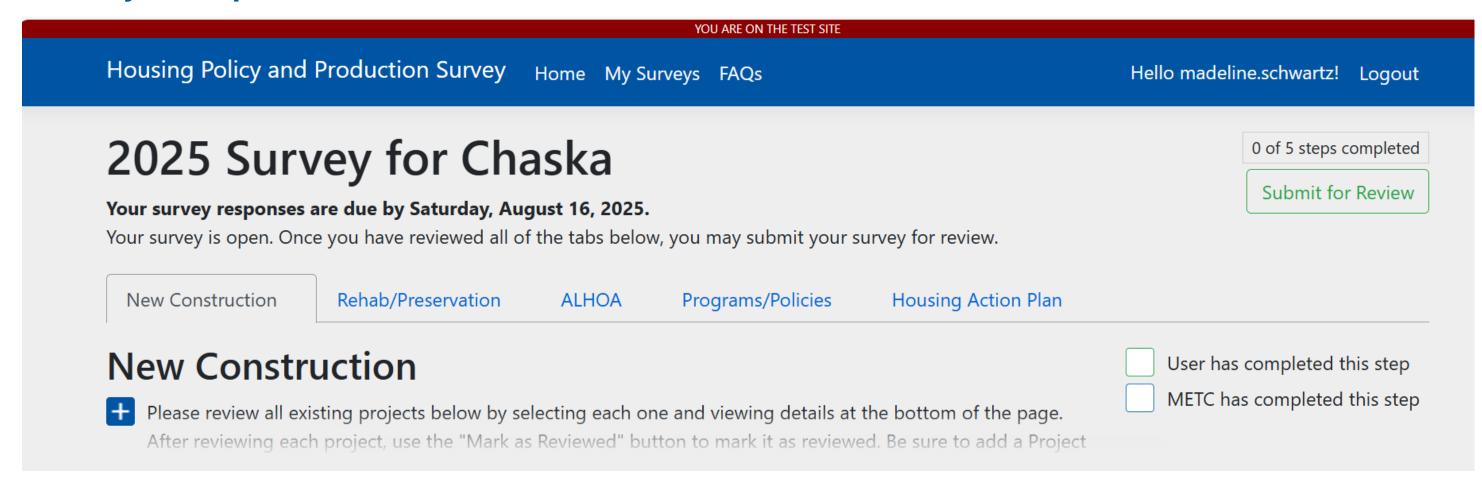
Once you Register or Log In you can view your surveys.



			11	,	
View Survey	2023	Mahtomedi	Approved	n/a	
View Survey	2022	Mahtomedi	Approved	n/a	
View Survey	2021	Mahtomedi	Approved	82.90	NEW 1 unread
View Survey	2020	Mahtomedi	Approved	82.90	

Survey Sections

Survey example:



Survey Sections – New Construction & Rehab/Preservation

Housing Project Tabs

New Construction

- Gathering details on newly constructed affordable units
- Use comments to clarify if there are duplicates or a project needs to be removed
- Follow section directions
 - Define project status categories
 - Provide affordability limits for 2024
 - Other clarifications

Rehab/Preservation

- See category definitions in directions
 - Preservation
 - Affordability extension (no rehab)
 - Affordability creation/Acquisition (no rehab)

Project Detail	Project Name	Address	Year/Status	Tenure	Total Units	Last Updated	User Reviewed	METC Approved	LGAH Approved	
View Edit	West Creek Apartments	401 Hickory Street North	2024 In Construction	Rental	18	4-21-2025 8:53 PM	Yes √	No	-	Î
View Edit	The Carver (formerly Gallery) Apartments	3200 Clover Ridge Drive	2024 Completed	Rental	175	4-21-2025 8:53 PM	missing contributions	No	-	

Location, Y	ear and Tenure	* required fie	elds
Developme	nt Name*		
Address *			
\$→\$\$	Choose the latest funding level your project has reached *		~
	Year the project reached the latest stage of funding (above) *		
⊪→ #	Choose the latest stage of development your project has reached *		~
	Year the project reached the latest stage of development (above) *		
→ ✓	This project been approved locally *		~
Ownership o	or Rental Units *	Ownership	~
Restriction * None, Senior, Dis	ability, Homeless	None Senior Disability High Priority Homeless Units Other	

Affordability		* required field
Affordable units in this project are required to be affordable for a period of at least this many years * Enter zero if there are no affordability requirements Enter 99 if units are required to be affordable in perpetuity		→
	Total units at this affordability level *	Units with required affordability period *
# of Units Affordable at or below 30% of AMI *	0	0
# of Units Affordable between 31% and 50% of AMI $\ensuremath{^{\star}}$	0	0
# of Units Affordable between 51% and 60% of AMI $\ensuremath{^\star}$	0	0
# of Units Affordable between 61% and 80% of AMI $\ensuremath{^{\star}}$	0	0
# of Units Affordable between 81% and 115% of AMI (owner-occupied only) *	0	0
# of Market Rate Units (non-income restricted) *	0	

es, Contributions and Cost		* required fields
alue of Reduced or Waived Fees*		0
otes for Reduced or Waived Fees		<i>h</i>
otal Development Cost (TDC) *		0
Pirect Local Financial Contributions * nter zero if there were no contributions		
TIF * ax Increment Financing		
Housing Revenue Bond *		
CDBG * community Development Block Grant		
Affordable Housing Trust Fund *		
Other Local Contributions * Other non-specified contributions		
Vere city LAHA funds used?	LAHA funds were used	
Notes for other Local contributions		
irect County Financial Contributions * nter zero if there were no contributions		
County Contributions * DBG, HOME, Levy, County-allocated LAHA funds, AHA, other	300000	
lotes for other County contribution	County Levy	
rirect Region Financial Contributions *		
Vere Livable Communities Act (LCA) unds used?	LCA funds were used	
Notes for other Region contribution	s	
rirect Other Financial Contributions * HTC, Housing Infrastructure Bonds, FHLB, Philiter zero if there were no contributions	anthropy, other sources)	
lotes for other contributions		
ould this project be ready to start of have local approval and other funding sources be		state funding

New Construction Details

Project Tools
Allowed alternative construction methods
Created a Tax Increment Finance (TIF) District
Density approved at original developer request
Density bonus or density transfer granted
Floor Area Ratio (FAR) Waiver or Increase
Inclusionary Housing requirement applied
Increased Building Height Flexibility
Land clean-up and/or Site Assembly
Public Land Dedication or Write-Down
Parking variances granted
Private Street Allowances
Reduction in Lot Sizes/Widths
Reduction in street width, right-of-way or surfacing widths
Setback reductions
Sewer or Water service line size reduction
Soil correction variance
Special or Conditional use permits granted
Tax Abatement, Reduction, or Credit
Other (please describe below)
Notes for Other Tools:

Survey Sections – Rehab/Preservation

Rehab & Preservation Section Definitions

Preservation: The substantial rehabilitation of a property which improves the physical asset (Building improvements, repairs, renovations, system replacements, and other rehabilitation) **AND** requires that the property guarantee rent and income restrictions through an affordability program or term. This can include acquisition of a property if the property also meets the substantial rehabilitation requirements and requires restriction of rent and/or incomes over an affordability term.

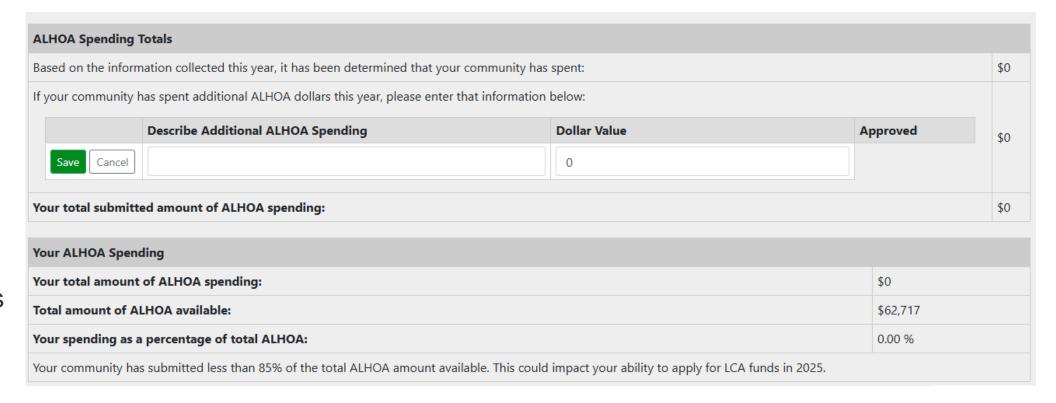
Affordability extension (no rehabilitation): The preservation of participation for a property to restrict rent and income limits of which a previous affordability term was ending. This includes a unit affordability program or term **without** substantial rehabilitation. This can include the preservation of a federal subsidy, an extension of 4d housing designation, or the use of another mechanism ensuring the extension of affordability.

Affordability creation /Acquisition (no rehabilitation): The addition of a property to require unit restrictions on rent and incomes over a set affordability term **without** substantial rehabilitation. This can include acquisition of units placed into a land trust, acquisition of units that add to the public housing stock, and the creation of 4d housing designation to a unit that was not previously affordable.

Survey Sections - ALHOA

Affordable and lifecycle housing opportunity amount (ALHOA)

- Gathering details on eligible ALHOA spending
- ALHOA background
- LCA requirement <u>Sec.</u>
 473.254 MN Statutes
- Eligible expenses
- Where to find ALHOA amounts



Survey Sections – ALHOA

Example: ALHOA met through County Levy

ALHOA Spending Totals		
ased on the information collected this year, it has been determined that your community has spent:		\$179,835
f your community has spent additional ALHOA dollars this year, please enter that information below: Add ALHOA Spending		\$0
our total submitted amount of ALHOA spending:		\$179,835
our ALHOA Spending		
our total amount of ALHOA spending:	\$179,835	
otal amount of ALHOA available:	\$135,847	
Your spending as a percentage of total ALHOA:		

Survey Sections - ALHOA



Examples of eligible ALHOA activities include spending that creates affordable housing opportunities for renters with incomes at 60% AMI or less or homeowners with incomes at 80% AMI or less:

- Affordable housing development
- Staff time spent producing plans that support affordable housing, for instance, station area plans
- Write downs of public land for the creation of new affordable housing
- Permit fee waivers or tax abatement for affordable housing developments
- Annual lost tax increment due to the creation of new affordable housing via tax increment financing
- First-time or first-generation homebuyer programs for low-income homeowners
- Staff-time spent on public meetings related to new affordable housing development
- Staff time or consultant fees developing policies that create affordable housing opportunities, for instance, inclusionary housing policies
- Local HRA or EDA revenues used to create affordable housing opportunities

Metropolitan Council

Survey Sections – Program/Policies

Programs

- Restructured how we ask about existing housing programs
- Can add to this list
- Open to feedback on this list!

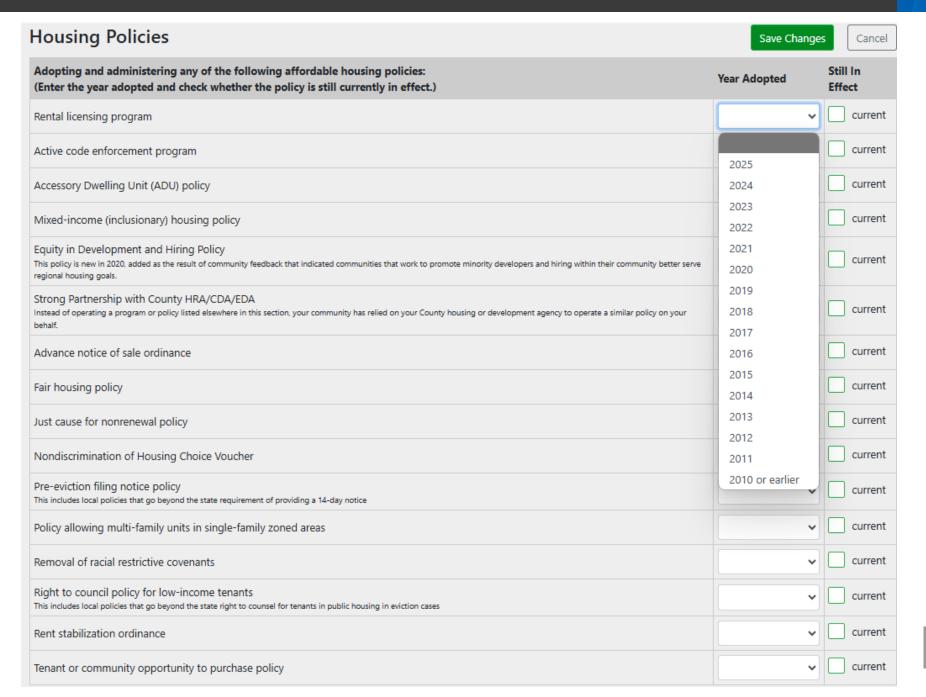
Households Served by Homeownership Programs (locally funded and staffed or locally funded and administered by a non-profit organization)	Households Served
Households served solely under city homeownership programs, including: Single family rehabilitation loan and community fix-up programs Foreclosure prevention, down payment assistance programs or homebuyer education	
Households served under county homeownership programs, including: • Minnesota Housing single family rehabilitation loan, emergency loan, and/or community fix-up programs • Foreclosure prevention, down payment assistance programs or homebuyer education	0
Total owner-occupied households served in the past 12 months by city and county programs	0

Household Assistance						
Household Assistance Community Programs (indicate if any of these specific programs are in place locally and whether they are funded and/or operated by your city or township)						
Exists in City/Township	Funded by City/Township	Operated or Administered by City/Township	Program			
Exists	Funded	Operated/Administered	Down Payment Assistance program for low-income homebuyers			
Exists	Funded	Operated/Administered	First time homebuyer assistance Someone hasn't owned a home for a specific period of time.			
Exists	Funded	Operated/Administered	Foreclosure prevention programs			
Exists	Funded	Operated/Administered	Local rental assistance program			
Exists	Funded	Operated/Administered	Low-interest rehab program			
Exists	Funded	Operated/Administered	First Generation homebuyer assistance Someone's parents or legal guardians haven't owned a home.			
Exists	Funded	Operated/Administered	Homeowner rehabilitation program			
Exists	Funded	Operated/Administered	Rental rehabilitation program			
Exists	Funded	Operated/Administered	Energy efficiency program			
Exists	Funded	Operated/Administered	School-based housing assistance program/partnership			
Exists	Funded	Operated/Administered	Emergency shelter program temporary emergency shelter, motel vouchers, Rapid Re-Housing program			
Household Assistance Development Programs (indicate if any of these specific development programs are in place locally)						
Exists in City/Township		Program				
Exists		4(d) Tax Incentive Program				
Exists		Affordable Housing Trust Fund				
Exists		Partnership with a Community Land Trust program				
Exists		Fee waiver/reduction program for affordable units				

Survey Sections – Program/Policies

Policies

- More specific
- Additional policies added
- Learning more about which communities are using these policies
- Can add policies not on list
- Open to feedback on this list!



Survey Sections – Housing Action Plan

Housing Action Plan: 2025 Narrative Questions

What actions did your community take to meet your locally identified housing goals and your adopted affordable/lifecycle housing goals in 2023? *

Use the Edit Section button to enter text here.

What are your current and upcoming plans in the next 3 years to meet your locally identified housing goals and your adopted affordable/lifecycle housing goals in 2023?

Use the Edit Section button to enter text here.

How do your upcoming plans promote equitable housing outcomes for historically marginalized groups* in our region? * (*for example, BIPOC, people with disabilities, and recent immigrant populations)

Use the Edit Section button to enter text here.

How did your city use LAHA funds in 2024, and what are your city's upcoming plans for LAHA?

Use the Edit Section button to enter text here.

What barriers have made it difficult to meet your locally identified housing goals and your adopted affordable/lifecycle housing goals in 2023?

Use the Edit Section button to enter text here.

What assistance would help your community overcome these barriers identified in the previous question? (It does not need to be assistance from the Met Council.)

Use the Edit Section button to enter text here.

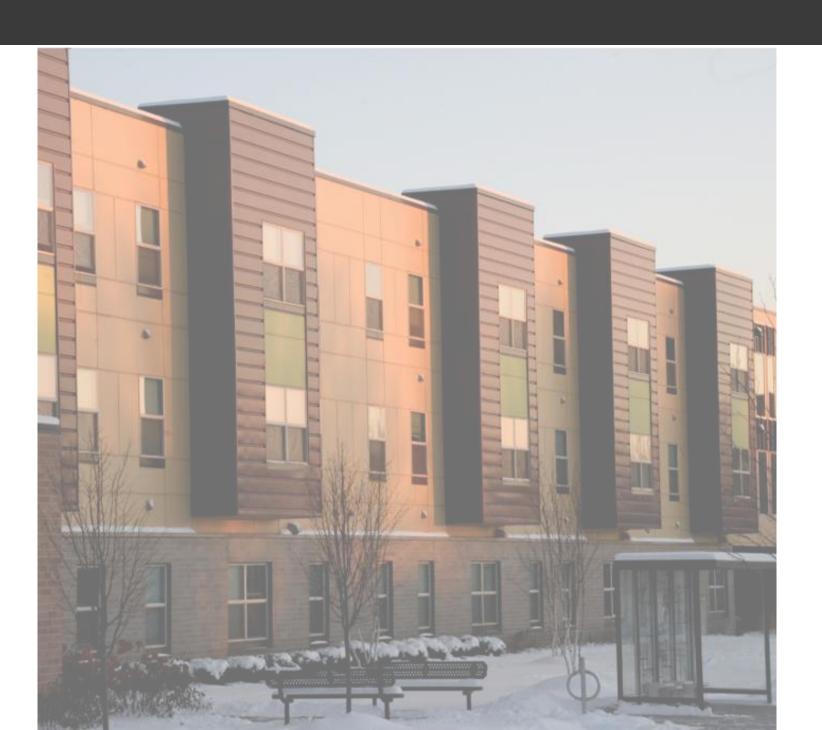
If your city/development authority received LCA grants (LCDA, LHIA, TOD, TBRA, etc.) in the past from the Metropolitan Council and deployed them as loans, have you received any principal or interest repayments this year, or not previously reported? Have any loans made with previous LCA grants been fully or partially forgiven?*

(Reporting on recent changes for loans made with LCA grant funds, for LCA Grantees only)

2025 Survey

Survey Changes

- Simplifying policies and programs section
- Housing Action Plan questions (narrative section)
 - Grants deployed as loans
- Clarifications to preservation/rehab page project categories
 - Land trust units
- Future reporting interactives



2025 Survey



Upcoming Communications

- Survey should open in May date TBD
- Look for email on HPPS information
- If you need to update the staff contact (add or remove survey contact), please email <u>madeline.schwartz@metc.state.mn.us</u>
- We may not have a current contact in the survey if it hasn't been filled out in recent years

Accessing the Survey: https://hps.metc.state.mn.us/

Questions?

