Planning for the Region’s Affordable Housing Needs

The 2008 Comprehensive Plan Updates

CURA Housing Forum November 20, 2009
Statutory Requirements

MN Statute 473.859 – The Metropolitan Land Use Planning Act of 1976

Local Plans shall include a housing element including plans and programs to provide:

• Adequate opportunities for local and regional needs

• Land use planning to promote the availability of land for the development of low and moderate income housing
• The Metropolitan Council must prepare and adopt guidelines and procedures to help local units of government accomplish the provisions of MLUPA.

• MLUPA requires that comp plans include an implementation section. Foremost among implementation efforts is the guiding of land for the development of housing to meet the share of regional need.
Determining Affordable Housing Needs 2011-2020

• Follow a logical approach that is consistent with other approaches across the country.
• Keep the approach simple.
• Consider factors with strong underlying data.
• Build from prior, widely-accepted research on affordable housing need in the Twin Cities.
• Ensure transparency to all stakeholders.
Determining Affordable Housing Needs 2011-2020

- Employed methodology to determine the total regional affordable housing need consistent with that used for *The Next Decade of Housing in Minnesota* report completed in 2003
Determining Affordable Housing Needs 2011-2020

Factors used to allocate each community’s share of the regional housing need

- Forecasted household growth
- Local low-wage jobs/low wage workers
- Existing affordable housing
- Level of transit service
Preparing for the Plan Updates

- Technical assistance to explain Update expectations
  - Preparation of the Local Planning Handbook
  - On-course training for local planners
  - Workshop / question and answer sessions with Metro Cities communities
  - Sector Representative one-on-one assistance and dialogue with local government staff

Review of draft Plan Updates from late 2007 to mid 2008
Planning to Address the Affordable Housing Needs 2011-2020

Local share of the total regional need for additional affordable housing units reflected in plan updates.

- Acknowledge in housing policies and objectives
- Guide sufficient land to provide opportunities to accommodate
- Identify in implementation section programs, fiscal devices and official controls to advance opportunities
Housing Implementation Program

Identify tools available to implement local housing goals and policies

- Identify programs and resources to facilitate affordable homeownership or rent, home improvement and preservation.
  - Local
  - County
  - Regional
  - State
  - Federal
Housing Implementation Program

Identify fiscal tools to achieve housing goals

• Local housing revenue bonds
• CDBG funds
• Tax increment financing
• Low-income housing tax credits
• Waivers/reductions of local fees/charges
• Others
Housing Implementation Program

Identify official controls and land use regulations to advance local housing objectives.

- Guide sufficient land at medium and high densities to facilitate opportunity for affordability
- Provide density bonuses and regulatory flexibilities that can facilitate affordability
Plan Updates Results to Date

- Local planners are acknowledging their share of regional affordable housing need
- Communities are guiding sufficient land at densities that can facilitate affordable housing development
- Implementation programs are identifying at varying degrees of comprehensiveness programs, fiscal devices and official controls to advance affordable opportunities
Planning for the Region’s Affordable Housing Needs

The 2008 Comprehensive Plan Updates