

C Community Development Committee

Meeting date: March 5, 2012

ADVISORY INFORMATION

Date:	February 28, 2012
Subject:	Housing Policy Plan – Background and Initial Steps
District(s), Member(s):	All
Policy/Legal Reference:	None
Staff Prepared/Presented:	Katie Hatt, Housing Policy Analyst, 651-602-1555 Beth Reetz, Director, Housing and Livable Communities, 651-602-1060
Division/Department:	Community Development, Housing & Livable Communities

Proposed Action

None. Information only.

Overview

The Metropolitan Council is beginning work to develop its first regional housing policy plan in nearly 30 years. Staff is interested in initiating a conversation with the Community Development Committee to seek input about goals, objectives and process.

The Metropolitan Council's first housing policy plan was adopted in 1971. Subsequent plans were adopted in 1977 and 1985 and were included as chapters in the Council's Regional Development Guides. The Council adopted a position paper, "Housing Policy for the 1990's" in 1994.

In the 2030 Regional Development Framework (adopted in 2004), one of the four policies outlined states the Council will "encourage expanded choices in housing location and types, and improved access to jobs and opportunities." The issue of residential development patterns and their connections to employment opportunities will have a strong influence in the development of the 2040 Regional Development Framework, and work on the housing policy plan will be closely coordinated with the Regional Development Framework process.

The Council's renewed commitment to creating a housing policy plan is grounded in the legislative directive that it should prepare and adopt a comprehensive development guide for the region that should recognize and encompass its physical, social and economic needs. This effort further aligns with requirements set forth in the Metropolitan Land Use Planning Act as the timing of this process will ensure that the policy plan is a key resource to local communities as they develop their next round of local comprehensive plans later this decade.

The housing policy plan will be developed with the advice and involvement of many partners who bring a wide range of expertise and perspectives to housing issues. Opportunities and challenges we will considered in developing policies and action steps.

The Committee's guidance is requested as this work is undertaken. The Committee's insights on the following will be important to shape the approach:

- What do we want the housing policy plan to accomplish?
- What questions are we seeking to answer?

- As we develop a “learning agenda”, what information will be helpful to frame housing issues and understand points of view?
- Who are key voices and perspectives we should involve in the process?



Regional Housing Policy Plan: Background and Initial Steps

Presentation to the Community Development Committee

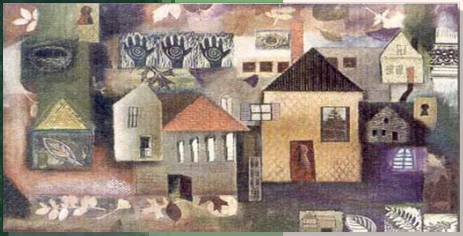
Katie Hatt & Beth Reetz

March 5, 2012



Metropolitan Land Use Planning Act

- ▶ State law directs the Council to prepare “a comprehensive development Guide for the Metropolitan Area.”
- ▶ The Housing Policy Plan will guide decisions of the Council regarding affordable housing and identify the region’s major housing issues from a regional, long-range planning perspective.



Metropolitan Land Use Planning Act: MN Statutes 473.859 Subd. 2 (c)

“A land use plan shall also include a housing element containing standards, plans and programs for providing adequate housing opportunities to meet existing and projected local and regional housing needs, including but not limited to the use of official controls and land use planning to promote the availability of land for the development of low and moderate income housing.”



A look back at previous Council housing policy initiatives

- ▶ First housing policy plan was created in 1971.
- ▶ Subsequent plans were adopted in 1977 and 1985 and were included as chapters in the Metro Development Guides.
- ▶ Revisions were underway for an update to the 1985 plan in early 1990's; paused at Council direction.
- ▶ The Council adopted a position paper, "Housing Policy for the 1990's" in 1994; not included in Metro Development Guide.



1971 Plan: Three Components

- Long-Range Policies: 29 policies
 - Housing Finance
 - Other Cost Factors (Zoning, Codes, Property Taxes)
 - Government Organization
 - Diversity of Housing Choice
 - Coordinated Residential Development
 - Security of Occupancy
- System Plan
- Program: Long-Range Goals & Short Range Objectives



1977 Policy Plan (Housing Chapter of the Metropolitan Development Guide)


- ▶ Two goals:
 - ▶ Increase supply of housing in all price points and promote greater diversity of locational choice
 - ▶ Maintain and improve existing housing stock and stimulate revitalization of center cities and older redeveloped areas



1977 Policy Plan (Housing Chapter of the Metropolitan Development Guide)

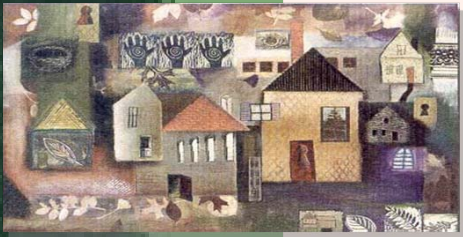
- ▶ Objectives (1975-1985)
 - ▶ Construct 220,000 units
 - ▶ Provide 99,850 subsidized housing units
 - ▶ Rehabilitate 179,000 units





1977 Policy Plan: 80 policies covering:

Housing costs • Subsidies • Municipal and Metropolitan Actions • Residential Development Coordinated with Services and Facilities • Alternative Housing Types and Ownership Options • Housing and the Environment • Security and Safety • Energy Conservation • Housing Maintenance and Neighborhood Preservation • Revitalization of Fully Developed Areas • Equal Opportunity • Citizen Participation • Relocation • Landlord / Tenant Relocations and Consumer Protection



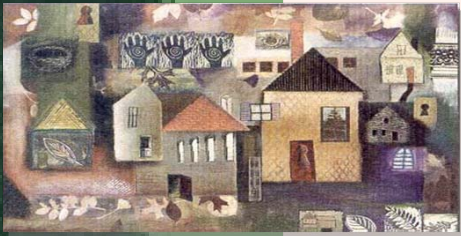
1977 Policy Plan: additional components

- ▶ Present and Future Housing Needs & Housing Allocation Plans
 - ▶ New construction, subsidized and rehab units
- ▶ Implementation Program
 - ▶ Recommended roles and responsibilities for the Council, State, Cities, Developers & Builders
- ▶ Housing Review Guidelines
 - ▶ Housing Plan Review
 - ▶ Guidelines for Priority Funding for Housing Performance



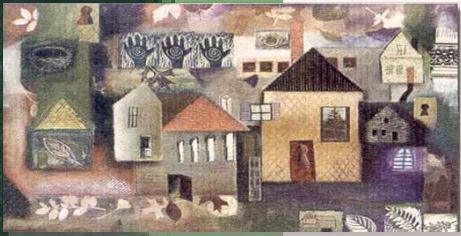
1985 Policy Plan identified 7 major needs:

- ▶ Insufficient affordable housing for people with low, or even moderate incomes
- ▶ There aren't enough smaller, attached housing units for people whose lifestyles are changing
- ▶ More housing is needed for people who are physically disabled, elderly or have other special needs
- ▶ More housing for people of all income levels should be available throughout the region



1985 Policy Plan identified 7 major needs:

- ▶ The region's existing housing stock should be maintained or rehabilitated
- ▶ Energy improvement programs are needed to make the housing stock more energy efficient
- ▶ Governmental responsibilities for housing should be more clearly defined



1985 Policy Plan: 44 Policies

Housing Affordability • Lifecycle Housing

Special Housing Needs • Housing Location

Maintenance, Redevelopment & Neighborhood Preservation

Energy Conservation • Government Roles & Responsibilities

Also - section on “Ideas for Future Legislation”



Why Do We Need A Regional Housing Policy Plan Now?

- ▶ Need for a repository of information and collaboratively developed and widely supported regional policy on housing
- ▶ Economic competitiveness
- ▶ Imminent demographic changes, including aging baby boomers, increasingly diverse populations, millennials
- ▶ Opportunity to address connecting housing choices and policies to transit system buildout and employment centers



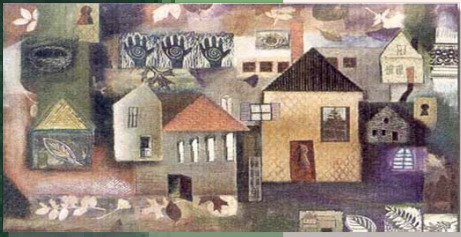
Looking forward: what are potential objectives for the new policy plan?

- ▶ Discuss opportunities and challenges in the 21st century housing market
- ▶ Inspire great outcomes from local communities as they plan for current and future housing needs
- ▶ Aid the Council in formulating legislative recommendations
- ▶ Provide guidance to local governments, developers & investors
- ▶ Provide guidance for the Council and other policy makers for allocating resources



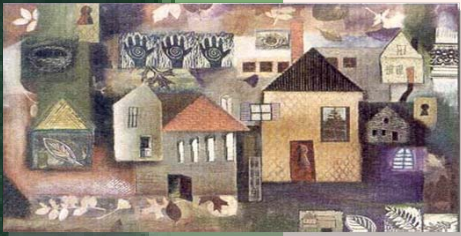
Planning Partners with the Council will include:

- ▶ Local and state government
- ▶ Affordable housing advocates
- ▶ Developers & investors
- ▶ Philanthropic community
- ▶ Business leaders



Initial Outreach & Information Gathering

- ▶ Meetings with key stakeholders (ongoing) at the Council and throughout the region
- ▶ Reviews of past plans and other resources
- ▶ Research on work in other regions
- ▶ Scan of related projects and initiatives in our region



Initial Outreach & Information Gathering

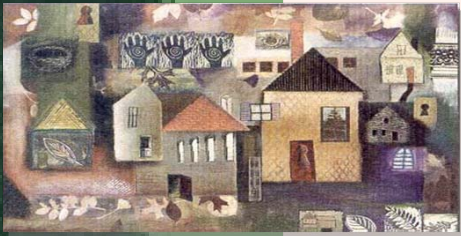
- ▶ Connecting to Regional Development Framework and Fair Housing Equity Assessment efforts
- ▶ Developing outreach goals and timeline
- ▶ Planning for “Regional Convening” on Housing





Next Steps (1Q & 2Q 2012)

- ▶ Convene housing advisors team
- ▶ Conversations with Community Development Committee about vision and process
- ▶ Develop outreach plan in coordination with 2040 Framework & FHEA teams
- ▶ Develop learning agenda for process and participants and discuss opportunities to share information about process.



Questions & Discussion for Today:

- ▶ What do we want the housing policy plan to accomplish?
- ▶ What questions should we be asking?
- ▶ As we develop a “learning agenda”, what information will be helpful to frame housing issues and understand points of view?
- ▶ Who are key voices and perspectives we should involve in the process?

