

HJN Conference December 2015

More Housing / More Choice:

Laying the Groundwork with Regional Housing Planning

Tim Thompson
President / Senior Attorney
Housing Justice Center
www.hjcmn.org



Why should Housing Lawyers care about Regional Development Planning?

Planning

is the first step to more effective regional and local housing policies, which leads to...

More
affordable units
produced...



...with more of
them in
high opportunity
locations

HUD's
AFH
Rule

The Minnesota Experience with Regional Housing Policy Advocacy

Do More!



Advocates

Metropolitan Council

- Oversees local government housing planning
- Dispenses economic development, housing, and transportation grants
- Runs Section 8 HCV program

Leave us alone!



Suburbs

Twin Cities Region: The Challenges

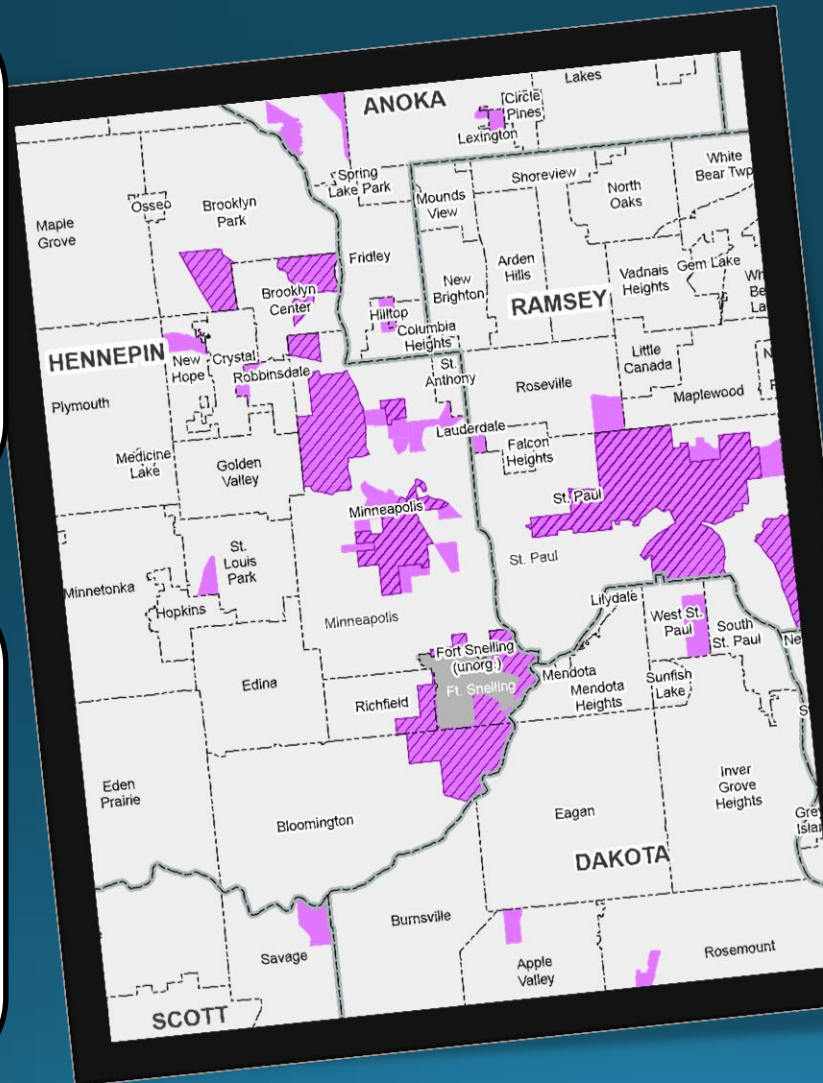
New affordable units
needed/year: 5,000.

New affordable units
produced/year: 1,000.

Success in meeting housing
goals:

Mpls & St. Paul:
111% goals met

Suburbs:
48% goals met



Rapidly expanding Racially
Concentrated Areas of
Poverty (RCAPS)

Among the largest racial
disparities in the nation for:

- Home ownership
- Employment
- School graduation rates

Met Council and Comprehensive Planning

- Cities obligated to plan for their share of the local and regional need for affordable housing – Minn Stat 473.859
 - ✓ Set aside land for their share of units
 - ✓ Implementation plan to produce their share of units

MAKING PLANNING REAL

- Met Council commitment to rigorous review of plans
- Follow through on plan commitments over the decade

Getting the Attention of Cities: Met Council Funding Leverage



What Makes an Effective Local Government Affordable Housing Plan

- No exclusionary practices
- Seek out affordable housing proposals
- Support appropriate density
- Local financial assistance (TIF, fee waivers)
- Regulatory relief (parking)
- Inclusionary Housing where appropriate

View full report online:
"Best Practices to Reduce the Cost of Affordable Housing"
http://hjcmn.org/_docs/reducing_costs.pdf

Minnesota Experience with Inclusionary Housing



Image:
AeonMN

- Authorized by Minn Stat. 462.358 subd.11~ should trump anti-rent control statute
- Handful of suburbs have used informal forms of IH
- Two inner city suburbs recently adopted IH; Mpls considering.
- How far can cities go with affordability requirements and still allow the developer a reasonable profit? See Cornerstone Partnership's "Inclusionary Calculator" at:
<http://www.affordableownership.org/inclusionary-housing/inclusionary-housing-calculator-tool/welcome/>

For further information, please contact:

Housing Justice Center

570 Asbury Street, Suite 104
Saint Paul, MN 55104

Web: www.hjcmn.org

Phone: 651-642-0102

Tim Thompson

President / Senior Attorney
tthompson@hjcmn.org