



AFFORDABLE HOUSING

City of Minneapolis

Community Planning and
Economic Development

Overview:

Affordable Housing Goals

Unified Housing Policy Directives:

- development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth
- twenty percent (20%) of the units of each City assisted housing project of ten or more units will be affordable to households earning 50% or less of the MMI
- coordinated housing and economic development strategy on corridors that can benefit from and support increased housing density - housing opportunities in proximity to jobs and transit
- affordable and mixed-income senior rental housing
- preservation and stabilization of federally (HUD) subsidized rental housing
- affordable permanent supportive housing
- housing needs of the homeless

City Goals

- City establishes three-year affordable (<50% MMI) production/preservation goals as benchmarks for annual affordable housing report
- 2000 – 2002: 2,110 units (actual production: 1,621 units - goal not achieved)
- 2003 – 2005: 2,100 units (actual production: 2,470 units - goal exceeded)
- 2006 - 2008: 1,970 units

Housing Counts

- **HousingLink and Family Housing Fund Production Report:**
- 2002: 1,010 units <60% MMI
- 2003: 1,451 units <60% MMI
- 2004: 1,038 units <60% MMI
- 2005: 915 units <60% MMI

(approx. half new production, half preservation)

City Funding Priorities

(City Policy Directives)

- Mixed-Income Housing
- Deconcentration, Locational Choice
- Large Family (3+ BR) Housing
- Homeless
- Senior/Elderly
- <30% MMI
- Density
- Long-Term Affordability
- Removal of Blight

Resources

- Affordable Housing Trust Fund (CDBG, HOME, ESG, local funds)
- Affordable Ownership Housing Program
- Low Income Housing Tax Credits
- Housing Revenue Bonds
- Tax Increment Financing
- Corridor Programs
- Northside Home Fund
- Neighborhood Revitalization Program (NRP)
- Empowerment Zone (EZ)
- Mortgage and home improvement loan programs
- Foreclosure prevention program
- Public Housing resources
- Homeownership Works (HOW) Program
- Zoning – bonuses for density and affordability

Strategic Direction

Minneapolis is responding to:

- Projected population growth
- Neighborhood resistance to density & affordability
- Corridor disinvestment
- Transit developments – Hiawatha, BRT
- Need to address the housing continuum
- Changing housing markets - foreclosures

Corridor Housing Strategies

Comprehensive, coordinated approach:

- Site Assembly – Higher Density Corridor Acquisition Program
- Alignment of City Resources – Funding priority for Corridor Housing developments under City housing programs
- Community Outreach & Education – Corridor Housing Initiative

Corridor Housing Principles

- **Affordable housing** needs to connect to **transit** and **jobs**.
- Minneapolis strives to create **compact, walkable communities** consistent with Smart Growth and TOD principles.
- Corridors are Minneapolis' "**Main Streets**," reflecting the City's historic street car routes.
- Corridors are the physical **pathways** linking home, work, shopping, schools and parks.
- High quality **design** can integrate increased density into the existing neighborhood fabric.

Corridor Developments



East Bank Village
Hennepin Ave Corridor



Many Rivers East
Franklin Ave Corridor



West River Commons
Lake Street Corridor



East Phillips Commons
Bloomington Ave Corridor

Homeless Strategies

“Heading Home Hennepin – The Ten Year Plan to End Homelessness in Minneapolis and Hennepin County” Recommendations:

- Prevent homelessness
- Provide coordinated outreach
- Develop housing opportunities
- Improve service delivery
- Build capacity for self-support
- Implement systems improvements

Market Building Strategy

- New initiative in 2007 budget to broaden the range of housing options, and the mix of incomes, in areas of concentrated poverty – often where market rents/sales prices are no higher than the affordable levels
- Strategic, mixed-income multifamily housing developments

Northside Home Fund

- Key Components
 - Partnership
 - Community Advisor Organizations
 - Resource Partner Organizations
 - City of Minneapolis – Intradepartmental Coordination
 - City/Neighborhood Cooperation
- Northside Home Fund – Pilot Project Fund
 - Cluster Concept

Northside Home Fund Cont.

- NHF Pilot Project Fund
 - Purpose- “Last Resort” non-voluntary acquisition of boarded and vacant (249) properties for redevelopment and sale to owner-occupants
 - Cluster Concept- Scope
 - **Cluster**- small geographic area including the 249 property and surrounding properties
 - **Cluster Action Plan**- Neighborhood/Developer partnership to redevelop the 249 property/properties promptly while also leveraging addition investment and enforcement tools needed to improve the surrounding properties

Metropolitan Council Report

- “Determining Affordable Housing Need in the Twin Cities 2011-2020” issued July 2006 includes specific allocations by city/township
- 4,088 New affordable (<60% MMI) units needed in Minneapolis 2011-2020
- = 409 units per year

Comprehensive Plan Update

Housing Policies will include:

- Housing growth – increased supply
- Support for “Heading Home Hennepin”
- Locational diversity, socioeconomic sustainability
- Housing opportunities along the entire housing continuum
- Increased production in areas well connected to transit and other amenities
- Maintenance of the quality and character of the City’s housing stock
- Increased livability – removal of blight