

# Metropolitan Council's Roles in Housing

January 21, 2021

Presentation to the Housing Committee  
Minnesota House





# Overview of today's presentation

1. The 2040 Housing Policy Plan & Local Comprehensive Plans
2. Livable Communities Act funding
3. Housing and Redevelopment Authority





# Public roles in the Housing Ecosystem

## Policy

## Funding

Fair Housing Act

Federal Government

Community Development Block Grant  
Low Income Housing Tax Credit  
Housing Choice Vouchers

Grants powers and limits authorities  
(e.g., Land Planning Act, prohibition on  
rent control, etc.)

State Government

Minnesota Housing:  
Challenge Program  
Housing Trust Fund

Comprehensive Plan Review  
(Metropolitan Land Planning Act)

Metropolitan Council

Livable Communities Act funds

Consolidated Plan

Counties

Community Development Agencies  
HRA Levies  
Housing Bonds

Land Use and Zoning  
HRA / EDA Powers  
Other local ordinances

Cities

Tax Increment Financing  
HRA / EDA Levies  
Local Housing Bonds





# The Council's roles in housing

- Defining local government shares of the regional need for low- and moderate-income housing
- Reviewing local comprehensive plans to ensure that communities are planning an adequate supply of land
- Funding housing development through the Livable Communities Act programs
- Providing rental assistance to low-income households
- Providing incentives for housing performance
- Providing technical assistance, data, and support to local governments

*The Moline, a market-rate housing, benefited from a Livable Communities Demonstration Account to the City of Hopkins to develop The Artery.*

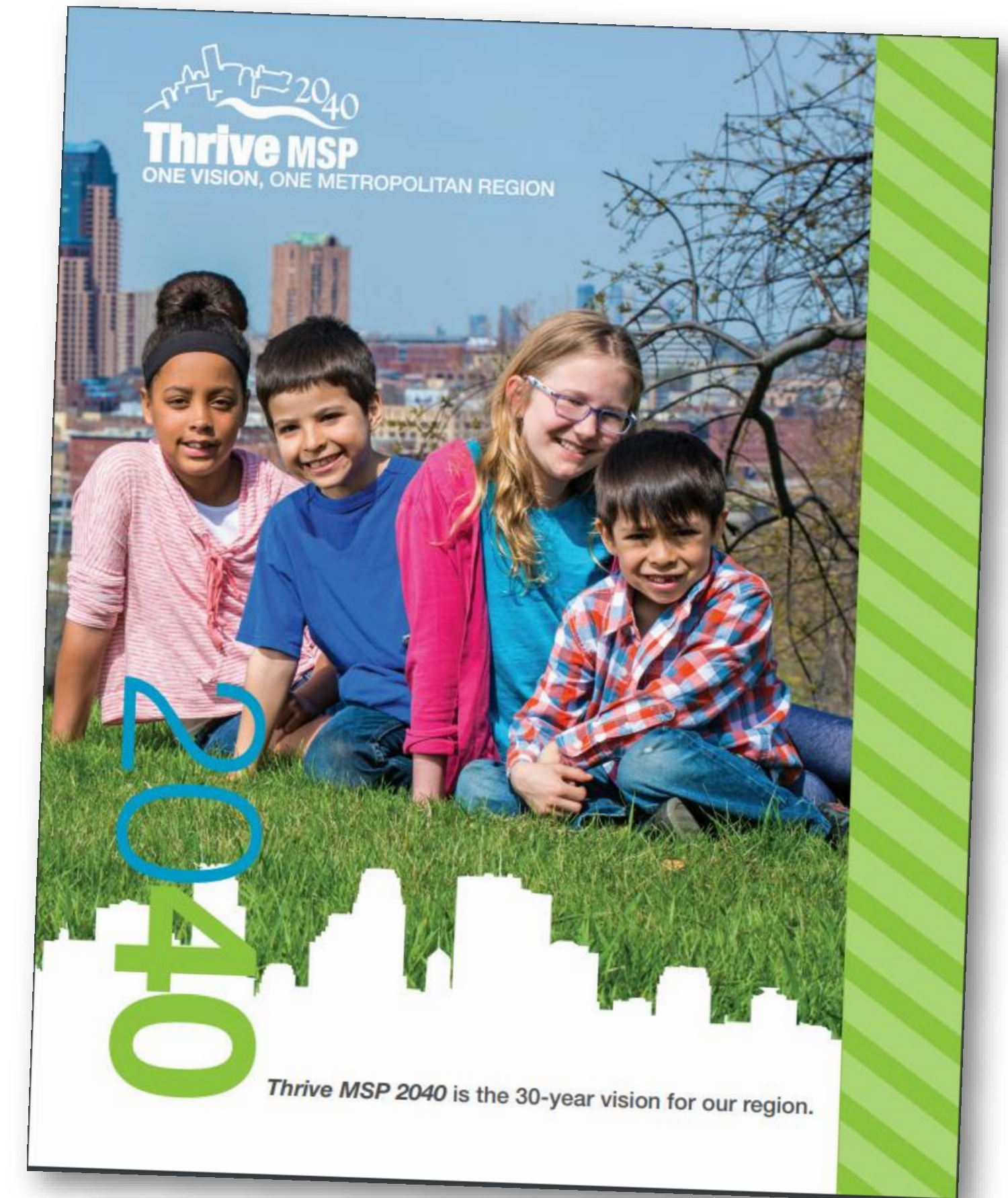




# What is *Thrive MSP 2040*?

“The Metropolitan Council shall prepare and adopt, after appropriate study and such public hearings as may be necessary, a **comprehensive development guide** for the metropolitan area...”

(Minn. Stat. 473.145)







# HOUSING POLICY PLAN

Adopted December 2014

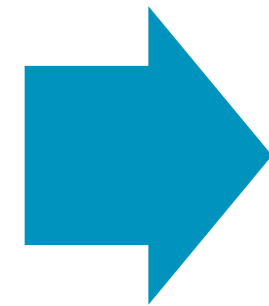


*Create housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.*

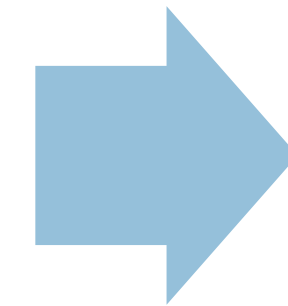


# What do the housing elements of comprehensive plans include?

Provide "adequate housing opportunities to meet **existing and projected** local and regional housing needs."



Utilize "land use planning to promote the availability of land for the development of low- and moderate-income housing"



Identify tools "to **implement land use plan housing elements** that will ...meet the local unit's share of the metropolitan area need for low- and moderate-income housing."



# Metropolitan Livable Communities Act programs

- Voluntary, incentive-based approach for communities created by state statute in 1995 to fund cities to:
  - Create & preserve living wage jobs
  - Create incentives for a full range of housing opportunities
  - Create opportunities for affordable housing
  - Create incentives for compact & efficient development
- \$24.5 million made available in 2020



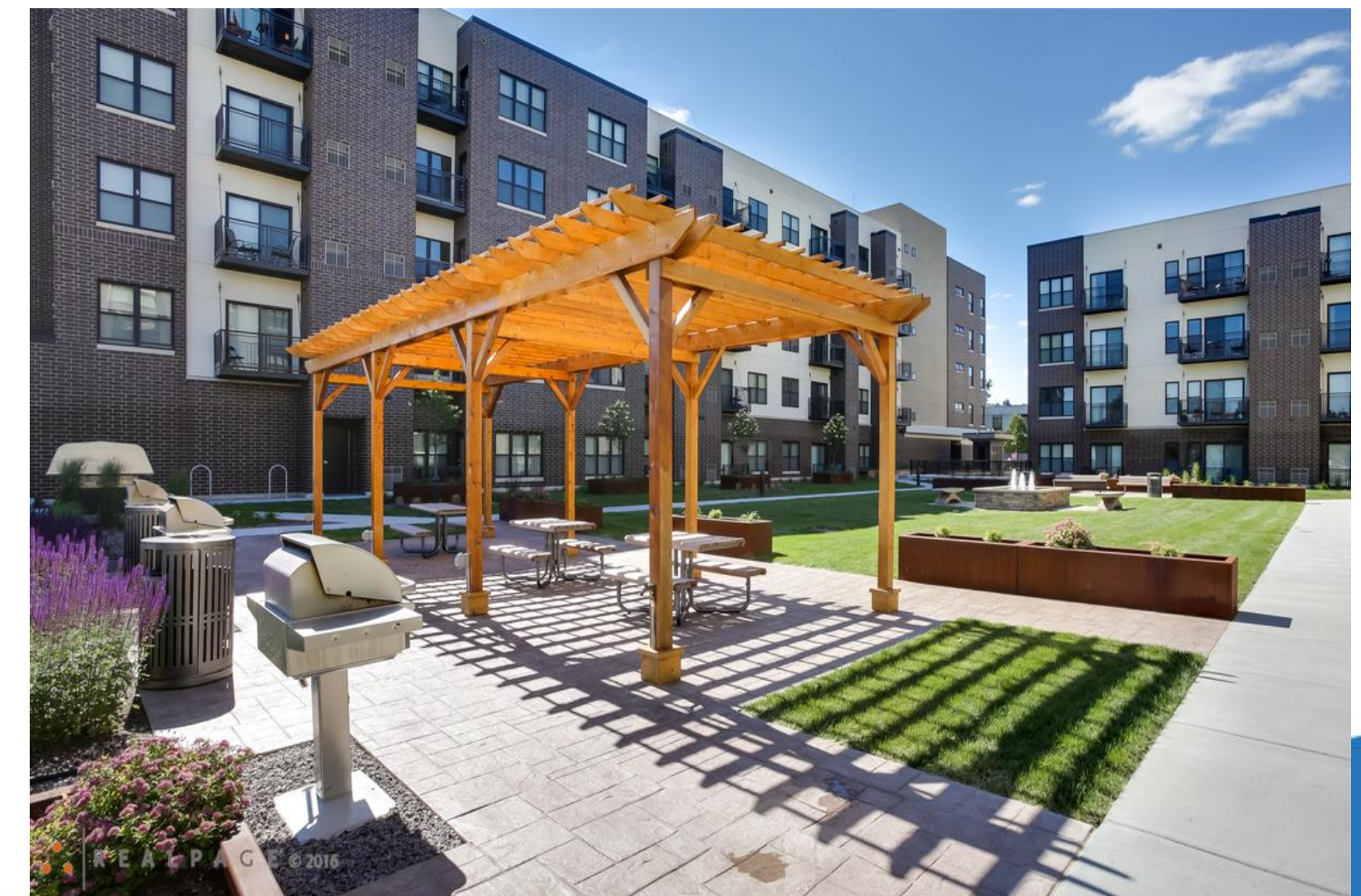
*Heart of the City, Burnsville*



# Program Results, 1996-2019

Since 1996, the Council has:

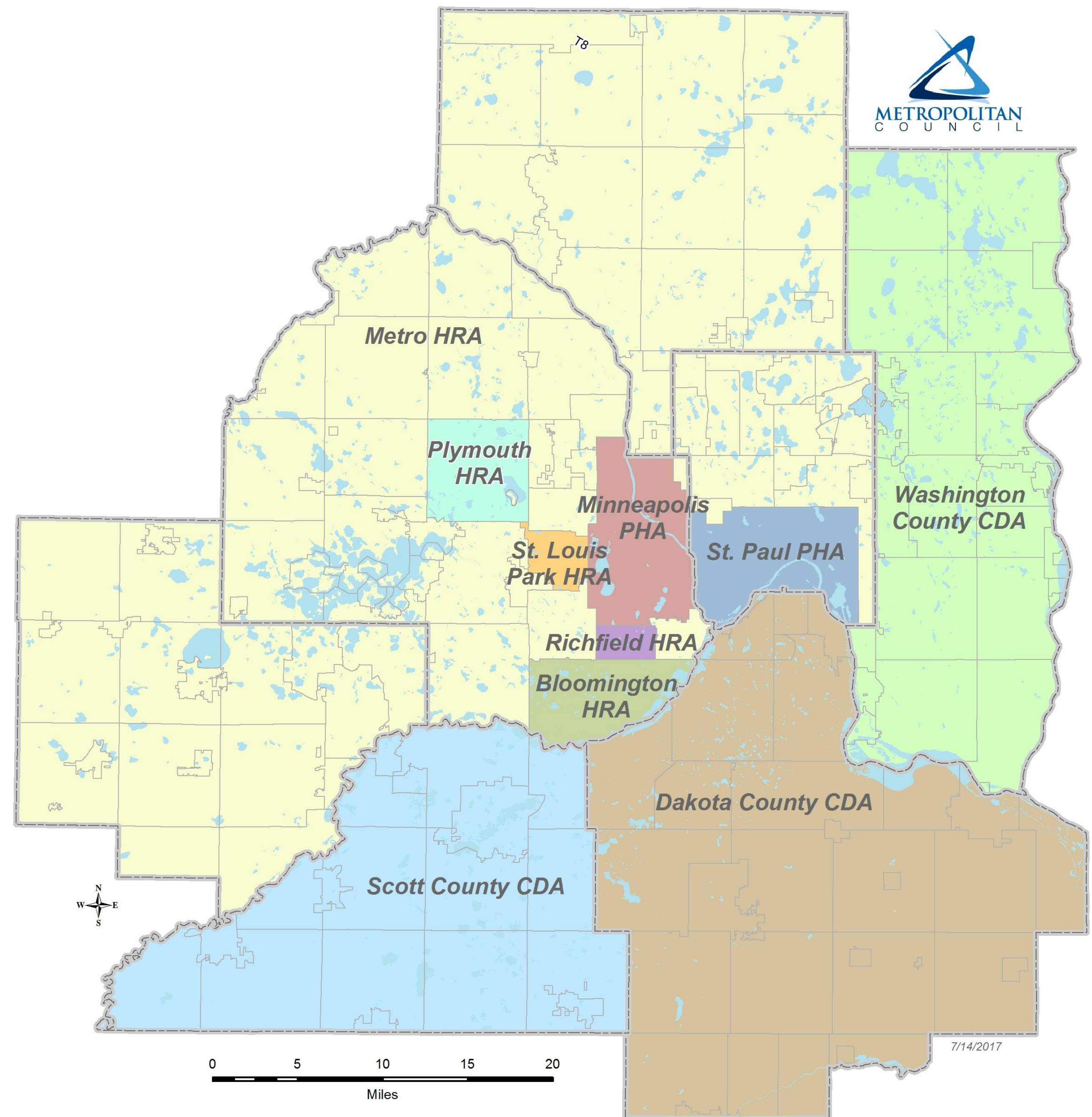
- Awarded over \$400 million through nearly 2000 grants to 83 communities
- Helped produce nearly 47,000 housing units
  - Over 24,000 are affordable
  - Over \$124 million increase in annual property tax revenues
  - Over 2,400 acres of contamination land cleaned
  - Over 55,000 jobs





# Metro HRA Summary

- Created by Minnesota Legislature in 1974
- Section 8 of the U.S. Housing Act
  - Allows public rent payments to private landlords
- 10 programs serving low-income families with rent subsidy
  - 7,200 program households
  - Roughly \$65 million annually in rent payments
  - 1,800 active landlords





# Metro HRA Programs

## Housing Choice Voucher Program - 6,859 units

- Tenant Based – tied to the tenant - 6,014 units
- Project Based – tied to the unit - 845 units
- 150 Council-owned units known as Family Affordable Housing Program

## Other Federal and State Programs – 450 units

- Bridges (State)
- Temporary Housing Assistance Program (Federal and State)
- Housing Trust Fund Rental Assistance for Anoka County (Anoka County)
- Veteran's Affairs Supportive Housing (Federal)

## Homelessness on Transit – 203 units

- Awarded federal housing vouchers
- Partner with Metro Transit Homeless Action Team
- Provide housing subsidy and services for homeless using transit system as temporary shelter





# Questions?

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