



## STEERING COMMITTEE MEETING #2

February 6<sup>th</sup>, 2017

Topic: Housing

DRAFT

**6:00 p.m.** Recap of Community Visioning meeting

**6:05 p.m.** Review Comprehensive Plan Requirements for Housing

**6:20 p.m.** What We Heard: Community feedback related to Housing

**6:30 p.m.** Housing Themes and Goals Discussion

**7:00 p.m.** Connecting Housing to Land Use and Growth

**7:30 p.m.** Adjourn

## Osseo 2040 Comp Plan

### Housing, Met Council & goals

- **Met Council's forecasts** call for an increase of 372 households by 2040, which means that Osseo needs to plan for 372 new housing units.

Forecast Year	Population	Households	Employment
2010	2,430	1,128	1,749
2020	+300	+172	+171
2030	+210	+100	+200
2040	+230	+100	+180
<b>In 2040...</b>	<b>3,170</b>	<b>1,500</b>	<b>2,300</b>

- Additionally, the Met Council requires that a certain allocation of those new units be what the Met Council deems "affordable" to different low-income brackets:

Affordable Housing Need Allocation	
AtOrBelow30AMI	13
From31to50AMI	0
From51to80AMI	13
Total Units	26
AMI = Area Median Income	

- The Met Council considers density to be a proxy for affordability. Any multiplex, townhome or apartment-style development in Osseo is going to count toward the affordability requirement.

### To meet the Met Council requirements for Housing, the Comp Plan will need to do the following:

- ☐ Guide any new residential development at a minimum of 10 units/acre (because Osseo is Urban)
- ☐ Identify and map the land areas that are available or likely to be available for redevelopment, infill development, or new development in your community.
- ☐ Provide a table of those areas identified that includes future land uses, acreages, density ranges, and total residential units in 10-year increments. Use your professional judgment for estimating the timing of development for areas that are uncertain or do not have plans in process.
- ☐ Complete an existing housing needs assessment including cost burden and affordability
- ☐ Discuss how the land use plan addresses the future housing need for your forecasted growth.
- ☐ A description of public programs, fiscal devices, and other specific actions that could be used to meet the existing and projected housing needs identified in the housing element.
- ☐ Clearly and directly link identified needs to available tools.
- ☐ Consider all widely accepted tools to address their housing needs.

At the Community Visioning meeting, we heard several comments related to Housing – these are shown summarized below. Please indicate next to each community-generated statement whether you would like it to be included as a goal for the 2040 Comprehensive Plan (“YES”) or whether you think it should not be included as a goal (“NO”).

What we heard about Housing (from community)	YES	NO
<b><i>Maintain what we have</i></b>		
It is important to retain the affordability of the current housing mix		
Continue developing new housing options in the center of Osseo		
<b><i>Increase the variety of housing options to cater to all types</i></b>		
Osseo should strive for a spectrum of housing types by 2040		
Provide/build variety of housing types and price points		
Osseo supports family & multigenerational housing options		
More new housing options for young professionals, singles, families		
<b><i>Embrace trends in population through housing</i></b>		
More apartment complexes could be built to accommodate the increase in population & smaller family size		
Provide options for residents to downsize but stay within Osseo as they age		
Provide opportunities for seniors and young adults to interact through innovative housing		
The city needs to be walkable and have safe, appealing senior housing options		
New housing developments should prioritize principles of mixed use and/or shared space common areas		
Evaluate the potential for “micro” housing units		
<b><i>Vacant/underdeveloped areas:</i></b>		
Replace any unoccupied/blighted structures		
Develop open spaces, vacant lots		
Build out Celtic Crossing properties		

Please review the Residential Land Use goals and strategies from the “old” (2030) comprehensive plan. Next to each strategy, please mark whether you would keep, delete, or revise it for the 2040 comprehensive plan.

2030 Plan Residential Goals	2030 Plan Residential Strategies	Keep?	Delete?	Revise?
<b>Promote and support the provision of sufficient affordable housing options within the community.</b>	Support the development of new affordable housing units to meet the community’s share of the regional affordable housing needs			
	Encourage redevelopment projects to provide affordable housing as part of their development’s housing mix			
	Promote a balance of owner-occupied and rental housing opportunities within higher-density redevelopment projects.			
	Support affordable housing by considering reductions to the minimum off-street parking quantity requirements to reflect alternative travel and parking strategies, such as on-street parking, shared parking, public parking facilities, and public transit access.			
	Support affordable housing by allowing carriage house/accessory units on detached residential lots.			
	Identify and support funding programs to financially assist affordable housing redevelopment projects, both at the City level and in collaboration with other jurisdictions.			
<b>Promote the development of a wide range of new downtown housing types that meet the community’s lifecycle housing needs.</b>	Encourage the provision of a variety of housing types and styles that meet the needs of people in all stages of their lifecycle, including traditional Osseo detached houses, attached townhouses, rowhouses, and stacked housing.			
	Promote the addition of higher-density stacked housing in and adjacent to downtown Osseo to create convenient connections to downtown’s amenities.			
	Support housing redevelopment projects that contribute to providing housing for a wide range of household types, including larger families, younger families, older residents, and single-person households, both ownership and rental.			
<b>Protect the unique and historic character of Osseo’s older residential neighborhoods of diverse single-family detached houses from potential negative</b>	Encourage downtown redevelopment that is compatible with adjacent traditional Osseo residential neighborhoods.			
	Support the redesign of downtown edge streets as “Green Streets” to provide an attractive buffer between the downtown mixed-use district and the traditional Osseo residential neighborhood.			
	Require redevelopment projects to provide appropriate transitions between different land uses and densities.			

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<b>impacts from major redevelopment.</b>	Protect residential areas from encroachment by industrial or commercial uses or any other uses that generate traffic volumes that are incompatible with residential neighborhoods			
<b>Promote and support reinvestment in the City’s older housing stock to enhance the long-term desirability and livability of the community’s older residential neighborhoods.</b>	Seek out and support reinvestment funding programs, both local and in collaboration with other jurisdictions, that assist homeowners with maintaining and updating older houses through loans and grants.			
	Explore the establishment and enforcement of housing inspection and maintenance programs that would set residential property appearance standards and enforcement policies for maintaining rental and owner-occupied housing.			
	Identify and implement ordinances that would allow for easier expansion and upgrading of existing houses.			
<b>Promote parking approaches in higher-density residential developments that optimize the development potential of the site and minimize negative impacts on the surrounding residential area.</b>	Encourage enclosed parking that is incorporated into the residential building rather than a separate parking structure.			
	Consider reasonable reductions to the minimum off-street parking quantity requirements that are based on alternative parking strategies and would improve the compatibility of the proposed residential development with the surrounding residential area.			
	Establish buffer standards for higher-density residential surface parking areas that would protect public rights-of-way and surrounding residential areas from potential negative impacts.			
	Promote innovative storm water management techniques such as permeable pavers and raingardens in all surface parking lots.			

Site	Description	Current LU Guidance	Acres	Land Value	Bldg Value
A	<b>Former elementary school site.</b> A large site but currently not guided for residential.	Institutional	9.9		
B	<b>North Oaks.</b> Already exists as MF housing but may be a redevelopment priority due to close proximity to future 93 <sup>rd</sup> Ave Light Rail station and capacity for higher density.	Stacked Residential	9.1		
C	<b>600 Block of Central.</b> A mixture of housing and commercial currently exists on the block. This is a gateway to the city.	Downtown edge mixed use	2.0		
D	<b>Celtic Crossing.</b> Vacant land adjacent to ballfields. New owner is likely planning upgrades to existing housing and new MF buildings on the site.	Stacked Residential	1.6		
E	<b>100 Block of Central.</b> Possible redevelopment priority as a City gateway, potential shifting of street configuration.	Downtown Core Mixed Use	2.1		
F	<b>Southern portion of St. Paul's Church lot.</b> Currently no structures on this site. Church owns the land and may be ready to sell.	Institutional	2.0		
G	<b>Half block north of American Legion.</b> The half and half guidance of this area may not be an appropriate mix of uses in a small space. MF housing may be more appropriate as a future cohesive use for the block.	½ Bottineau Blvd Commercial, ½ Detached Residential	1.7		







Affordability Category	Affordability Tool
Local funding for Affordable Housing	<b>Development Authorities (local HRA, CDA, or EDA)</b> The City has its own HRA and can levy for \$; can even consider creating a savings for AH Trust Fund.
	<b>Housing Bonds</b> HRAs have the ability to issue housing bonds to provide affordable housing.
	<b>Tax Abatement</b> Cities may issue bonds to support affordable housing, using a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property from paying taxes for the services needed for this property, its residents and the community in general.
	<b>Tax Increment Financing</b> Cities may create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value from the development to finance these bonds.
Local policies and strategies to promote access to affordable housing	<b>Effective referrals</b> The City can support a goal of providing appropriate resources and education about existing housing support programs
	<b>Fair Housing Policy</b> Both Hennepin & Ramsey County HRA support Fair Housing Policies, and the City can support implementation of that policy.
	<b>First time homebuyer, down payment assistance, and foreclosure prevention programs</b> The City encourages residents to access existing programs available through Hennepin & Ramsey counties, as well as the Minnesota Homeownership Center.
	<b>Participation in housing-related organizations, partnerships, and initiatives</b> City staff or elected officials have a goal of getting involved in events on the topic of maintaining or furthering affordable housing, and encourage collaboration.
	<b>Site assembly</b> The City can state an intention of supporting policies that encourage land banking, reserving publicly owned properties, and other site assembly techniques for affordable housing.
	<b>Zoning and subdivision ordinances</b> City codes should encourage and streamline development of affordable housing. The City may consider proactive zoning policies that incentivize higher density or greater affordability.
	<b>Rental license and inspections programs</b> Not only to ensure tenants treated fairly, but also a data collection opportunity to keep tabs on rental properties.



Affordability Category	Affordability Tool
Regional & Federal funding for Affordable Housing	<b>MHFA Consolidated Request for Proposals</b> This is the big annual funding request from Minnesota Housing Finance Agency that supports AH developments
	<b>Livable Communities Demonstration Account (LCDA)</b> Met Council funding that supports innovative projects often involving affordable and connected housing
	<b>Community Development Block Grant Funds (CDBG)</b> Hennepin & Ramsey counties manage these funds, which can be used on a number of housing and revitalization projects. Apply through coordinated RFP.
	<b>HOME Investment Partnerships Program (HOME)</b> Offered through Hennepin & Ramsey County (construction or rehab). Apply through coordinated RFP.
	<b>Hennepin communities: Affordable Housing Incentive Fund (AHIF)</b> Financing supports acquisition, rehabilitation or new construction activities. Apply through coordinated RFP.
Affordable Housing preservation Strategies	<b>Project Based Rental Assistance</b> Affordability stays with the development. Typically HUD-funded. City may state the intent of support.
	<b>Low Income Housing Tax Credit Properties</b> Developers apply for tax credits to offset costs at the time of development. City may state the intent of support.
	<b>4d tax program</b> Non-subsidized properties may be eligible for a tax break if the owner of the property agrees to rent and income restrictions (serving households at 60% AMI or below) and receives “financial assistance” from federal, state or local government. City may state the intent of support.
	<b>Private unsubsidized affordable housing</b> May be naturally occurring, or supported through 4d tax program. City may state the intent of support.
	<b>Community Land trusts</b> Permanent affordability for income eligible, where homeowner owns the building and the CLT leases the land to the homeowner. Currently there is not an active CLT serving the City, but the City could pursue future partnerships or support CLT activities as they arise.
	<b>Low-interest rehab programs</b>
	<b>Housing Improvement Areas (HIAs)</b> A housing improvement area (HIA) is a defined area in a city in which housing improvements in condominium or townhome complexes may be financed with the assistance of the city (EDA, HRA)
	<b>Manufactured Home Parks</b>
	<b>Public Housing</b> Typically supported through Federal funding, but the City may state the intent of support.