

Stephen Wensman

From: Barajas, Lisa <Lisa.Barajas@metc.state.mn.us>
Sent: Friday, May 06, 2016 2:09 PM
To: Stephen Wensman
Subject: RE: 2030 Affordable Housing in System Statement

Hi Steven,

This can be a little confusing, but let me give it a shot to help clear that up.

- We provide affordable housing need allocations only for one 10-year increment at a time. This aligns with our Livable Communities Act Program regulating statutes that require re-enrollment in the program every 10 years.
- As such, your 2030 plan has an affordable housing need allocation for the decade from 2011-2020.
- When you update your comprehensive plan for the 2040 planning horizon, then you will need to address your affordable housing need from 2021-2030.
- Any land, guided at sufficient densities consistent with our policies, that is undeveloped or guided for redevelopment within that decade (2021-2030) would count toward your affordable housing need for that decade, even if it is already guided for those densities today.
- Your allocation is not "cumulative" – in other words, your 2040 plan does not need to show sufficient land for 2011-2020 housing need, because presumably by the time you submit your plan the decade will nearly be over (if you submit in 2018).
- Right now your plan has sufficient land guided at Urban High Density to meet your 2011-2020 need AND to meet your 2021-2030 need. BUT, you would need to reguide to slightly higher densities for the 2021-2030 need as part of your 2040 comprehensive plan update:
 - Your Urban High Density is close (currently 7.5) to meeting the 8 du/acre threshold that would count toward your allocation for 2021-2030. It's a small increment upward.
 - You have a total of 143 acres currently guided as Urban High Density – producing at a minimum of over 1000 units.
 - Your plan currently guides about 65 acres as Urban High Density for 2011-2020, with the remaining 78 acres currently staged for 2021-2030.
 - Changing nothing for this land, and assuming that the 78 acres remains available for development as you prepare your comprehensive plan update, your plan provides more than sufficient land to support your 2021-2030 allocation of 508 housing units.
 - You could even move 14 of those acres to the next decade (2031-2040) of staged development, and still meet your 2021-2030 need.

I hope that helps the conversation with your Council Members. I would recommend that you stress the importance of the planning work that has already been done for the South of 10th Street area and suggest that you not reduce those densities, or remove land from that category at all.

Let me know if you'd like to chat further. I am in the office for the remainder of the afternoon and happy to discuss further.

Have a great weekend!

-Lisa

LisaBeth Barajas

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From: Stephen Wensman [mailto:SWensman@lakeelmo.org]
Sent: Friday, May 06, 2016 10:49 AM