

Chapter 4

HOUSING AND COMPLETE NEIGHBORHOOD

What This Element Will Do.....	4-2
What Drives This Element.....	4-2
Complete Housing and Neighborhoods	4-2
Affordable Housing.....	4-4
<i>Thrive</i> Housing Allocation.....	4-4
Housing Needs.....	4-5
Existing Housing Needs	4-5
Existing Conditions.....	4-5
Affordability Analysis	4-6
Housing Profile	4-9
Projected Housing Needs.....	4-10
Complete Housing Tools Needs and Implementation Plan	4-11
Our Goals and Policies.....	4-15

HOUSING AND COMPLETE NEIGHBORHOODS

“Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart”.

– Matthew Desmond

What This Element Will Do

This plan element guides the development of complete housing and complete neighborhoods in Belle Plaine and addresses affordable housing needs pursuant to Thrive 2040. The foundation of this element is a commitment to adequate housing and healthy neighborhoods for each and every member of the community. Adequate housing is that which provides: secure tenure, suitable services/infrastructure, affordability, habitability, accessibility, a suitable location, and that is culturally adequate.

This element will: call attention to local current and forecast housing needs; identify tools the City may use to provide for a variety of life cycle housing; and, establish policies and goals Belle Plaine will commit to considering, analyzing, and implementing.

What Drives This Element

Our neighborhoods may vary in location, type, physical form, structural age, and style; however, they form the absolute core of our community life and provide the foundation and framework for a safe, vibrant, and successful City. We envision a community with a complete range of housing and homes for people of all generations, cultures, and incomes. Our complete neighborhoods will host high quality, attractive, and compatible housing that serves all ages, incomes, and household types. Our complete neighborhoods will: support access to decent, affordable homes for all residents; provide laborers for local employers; and, enhance the viability of local retailers and service providers.

We will invest in complete housing to reinforce our local economy and provide for options for all people and families to live and stay in Belle Plaine as they move from one housing type to another. Housing in Belle Plaine will offer affordable and accessible choices for all residents regardless of economic status, age, ethnicity, or personal challenges.

Our investment in distinct and walkable neighborhoods will contribute to Belle Plaine’s small town feel. Our mixed use districts will provide access to quality jobs, housing, and shopping. Our high density housing will be located strategically and be sensitive to preserving the character of existing neighborhoods.

The goals and policies in this Section support a wide variety life-cycle housing options, investment in affordable housing, and the nurturing of neighborhoods with high quality, attractive, and compatible housing.

Complete Housing and Neighborhoods

We define a complete housing stock as one that provides an array of housing types, styles, sizes, and values from efficiency apartments through executive homes which are suitable for all ages from young adult through end of life. Complete housing choices include: rental units and owner-occupied dwellings; efficiency apartments and executive rentals; affordable and high-end price ranges; independent, assisted living, and palliative care choices; and every style, type, size, and price between. Affordable and workforce housing are important components of complete housing but, are not the only component of complete housing. Affordable and workforce housing are of interest to the City in that the demand for such units is quickly increasing, while

the market forces make development of such housing problematic without financial assistance.

We define complete neighborhoods as those providing a variety of housing choices, with convenient access to goods/services needed in daily life and available public schools, recreational facilities, and open spaces. Complete neighborhoods are well-connected, livable, and vibrant.

Complete housing when combined with complete neighborhoods further adequate housing solutions which has long been considered a fundamental human right as defined by the United Nations.

U. N. Adequate Housing Attributes

A degree of security of tenure and legal protection against forced eviction, harassment, and other threats.

Sustainable access to natural and common resources, clean drinking water, energy for heating, cooking, and lighting, sanitation and washing facilities, food storage facilities, refuse disposal, site drainage, and emergency services.

Affordable spaces with personal or household costs associated with housing at a level where the attainment and satisfaction of other basic needs are not threatened or compromised with protections against unreasonable rents.

Habitable spaces that provide inhabitants a degree of physical safety, adequate space, and protect them from cold, damp, heat, rain, wind, and other threats to health, structural hazards, and causes of disease.

Full and sustained access for disadvantaged groups including the elderly, children, the physically disabled, the terminally ill, persons with persistent medical problems, the mentally ill, and victims of real or potential natural disasters.

Living spaces in locations that allow access to employment options, health care services, schools, child care centers, and other social facilities in locations that are also void of pollution or potential pollutant sources.

Employment of housing construction techniques and use building materials that enable the expression of cultural identity and diversity.

Affordable Housing

Stagnating wages, increased debt, more rigorous loan qualification standards, and an aging population living on fixed incomes have increased demand for affordable housing nationwide, including locally in Belle Plaine. For the purposes of *Destination 2040*, housing will be considered 'affordable' if total housing and related costs are equal to or less than thirty percent of gross income.

Affordable housing is of concern to government leaders as people on low incomes living in rental housing are at high risk if there is a tightening of rental supply, an increase in rental rates, and/or when unexpected expenses arise. Households struggling with housing costs are often faced with issues that further wear down financial stability such as: living with unmanageable levels of debt; traveling long distances to work or to access goods/services; having to live in overcrowded or substandard housing; going without food, heat, medication, or education; and working longer hours or multiple jobs leading to decreased family time and chronic stress.

In addition to addressing vulnerable populations, investment in affordable housing can contribute to community health. For example, persons working for minimum wage and, increasingly, people working 'good paying jobs' often don't earn enough to afford quality housing. As such teachers, public workers, health care workers, industrial laborers, and skilled laborers can't afford housing near their workplaces so they travel longer distances. Increased commutes negatively impact productivity and cause traffic congestion and increased greenhouse gas production.

Nationwide and locally in Belle Plaine housing developments containing affordable units are often opposed by neighbors, other town residents, and public officials (e.g. not in my back yard). Opposition typically cites a series of negative outcomes. Said negative outcomes are often related to concerns of increased traffic, added costs for schools, decreasing property values, increased demand on other municipal services such as police and fire, stresses on sewer and water systems, concerns about developer quality and/or experience, environmental degradation, and contrary changes to town character.

Contrary to these common opposition concerns, qualified studies have consistently found that if affordable housing is well-designed, fits with the surrounding neighborhood, and is well managed there appear to be only minimal impacts on property values and adjacent neighborhoods. In addition, studies have shown population increases attributable to affordable housing (typically apartments) don't equate to higher municipal costs and are often less than that related to new single-family houses due to density of development.

Opposition from neighbors, other town residents, and public officials can be constructive when input, even under contentious circumstances, results in improvements in development design. Improvements in development design can result in higher levels of acceptance, increased harmony between proposed and existing development, and the identification and potential prevention of complications.

Thrive Housing Allocation

The Twin Cities Metropolitan Council has assigned an affordable housing need allocation to the City of Belle Plaine. The allocation of need totals 244 units and reflects the City's share of forecasted regional household growth that will need affordable housing. The allocation is further broken down by income category with a planning window of present – year 2030. Income is based on percentage of area median income (AMI) with a baseline of \$85,800 which is HUD's AMI for a household of four in the MSP metro area in 2016.

Figure 4.1

Income Level	Number of Dwelling Units Needed (2021 - 2030)
At or below 30% of AMI	126
Between 31% and 50% of AMI	46
Between 51% and 80% of AMI	72
Total	244

Belle Plaine’s land use plan addresses planned use types and densities sufficient to accommodate the forecast allocation. Between 2021 - 2030 a total of 27 acres are planned for ‘high density residential’ use with a minimum density of twelve units/acre. An additional 37 acres are planned for ‘medium to high density residential’ use with a minimum density of eight six units/acre. A total of 15 acres are needed to accommodate forecast demand for less than 50% AMI (planned at 12 du/ac). A total of 12 acres is needed to accommodate forecast demand for affordable housing at the 51-<80% AMI (planned at eight du/ac). Specific goals and policy statements are included in the land use plan and supportive of affordable housing development including: encouragement of mixed use development and mixed housing development, support for compact and efficient growth, and increase residential density near Downtown. Map 4-1 illustrates specific planned land uses guided to minimum densities of 12 du/ac and eight du/ac.

Map 4-1

Housing Needs

Changes in housing preferences, personal income, the “rapid aging” of America, increased student loan debt, and changes in lending policies are some factors creating challenges for housing, ranging from affordability to accessibility. Our discussion of housing needs will include examination of existing and projected housing needs. The analysis will provide perspective and inform proposed housing goals/policies.

Existing Housing Needs

The following profile provides an overview of existing housing conditions as a means of defining potential needs.

Existing Conditions

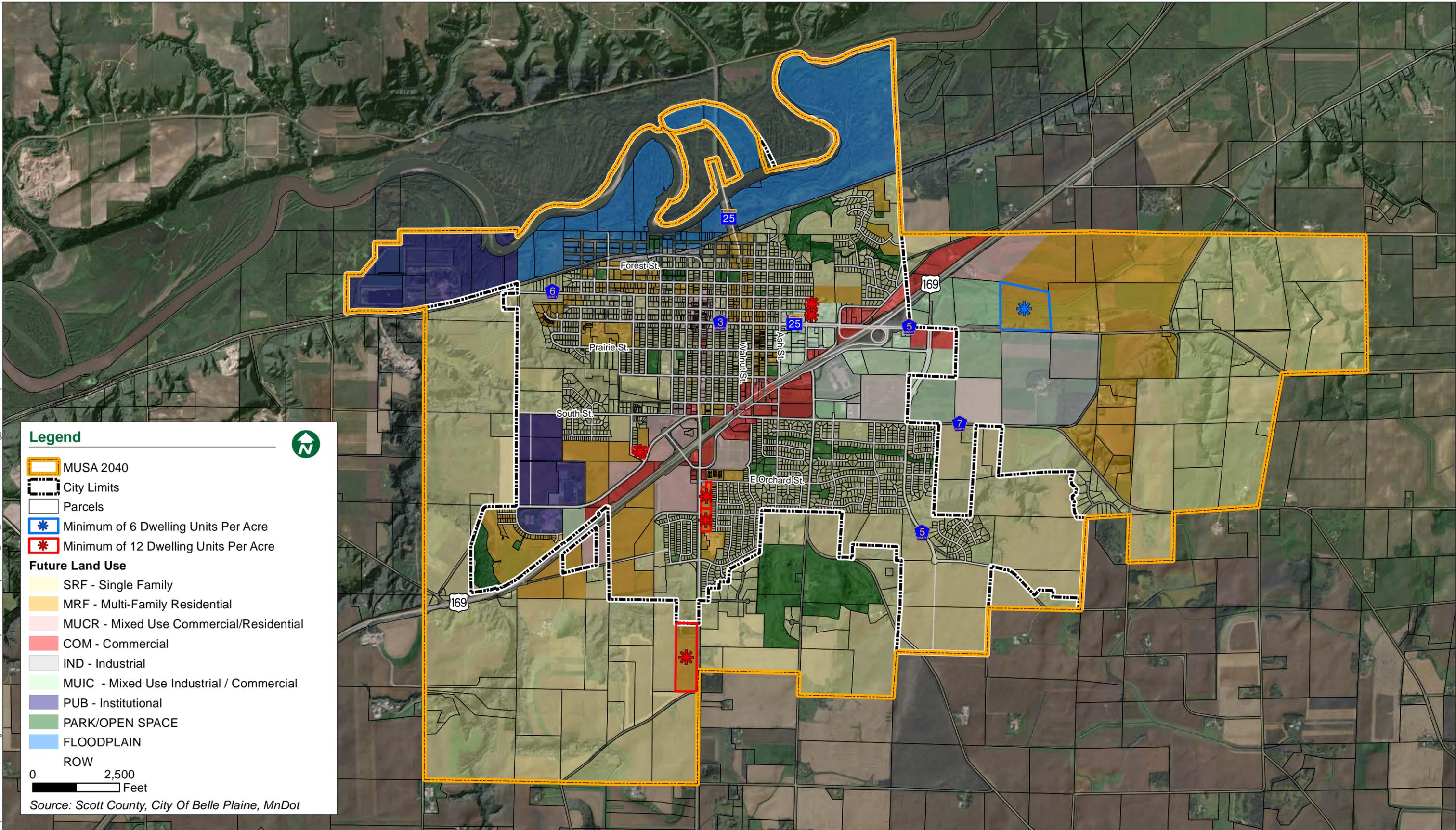
Table 4-1 profiles existing conditions relating to affordability, tenure, type, publicly subsidized units, and cost-burdened households (those spending more than 30% of income on housing). Source of data is the Metropolitan Council.

Table 4-1

Existing Conditions	Number
Total housing units	2,573
Affordability	
At or below 30% AMI*	206
31 - 50% AMI	695
51% - 80% AMI	1,520
Tenure	
Owner occupied units	2,086
Renter occupied units	543
Type	
Single family units	2,185
Multiple family units	324
Manufactured homes	64
Publicly Subsidized Units	
Total public subsidy units	153
Senior occupancy public units	24
Disability occupancy public subsidy units	0
Other publicly subsidized units	129
Cost Burdened Households	
Income at or below 30% of AMI	233
Income 31 - 50% of AMI	90
Income 51 - 80% of AMI	111

*Area Median Income (AMI) = \$85,800

Map Document: \\arcserver1\gis\BELL\M15112777\ESRI\MapServer\Chapter4\Belle_2040_PotentialAffordableHousing_11x17.mxd | Date Saved: 4/6/2018 9:35:22 AM



Legend

- MUSA 2040
- City Limits
- Parcels
- Minimum of 6 Dwelling Units Per Acre
- Minimum of 12 Dwelling Units Per Acre

Future Land Use

- SRF - Single Family
- MRF - Multi-Family Residential
- MUCR - Mixed Use Commercial/Residential
- COM - Commercial
- IND - Industrial
- MUIC - Mixed Use Industrial / Commercial
- PUB - Institutional
- PARK/OPEN SPACE
- FLOODPLAIN
- ROW

0 2,500 Feet

Source: Scott County, City Of Belle Plaine, MnDot

Affordability Analysis

Affordability analysis helps clarify existing data. Such analysis is typically predicated on defining cost-burdened as spending more than thirty (30) percent of income for housing purposes. Table 4-2 illustrates potential need for affordable housing units and associated affordability thresholds in terms of rent rates and owner-occupied home values. The table employs Department of Housing and Urban Development (HUD) data for the Twin Cities MSA to better define affordability for Belle Plaine. Two approaches to affordability analysis follow. The first references thresholds for a family of four, the second a single person.

Table 4-2

Family of Four Household	Rent @ 30% Income	Est. Home Value @ 30% Income*
T30% of AMI (\$25,750 annual; \$12.38/hr)	\$644	\$83,189
60% of AMI (\$51,480/yr; \$24.75/hr)	\$1,287	\$166,314
80% of AMI (\$65,700/yr; \$31.58/hr)	\$1,643	\$212,254
120% of AMI (\$102,950/yr; \$49.50/hr)	\$2,574	\$332,595

Single Person Household	Rent @ 30% Income	Est. Home Value @ 30% Income*
30% of AMI (\$18,050 annual; \$8.68/hr)	\$451	\$65,000
60% of AMI (\$36,060/yr; \$17.34/hr)	\$902	\$150,000
80% of AMI (\$46,000/yr; \$22.12/hr)	\$1,150	\$175,000
120% of AMI (\$72,050/yr; \$34.64/hr)	\$1,801	\$290,000

*5% down, 30 year fixed

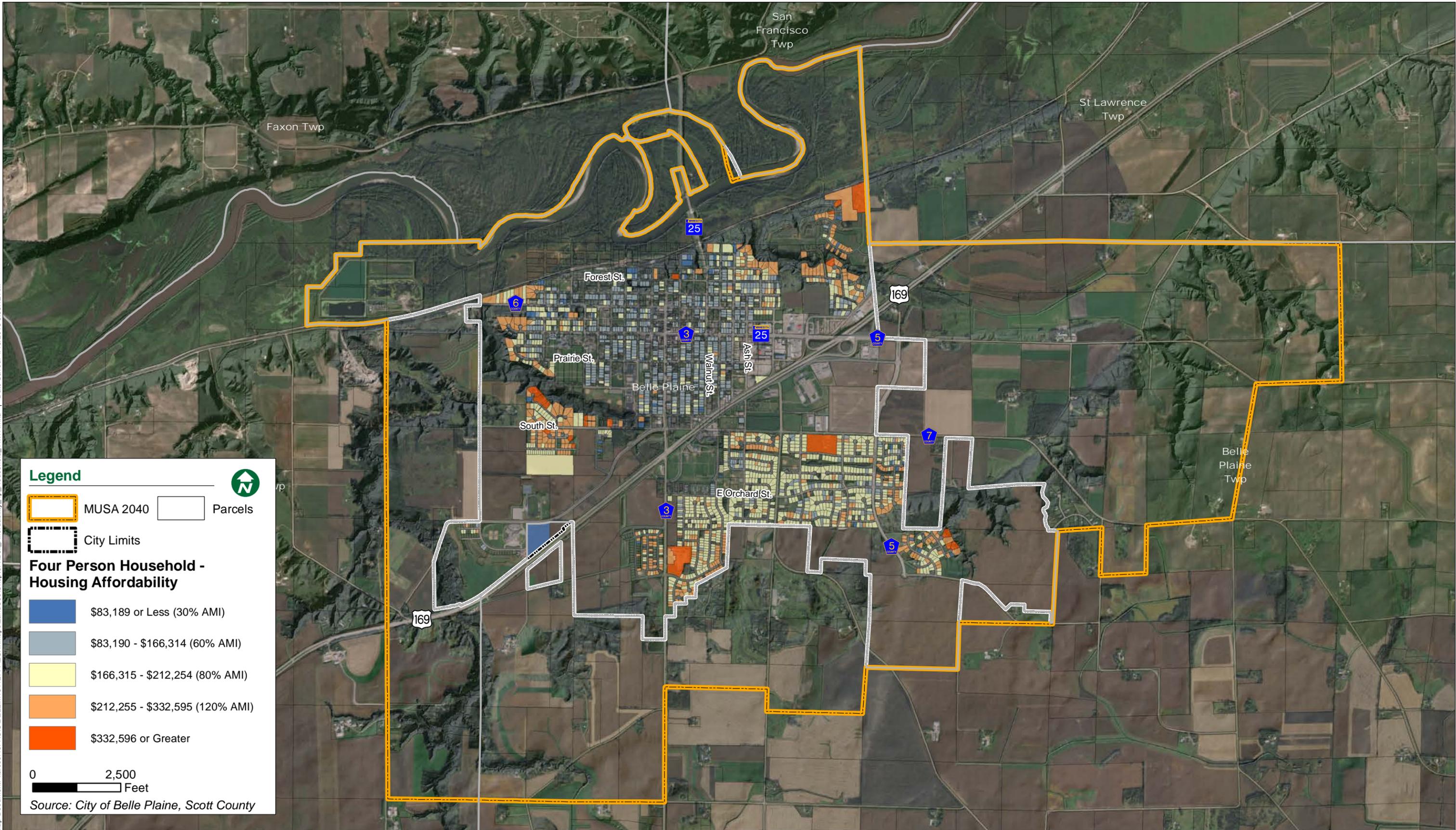
Map 4-2 and Map 4-3 illustrate the potential supply of owner-occupied dwelling units with 2016 assessed values which correspond to the affordable home values at various income levels included in the aforementioned table. Map 4-2 illustrates owner occupied units corresponding to affordable values (30, 60, 80, 120 percent of AMI) for families of four persons. Map 4-3 illustrates owner occupied units corresponding to affordable values (30, 60, 80, 120 percent of AMI) for a single person household.

The maps illustrate owner occupied affordable housing units. A manufactured home park exists in the City but is not represented in Maps 4-2 or 4-3. The park consists of 68 spaces of which 66 are now occupied with homes. The homes are an important form of affordable housing as are naturally occurring affordable units including apartments and owner occupied units above commercial uses in the Downtown planning area. In addition, the maps do not distinguish units that are accessory to traditional residential dwellings. Although accessory dwelling units exist they are not authorized under code at this time and, as such, often are not known to City staff. The City acknowledges the benefits of ADU including providing for multi-generational housing options and potentially affordable options. As such the City is developing ADU language for insertion into the City Code at this time.

Map 4-2

Map 4-3

Map Document: \\arcserver1\GIS\BELL\1511277\ESRI\MapServer\Chapter4\Belle_Affordability_4p_Household_11x17.mxd | Date Saved: 4/13/2018 9:38:12 AM



Legend

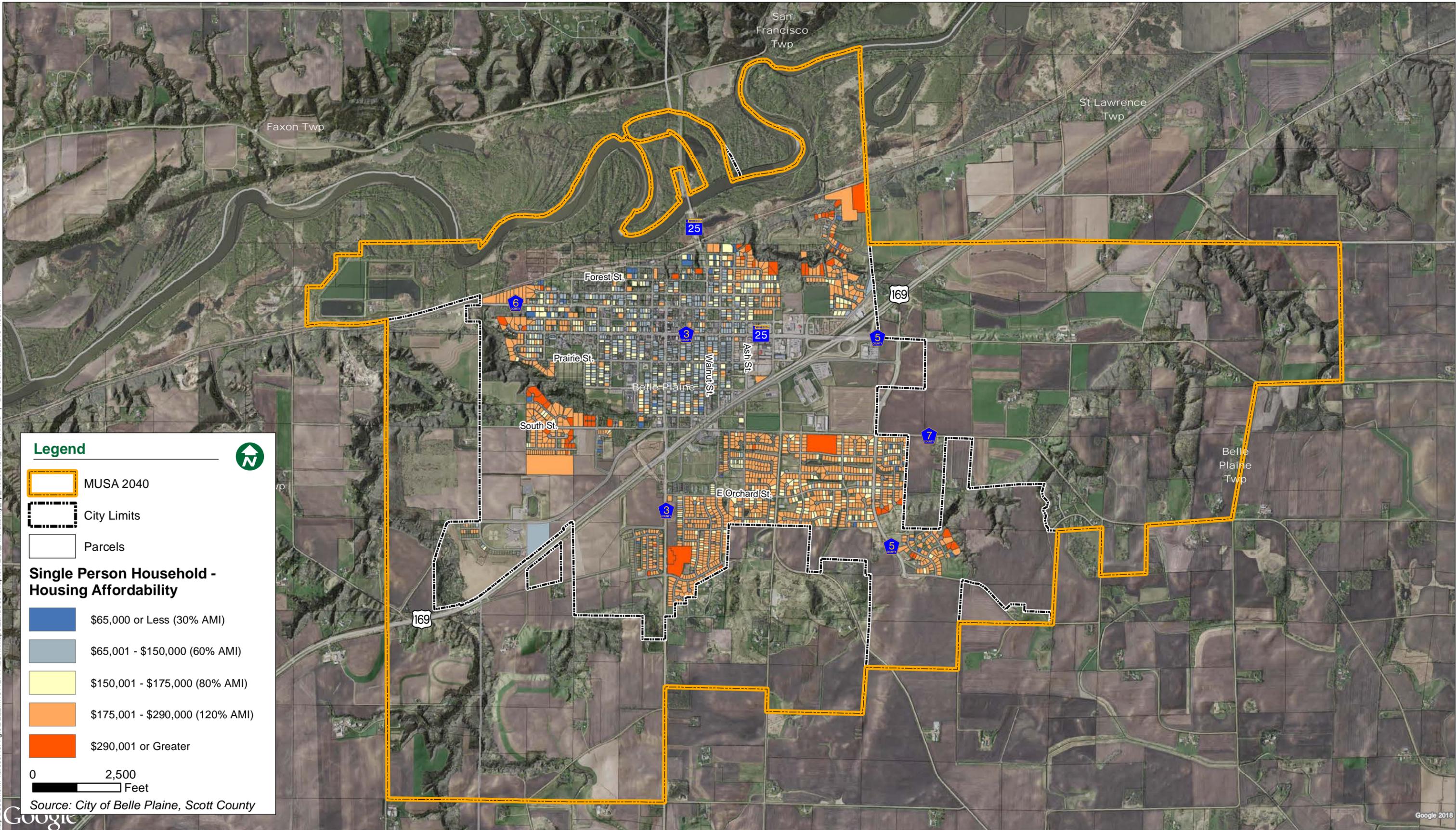
MUSA 2040 City Limits Parcels

Four Person Household - Housing Affordability

- \$83,189 or Less (30% AMI)
- \$83,190 - \$166,314 (60% AMI)
- \$166,315 - \$212,254 (80% AMI)
- \$212,255 - \$332,595 (120% AMI)
- \$332,596 or Greater

0 2,500
 Feet

Source: City of Belle Plaine, Scott County



Legend

- MUSA 2040
- City Limits
- Parcels

Single Person Household - Housing Affordability

- \$65,000 or Less (30% AMI)
- \$65,001 - \$150,000 (60% AMI)
- \$150,001 - \$175,000 (80% AMI)
- \$175,001 - \$290,000 (120% AMI)
- \$290,001 or Greater

0 2,500
Feet

Source: City of Belle Plaine, Scott County

Map Document: \\arcserver1\gis\BELL\M15112777\ESRI\MapServer\Chapter4\Belle_Affordability_ip_Household_11x17.mxd | Date Saved: 4/5/2018 4:30:52 PM

A 2016 market study by Maxfield Research entitled “2016 Comprehensive Housing Needs Update for Scott County” examined rental unit supply including market rate, tax-credit, and deep subsidy units for general and senior occupancies. The research findings are summarized in the following tables.

Table 4-3 examines general occupancy units. A zero percent vacancy rate for general occupancy is noted as is an average rent of \$0.75 per square foot.

Table 4-3

Facility Name/Address	Year Built	Unit Mix & Vacancies	Size	Monthly Rent	Amenities & Features
Market Rate - Senior Occupancy Active Adult Ownership					
Lutheran Home Patio Homes	1998	8 – 2BR Zero vacant	1,240 – 1,350 sf	\$125,000 sales price	Patio homes with attached garage, central air, patio, walk-in closets. Last sale 2008.
Subtotal: 8 Units - Zero Vacant					
Market Rate - Senior Occupancy Congregate Care					
Kingsway (Lutheran Home)	2008	16 – 1BR	710 – 756 sf	\$1296-	Full kitchen, some units with fireplaces and built-in bookcases. Community room, fitness room, café, garden plots, on campus clinic.
		12 – 1BR/D	959 – 981 sf	1596	
		13 – 2BR	1140 – 1400 sf	\$1776	
		4 – 2BR/D	1598 sf	\$2202-	
		Zero vacant		2497	
Subtotal: 45 Units - Zero Vacant					
Market Rate – Senior Occupancy Assisted Living					
Kingsway (Lutheran Home)	2008	14 – 1BR	719 sf	\$3,575	Kitchenette, walk-in closet. Community room, fitness room, café, garden plots, on campus clinic.
		8 – 2BR	826 sf	\$3,836	
		Zero vacant			
Subtotal : 22 Units - Zero Vacant					
Market Rate – Senior Occupancy Memory Care					
Kingsway (Lutheran Home)	2008	14 – studio Zero vacant	428 - 468 sf	4,673 - \$4,789	Kitchenette, secure courtyard, community room.
Subtotal: 22 Units - Zero Vacant					
Deep Subsidy – Senior Occupancy					
Boessling Apartments (Lutheran Home)	1999	24 – 1BR Zero vacant	450 sf	Income assisted	Section 202. Community room, patio, garden plot.
Cardinal Ridge	1994	35 – 1BR Zero vacant	580 sf	Income assisted	Rural Devl. Financed
Subtotal: 59 Units - Zero Vacant					

Table 4-4 examines senior occupancy units. A zero percent vacancy rate for senior occupancy is noted.

Table 4-4

Facility Name/Address	Year Built	Unit Mix & Vacancies	Size	Monthly Rent	Amenities & Features
Market Rate					
Orchard Street Townhomes	2000	12 – 3BR Zero vacant	1,250 sf	\$850	Two story, central air, attached garage. Utilities paid by residents
111 State Street	1960	1 – 1BR 3 – 2BR Zero vacant	600 sf 845 sf	\$525 \$750	Two story walk up with wall unit AC
Subtotal : 16 Units - Zero Vacant					
Tax Credit					
Orchard Street Townhomes	2000	8 – 2BR 16 – 3BR Zero vacant	1,088- 1,218 1,370 sf	\$740 \$840	MHFA financed. Central air, in unit wash/dry, attached garages & patios. Residents pay utilities.
Subtotal: 24 Units - Zero Vacant					
Deep Subsidy					
Belle Haven West	1977-1980	1 – 0BR 21 – 1BR 10 – 2BR Zero vacant	350 sf 650-700 sf 800-900 sf	\$445 \$580 \$615 (market)	Rural Devl. financed. Three 2-story bldgs. Wall AC. Coin-op laundry, off street parking. Waiting list. Rental assistance for 25 units.
Belle Plaine Apts.	1974	3 – 1BR 16 – 2BR 6 – 2BR TH Zero vacant	700 sf 800 sf 1,000 sf	\$574 \$715 \$843 (30% AGI)	HUD Sect. 8 for up to 20 units, tax credit remainder. 19-unit, 2 story bldg. and six TH. Wall AC. Coin laundry. Detached garages \$35/month.
Subtotal: 57 Units - Zero Vacant					

Existing conditions inventory as per Metropolitan Council estimates reveal 95 percent (2,412 dwelling units) of Belle Plaine dwelling units are affordable to persons (any size household) within the Metropolitan Statistical Area earning 80 percent or less of area median income. According to the data, affordable housing supply far exceeds cost burdened households at thresholds over 31 percent of AMI. However, the amount of severely cost-burdened households exceeds supply of affordable housing available for persons earning less than 30 percent of AMI. This is evidence of the need for additional very low income housing.

Despite the existing conditions inventory data, locally, demand for affordable units (at or below 80% AMI) is viewed as exceeding supply. Zero rental vacancy rates, comments from local elected and appointed leaders, reports from rental property owners, and conversations with members of the public continue to give voice to a need for additional affordable housing units. Differences in median income locally as compared to the region, primary occupational classes of residents, and local employment wages help explain the perception difference.

For example, 2015 American Community Survey (5-year) estimates place median family income in Belle Plaine at \$71,964, nearly \$14,000 less than the Twin Cities AMI. The same data source estimates top industries in which Belle Plaine residents work are healthcare and social services, manufacturing, and retail

trade. Examination of most recent Quarterly Census of Employment and Wage Data (Mn. Department of Employment and Economic Development Q2 2016) reveals the top industry sectors in Belle Plaine are healthcare and social assistance and retail trade. The same data source estimates annual wage averages in the healthcare/social service sector at less than \$44,000; retail at less than \$29,000.

Housing Profile

Additional population and housing data points provide further insight into the local housing market. The data points are excerpted from a 2016 Maxfield Research Study entitled “2016 Comprehensive Housing Needs Update for Scott County”.

Housing starts have dropped precipitously since the mid-2000’s. The market low point in Belle Plaine occurred in 2012. Annual new home permits currently average about 40 per year. Lot inventory is waning with less than a one year supply available.

Age

- Belle Plaine has a larger senior population (age 65+) than other communities in Scott County. An estimated 11.5% of the population is over 65.
- Belle Plaine has a larger share of persons aged 18-44 than any other Scott County community with the exception of Shakopee. An estimated 36.5 % of the population is between ages 18-44.

Owner/Renter Mix

- 85.5% of persons in Belle Plaine own their own home while 13.5% rent. That is the second highest owner occupied percentage, exceeded only by Elko New Market. A typical rule of thumb desired mix is 70/30 percent.

Tenure by Age of Householder

- Comparing data from the previous two market studies completed by Maxfield research, fewer persons under 24 are owning homes. The 2010 split was 60% owned/40% rented; the 2016 split is 7% owned/93% rented. Conversely, those aged 25-34 increased in ownership moving from owner/renter ratios of 82/18% in 2010 to 91/9% in 2016 perhaps tracking those young homeowners through the years. The percentages don’t reflect a significant numerical decrease in persons aged 15-24 between 2010 and 2016.
- The data also indicates more persons aged 65-74 are retaining homes rather than renting; 2010 ratio 80/20%; 2016 ratio 94/6%.

Owner/Renter Mix

- Nearly as many dwellings were constructed in Belle Plaine between the years 2000-09 (1,216) than all previous years combined (1,356). The unusual period of rapid growth will mean major maintenance needs for nearly half of the housing stock at approximately the same time.

The pace of housing sales has been steadily increasing since 2012 with 2016 year levels nearing an all-time high. Average and median sales prices remain below market peak levels of 2006 but have stabilized since the depth of the Great Recession. Housing prices/estimated values in Belle Plaine are lowest of all areas in Scott County with the exception of New Prague.

Projected Housing Needs

Projected needs for housing are based on Belle Plaine’s affordable housing allocation and forecasts included in a 2016 Maxfield Research Study entitled “2016 Comprehensive Housing Needs Update for Scott County”.

The Metropolitan Council requires the City embrace the need for 244 affordable housing units specified as: 126 dwelling units at/below 30% AMI, 46 dwelling units for 31-50% AMI, and 72 dwelling units for 51-80% AMI.

The Maxfield Research study forecasts for general and senior occupancy for sale and rental dwellings follow: Maxfield Research specifically recommended encouraging development of a phase market rate rental that would incorporate smaller size buildings, perhaps 24 units each year for a total of 72 units. In addition, Maxfield recommends a modest size building with a shallow subsidy within two years (study completed in 2016).

General Occupancy For Sale Demand (2040)			General Occupancy Rental Demand (2040)			
Total: 1,695	Single Family: 1,263	Multiple Family: 432	Total: 458	Market Rate: 206	Shallow Subsidy: 183	Deep Subsidy: 69

Senior Occupancy Owned (2040)	Senior Occupancy Rental Demand (2040)						
Total: 56	Total: 315	Market Rate: 111	Shallow Subsidy: 21	Deep Subsidy: 99	Con. Care: 28	Assisted Living: 39	Memory Care: 17

Shallow subsidy housing is defined as income-restricted to households earning at or below 80 percent of AMI, although individual properties can have income-restrictions set at 40% to 80% AMI. Deep subsidy housing is income-restricted to households with earnings at or below 30 percent of AMI.

Complete Housing Tools Needs and Implementation Plan

Complete housing is a comprehensive continuum of housing types, sizes, values, and occupancies suitable for all housing demands regardless of age, income, family size, or ability. The City is committed to providing complete housing and has identified tools to support the creation and preservation of a variety of housing types, sizes, values, and occupancies.

Based on the data and analysis above, we have identified the following housing needs as priorities for our community through 2040. Table 4-5 is a summary discussion of certain tools/strategies we will employ to address those needs. Goals and policies add further depth and detail to this housing element.

1. Support potential need for multi-generational housing
2. Maintain, manage, and preserve existing housing stock
3. Provide for the City's share of dwelling units affordable for persons at or below 30% of AMI
4. Provide for the City's share of dwelling units affordable for persons between 31 & 50 % of AMI
5. Provide for the City's share of dwelling units affordable for persons between 51 & 80% of AMI
6. Accommodate and promote retention of naturally occurring affordable housing especially in the Downtown and the existing manufactured home park

The City has in the past utilized tax increment financing and considered tax abatement to assist with shallow and deep subsidy housing developments. The City envisions continuing to work with private developers to provide local participation in proposed tax credit development for shallow and deep subsidy units. The EDA exercises HRA powers locally and could create a loan fund to assist with financing pre-development and acquisitions costs. The City could also investigate the establishment of a housing trust fund supported by tax increment proceeds or a the local HRA levy. City residents also benefit from programs/ products provided by Scott County. Scott County CDA currently owns/operates rental property in Belle Plaine and provides access to affordable mortgage products and home-buyer/homeowner counseling and education.

Perhaps the largest gains can be in made by appropriately designating acreage for planned high density land use and zoning accordingly. The *Destination 2040* land use plan includes planned land use and staging maps as a means of accommodating future housing needs. Residential character is defined through specific form-based plan areas.

Table 4-5 on the following pages outlines tools that can be utilized by the City, residents, developers, and financiers to meet housing needs in Belle Plaine. The table identifies each widely-available tool/action, when it would be considered, and what housing need(s) it addresses.

Housing Plan Implementation Tools

Table 4-5

Identified Need	Available Tools	Circumstances and Sequence of Use
Multi-generational Housing Opportunities	City Code – Accessory Dwelling Units	The City will draft code language supportive of accessory dwelling units. Earlier this year the City's Planning Commission has created a regulatory framework to allow ADU as a precursor to development of code language.
Maintain, manage, and preserve existing housing stock	Belle Plaine Housing Rehabilitation and Energy Efficiency Loan Program	The City has created a forgivable loan program to assist LMI homeowners with rehabilitation and/or energy efficiency improvements. The program is available annually to any qualifying homeowner meaning the same home owner may phase major maintenance projects to access the program annually. The City will continue to monitor the effectiveness of the program and adjust as needed.
	Rental Housing Code	The City enforces a rental code which requires issuance of a rental license. The purpose of the rental code is to provide minimum standards to safeguard life or limb, health and public welfare by regulating and controlling the use and occupancy, maintenance and repair of all buildings and structures within the City of Belle Plaine used for the purpose of rental housing.
	Scott County Community Development Agency	The City will coordinate with the Scott County CDA to best align their resources with this stated need.
	Tax Abatement	The City will consider tax abatement for proposals to rehabilitate existing multiple family dwellings wherein at least 20% of the units are affordable for persons at or below 50% AMI.
	City Policy	The City will compile information, research, and work with area entities to define an approach to considering implementation of a fair housing policy.
	Consider establishment of a local 4(d) housing policy	We will investigate the appropriateness of a local 4(d) tax program to help retain naturally occurring affordable housing, perhaps paired with financial assistance programs such as façade improvement loans in the Central Business District and rehabilitation program assistance for rental properties.
Provide for dwelling units affordable for persons at or below 30% AMI: 126 units	TIF	The City will consider tax increment financing for projects creating dwellings affordable to persons at or below 30% of AMI. The City will strongly consider tax increment financing for projects creating dwellings affordable to persons at or below 30% AMI which result in redevelopment of substandard properties in the Downtown and Urban Residential Neighborhood planning areas.
	Tax Abatement	The City will consider tax abatement as an alternative to TIF for projects creating dwellings affordable to persons at or below 30% of AMI.
	CDA	We will coordinate with the Scott County Community Development Agency to best align their resources with this stated need.
	Guide Planned Land Use Appropriate Densities	See the planned land use map.
	Local Funding Sources	The City supports an application to the Livable Communities Account program for multiple family rental proposes with two and three bedroom units in areas guided for high density residential.
	Site Assembly	We would strongly consider supporting/sponsoring an environmental clean-up grant application for housing affordable at or below 50% AMI.
	Referrals	The City will review and update our reference procedures and training for applicable staff by 2025, including a plan to maintain our ability to refer our residents to any applicable housing programs outside the scope of our local services.
	Consolidated RFP through MHFA	The City would strongly consider supporting/sponsoring an application to the Consolidated RFP programs through MHFA for residential project proposals in areas guided for high density residential uses and mixed uses.
Housing Bonds	The City may consider issuing housing bonds for residential projects that are eligible for TIF and the use of housing bonds would make more units affordable to very low, low, or moderate income households. However, we acknowledge and accept there are competing priorities and imitations to city bonding authority.	

Housing Plan Implementation Tools

Table 4-5

Identified Need	Available Tools	Circumstances and Sequence of Use
Provide for dwelling units affordable for persons at 31% to 50% AMI: 46 units	TIF	The City will consider tax increment financing for projects creating dwellings affordable to persons at 31% to 50% AMI which include elements positively impacting the City's health, wellness, sustainability, and resiliency goals contained in the 2040 Comprehensive Plan. In addition, the City will strongly consider tax increment financing for projects creating dwellings affordable to persons at 31% to 50% AMI which redevelop substandard properties in the Downtown and Urban Residential Neighborhood planning areas.
	Tax Abatement	The City will consider tax abatement as an alternative to TIF for projects creating dwellings affordable to persons at 31% to 50% AMI.
	CDA	We will coordinate with the Scott County Community Development Agency to best align their resources with this stated need.
	Guide Planned Land Use Appropriate Densities	See the planned land use map
	Site Assembly	We would strongly consider supporting/sponsoring a redevelopment grant application resulting in the creation of housing affordable to persons at 31% to 50% AMI.
	Consolidated RFP through MHFA	The City would strongly consider supporting/sponsoring an application to the Consolidated RFP programs through MHFA for residential project proposals in areas guided for high density residential uses and mixed uses.
	Housing Bonds	The City may consider issuing housing bonds for residential projects that are eligible for TIF and the use of housing bonds would make more units affordable to very low, low, or moderate income households. However, we acknowledge and accept there are competing priorities and imitations to city bonding authority.
Provide for dwelling units affordable for persons at 51% to 80% AMI: 72 units	TIF	The City will consider tax increment financing for projects creating dwellings affordable to persons at 51% to 80% AMI which redevelop substandard properties in the Downtown and Urban Residential Neighborhood planning areas.
	Tax Abatement	The City will consider tax abatement as an alternative to TIF for projects creating dwellings affordable to persons at 51% to 80% AMI which include elements positively impacting the City's health, wellness, sustainability, and resiliency goals contained in the 2040 Comprehensive Plan.
	Scott County CDA	We will coordinate with the Scott County Community Development Agency to best align their resources with this stated need.
	Guide Planned Land Use Appropriate Densities	See the planned land use map
	Site Assembly	We would strongly consider supporting/sponsoring a redevelopment grant application resulting in the creation of housing affordable to persons at 31% to 50% AMI.
	Consolidated RFP through MHFA	The City would strongly consider supporting/sponsoring an application to the Consolidated RFP programs through MHFA for residential project proposals in areas guided for high density residential uses and mixed uses.
	Housing Bonds	The City may consider issuing housing bonds for residential projects that are eligible for TIF and the use of housing bonds would make more units affordable to very low, low, or moderate income households. However, we acknowledge and accept there are competing priorities
	Community Land Trust	The City looks forward to actively coordinating with Scott County CDA to best align resources with this stated need.

Housing Plan Implementation Tools

Table 4-5

Identified Need	Available Tools	Circumstances and Sequence of Use
Accommodate and promote retention and preservation of naturally-occurring affordable housing especially in the Downtown planning area and the existing manufactured home park	City Policy	By the close of 2025, the City will review existing R-MH Manufactured Housing District standards to ensure the standards adequately preserve and provide for the existing manufactured home park and are not overly restrictive to the expansion of the existing manufactured home park.
	Referrals	By 2025, we will approach identified owners of existing naturally occurring affordable residential properties in the Downtown planning area to discuss the possibility of creating an HRA incentive program to support rehabilitation of naturally occurring affordable housing in mixed use settings while preserving affordability of said units.
	Referrals	By 2025, the City will review and discuss proactive policy response measures in the event manufactured home park closing is proposed. Proactive measures could include facilitating sale of the park to homeowners, encouraging the sale of the park to a third party, facilitating opening of a new manufactured home park, facilitating purchase of the park by a non-profit organization, and pursuit of displacement mitigation strategies such as requiring additional closure notice period, requiring a relocation report, and requiring payment of relocation expenses.
	Scott County CDA	We will coordinate with the Scott County Community Development Agency to best align their resources with this stated need.
	GMHF NOAH Impact Fund	We will coordinate with GMHF to best align their resources with this stated need.
	Consider establishment of a local 4(d) housing policy	We will investigate the appropriateness of a local 4(d) tax program to help retain naturally occurring affordable housing, perhaps paired with financial assistance programs such as façade improvement loans in the Central Business District and rehabilitation program assistance for rental properties.
	Participation in Housing Related Organizations	Explore participation by the Community Development Director in the Urban Land Institute (Minnesota) Community Development Council. Continue membership in Minnesota chapter of the American Planning Association.
	Track and address expiring affordability contracts for subsidized housing	The City will become informed on expiring affordability contracts for subsidized housing and consider strategies to retain affordability.

Our Goals and Policies

Neighborhoods form the absolute core of our community life and provide the foundation and framework for a safe, vibrant, and successful City. *Destination 2040* envisions a complete housing mix suitable for people of all generations, cultures, and incomes regardless of economic status, age, ethnicity, or personal challenges. We value quality, attractive, and compatible housing that serves all ages, incomes, and household types. We believe complete neighborhoods provide decent, affordable homes for all residents, house laborers for local employers; and, enhance viability of local retailers and service providers. We prioritize neighborhood connectivity, distinctive neighborhood character, and sustainable housing supplies.

To achieve our vision, we are committed to the following goals and policies.

HSG 1. Distinctive, livable neighborhoods.

- 1.1. Improve walkability to schools, parks, the Downtown, neighborhood commercial areas, places of assembly, and other neighborhoods through sidewalk and trail construction.
- 1.2. Remove impediments to walkability including overgrown trees, walkway impairments, lighting challenges, and by promoting safe crossings at intersections.
- 1.3. Encourage mixed use developments including, but not limited to, mixed housing types/densities and mixed residential/commercial uses.
- 1.4. Ensure sensible transitions from residential to nonresidential uses.
- 1.5. Improve connections and promote opportunities for bike trails and bike lanes.
- 1.6. Enhance the public realm by encouraging tree planting, establishing a program for public art, and encourage neighborhood cleaning/greening.
- 1.7. Identify unique qualities of individual neighborhoods and promote distinctive aspects; create and define neighborhood identity where none currently exists.

HSG 2. Complete housing, including housing affordable at deep and shallow subsidy levels.

- 2.1. Educate policy makers and the community at large on affordable housing issues and as a means of dispelling stereotypes associated with affordable housing.
- 2.2. Promote an understanding of the link between available and affordable housing and economic development.
- 2.3. Participate in Scott County SCALE 50 by 30 collective impact project.
- 2.4. Encourage meaningful public/private sector collaboration to establish needed affordable housing.
- 2.5. Transform Metropolitan Council affordable housing allocation forecasts to actual built dwelling units.
- 2.6. Work with tax credit housing developers to identify and proceed with a development in Belle Plaine.
- 2.7. Implement recommendations contained in the Maxfield Research's "2016 Comprehensive Housing Needs Update for Scott County".
- 2.8. Investigate establishment of a housing trust fund.
- 2.9. Research successful and innovated affordable housing projects in other metropolitan area communities, including Clover Ridge in the City of Chaska.
- 2.10. Encourage continued participation by local lenders in programs designed to assist first-time home buyers.
- 2.11. Investigate adaptive reuse of vacant commercial structures in mixed use (residential commercial) districts to determine suitability for housing.
- 2.12. Together with potential developers, evaluate opportunities to assemble multiple parcels and/or underutilized sites for affordable housing.
- 2.13. Develop policies to protect and preserve naturally occurring affordable housing including preservation of the manufactured home park and apartments/owner occupied spaces above businesses in the Downtown.

HSG 3. Sound, well-maintained, and preserved housing supply.

- 3.1. Continue the residential rehabilitation grant program.
- 3.2. Invest in rehabilitation and revitalization efforts in areas identified in the “Redevelopment and Revitalization” Map contained in the land use plan.
- 3.3. Monitor and evaluate homeless and other special needs populations in order to document needs and design assistance programs.
- 3.4. Monitor housing conditions and availability of resources.