

Housing Initiative Impact

What's Changed: 2008 to 2017

In 2008, the Family Housing Fund invited ULI Minnesota and the Regional Council of Mayors (RCM) to partner for the purpose of expanding our regional commitment to strategies and policies that support a full range of housing choices in connected, livable communities.

This partnership was launched at a time when development was paralyzed by the Great Recession. As private sector investment returned, communities realized there was a “new normal” and would need to learn how to respond to market shifts. Guided by a multi-disciplinary public/private advisory committee along with the generous contributions of real estate professionals who volunteer their time and talent, ULI MN’s Advisory Services program has provided meaningful technical assistance to local governments to help them shape their competitive future.

The Housing Initiative continues to respond to a dynamic and complex world. The 9th Annual Housing Summit highlighted the economic imperative of connecting housing, transportation and workforce. As reported in the Star Tribune, a panel of regional business leaders provided a “sobering message” about how “a lack of affordable housing and the labor shortage” are “throttling the growth plans of suburban-based employers.” These issues are “closely linked, and need to be addressed together if the Twin Cities metro region is to avoid risking the loss of those jobs.” Adding to that, the region’s struggle to build a robust transportation network has created gaps in the system that force people to choose between lengthy, expensive commutes or missing out on desirable jobs.

In response, the Housing Initiative is expanding its focus to advocate for the importance of connecting housing choices, transportation options, and workforce strength. This interchange is critical to our region’s future prosperity.

Housing Initiative Tools

- [Navigating Your Competitive Future](#)
- [Technical Assistance Panels](#)
- [LRT Corridor Technical Assistance](#)
- [HousingCounts.org](#)
- [Mixed Income Feasibility Calculator](#)
- [\(Re\)development Ready Guide](#)
- [Housing Advisory Committee](#)
- [Housing Council](#)
- [Community Development Council](#)
- [Annual Housing Summit](#)

An Economic Imperative: Connecting Housing, Transportation and Workforce

Housing Choices

The Housing Initiative has promoted the regional importance of providing a full range of housing choices.

What happens if we don't have enough housing—of the right types, in the right places at the right prices?

Transportation Options

Employers and workers depend on a transportation network that efficiently connects job centers and housing choices.

What happens if we don't have robust transportation options connecting where people live and work?

Workforce Strength

GREATER MSP research projects a shortfall of 100K workers, and surveys identify housing and transportation as critical to recruiting talent.

What happens to our economy if we lack the housing choices and transportation options talented workers seek?

WHAT CAN I DO? WHAT CAN WE DO TOGETHER?

81 South 9th Street
Suite 310
Minneapolis, MN 55402

612-338-1332
minnesota.uli.org

By the Numbers

63 Cities

Participated in Navigating Your Competitive Future, a two hour, fact-based, nonpartisan workshop.

9 Metro, 2 Greater Minnesota, 2 National

Technical Assistance Panels delivered an unbiased, interdisciplinary panel of volunteer real estate professionals to address a specific project, development, or policy issue.

3,000 Volunteer Hours

Provided by ULI MN private sector members since 2008 at an estimated monetized value of \$450,000.

\$145,000 Additional Funds Per Year

Leveraged by the Family Housing Fund's support to further ULI Minnesota's mission and expand its reach.

9 Cities

Convened to evaluate tools and policies to ensure continued affordability within market rate rental housing developments.

45 Cities

Attended workshops to learn about utilization of the mixed income feasibility calculator and policies to support a full range of housing choices.

55 Mayors

Participating in the Regional Council of Mayors, growing from 8 in 2004.

15 Mayors, City and County Staff

Contributed 300 volunteer hours of time and talent to guide and influence housing policies, tools and legislation locally and statewide.

5 Southwest LRT Corridor Cities

Approved over 4,000 new rental housing units since 2015. Of those, 15% are affordable, and 40% are near future transit stations with 26% of those units affordable.

3,931 Units Built & Preserved

51% of the total affordable housing units in suburban areas were built and preserved in RCM Cities that participated in ULI MN advisory services programs from 2008 to 2016.

- 154 new ownership units
- 1,564 new rental units
- 2,213 preserved rental units.

City Action Highlights

Brooklyn Park

Approved first new rental housing development in over 15 years, provided \$1 million for homeless shelter, and dedicated \$1.6 million for preservation of rental housing.

Dayton

Approved first new affordable rental housing development.

Eden Prairie

Preserved existing affordable housing utilizing tax increment financing and bonding authority.

Edina and St. Louis Park

Adopted and strengthened mixed income housing policies to require nearly all new rental housing to include a percentage of affordability.

Golden Valley

Approved six large-scale multi-family housing developments and adopted new mixed income and preservation policies.

Hopkins

Approved over 400 units of housing; new market rental connected to future light rail; preservation of existing affordable rental and approval of new mixed income housing units.

Minnetonka

Created a Housing Fund to annually dedicate financial support for new affordable housing.

Richfield

Dedicated city funds to support tenants and owners ability to preserve existing affordable rental units.

Rosemount

Approved new affordable housing development in spite of strong neighborhood opposition.

Shoreview

Provided funding and land use support in the development of new rental housing connected to existing naturally occurring affordable housing.

Southwest LRT Corridor Cities

Implementation of a corridor housing strategy.

Collaborating on corridor funding tools.

Adopted mixed use, form based and TOD zoning codes.

"ULI Minnesota has been an invaluable resource to the City of Golden Valley. As our community determines the future diversity of our housing options, the ULI MN/RCM Housing Initiative has been a tremendous tool to our City Council and staff in navigating emerging trends and changing demographics. Thank you ULI! MN"

Mayor Shep Harris
City of Golden Valley