



Lifecycle housing throughout the city

What's working

Infrastructure improvements have led to positive changes.

- The Franklin Avenue Light Rail Station area is an unbelievable success story. Light rail, housing choices, and proximity to parks and other amenities have made this a very desirable place to live.

The suburbs are dying to create what Minneapolis already has.

- Minneapolis has walkable nodes.

- Minneapolis won't see tract after tract of McMansions eventually become triplexes.
- Northeast Minneapolis offers affordable, entry-level homes, good transit, good schools and a high ratio of owner-occupied housing. Because it also has a wide range of affordable second home options, people can move from one house to another house as their needs change.

Even in this economy, people are still pulling permits to fix up their homes.

What isn't working

Our relationship with developers still needs work.

- Minneapolis' development approval process never was good, and it still isn't. Only a few private sector developers will tolerate the process and work with the City.
- Elected officials don't always have realistic expectations of what's possible in a development.
- Neighborhood groups plan how to use their Neighborhood Revitalization Plan (NRP) dollars, which includes redevelopment, but neighborhoods aren't connected to developers.

- The economy won't come out of this downturn at the same level as it entered it. We're in denial about how bad it is and how bad it will be. We will have fewer homeowners in the future.
- We're headed into a 40-year challenge. Urban areas are growing and Minneapolis will gain density and lose green space. If we don't do density correctly, we'll look like some of Chicago's worst neighborhoods.

Too many single-family homes are rented out.

- Property management in rented single-family homes is a huge challenge.
- High percentages of home rentals foster fear, reduce property values and harm community connections.

We have geographic disparity.

Our future is uncertain.

- We're building senior housing now, but we don't know if this is what seniors will want in 10 years.

- North Minneapolis has only one grocery store and no sit-down restaurants. When people are deciding where to live, they don't look at houses in isolation. They look at where their friends live and how close the neighborhood is to a church, restaurant, drugstore, park or other amenities.
- The big vision for West Broadway hasn't taken hold.
- Rental works in south Minneapolis because it has a seamless mix of single-family homes and large and small rental buildings. This isn't the case in north Minneapolis.

Lifecycle housing throughout the city

What should be done next

Make it more expensive and harder to rent out single-family homes.

- Create a long-term policy that will result in more owner-occupied single-family homes. Offer incentives such as homestead credits or raise tax rates on single-family homes that are rented out.
- To get the percentage of rentals and owner-occupied homes in better balance in challenged neighborhoods, favor owner-occupied housing.
- Find ways to better manage rentals and make the mix of rental and single-family housing in north Minneapolis more similar to south Minneapolis.

Improve relationships with developers.

- Get architects and contractors to advise the City on its development and bidding processes.
- The City should propose development that makes sense in the marketplace. Developers will respond when the City's vision fits a developer's mission and the project is feasible.
- Elected officials have to get serious and be realistic about development projects. Rather than block projects, they have to be open to project proposals.
- Help neighborhood groups connect their neighborhood visions to existing development tools.

Have a grand vision and market that vision.

- In a time of pain, the natural reaction is to contract. Minneapolis should not contract — it should remain focused on big ideas and collaborate across sectors to create the greatest city in the country.
- The Midtown Greenway has transformed how people think about the city. Use that transformation as a marketing tool.
- Emulate Portland, Ore.'s "20-minute neighborhood" concept, which sets a goal that housing should be within 20 walking minutes of amenities. The people sitting in traffic are a marketing opportunity for Minneapolis.

Improve the infrastructure and amenities in challenged areas.

- Improve the infrastructure in north Minneapolis. To make challenged neighborhoods more attractive to homebuyers, build more amenities and connect these areas with the rest of the city via bike trails and better mass transit.
- Have a big vision for north Minneapolis.
- Focus the City's capital resources in areas that have been ignored; government needs to lead. The City can play a role as a financier.

Expand our view of housing and development.

- Remember that lifecycle housing is more than housing styles — it's about choices and proximity to services and amenities.
- Require that a certain percentage of every project's housing has to be affordable.
- A lot of affordable housing projects are well managed and maintained; don't discourage affordable housing in the hope of market rate housing. If you do that, development may never occur in some areas. Do a high quality affordable product today because it could become a market rate development in 40 years.
- Take action now to upgrade a neighborhood rather than wait for market rate housing.
- In the future, we will have fewer homeowners. Anticipate what a recovered economy will look like and revamp our view of what constitutes a healthy housing mix.
- Create a spectrum of housing options for seniors.
- Do density right so we don't lose green space and end up with neighborhoods that look like Chicago's worst neighborhoods.
- Create great amenities. If we do that, people will look and find ways to buy homes in Minneapolis. Amenities are the only way that neighborhoods will come back.

"Developers love it when a neighborhood, corner or street is thoughtfully planned and the City Council and City staff stand strongly behind that plan."

- Affordable housing developer
