

TMP Housing Policy: Proposed Modifications

housing ourselves: an overview

This section of the Marketplaces: Neighborhoods chapter addresses housing issues and is divided into three parts. Beginning with a discussion of what constitutes livable neighborhoods, the message of this section describes the need to increase the number of households settling in the city over the next decades. Each household in the city has particular needs and the city's future depends on the ability to meet these needs. Neighborhood livability is based on physical conditions, from the quality of housing stock to the condition of the streets. It is also based on social or human factors, many of which were highlighted in the Community Building chapter, including interaction with neighbors, a sense of common purpose and goals, as well as a shared responsibility to take care of resources such as parks and schools. Understanding the elements that maintain this crucial sense of livability is essential to ensuring that the city's future growth fits into the pattern of vital, closely knit neighborhoods Minneapolis has already established. The second part of this section outlines an overview of housing policies throughout the city. These policies are grouped around the concept of improving residents' choices in housing types, rooted in themes of supporting growth and offering choice. The Minneapolis Plan directs city efforts to expand the available and diversify housing options for residents, whether residents with they have highly constrained choice and to diversify the options for residents who have or a great deal of choice in housing. Finally, the last section on housing describes how and where new housing and new amenities, such as commercial services, may be found throughout the city. Much of the neighborhood-based work sponsored by the Neighborhood Revitalization Program (NRP) has brought a place-specific focus to housing reinvestment in Minneapolis. Outside of NRP efforts, there are specific instances where major site development of hundreds of housing units may be possible. Other areas around commercial nodes and community schools may present good opportunities for housing reinvestment and redevelopment. Scattered site housing construction will also remain as a component of neighborhood strategies.

the importance of livable neighborhoods

Businesses have always made decisions about their locational choice based on a wide consideration of factors such as maximizing efficiency in operations, the location of end markets, and the kinds of skills and talents found in the labor force. Just as important for deciding on the location of a home office or an assembly plant are a number of non-economic factors, such as the quality of housing and schools for employees' families, the adequacy and quality of transportation services and other public infrastructure, levels of personal safety and security, as well as community attitudes.

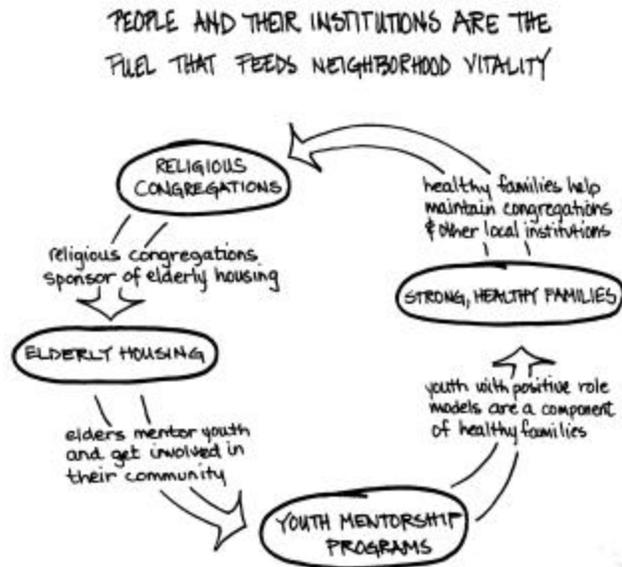
As an indicator of the relative health and livability of the city, the condition of Minneapolis' residential neighborhoods over time has proven to be an important measure of the city's prosperity. Livable neighborhoods create places that people choose to settle in. Livability suggests safety, beauty, the quality of available housing choices and affordability. These qualities should be present in all types of housing and be accessible to residents in every sector of the housing market.



Different households are looking for different features in their neighborhood of choice.

Minneapolis will continue to be an attractive choice for new and existing businesses as long as the city provides the basic building blocks of a healthy, prospering community. In order to maintain the city's strength and vitality, city services and actions must be targeted at making every city neighborhood a secure and attractive place in which to live and invest. The city must continue to devote careful attention to its decisions about public infrastructure, whether roadways or stormwater management practices, with this goal in mind. The state of physical, publicly maintained infrastructure in city neighborhoods provides a

foundation for citizens' private investments in the shape of time and money in their houses and community organizations. This partnership and commitment to the quality of Minneapolis' neighborhoods is critical to the future of our neighborhoods.



increase the number of households living in Minneapolis housing growth

Attracting new residents and retaining existing city dwellers as their housing requirements change is an important foundation of a strong and vital future for Minneapolis. Expanding the choices in housing types available in the city-wide market broadens the appeal of the city to a large group of potential future residents. Housing more people in the city's neighborhoods increases buying power as more households settle in a specific area. This holds much promise for the revitalization of commercial corridors throughout the city, returning to the neighborhoods some potential for in-city shopping in contrast to the pull of suburban shopping that dominates the regional landscape. More people settling in the city means that religious congregations welcome new resident members to their community as the places of worship become more closely connected to the neighborhood in which they are located. Little League teams grow in numbers; so do park programs offering creative programs for kids. Connections can be made between retired volunteers and youth programming needs which remain constant and diverse as neighborhood organizations and other public agencies develop more choices for extracurricular youth activities. New residents demand high quality transit service to get them to and from their daily destinations conveniently, reliably and safely.

The city's traditional role has been to provide public infrastructure in the form of public safety, roads, water and ~~sewer, to sewer.~~ Increased residential development expands the tax base and allows the city to maintain this physical infrastructure and to deliver other ~~property~~ first quality property services, such as snow ~~removal.~~ Increased residential development expands the tax base and allows the city to deliver ~~removal.~~ to residents. Yet, the city's future prosperity will not rely uniquely on the delivery of these important services. People will make an extremely important contribution to the future of the city. The number of households from all walks of life who choose to make Minneapolis their home must continue to grow if the city's neighborhoods are to remain economically, socially and physically vital. City agencies can make these decisions much easier by providing the most appealing living conditions for residents throughout the city.