



Housing

"The Minneapolis Plan" brochure series

The Minneapolis Plan brochures illustrate the policies and actions that guide the City in its efforts to make Minneapolis a city that people choose – to live, work, learn, and play.

It is intended that these brochures will provide neighborhoods with:

- information about City policy
- a citywide context in which to do their planning
- ideas about the challenges and opportunities that are present in their communities
- guidance on the actions they can take to create change

There are brochures for each of the 11 communities in the city, and there are three topic specific brochures – housing, city form, and transportation.

Housing Policies

The new households that establish themselves in Minneapolis will consider their own economic and family circumstances when making decisions about housing. Some households will be constrained in their choice; others will have tremendous choice and will be attracted to city living for very specific reasons. The ability to provide residents from all walks of life with increased housing choices, in a variety of housing types, ages (both newly constructed and renovated older structures), and affordability levels will hugely influence the pattern of future prosperity and vitality in the city. Ultimately, it is both reinvestment in the existing housing stock and development of new housing types that will enable the city to meet its goal of expanding housing choices.

Expand Constrained Housing Choice

Minneapolis will improve the range of housing options for those with few or constrained choices.

- Increase the variety of housing types (affordability, style, location) throughout the city, its communities and the metro area, giving prospective buyers and renters greater choice in where they live.
- Encourage new housing production as a way to increase resident choices throughout the city. City support for new housing development will be forwarded based on a) the project's location b) the level of affordability of up to 20% of its units, based on the project's location in an over-concentrated or non-concentrated community, and c) the type of housing proposed as it relates to the existing variety of housing types in the neighborhood.
- Promote mixed income housing development as a method of providing more choices to residents.
- Promote mixed income housing as part of mixed use development so that the likelihood of affordable housing is increased.
- Encourage infill housing.
- Promote the development of housing types that can be adapted to accommodate changing housing needs over time.
- Encourage the rehabilitation and sensitive reuse of older or historic buildings for housing, including affordable housing units.

The Minneapolis Plan, Policy 4.11

Expand Substantial Housing Choice

Minneapolis will expand the type and range of housing types for residents with substantial choice.

- Preserve and strengthen existing strong housing markets by encouraging an increase in property values, homesteaded properties and increased long-term residency.
- Encourage housing developments targeted to a variety of housing submarkets, including, but not limited to, seniors or empty nesters.
- Provide and maintain areas that are predominantly developed with single and two family structures.
- Provide and maintain moderate and high-density residential areas.
- Promote mixed income housing development as a method of providing more choices to residents.



The Minneapolis Plan, Policy 4.13

What is The Minneapolis Plan?

The Minneapolis Plan is the City of Minneapolis' comprehensive plan. The comprehensive plan:

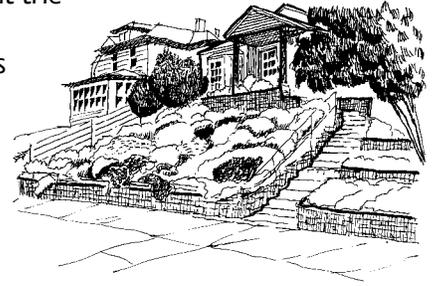
- analyzes trends in the city's population, economic growth, and neighborhood livability
- proposes a vision for the physical development of the city
- identifies steps that the city must take in order to achieve that vision

State law requires Minneapolis to develop a comprehensive plan and to ensure that the Minneapolis Zoning Code (a tool that regulates land development) is consistent with the plan. The vision of *The Minneapolis Plan* is realized when the city approves development projects that are consistent with the plan and Zoning Code.

The Minneapolis Plan is also implemented through the development of neighborhood and other city plans. Neighborhood experience in developing action plans in the first phase of the Neighborhood Revitalization Program (NRP) helped to shape priorities in *The Minneapolis Plan*. As a result, *The Minneapolis Plan* can serve as a useful starting point for neighborhoods in NRP Phase II. It provides citywide context for neighborhood issues and can help bring neighborhoods together to develop shared solutions to issues that transcend neighborhood boundaries.

Maintain Housing Quality

The condition and quality of housing influences neighborhood character considerably. Much of Minneapolis' housing dates from the city's first wave of urban growth starting at the turn of the century. The grace and charm of many of these older houses make them very attractive to prospective home buyers. Providing incentives (in the form of loans, grants, and regulatory flexibility) will encourage homeowners to invest time and equity to preserve the character of their homes.



Minneapolis will maintain the quality and unique character of the city's housing stock, thus maintaining the character of the vast majority of residential blocks in the city.

- Continue using high quality materials for new construction and historic preservation that reinforce long-term housing maintenance goals.
- Halt the illegal stripping of abandoned or condemned properties and assign a public or non-profit agency to manage the removal and sale of historic and architectural features of these properties.
- Encourage adaptive re-use, retrofit and renovation projects that make the city's housing stock competitive on the regional market.
- Provide the flexibility in the city's ordinances to improve and maintain existing structures.
- Ensure attractive, livable neighborhoods through increased efforts to maintain a clean environment (graffiti, street cleaning, sweeping, etc.) and through increased enforcement of housing and property maintenance codes.
- Attain the greatest possible degree of enhancements to neighborhood livability when making infrastructure improvements or modifications.
- Control ice and snow on city streets, alleys and pedestrian bridges.
- Conduct housing complaint investigations and take corrective actions up to and including condemnation.
- Ensure maintenance and cleaning services for all landscaped areas in the public right-of-way.
- Ensure the maintenance of public property held by city agencies and departments.

The Minneapolis Plan, Policy 4.14

In some instances, a property may be so badly deteriorated that renovation and rehabilitation are impossible. In these cases, a housing redevelopment project may be the best way to stabilize the neighborhood and improve people's perceptions of housing quality in the neighborhood.

Minneapolis will carefully identify project sites where housing redevelopment or and housing revitalization are the appropriate responses to neighborhood conditions and market demand.

- Emphasize recycling of existing housing stock whenever feasible through renovation and rehab as an alternative to demolition.
- Streamline city permitting activity to encourage renovation and investment in boarded and condemned housing.
- Reduce the number of boarded buildings.

- Encourage retrofitting and renovation of older homes, through "This Old House" and other programs.
- Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- Ensure that city grants and programs are designed to encourage rehabilitation and renovation that reflects the traditional architectural character of residential areas.

The Minneapolis Plan, Policy 4.15

Major Housing Sites

While preserving existing housing is one way of expanding housing choice, developing new housing is another way. Some of these development projects arise because disinvestment in an area has made it too costly to rehabilitate. In other cases, changes over time in the way we live and work create opportunities in formerly undesirable locations. *The Minneapolis Plan* refers to these new opportunities for growth as Major Housing Sites (see map on next page).

The Minneapolis Plan supports the development of Major Housing Sites adjacent to amenities such as Growth Centers, Activity Centers, natural features and public facilities such as parks, schools, and libraries. Major Housing sites should be medium- to high-density, varied in type, and affordable at various income levels. Good transit access, development of commercial uses that provide every day goods and services, and a pedestrian-friendly, walkable environment are other important components of Major Housing Sites.



Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city.

- Concentrate new housing developments in close proximity to amenities or in locations where value will be sustained over time.
- Develop a city-wide Housing Strategy for placing medium (10-30 units per acre) to high density (30+units per acre) new housing on major transportation and transit corridors and near commercial revitalization projects or neighborhood amenities (e.g. sites such as Growth Centers, Major Housing Sites, Commercial Corridors)
- Protect Major Housing Sites for medium (10-30 units per acre) to high (30+units per acre) density residential development from development proposals which exclude housing through land use controls, redevelopment plans and other available means.
- Promote the development of new housing that is compatible with existing development in the area. as well as to existing historic or older housing stock where appropriate.
- Provide the flexibility in the City's ordinances to accommodate new housing development tailored to meet a range of different housing submarkets.

The Minneapolis Plan, Policy 4.17

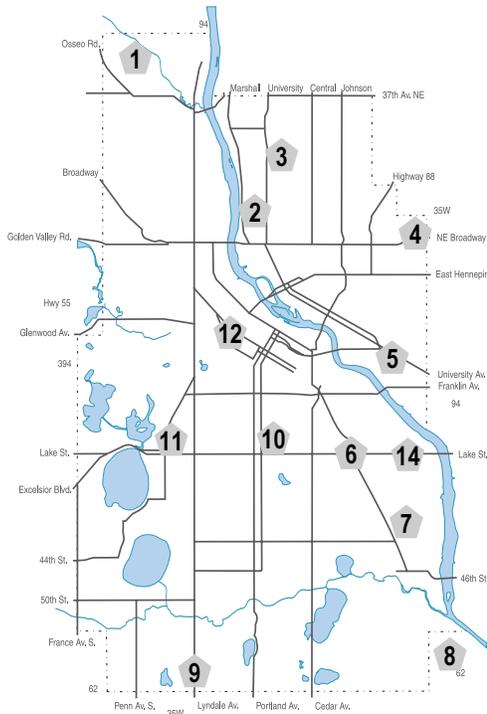
Housing Issues Facing Minneapolis

City growth has a direct and positive impact on the economic, social, and physical vitality of neighborhoods. The City must retain existing residents and attract new residents in order to continually improve school quality, foster the development of local businesses, maintain roads and bridges, and enhance parks and open spaces. By 2025, Minneapolis is projected to grow by 9000 to 10,500 households. This is an extremely modest growth goal, particularly given the opportunities for growth that exist at the regional level. If we want to accommodate this projected growth, and attract new growth, the City must provide what people want.

Many factors, such as available employment, climate, and neighborhood livability, attract people to an area. In terms of housing, choice -- in type, age, and affordability -- is particularly important. As examples, "empty nesters" and seniors have different housing needs than couples with small children, a single working parent, or working adults without children. Some people appreciate the charm and character that comes with a rehabilitated older home and others will appreciate the low maintenance requirements of a newly constructed condominium. Each of these groups will have different affordability levels. Housing developments with a variety of housing types and affordability levels create housing opportunities for people across the city.

The Mayor and City Council are committed to addressing the housing issues raised above. This brochure highlights *The Minneapolis Plan* policies that will guide City actions concerning housing supply, quality, and affordability.

Major Housing Sites



1. Humboldt Yards
2. Upper River
3. Shorham Yards/Columbia Park
4. Mid-City
5. University of Minnesota Area
6. Hiawatha/Lake
7. Hiawatha/Minnehaha
8. VA Hospitals/Airport
9. Lyndale Gateway
10. Wells Fargo/Hospitals Area
11. Midtown Greenway Corridor
12. Downtown
 - Warehouse District
 - Loring Park
 - Elliot Park
 - Central Riverfront
13. Sumner Glenwood
14. East Lake Street

Note: Symbols indicate the need for master planning at potential growth sites; boundaries are not precise.

Whom can I contact for more information?

The Minneapolis Plan contains many more policies on topics such as urban form, transportation, residential, commercial, and industrial land use, the environment, and community building.

For more information, contact:

Minneapolis Planning Department
350 South Fifth Street, Room 210
Minneapolis, MN 55415

Phone: (612) 673-2597

Fax: (612) 673-2728

Web: [http://](http://www.ci.minneapolis.mn.us/citywork/planning/index.html)

www.ci.minneapolis.mn.us/citywork/planning/index.html

The Minneapolis Plan and brochures are available on the web site.

If you have special needs, please call the Planning Department. Please allow a reasonable amount of time for accommodation.

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Neighborhood Roles in Housing

Through the Neighborhood Revitalization Program (NRP), neighborhoods have sponsored many construction and housing rehab programs. A central requirement of the program is that 52.5% of funds be spent on housing and housing-related activities. Whether building multiple housing units or renovating one dwelling at a time, NRP activities have placed a strong emphasis on housing. Neighborhoods have developed a variety of housing programs including grants and loans to increase home ownership, paint and fix programs, and housing quality efforts. The City recognizes that neighborhood experience and expertise is critical: it informs City housing policy and implements it through NRP action plans.

Minneapolis will work closely with Neighborhood Revitalization Program (NRP) planning and implementation to ensure that NRP plans are consistent with the City's Housing Policy.

- Continue to use NRP Plans as resources for understanding housing needs and opportunities in the development and delivery of city housing services.
- Identify select project sites around commercial nodes and community schools that would support housing redevelopment initiatives.
- Identify underutilized land resources, such as air rights above freeways, which have been successfully used in other cities to provide sites for schools, parking, housing and other uses.
- Initiate a dialogue with any neighborhood where city or regional strategies require reconciliation with neighborhood strategies.
- Support the City's sideyard policy on residential redevelopment to lot and neighborhood-specific issues such as lot size and condition, the proximity of adjacent structures, the nature of neighboring land uses, overall housing density in the neighborhood and the need for green (open) space.

The Minneapolis Plan, Policy 4.16