

## Comprehensive Plan Conformance

The City of Saint Paul's 2030 Comprehensive Plan is the city's blueprint for guiding future development. It is designed to respond to existing and anticipated trends in markets and the built environment. It contains six city-wide subject-based plans, one of which is Housing. While all actions of the Housing Division of PED are designed to implement the Comprehensive Plan, certain decisions reflect specific parts of the strategy. The disposition of properties, the provision of subsidies, and compliance with national, regional and local affordable housing development obligations address three of the key goals: Build upon Saint Paul's strengths in the evolving metropolitan housing market; Preserve and promote established neighborhoods; and Ensure the availability of affordable housing across the city.

Specific Comprehensive Plan goals addressed by this program include:

Policy 1.1. Increase housing choices across the city to support economically diverse neighborhoods.

Neighborhoods should seek to capture a realistic share of the growing housing market, providing more choices. These choices should include a mix of rental and ownership units, a range of housing types, and diversity of income levels.

Policy 3.2. Support new housing opportunities for low-income households throughout the city.

b. Encourage the acquisition of privately-owned affordable housing and land for affordable housing by nonprofit organizations, land trusts, community development corporation, religious institutions, tenants, or private sector actors committed to affordable housing, thereby protecting it from upward pressure on pricing and rents. This a priority in areas expected to experience gentrification.

c. Require all district councils and City-appointed citizen task forces to plan for the production and preservation of affordable housing in their area, through district plans, small area plans, station area plans, or other neighborhood planning processes. These plans should show how each neighborhood or planning area will contribute to citywide goals, by identifying key vacant or under-utilized sites for new mixed-income housing and site that would provide residents of new housing access to transit and active lifestyles.

The City's Disposition Strategy works to meet the following goals of the District Council plans.

### **Railroad Island Plan (District 5)**

3. Encourage new housing in the community with city grants and revolving funds.

4. Preserve the affordability of housing in the area by creating new ownership opportunities for a range of income levels.
5. Encourage new single-family housing to be built on lots that are at least 40 feet in width and 5,000 square feet in lot area; discourage lot splits that create lots that do not meet the minimum standard for the zoning district.
6. Promote the rehabilitation of existing housing with the assistance of City sponsored programs. (PED, East Side Neighborhood Development Corporation, Dayton's Bluff Neighborhood Housing Services)

### **West Side Community Plan (District 3)**

The West Side's housing "options include single family homes, duplexes and both small and large multifamily buildings...the West Side provides options for a wide range of incomes and family types. The plan focuses on providing housing choice, preserving the existing housing stock and creating additional housing opportunities." (page 10)

The Plan's Housing section includes Strategy H1.4 Increase the number of units affordable to people at 30-80% of AMI.

In addition, the not yet adopted **2040 Comprehensive Plan** includes the following housing-related policies:

Policy H-22. Consider a City or HRA sponsored down-payment assistance program and support partner organizations' down payment assistance and first time homebuyer mortgage programs to help homebuyers invest in Saint Paul.

Policy H-24. Encourage homeowner education through continued support of organizations that provide services, such as financial counseling and pre-and post-purchase training, to help potential and new homeowners make well-informed financial and maintenance decisions.

Policy H-31. Support the development of new affordable housing units throughout the city.

Policy H-34. Support the development of new affordable ownership opportunities through the Inspiring Communities program, including selling vacant HRA-owned single-family lots and identifying sites appropriate for new ownership housing.

Policy H-37. Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment center.

Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.