

Comprehensive Plan Conformance

The City of Saint Paul's 2040 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 various 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 H-16. 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 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-33. Further affordable ownership housing goals in HRA/City-financially-assisted projects by working toward 10 percent of all ownership units being affordable to residents earning 60 percent of AMI and 20 percent of all ownership units being affordable to residents earning 80 percent of AMI.

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.

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

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.