

Alexandria Housing Summit Housing Master Plan 2020 Shareholders' Report



Mayor Justin Wilson

January 11, 2020



Affordability Defined

2019 Area Median Income	1-Person Household	4-Person Household
20% AMI and below	Up to \$17,000	Up to \$24,260
30% AMI	\$25,500	\$36,400
40% AMI	\$34,000	\$48,520
50% AMI	\$42,500	\$60,650
60% AMI	\$51,000	\$72,780
80% AMI	\$68,000	\$97,040
100% AMI	\$85,000	\$121,300

DCHS/ARHA

COMMITTED AFFORDABLE RENTALS (DEEPLY AFFORDABLE - 40% AMI)

WORKFORCE RENTALS (80% AMI)
COMMITTED AFFORDABLE HOMEOWNERSHIP (60-100% AMI)

Sources: 2019 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area); FY 2019 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI

Affordable Rents

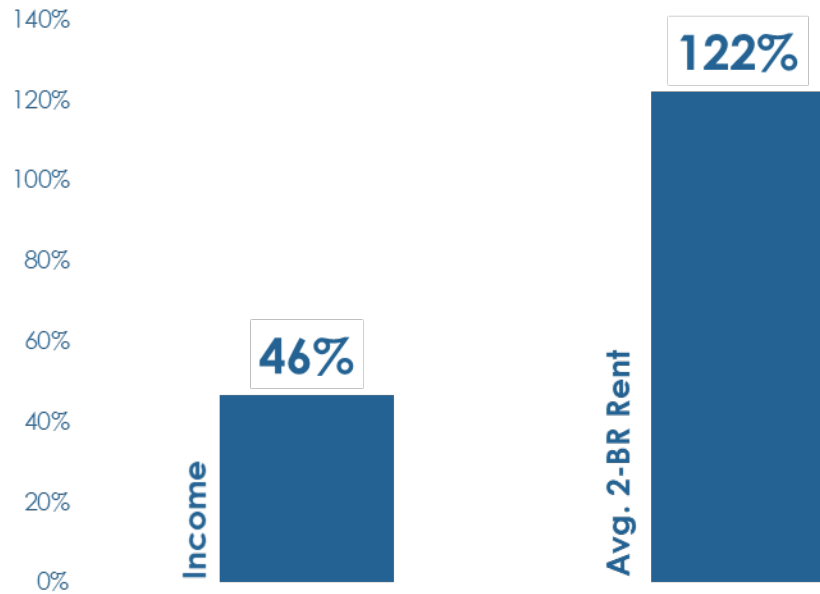
2019 Area Median Income	1-Bedroom	2-Bedroom
20% AMI	\$455	\$546
30% AMI	\$683	\$820
40% AMI	\$911	\$1,092
50% AMI	\$1,138	\$1,365
60% AMI	\$1,366	\$1,638
80% AMI	\$1,821	\$2,184
100% AMI	\$2,276	\$2,730

Restricted rents based on HUD area median income (AMI)

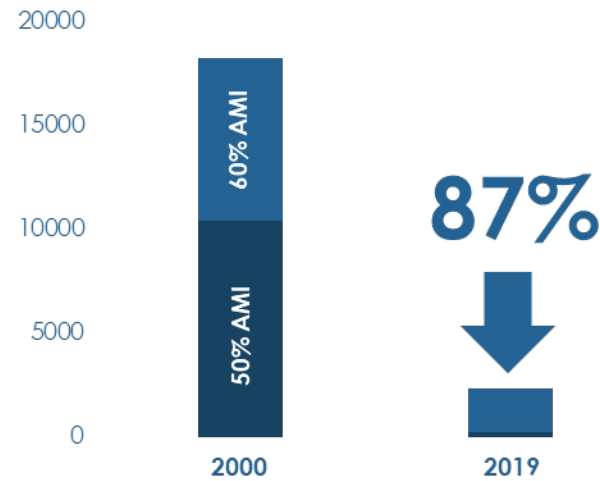
*Average Rents
based on January
2019 Alexandria
Apartment Survey:
\$1,851 (1BR) and
\$2,296 (2BR)*



Rental Market Affordability



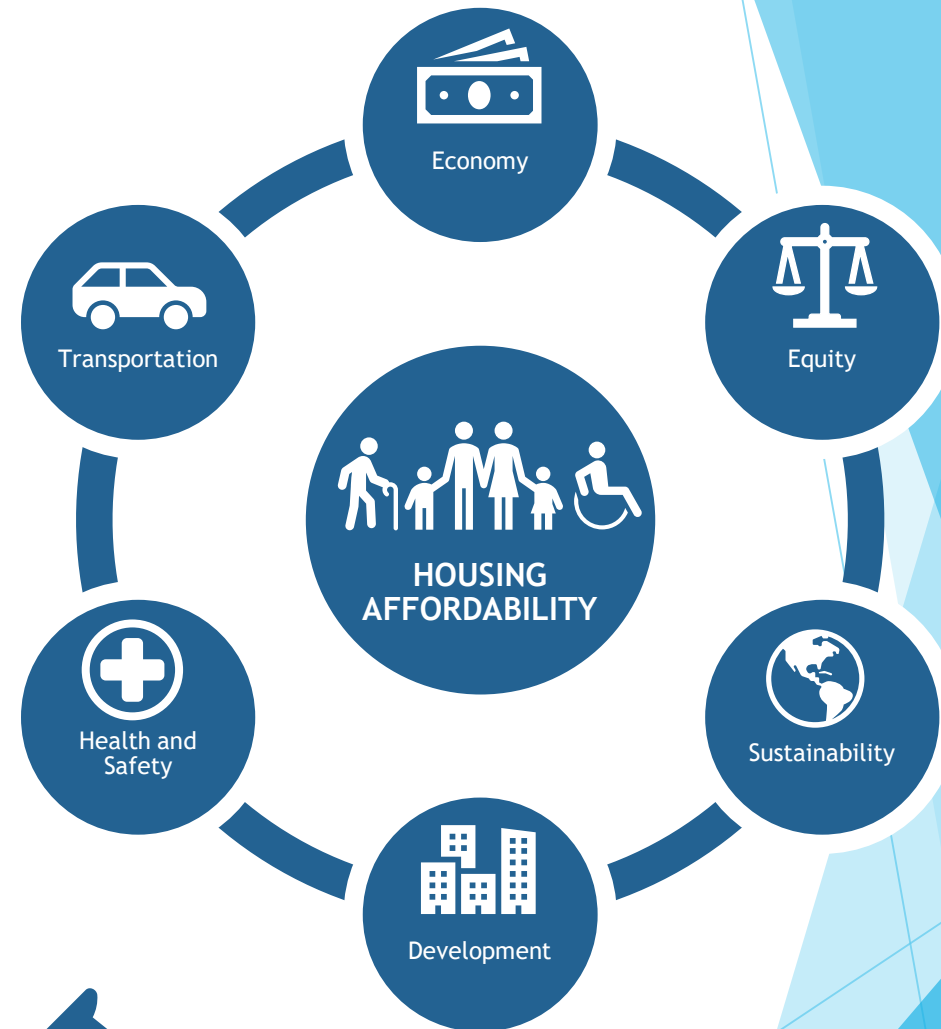
GROWTH IN REGIONAL INCOME VS LOCAL HOUSING COSTS (2000-2019)



LOSS OF ~16,500 MARKET-AFFORDABLE UNITS (2000-2019)

2013 Housing Master Plan Principles

- “Housing for all” - options at all incomes, life stages, and abilities
 - ✓ Energy efficient
 - ✓ Healthy and safe
 - ✓ Accessible
- Citywide distribution of affordable units to foster social and cultural diversity and mixed-income communities
- Emphasis on opportunities in higher-density areas with strong access to transit, jobs, and services



HOUSING MASTER PLAN GOAL:
Create new affordability in 2,000 units by 2025

HMP Implementation Tools

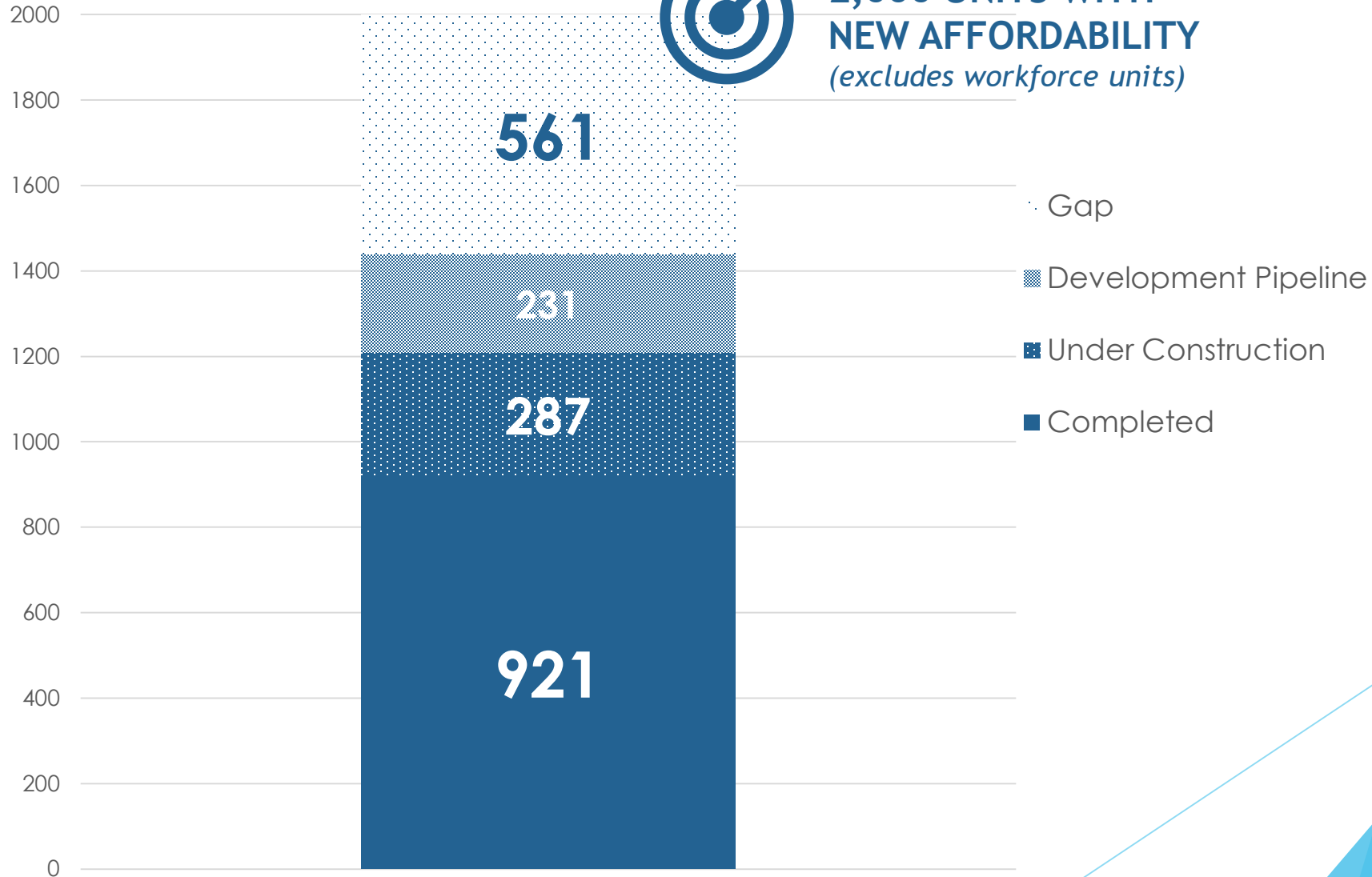
	Completed	In Progress	To be scheduled
Accessory Dwelling Unit Policy		x	
Increase Bonus Density to 30%	x		
Residential Multifamily Zone	x		
Inclusionary Zoning Policy		x	
Zoning for Housing		x	
Community Land Trust		x	
Development Fee Relief Policy			x
Dedicated Funds - Meals Tax Rate Increase/Amazon Funds	x		
Home Purchase Assistance Loan Program Enhancements	x		
Home Rehabilitation Loan Program Enhancements	x		
Housing Choice in New Construction and Rehabilitation	x		
Loan Consortium (JBG SMITH Social Impact Fund)	x		
Loan Guarantees (Policy Development)	x		x
Mixed Income Affordable Assisted Living		x	
Parking Requirements for Substantial Rehabilitation Projects	x		
Right-Size Parking Requirements for Affordable Housing	x		
Expanded Predevelopment Funding	x		
Public Land for Affordable Housing (co-location policy)	x		x
Resource Center for Affordable Housing	x		
Special District to Enable Access to Historic Preservation Tax Credits			x
Tax Abatement Policy for Substantial Rehabilitation			x
Transfer of Development Rights for Affordable Housing			x
Voluntary Developer Contribution Updates	x		x

Housing Master Plan Progress

January 2014-January 2020

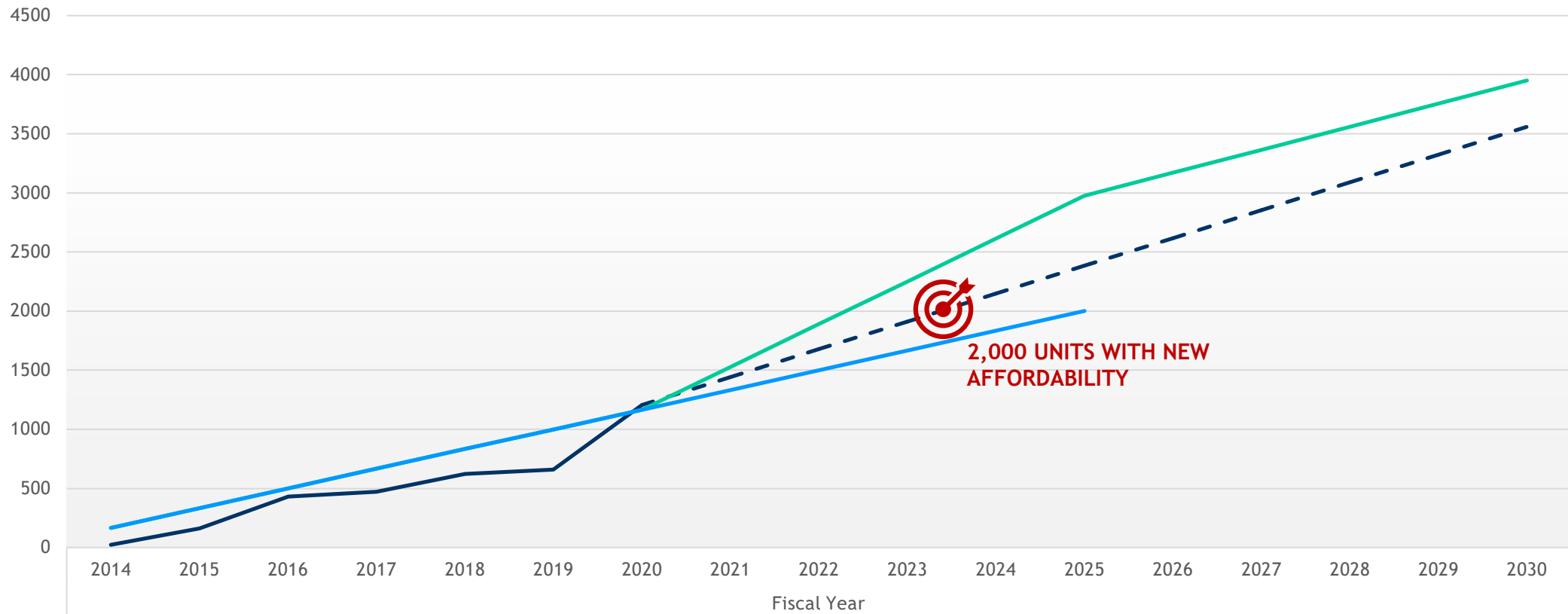


**2,000 UNITS WITH
NEW AFFORDABILITY**
(excludes workforce units)





COG REGIONAL HOUSING INITIATIVE



UNITS COMPLETED
(includes units under construction and in the development pipeline, but exclusive of committed workforce-level units)

PROPOSED PIPELINE
(funded and unfunded; does not include development pipeline)

REGIONAL HOUSING TARGET

HMP TARGET

2020 Alexandria Housing Summit

Audrey Davis, Director

Alexandria Black History Museum

January 11, 2020



Early African American Housing in Alexandria

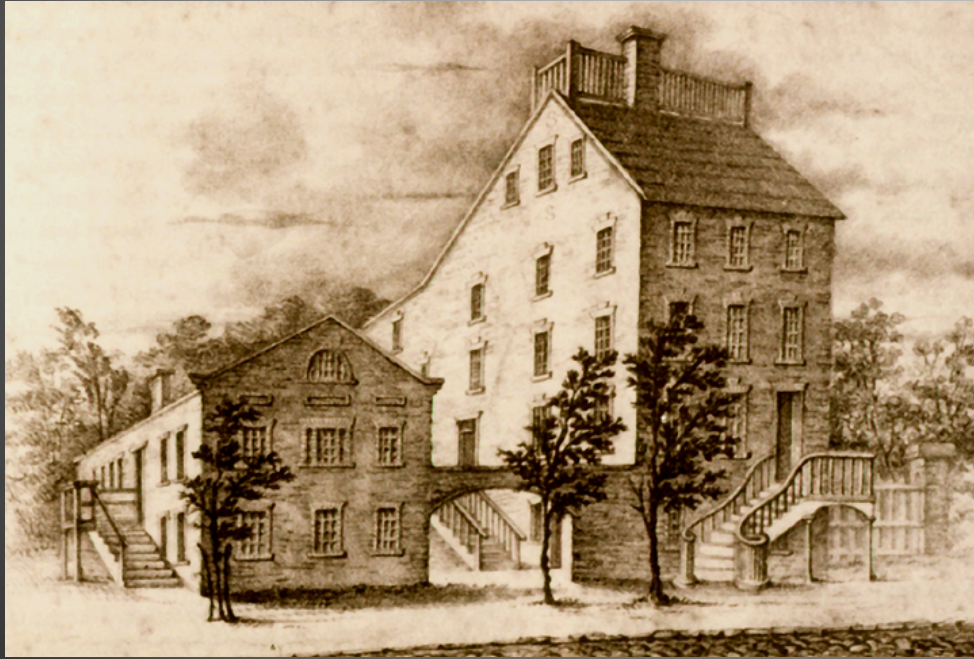
1790: The first U.S. census taken; Alexandria's population is 2748, and nearly 22% are African Americans (52 free blacks)

The earliest free Black neighborhoods began between 1790-1810. The first was called The Bottoms, located on the SW edge of the city. By 1810, it had extended SE to become a new neighborhood called Hayti

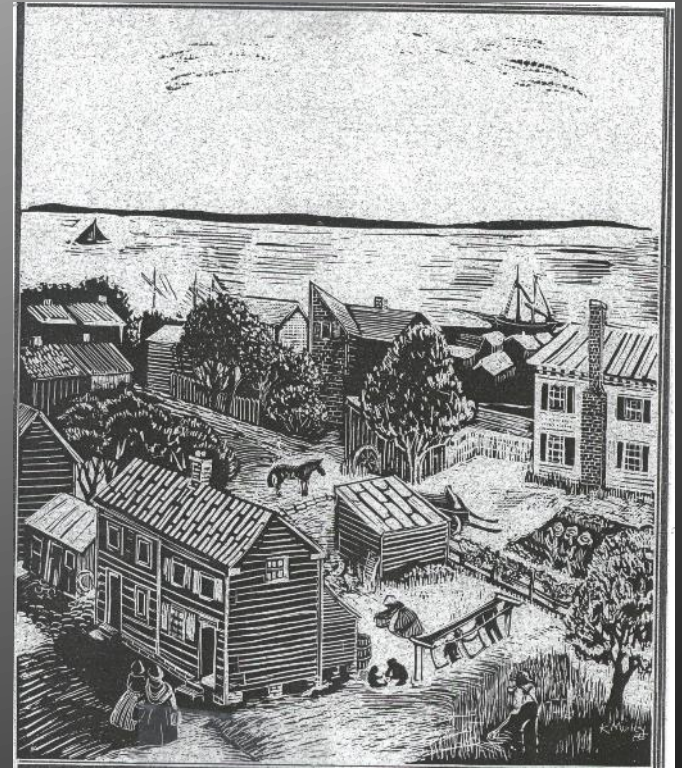


This is a rare photograph of an early Alexandria frame house, in the 400 block of Franklin Street.

Franklin Street House, Early 19th century
William F. Smith Collection, Special Collections,
Barrett Library, Alexandria, Virginia



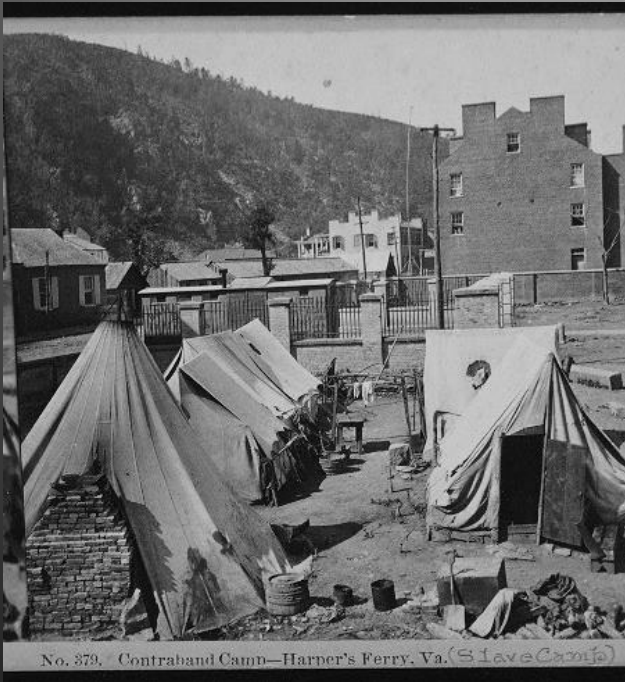
Hoffman sugar refinery, N. Washington Street
courtesy of Office of Historic Alexandria



Hayti Neighborhood, conjectural
drawing (artist Karen Murphy, courtesy
of Alexandria Archaeology)

Contraband Housing Crisis

As contrabands poured into the city during the Civil War, makeshift camps sprang up in any available lot or space. The camps grew into neighborhoods, often named for the places from which their residents fled, like The Berg (for Petersburg). One 19th-century neighborhood called Uptown still exists today.



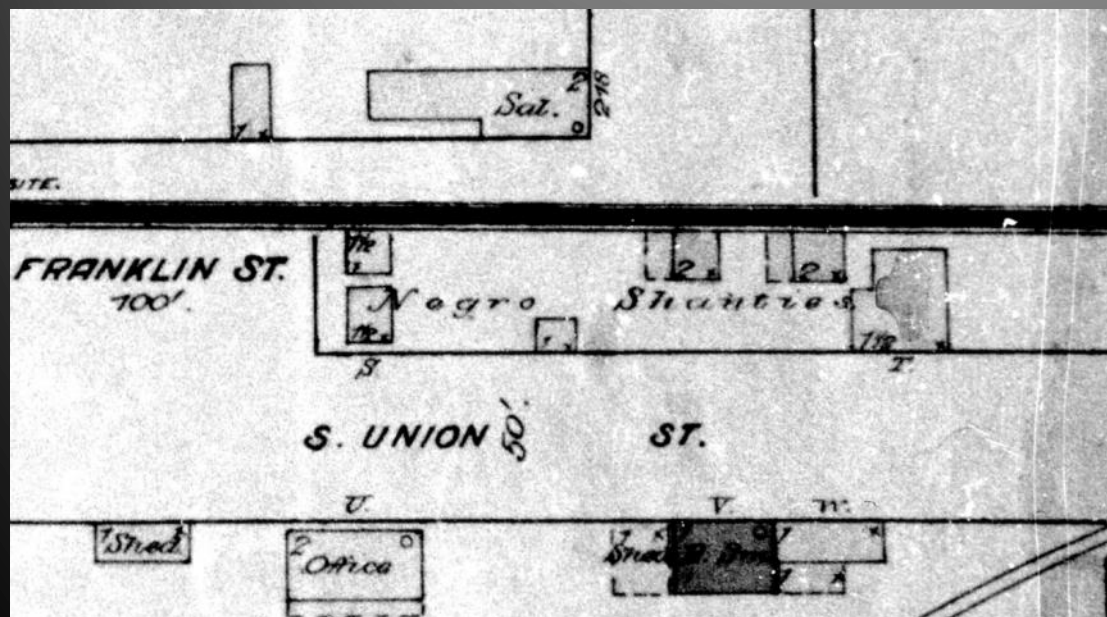
Contraband Camp, Harpers
Ferry, VA 1862

Courtesy of Library of Congress



Alexandria Slave pen during
Union occupation, c. 1863

Courtesy of Library of Congress



Prince Street Contraband Barracks (above)

Courtesy of Library of Congress

ALEXANDRIA 1865



AFRICAN AMERICAN NEIGHBORHOODS

Free blacks lived in Alexandria more than a century before the war, and by 1811 a black community known as the Bottoms took root on the city's southern edge. As courthouses passed from the city, new military camps sprang up in an area available for use as a camp for free neighborhoods, often named for the places from which their residents fled. One 19th-century neighborhood called Epitome still exists today.

GREAT FALLS

POTOMAC RIVER



CROSS CANAL

UPTOWN

PETERSBURG

FISHTOWN

GRANTVILLE

HAYTI

THE BOTTOMS

VINEGAR HILL

THE HILL

EPITOME

THE HILL

CHESAPEAKE

THE HILL

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Fort Ward & Urban Renewal

After the Civil War, more African Americans were able to acquire land in the city. One community that developed was The Fort, named after its location on the site of a Civil War fortification. They created a vibrant enclave of African American families going into the 20th century. They built homes, established churches and schools, and expanded the community.



Ashby home

Courtesy of Barbara Ashby Gordon



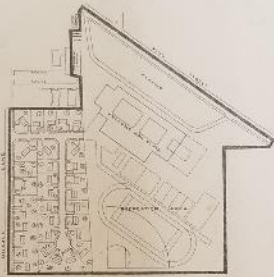
Clara Adams and child

Courtesy of Adrienne T. Washington

As early as the 1950s, in preparation for the 1965 centennial of the Civil War, the City of Alexandria began to purchase land at and near “The Fort” to restore the historic fortification and establish Fort Ward Park. This was an early example of urban renewal in the City.

*OPENING OF
RESIDENTIAL SUBDIVISION
MUDTOWN URBAN
RENEWAL PROJECT
VA R-33*

Tuesday — December 1, 1964



ALEXANDRIA, VIRGINIA

Residents who did not sell their homes saw their property condemned for unsanitary or unsafe conditions, allowing the project to move forward.

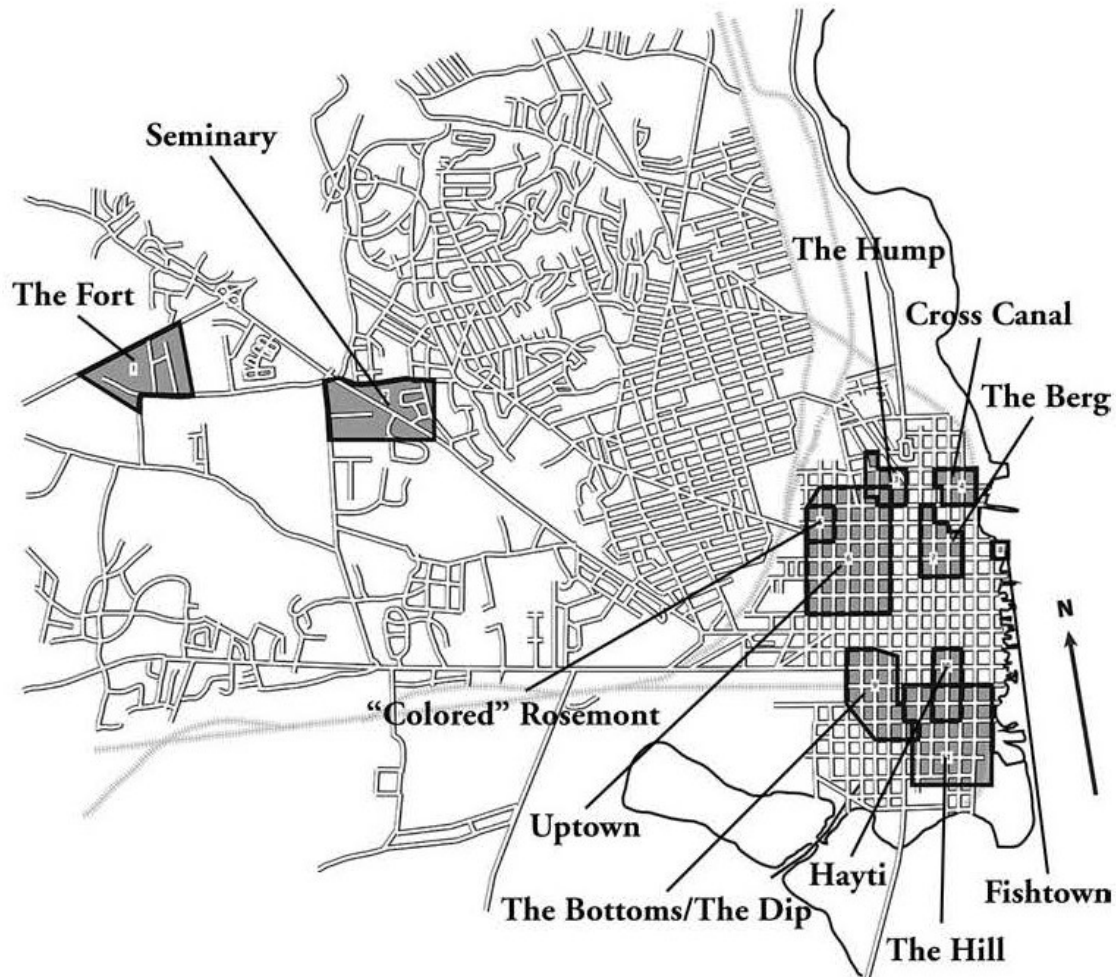
The new Fort Ward interpretive plan seeks to tell the full story of the fort, both its Civil War and African American history.

This project was one of several urban renewal projects in Alexandria that impacted African Americans and changed the look of the City. Two other examples include the Gadsby Commercial Urban Renewal Project (1959) and the Seminary (Mudtown) Urban Renewal Project (1963).

African American Neighborhoods

Courtesy of Krystyn Moon

Map B. African American Neighborhoods



Alexandria Housing Rights Activists



The Secret Seven and the 42 Points

Front row (l-r): Ferdinand Day, Nelson Greene Sr., back row: Connie Ring, Gwen Menefee-Smith, Patsy Ticer, Mayor Bill Euille and Melvin Miller

Courtesy of Steven Halperson



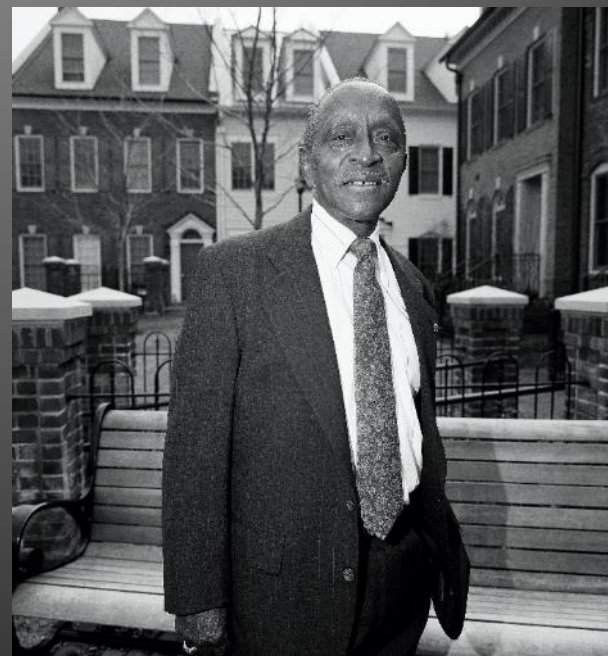
Eudora Lyles

Local housing advocate

Ira Robinson was elected to City Council in 1970, the first African American elected since Reconstruction. Robinson represented the Uptown area, and he convened a low-income housing study committee.



A. Melvin Miller was selected to chair the Alexandria Redevelopment and Housing Authority in 1970.



Other Resources

David Carroll, M.A., Anna Maas, MUEP, and Boyd Sipe, M.A., RPA. “Ramsey Homes: Historic Context and Significance Statement” with Thunderbird Archeology in Gainesville, VA

Krystyn R. Moon:

- “The Alexandria YWCA, Race, and Urban (and Ethnic) Revival: The Scottish Christmas Walk, 1960s-1970s” in *Journal of American Ethnic History*
- “The African American Housing Crisis in Alexandria, Virginia, 1930s-1960s” in *Virginia Magazine of History and Biography*
- “Finding The Fort: A History of an African American Neighborhood in Northern Virginia, 1860s-1960s”

Planning for Equity and Affordability



Andrea Brennan

Director of Housing Policy and Development
City of Minneapolis

Welcome to Minneapolis 2040
The City's Comprehensive Plan



Explore: [Goals](#)

The Minneapolis 2040 Goals describe the outcomes this plan is working to achieve. This section provides background information for each of the goals and displays the policies that are intended to achieve each goal. [More about Goals...](#)

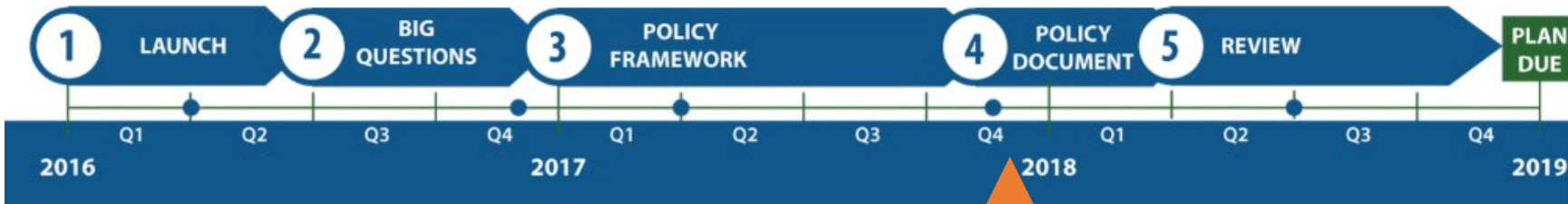
Explore: [Topics](#)

This section displays the Comprehensive Plan policies sorted by eleven topics, with background information about the importance of each topic to the future of our city. [More about Topics...](#)

<https://minneapolis2040.com/>

Three-unit buildings in lower-intensity districts ordinance:
<https://lims.minneapolismn.gov/File/2019-00217>

Inclusionary Zoning:
<http://www.minneapolismn.gov/cped/inclusionaryzoning>



2017 Election

- 1 – City Council adopted community engagement plan with intentional reach & approved 14 goals with clear direction for staff
- 2 – Staff embraced focus on race equity + other goals and brought forward a draft that had been well researched with strong engagement and support
- 3 – Advocates across issue areas were generally aligned in support + raised during election year





Growth



Equity



Sustainability



Livability



Competitiveness



Good Government

14 Goals

1. Eliminate disparities

2. More residents and jobs

3. Affordable and accessible housing

4. Living-wage jobs

5. Healthy, safe, and connected people

6. High-quality physical environment

7. History and culture

8. Creative, cultural, and natural

amenities

9. Complete neighborhoods

10. Climate change resilience

11. Clean environment

12. Healthy, sustainable, and diverse economy

13. Proactive, accessible, and sustainable government

14. Equitable civic participation system

Where are we now

U.S.

The Miracle of Minneapolis

No other place mixes affordability, opportunity, and wealth so well. What's its secret?

DEREK THOMPSON MARCH 2015 ISSUE



MATT CHASE

IF THE AMERICAN DREAM has not quite shattered as the Millennial generation has come of age, it has certainly scattered. Living affordably and trying to climb

BUSINESS

Minneapolis's White Lie

Despite being applauded by many, the "miraculous" prosperity of the Twin Cities is only a reality for a certain slice of their population.

JESSICA NICKRAND FEB 21, 2015



ERIC MILLER/REUTERS

In August 1973, *Time* magazine ran a cover of Minnesota Governor Wendell Anderson proudly holding up a fish. The accompanying story called Minnesota a "state that works," and promised "The Good Life in Minnesota." More

TODAY,

the Twin Cities has among the largest disparities

among persons of color and indigenous peoples compared with white people in poverty rates, homeownership, employment, and level of education.

Minnesota ranked **2nd-Worst** in U.S. for Racial Equity

- 24/7 Wall St.

Minnesota ranked **last** in 51 states in overall **financial inequality** in 2015

- Pew Research Center via W...

U.S. Census data show most Minnesota families of color now have median incomes about **half** those of their

minneapolis

2040

This plan is our opportunity to

UNDO barriers &

OVERCOME INEQUITIES

created by a history of policies in our city

that have prevented equitable access to housing, jobs, and investments.

Mapping Prejudice Project: <https://www.mappingprejudice.org/>

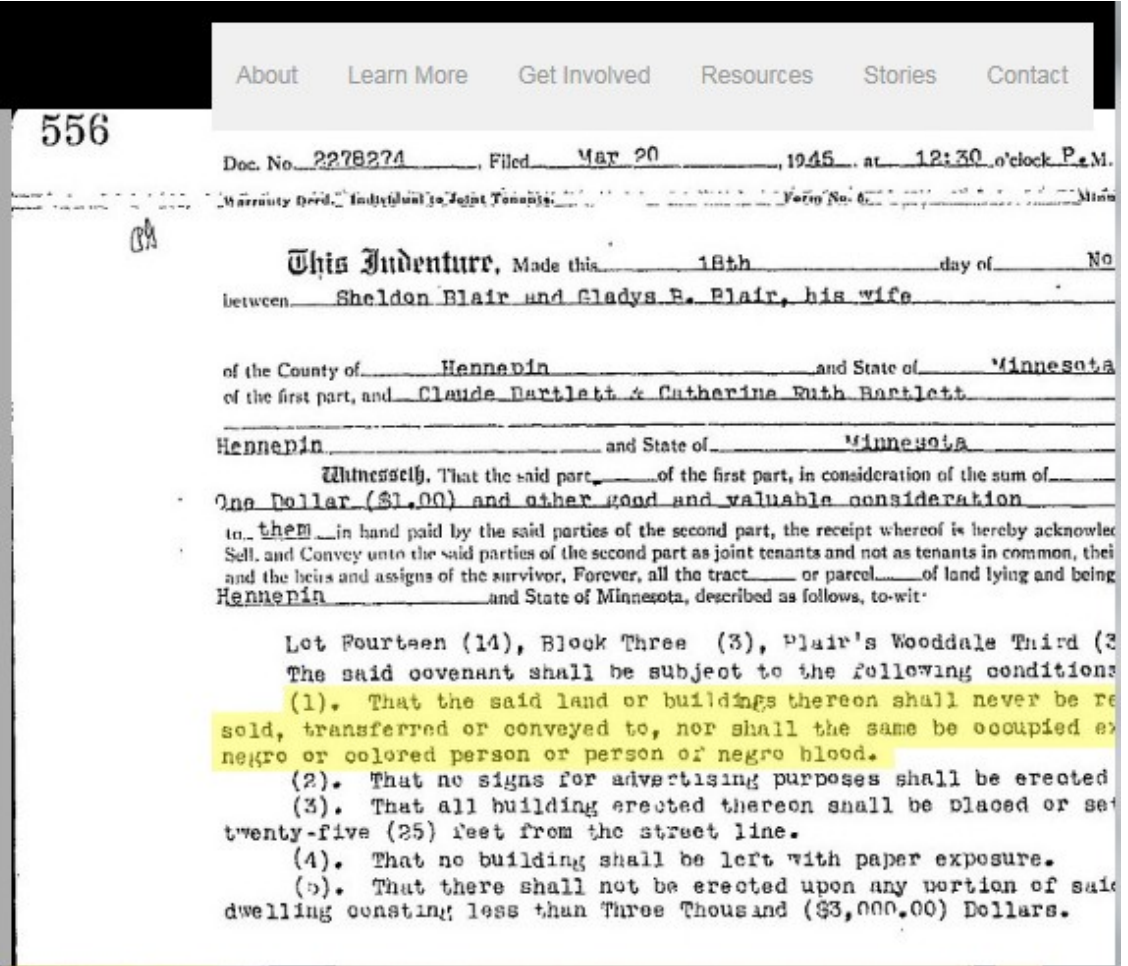
Mapping Prejudice

What are Covenants?

Racial covenants were tools used by real estate developers in the 19th and 20th century to prevent people of color from buying or occupying property. Often just a few lines of text, these covenants were inserted into warranty deeds across the country. These real estate contracts were powerful tools for segregationists. Real estate developers and public officials used private property transactions to build a hidden system of American apartheid during the twentieth century.

Inspired by the idea that we cannot address the inequities of the present without an understanding of the past, Mapping Prejudice was created to make this structural racism visible. Our interdisciplinary team of community activists, students and scholars from Augsburg University and the University of Minnesota is working to identify and map the property contracts that rendered many neighborhoods in Minneapolis racially exclusive.

Minneapolis was not always segregated. Covenants helped remake the racial landscape of the city. As racially-restrictive deeds spread, African Americans were pushed into small and increasingly circumscribed neighborhoods. Even as the number of black residents continued to climb, ever-larger swaths of the city became entirely white.



Example Restriction from 1940:

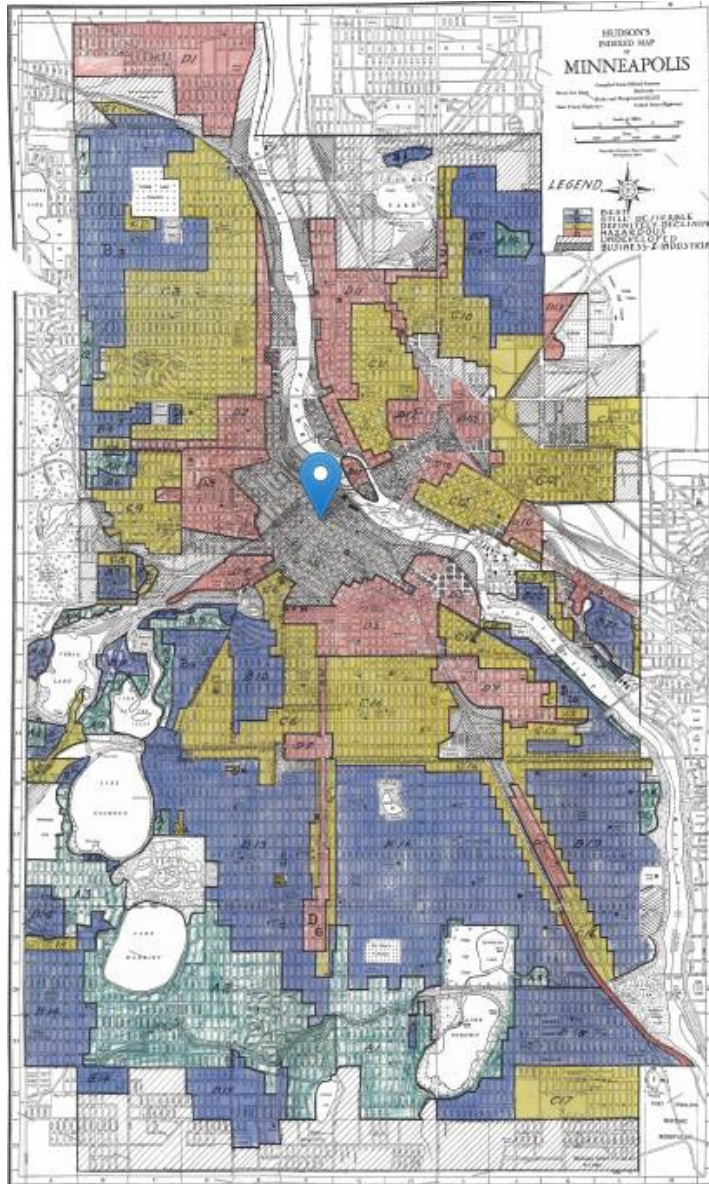
“These premises...shall not at any time be conveyed, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish, Turkish, Negro, Mongolian or African blood or descent.”

Warranty Deed, Except Assessments, Corporation to Individual. Form No. 8-M. Miller-Davis Co., Minneapolis, Minn. Minnesota Uniform Conveyancing Blanks (1931).

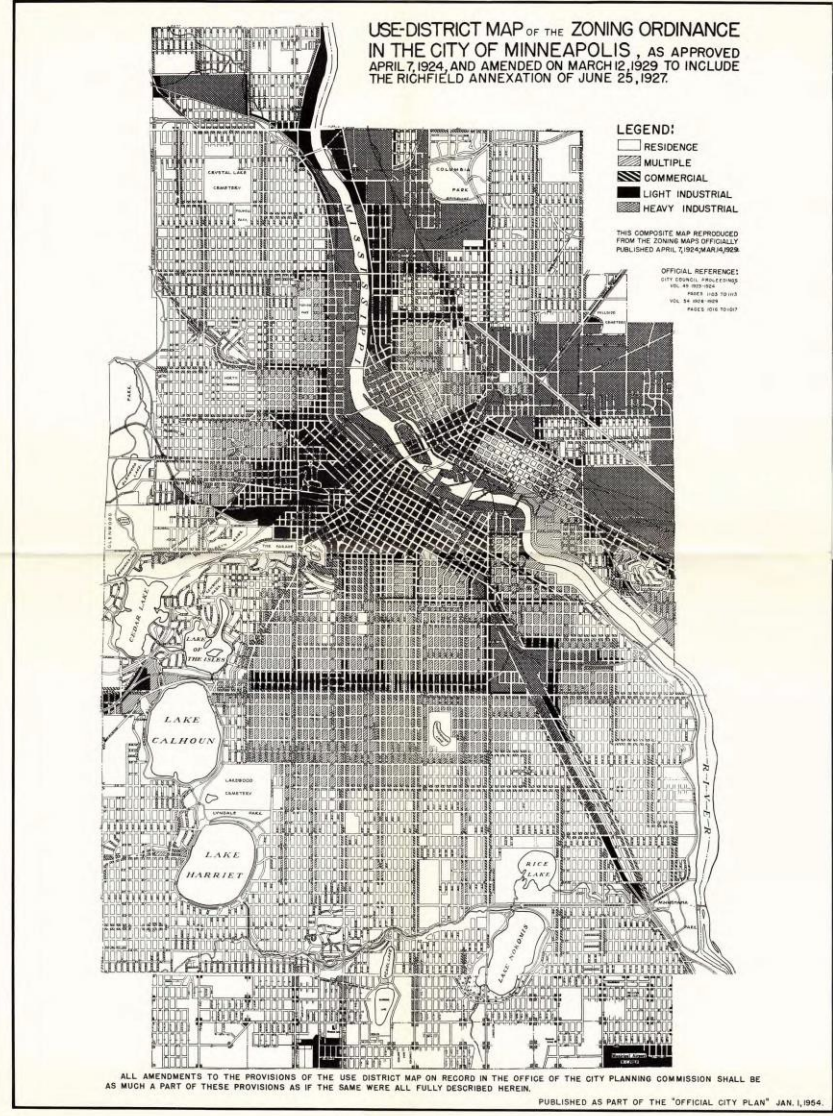
This Indenture, Made this 26th day of June, 1940,
between A. G. Bogen Company
a corporation under the laws of the State of Minnesota, party of the first part, and
Harold G. Franzen
of the County of Hennepin and State of Minnesota,
party of the second part,

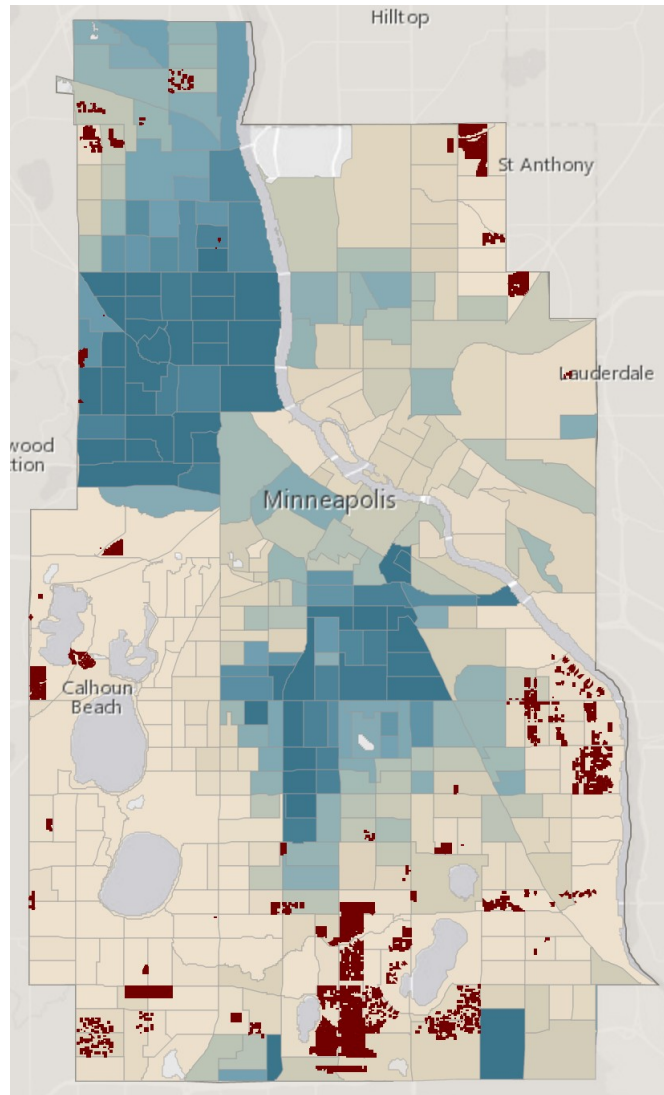
Witnesseth, That the said party of the first part, in consideration of the sum of One Dollar and other valuable considerations ~~XXXXXXX~~
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
does hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, his
heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of
Hennepin and State of Minnesota, described as follows, to-wit:
Lots Seven (7) and Eight (8), Block One (1), Edgewater on
Nokomis Third Addition, according to the duly recorded plat
thereof, subject to building restrictions hereto attached.




This conveyance is made on the express agreement following, which is to be binding on the grantee his heirs,
executors, administrators and assigns, to-wit:
That when the real estate herein described, or any part thereof, is improved, it is to be by the erection of one and one only
single family one and one-half story or larger residence dwelling on any one lot, the same to cost not less than \$ 5,000.00
exclusive of the real estate, and to be located so that the front line of the front wall of the main foundation placed parallel with
Twelfth Avenue ~~XXXXXXX~~ shall be not nearer than 35 feet to the front lot line; also
a garage not larger than to conveniently contain three automobiles may be constructed at a cost not less than \$ 200.00
and to be placed not nearer than 2 feet to the rear line of the within described property, or said garage may be attached to or be a
part of said residence; it being understood that said garage shall not be used for residence purposes nor shall any temporary
building for residence purposes be placed on any part of said premises.
A story and one-half house as the term is used in the building restrictions herein, means that there must be a second floor
accessible by stairway with adequate area and height for at least one living room.
No duplex, apartment, or flat building, shall be erected or placed on said land nor any building thereon to be used for other
than residence purposes for one family. No business, manufacturing industry, hotel, or store, shall be maintained thereon.
It is understood that when building operations are begun on the within described property that all outside construction shall
be completed within four months from date of the commencing of said construction.
It is further stipulated and agreed by and between the parties hereto for themselves, their heirs and assigns, as part of the
consideration hereof, that the within described premises shall not be sold, mortgaged, or leased to or occupied by any person or
persons other than members of the Caucasian race.
It is further agreed between the parties hereto that no sand or gravel shall be taken or removed from the within described
premises except such as may be necessary for the excavation for a basement of the building as herein provided, or for the grading
of such lot to place same in reasonable conformity to the grade of other lots adjoining, at a grade not lower than the established
grade of the sidewalk.



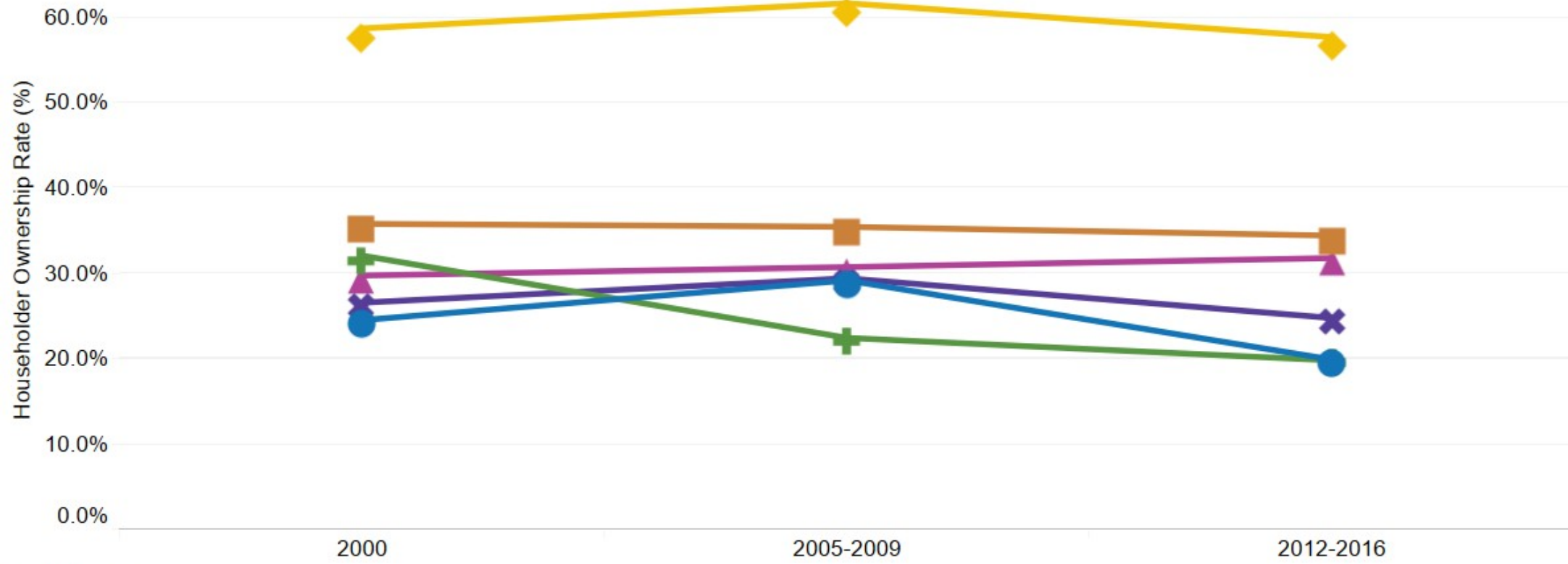
Greenish-blue: “Best”
Purple: “still desirable”
Mustard: “definitely declining”
Pink: “hazardous”





-  Predominantly People of Color
-  Predominantly White
-  Found Racial Covenants

Home Ownership by Race/Ethnicity in Minneapolis



- Race/Ethnicity
- American Indian or Alaska Native
 - Asian
 - + Black or African American
 - ✕ Hispanic or Latino
 - ▲ Two or More Races
 - ◆ White Non-Hispanic

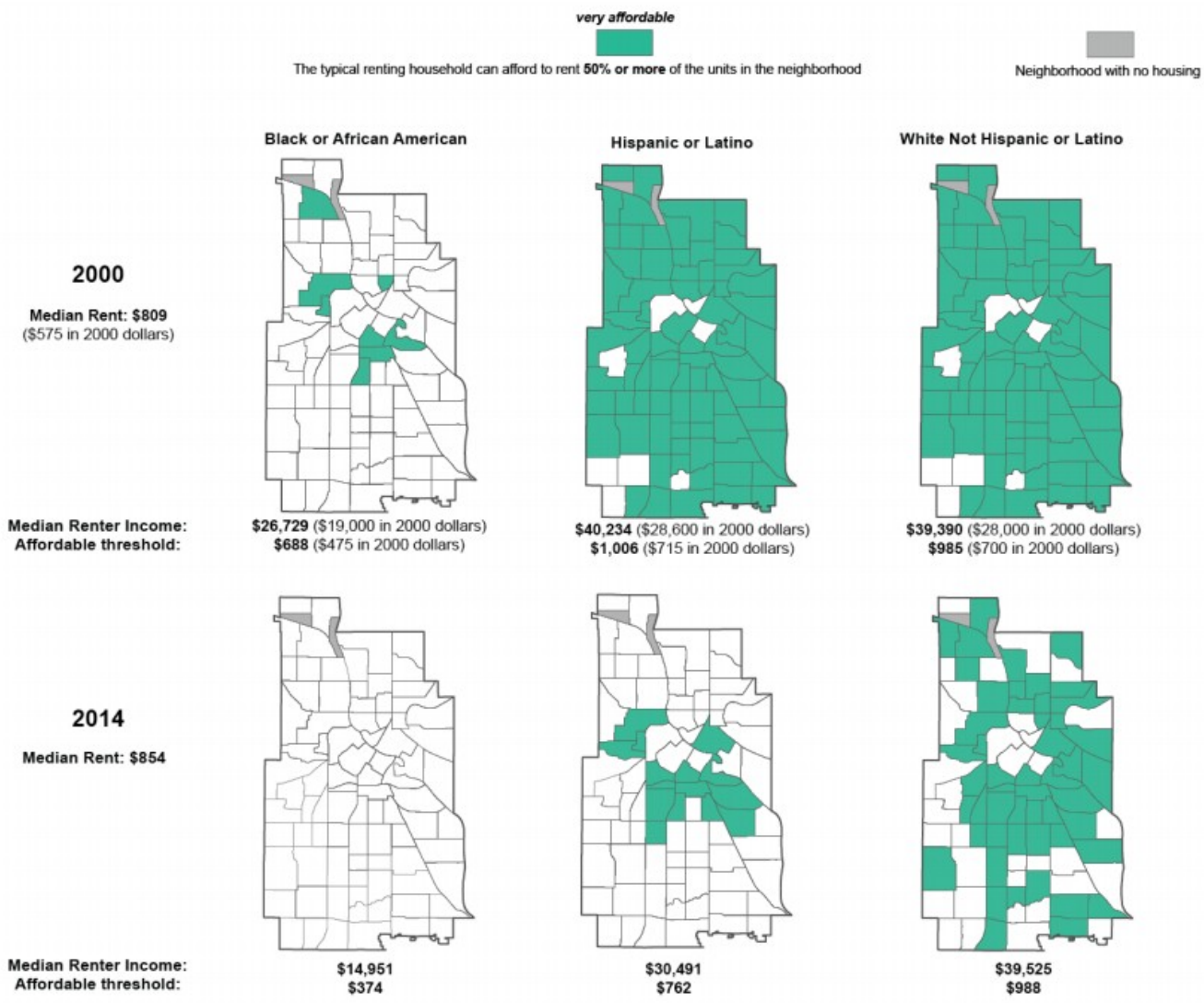
Sources: Decennial Census, American Community Survey

Rental Housing Affordability in Minneapolis Neighborhoods

Change in Rental Affordability by Race/Ethnicity 2000 and 2014

Source: Author calculations, 2000 Census, 2010-2014 ACS, 2000 IPUMS, 2010-2014 IPUMS

All bolded values adjusted to 2014 dollars



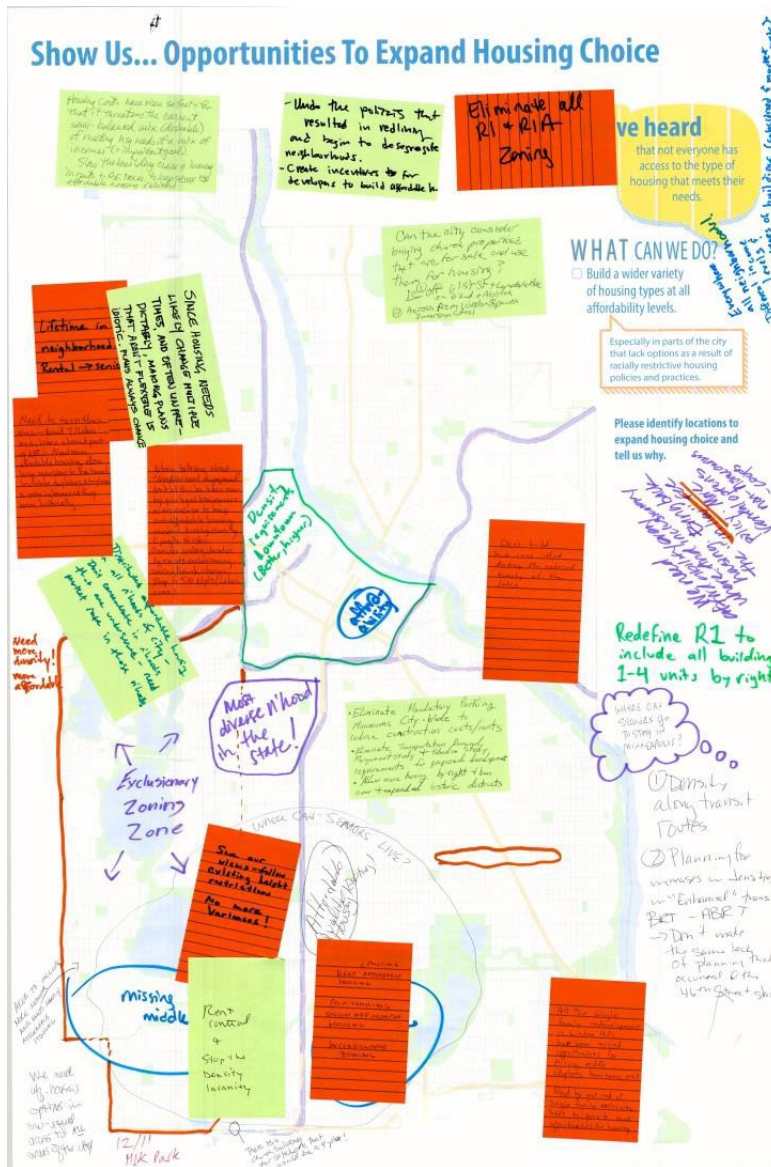


minneapolis | 2040

Eliminate all
R1 + R1A
Zoning

Redefine R1 to
include all buildings
1-4 units by right

Exclusionary
Zoning
Zone





THE AVENUE

Minneapolis 2040: The most wonderful plan of the year

Jenny Schuetz · Wednesday, December 12, 2018

THE AVENUE

What Brookings said about 2040...

1. Build more housing

- The only long-term way to reduce housing costs—or at least reduce the rate of housing price growth—is to [build more housing](#). Many single-family neighborhoods claim that they are “[built out](#),” meaning that no additional housing can be constructed—or at least, not under existing zoning. By rezoning lots that currently accommodate only one single-family house to allow duplexes and triplexes, Minneapolis effectively triples the housing capacity of some neighborhoods.

2. Build less expensive housing

- Large houses cost more to buy or rent than small houses, conditional on structure quality and location. A 3,000 square foot structure divided into three apartments not only creates more housing units, but each apartment will be cheaper than the single-family house it replaces. Another plan component that helps to lower costs: the plan tackles the sacred cow of requiring developers to provide off-street parking for new houses (often a poison pill for low-cost housing).

3. Build less expensive housing in desirable neighborhoods

- The biggest benefit to economics for low and moderate-income households comes from improving affordability in high amenity neighborhoods. Key features of those neighborhoods are proximity to employment centers, public transit stations, low crime, low poverty, and high quality public schools. Minneapolis 2040 puts access to high quality neighborhoods at the center of the plan.

The housing affordability problem in Minneapolis is a racial equity issue.

Part of the solution for reducing racial disparities is to increase **housing supply** and **choice**.



Substantial (Supply)

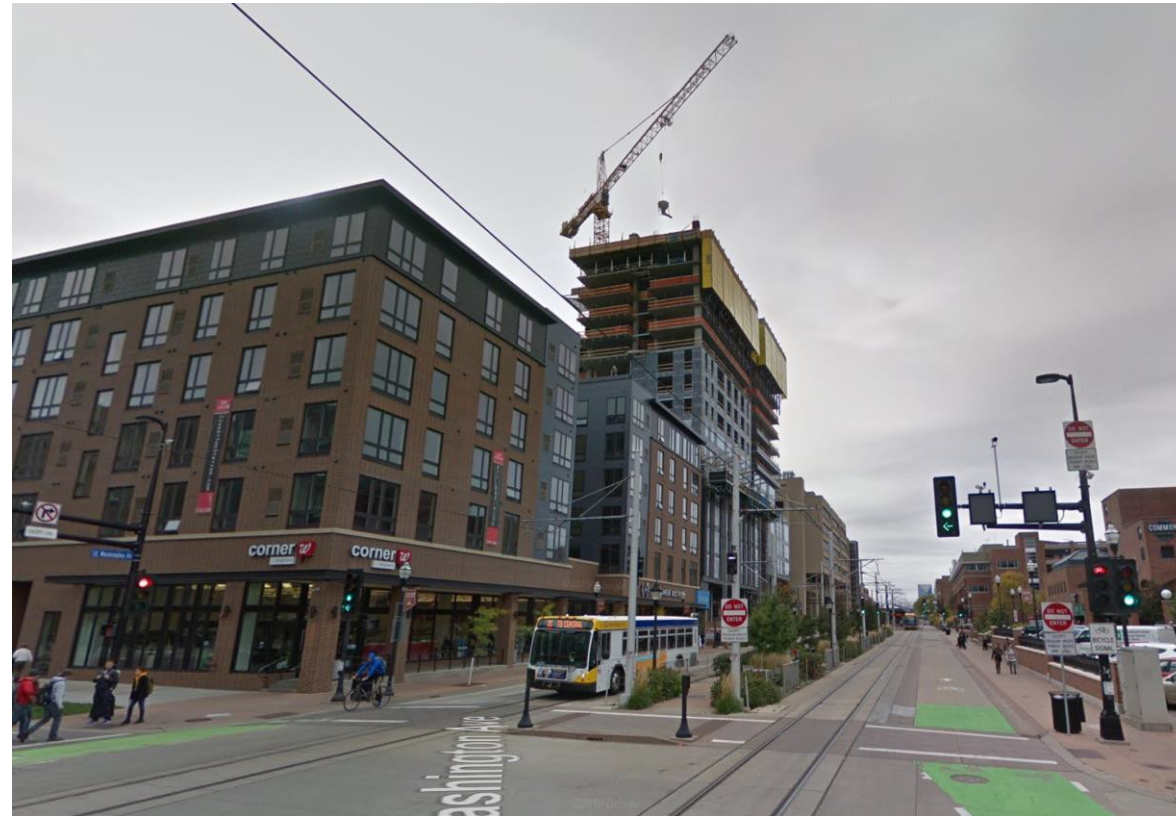


Incremental (Choice)

Downtown



Transit Corridors



Inner Neighborhoods



Outer Neighborhoods



What is the big deal with triplexes?



Predictability:
Allow multifamily housing **as-of-right**.

Transit 20

The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 20 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 6 to 20 stories. Building heights should be at least 6 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 20 district. Requests to exceed 20 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.



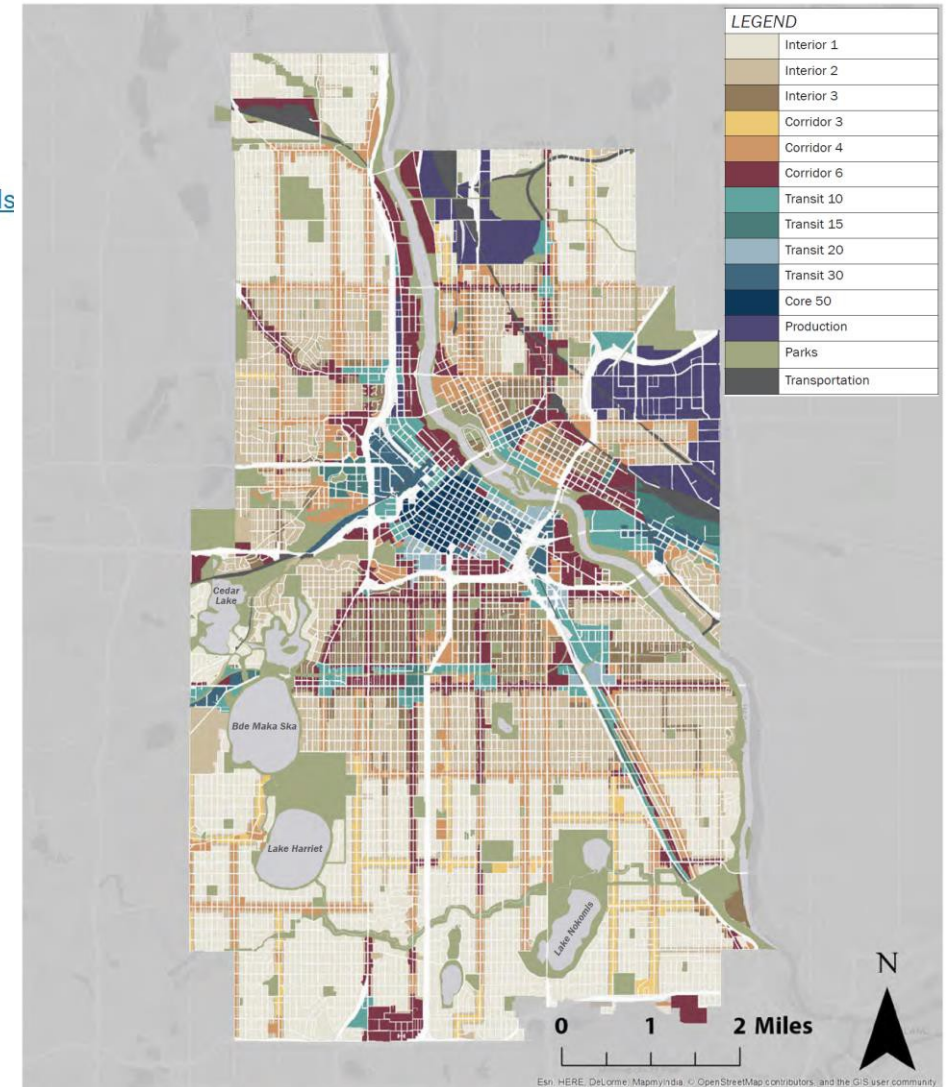
Related policies:

[Policy 1: Access to Housing](#)

[Policy 2: Access to Employment](#)

[Policy 4: Access to Commercial Goods and Services](#)

Map color:



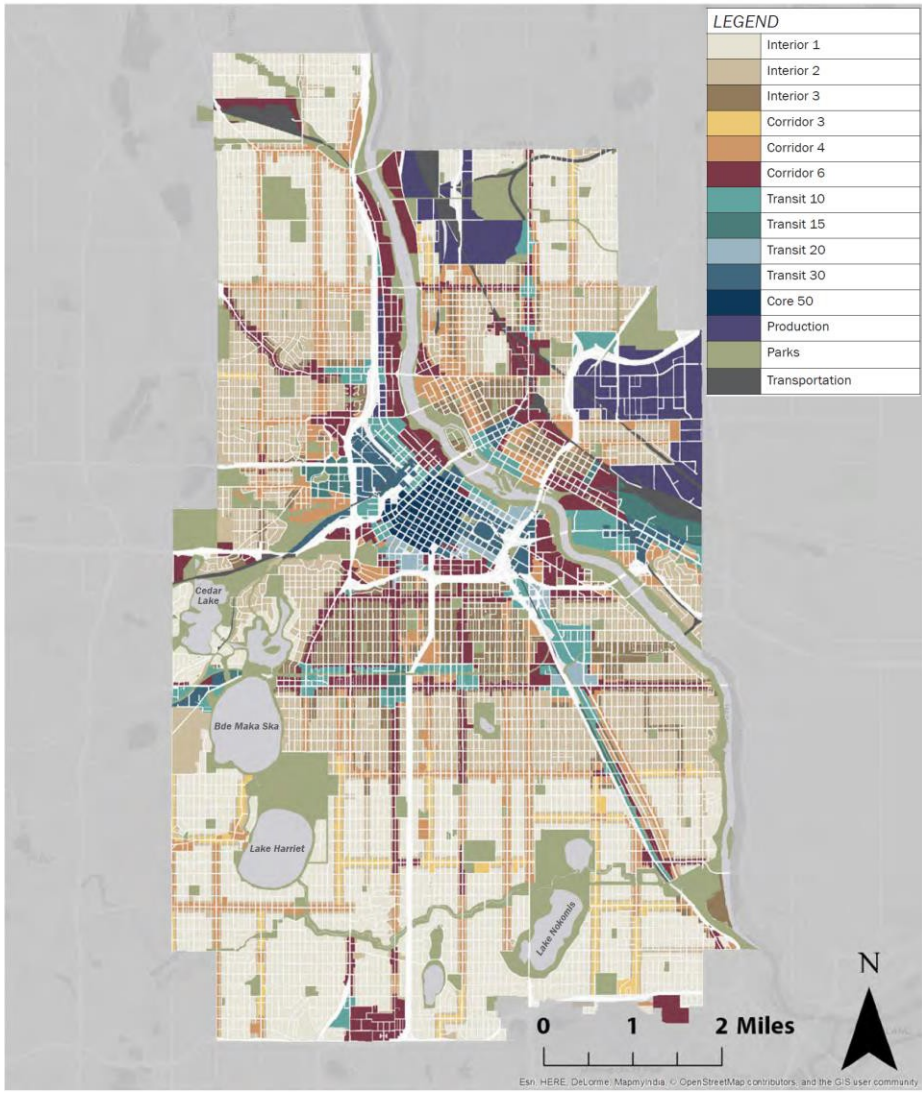
Interior 2

The Interior 2 district is typically applied in parts of the city that developed during the era when streetcars were a primary mode of transportation, in the areas in between transit routes, and on select streets with intermittent local transit service. It is also applied adjacent to the Corridor 4 and Corridor 6 districts, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.

- Related policies:**
- [Policy 1: Access to Housing](#)
 - [Policy 2: Access to Employment](#)
 - [Policy 4: Access to Commercial Goods and Services](#)

Map color:



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

City Housing Strategy

1. Increase housing supply, diversity and affordability in all neighborhoods
2. Produce more affordable rental housing and preserve affordable rental housing with existing public subsidy and long-term affordability requirements
3. Preserve unsubsidized naturally occurring affordable housing (NOAH)
4. Improve and sustain access to homeownership, especially among low-income and Black Indigenous People of Color (BIPOC) residents
5. Support renters
6. Prevent and end homelessness
7. Maximize potential of publicly-owned land to meet City housing goals

City Housing Strategy

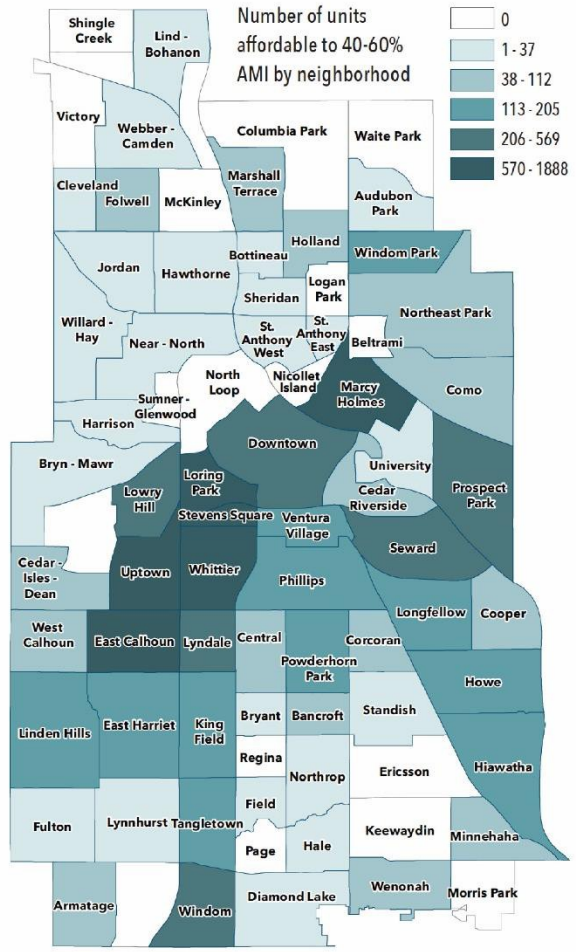
THE DIVERSITY OF GENTRIFICATION:
Multiple Forms of Gentrification in Minneapolis and St. Paul

Edward G. Goetz, Brittany Lewis, Anthony Damiano, Molly Calhoun

Center for Urban and Regional Affairs | cura
UNIVERSITY OF MINNESOTA

NOTE: Our dataset includes only properties with four or more units. Given the prevalence of smaller properties and rental of single family homes in North Minneapolis our analysis likely dramatically underrepresents the availability of affordable units in these neighborhoods.

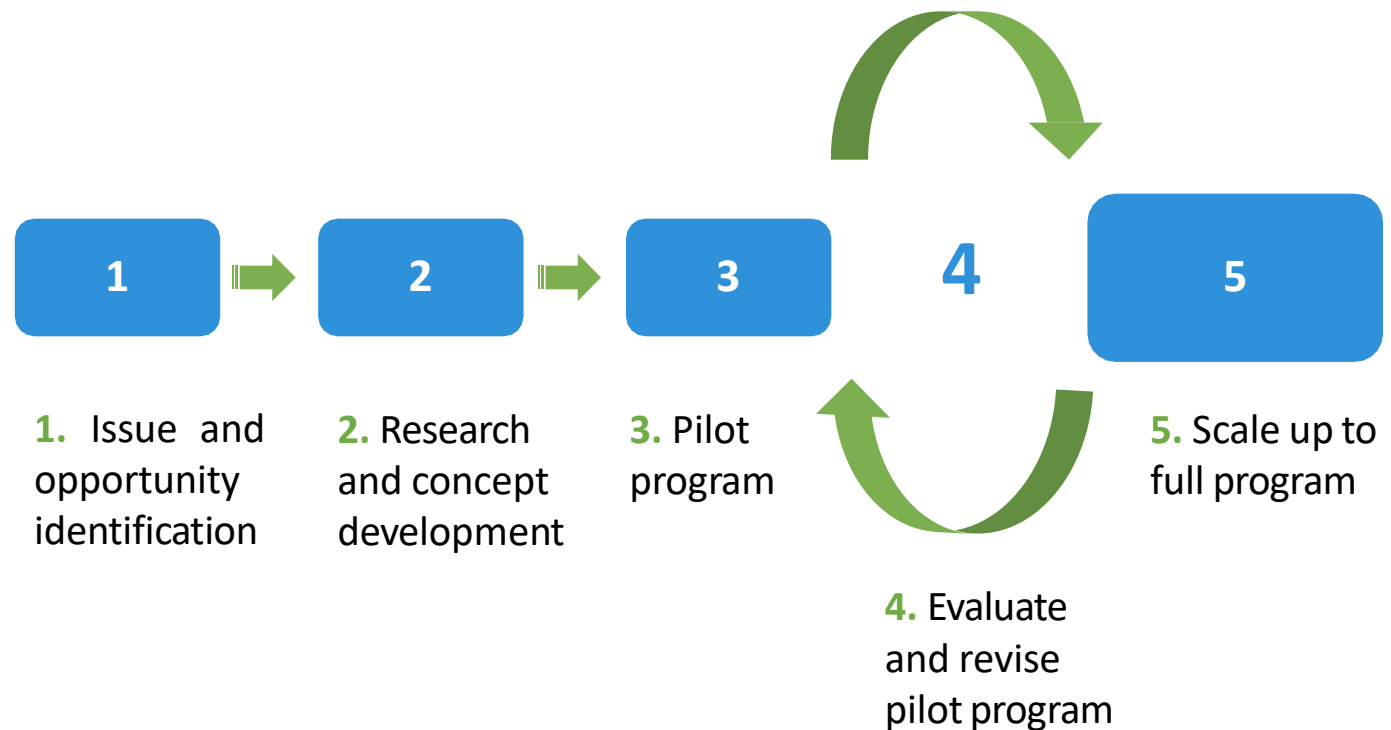
Neighborhood	40-60 AMI units	Neighborhood	40-60 AMI units
Whittier	1,888	Hiawatha	138
Marcy-Holmes	1,187	Howe	130
Loring Park	1,184	Ventura Village	125
Uptown	1,064	Cedar Isles Dean	112
East Calhoun	1,041	Cedar Riverside	107
Stevens Square	881	Wenonah	99
Lowry Hill	569	Folwell	98
Seward	503	Northeast Park	92
Windom	468	Corcoran	82
Downtown	375	Armatage	72
Lyndale	360	Minnehaha	70
Prospect Park	311	Marshall Terrace	66
Windom Park	205	West Calhoun	66
Phillips	188	Cooper	65
Tangletown	175	Central	61
Powderhorn Park	171	Como	58
Longfellow	156	Bancroft	51
Linden Hills	148	Holland	48
East Harriet	145	Webber-Camden	37
Kingfield	138	Cleveland	36



Increased investment

Policy development

Piloting innovative housing solutions



Predictability: Achieving Plan Goals



Eliminate disparities

In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.



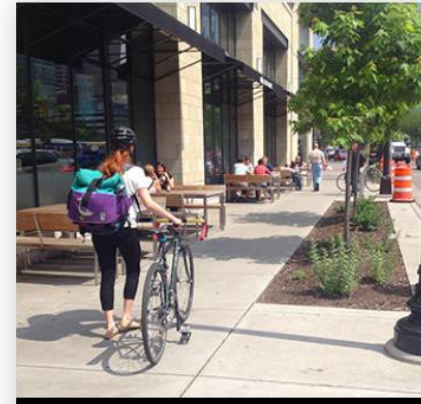
Affordable and accessible housing

In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.



Living-wage jobs

In 2040, all Minneapolis residents will have the training and skills necessary to participate in the economy and will have access to a living-wage job.



Complete neighborhoods

In 2040, all Minneapolis residents will have access to employment, retail services, healthy food, parks, and other daily needs via walking, biking, and public transit.



Climate change resilience

In 2040, Minneapolis will be resilient to the effects of climate change and diminishing natural resources, and will be on track to achieve an 80% reduction in greenhouse gas emissions by 2050.

Forget the brawl here: Minneapolis' 2040 plan is getting national raves

Monday, December 17, 2018 by Pete Kotz in News

The New York Times

Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning



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Local News | Local Politics

What Seattle can learn: Q&A with the Minneapolis politician who eliminated single-family zoning

Originally published December 23, 2018 at 6:00 am

Los Angeles Times

What L.A. can learn from Minneapolis' ban on single-family zoning

By THE TIMES EDITORIAL BOARD DEC 19, 2018 | 3:05 AM

CITYLAB

Why Minneapolis Just Made Zoning History

KRISTON CAPPS DEC 7, 2018

The ambitious Minneapolis 2040 plan will encourage more dense housing development in single-family neighborhoods.

SLATE

METROPOLIS

Minneapolis Confronts Its History of Housing Segregation

By doing away with single-family zoning, the city takes on high rent, long commutes, and racism in real estate in one fell swoop.

DEC 07, 2018 • 4:48 PM

Minneapolis' Secret 2040 Sauce was Engagemen

BROOKINGS | Minneapolis Comprehensive Plan, Planning

THE AVENUE

Minneapolis 2040: The most wonderful plan of the year

Jenny Schuetz · Wednesday, December 12, 2018

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Community Voices features opinion pieces from a wide variety of authors and perspectives. (Submission Guidelines)

2040 Plan could place Minneapolis at the forefront of U.S. climate action

By Sam Rockwell | 12/18/2018

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Minneapolis Voted to Pass a Plan That Would End Single Family Zoning. The Rest of the Country Should Follow Suit.

Zoning laws are more than just municipal red tape—they're drivers of racial and economic segregation.

BY GABRIELLE BRUNY DEC 10, 2018

NEWS

southwestjournal

Southwest Minneapolis' Community Newspaper

NEWS FOCUS VOICES MORE

Minneapolis passes 2040 plan for more people in every neighborhood



What made it work?



Engagement



Goals



Advocacy



Leadership

IDEAS

Minneapolis Saw That NIMBYism Has Victims

Single-family zoning hurts a lot of people. In Minnesota's largest city, reformers put them front and center.

OCTOBER 24, 2019

Richard D. Kahlenberg

Senior fellow at The Century Foundation

What's Next?

- Implementation
 - Adopt built form overlay districts: parcel-specific built form map.
 - Implementation Coordination Committee (staff and elected officials)
 - New policy regulation, investment
- Broaden Housing Strategy
 - Missing Middle design guidance and policy
 - New preservation and anti-displacement strategies
 - Advance equitable development principles
- Evaluation
 - 2040 Goal: what happened compared to what would have happened without?