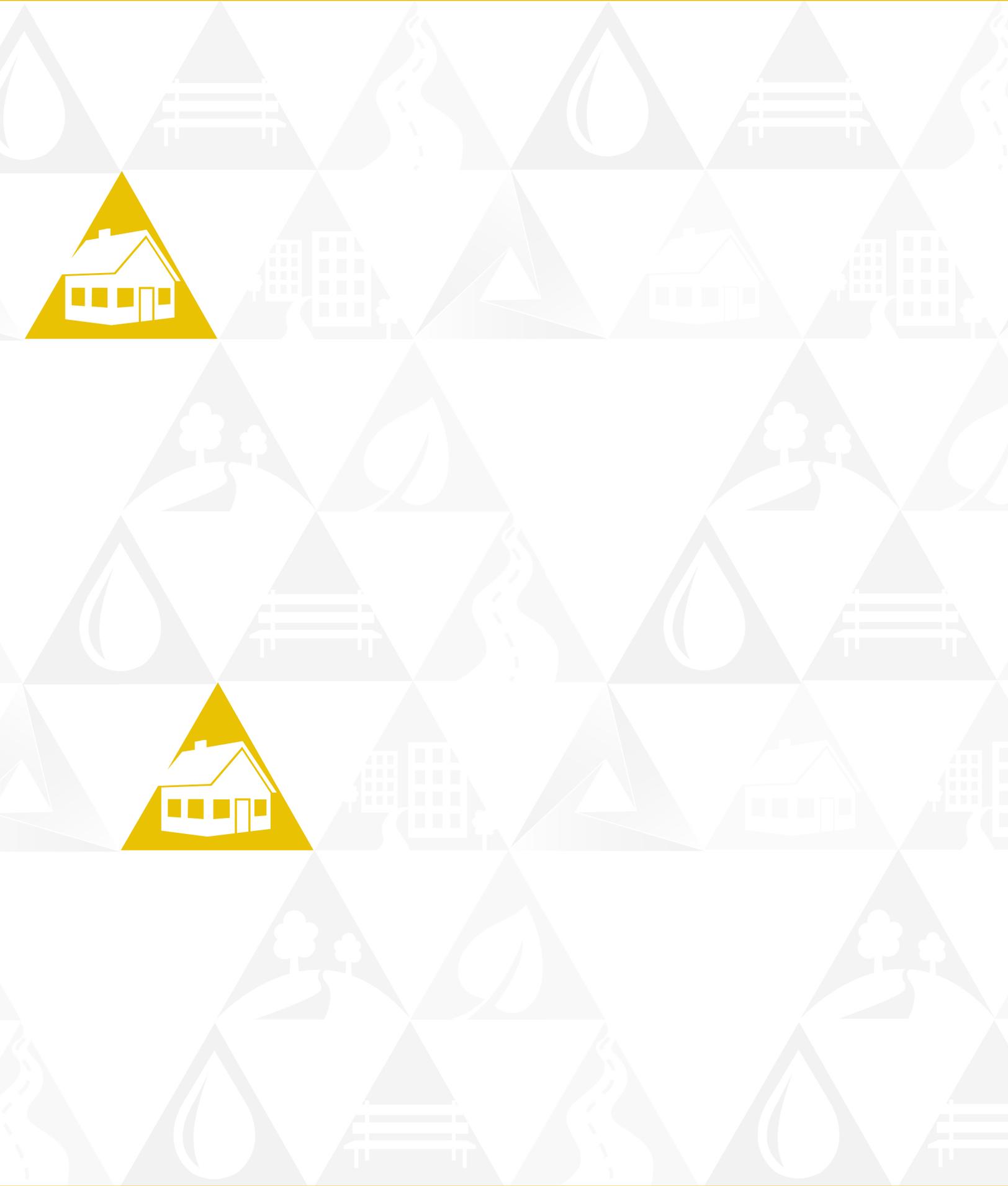


Chapter 3

Housing

- Introduction
- Key Points
- History
- Existing Conditions
- Policy Plan
- Implementation Plan



Contents

1. Introduction.....	3-6
2. History	
Recent History.....	3-8
3. Existing Conditions	
Housing Supply	3-12
Housing Costs And Affordability	3-13
Housing Demand.....	3-17
Summary Of Existing And Projected Housing Needs.....	3-19
4. Policy Plan.....	3-20
5. Implementation Plan.....	3-26
Summary Of Implementation Actions	3-32
Summary Of Implementation Tools	3-34
Appendix 3. Comprehensive Housing Needs Analysis.....	3-40

Key Points



A wide variety of housing options exist in Golden Valley and should be preserved to provide choices for all life stages and economic means.



Home values, sale prices, and rental rates are increasing in Golden Valley. The existing affordable rental opportunities should be preserved and new affordable housing units should be built. It is important to increase housing opportunities at a cost that low- and moderate-income households can afford without compromising their ability to pay for other essential needs.



Golden Valley's location and amenities make it a desirable place to live, and there is demand for additional housing. Due to spatial and resource constraints, the City will focus on supporting projects that meet the greatest needs in the community, such as affordable housing and senior housing.



The population of Golden Valley is aging, and this will increase the demand for various types of senior housing in the community, including apartments, townhomes, condominiums, multi-generational households, aging-in-place, assisted living, and memory care.



The City is supportive of programs that educate, incentivize, and enable homeowners to make efficiency upgrades to their homes to reduce costs for residents and to protect the natural environment.



The benefits and impacts of construction activity in single-family neighborhoods must be balanced with proper City oversight, especially since it is expected to continue or increase in future years.



PHOTO BY JANICE LAULAINEN, 2006 VIEWS OF THE VALLEY

Section 1: Introduction

Providing a variety of housing choices allows people to find high-quality, affordable, environmentally sustainable housing that meets their needs in the communities where they want to live. A full range of housing types can help increase the resilience of a community as it experiences changing demographic and economic conditions.

This chapter of Golden Valley's Comprehensive Plan describes the City's housing stock and housing costs and states its policy plan for maintaining the existing housing stock and meeting demands for future generations of residents. Golden Valley benefits from a diverse, high-quality housing stock that offers options for residents. The City is dedicated to monitoring trends in the housing market and engaging with community members in order to respond to this data with informed policy decisions.

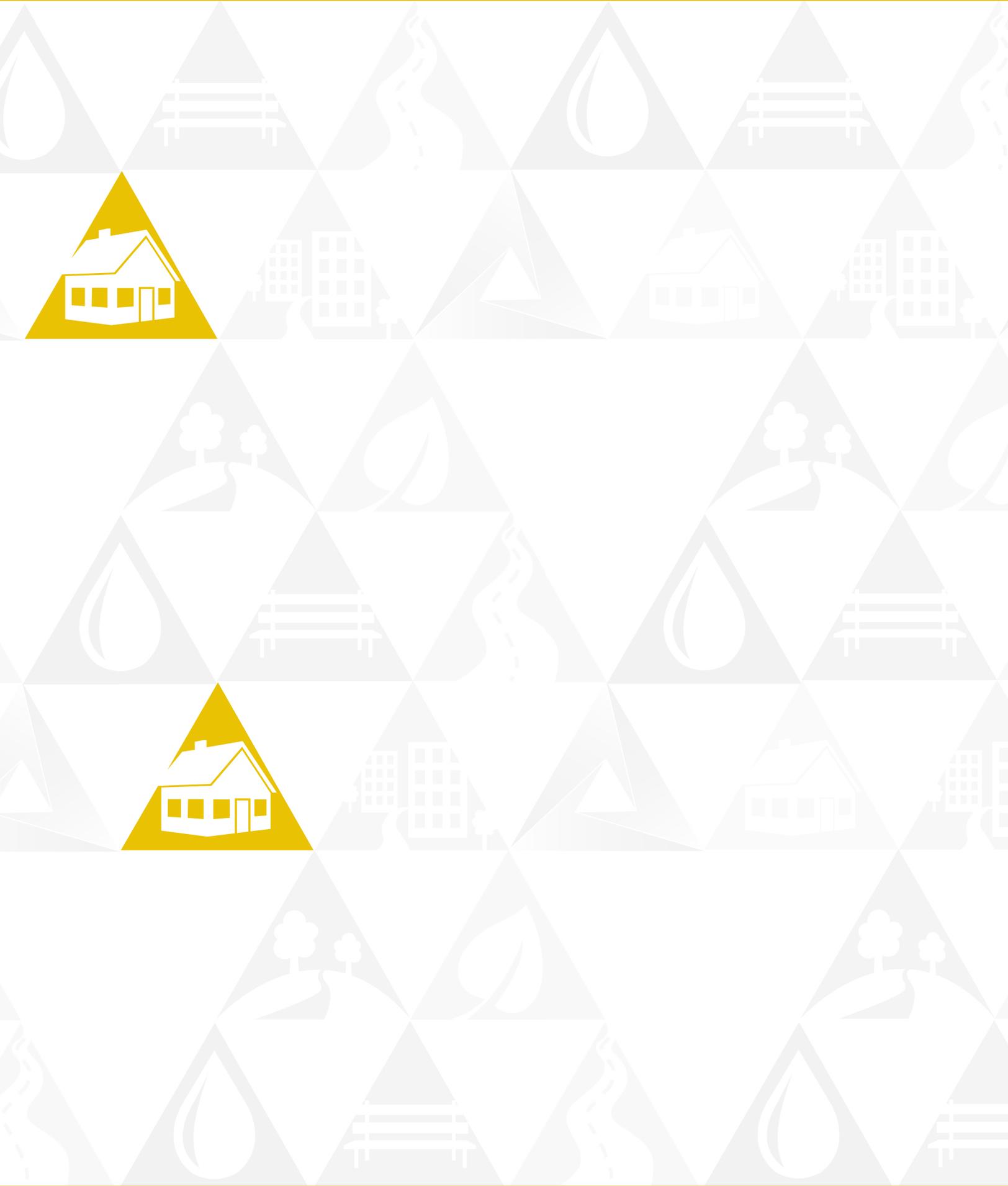




PHOTO FROM CITY OF GOLDEN VALLEY ARCHIVES

Section 2: History

Golden Valley is well known for its beautiful residential neighborhoods filled with interesting architecture, large trees, landscaping, and well-maintained structures.

The Village of Golden Valley was established in 1886, and the population remained very small until the 1950s, a time when suburban development was booming throughout the country. Many rural farm fields were platted as new residential neighborhoods as suburban living became attractive and attainable to many Minnesotans. Golden Valley's housing stock is largely owner-occupied, detached single-family homes that were built in the suburban boom of the 1950s, 1960s, and 1970s.

A significant number of apartments and condominiums were also built between the 1950s and the present. Each building offers a unique style, set of amenities, and price point to appeal to a variety of lifestyles and preferences. These apartment buildings and condominiums are an important asset to Golden Valley's housing stock, particularly in terms of the rental affordability offered in several of these buildings.

A healthy housing stock withstands changes and fluctuations in the housing market, and Golden Valley's housing stock is very healthy due to the great variety it offers in home and lot sizes, floor plans, and architectural styles.

Golden Valley neighborhoods were developed by a variety of builders and architects. The community is well known for its attractive and unique mid-century modern homes. Variety and uniqueness are important assets that residents wish to protect as changes occur in the housing stock over time.

The Golden Valley housing stock is also very healthy due to the level of care and investment made in private properties throughout the city. Since the majority of the housing stock is more than 50 years old, maintenance and rehabilitation of housing has been a priority for the City in the recent past and will continue to be in the coming years. This is true not just of housing, but also of infrastructure that supports housing, such as water services, sewer services, and roadways.

Recent History

Since 2010, more than 500 housing units were added in Golden Valley, the majority of which were apartment units (also known as multi-family rental units). The Great Recession significantly stifled new housing construction from 2008 to 2013. During this time, very few housing units were built, and a record number of residents experienced foreclosures or delayed the sale of their homes. However, as the market began to recover in 2014, a pent-up demand for new housing units emerged. The City experienced an unprecedented pace of proposals for new multi-family developments and new single-family home construction.

Between 2014 and 2016, approximately 1,500 units of multi-family rental units were under construction or received City approval to begin construction. This is nearly the same amount of multi-family units already existing in the City before 2014. This resurgence in apartment building construction provided additional housing options for residents to choose from, and residents from a variety of backgrounds, incomes, family sizes, and ages are occupying these units.

Between 2014 and 2016, several dozen single-family homes were demolished and replaced by new single-family homes. In some cases, residential lots were split in half and two homes were built in place of the single existing home.

This construction activity in single-family neighborhoods has been a concern for existing residents due to concerns about preservation of existing architectural and natural assets. Simultaneously, it brought significant reinvestment to Golden Valley neighborhoods, the City's tax base, and overall health of the housing market. The benefits and impacts of construction activity in single family neighborhoods must be balanced with proper City oversight, especially since construction is expected to continue or increase in future years. City oversight is provided by enforcing provisions in City Code related to things such as height, massing, setbacks, trees, landscaping, stormwater, impervious surface, and construction site management.



hello Apartments

PHOTO BY CITY OF GOLDEN VALLEY



New single-family construction in 2016

PHOTO BY CITY OF GOLDEN VALLEY



PHOTO BY CITY OF GOLDEN VALLEY

Section 3: Existing Conditions

Housing Supply

Housing Tenure

Golden Valley’s housing stock in 2016 included 9,844 units (Table 3.1), 74 percent (7,062 units) of which are owner-occupied and 26 percent (2,782 units) renter-occupied (Figure 3.1).

Of owner-occupied units, the vast majority are detached single-family homes. Other types of housing units in Golden Valley include townhomes, condominiums, duplexes, apartments, group

homes and residential facilities, senior assisted-living facilities, and independent senior apartments. A detailed analysis of these housing types is provided in the Comprehensive Housing Needs Analysis in Appendix 3.

Figure 3.1 Housing Tenure, 2016

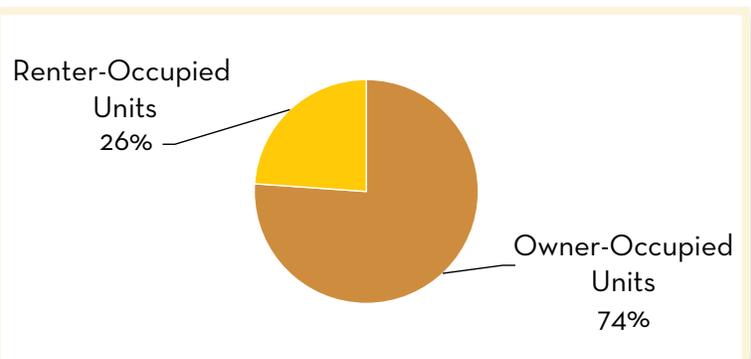
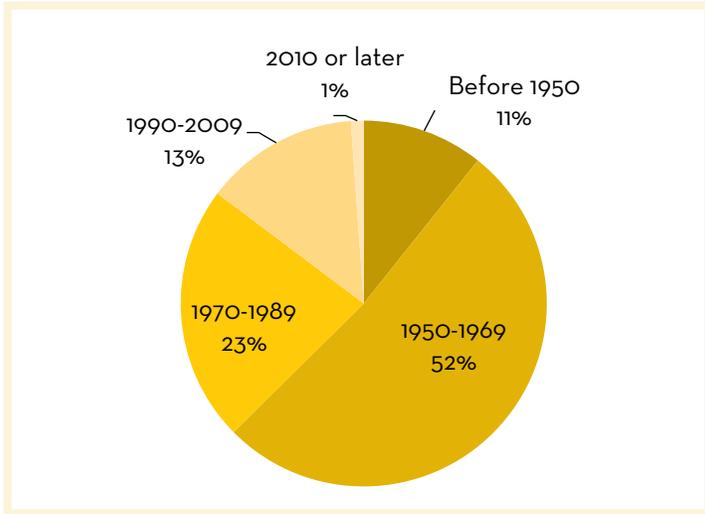


Table 3.1

Unit Type	Total Units	Percentage Of Total Units
Single-family detached	7,062	71.7
Multi-family	2,782	28.3
Total Units	9,844	100

Figure 3.2 Housing Units By Year Constructed



Age Of Housing Stock

Golden Valley’s housing stock is aging—approximately 64 percent of its units were built before 1970 (see Figures 3.2 and 3.3). The average residential structure in Golden Valley is 52 years old, which is older than the average for Hennepin County, the Minneapolis-St Paul metropolitan region, and Minnesota. This indicates an increased need for maintenance, repairs, and reinvestment as structures age. To encourage reinvestment in the community and ensure Golden Valley’s housing stock remains in good condition, the City enforces property maintenance standards for all housing types. The City will also connect residents to organizations that offer low-interest rehabilitation loans.

Housing Condition And Property Maintenance

The City conducted an inventory of housing conditions in 2006, before adopting property maintenance standards. The inventory found the majority of Golden Valley’s housing stock to be in relatively good condition; however, 64 percent needed some type of repair. With much of the community’s housing stock more than

50 years old, continued maintenance is vital. In 2006, the City implemented a Residential Property Maintenance Code (RPMC). As a result, reinvestment in Golden Valley’s housing stock has increased.

Through the RPMC, the City inspects all single-family and multi-family housing to determine if exterior repairs are needed to the housing unit or property. In multi-family developments, the common areas are also inspected. If inspectors determine repairs are needed, they give the property owner a notice stating the repairs that must be completed within a specific time frame. Administrative citations are given to the property owner if required repairs are not done in the noted time frame.

Inspectors also give property owners or occupants a packet including information about the RPMC, the City’s administrative citation process, and assistance available from the Center for Energy and Environment (CEE). The City contracted with CEE to provide any homeowner in Golden Valley a free consultation and evaluation of needed maintenance or repairs to his or her home. CEE also helps find contractors for the needed work and helps find low-interest loan options for income-qualified homeowners.

The City will continue to identify substandard housing units that are economically unfeasible to rehabilitate and pursue the acquisition and reuse of disinvested or tax-forfeited properties.

Rental Licensing Standards

In addition to the RPMC, the City implemented the Safer Tenants and Renters (STAR) program in 2006 as part of the multi-family rental licensing program. This program includes incentives for landlords to use screening criteria and conduct background checks on rental applicants. The STAR program also encourages landlords to participate in training and regular meetings with City inspections staff. By the end of 2007, the City had passed an ordinance to extend the rental licensing program to include single- and two-family rental homes.

Laurel at West End Apartments

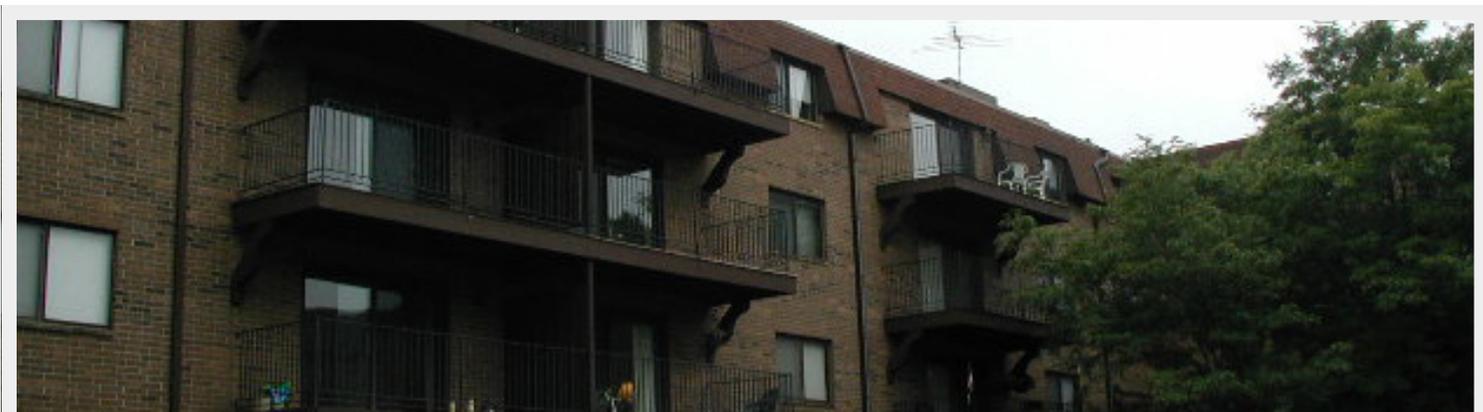
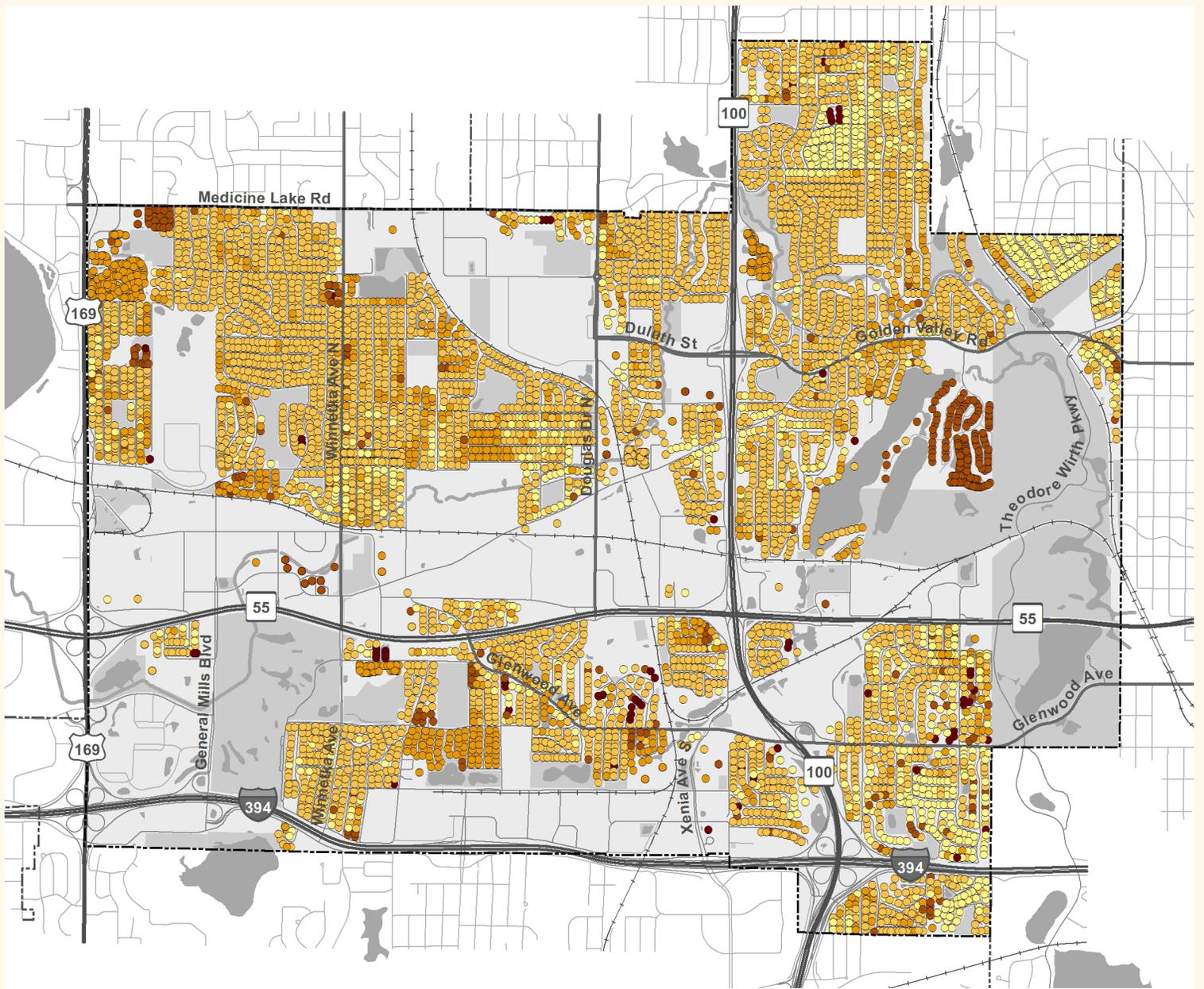


PHOTO BY CITY OF GOLDEN VALLEY

Figure 3.3: Housing Units By Year Constructed



Residential Structures

- Before 1950
- 1950 - 1969
- 1970 - 1989
- 1990 - 2009
- 2010 or Later



Sources: Hennepin County Surveyors Office for Property Lines (2017), City of Golden Valley for all other layers (2017).



PHOTO BY CITY OF GOLDEN VALLEY

Single-family home constructed in 2012

Housing Costs And Affordability

While home values and sales prices are increasing in Golden Valley, they remain similar to those in adjacent cities.

Median Home Value

In 2007, the median value for owner-occupied housing in Golden Valley was \$262,000. By 2015 it rose to \$265,300. The Great Recession stifled growth in home values for most of that time, but values are expected to rise in future years. This is especially true for inner-ring suburbs like Golden Valley, due to increased preference for suburban living in convenient locations.

The majority of owner-occupied housing in Golden Valley has an estimated value between \$200,000 and \$300,000 (38.7 percent). A significant proportion (19.6 percent) is valued between \$300,000 and \$400,000. Higher values in south and east quadrants of the City are due to the presence of large homes, large lots, and proximity to natural features such as Bassett Creek, Sweeney Lake, and Theodore Wirth Regional Park. Home and land values can also be influenced by proximity to downtown Minneapolis, interstate access, and school district.

Owner-Occupied Housing Affordability

The median price for home sales in 2016 was \$289,900, which 69 percent of non-senior households in Golden Valley can afford. This availability of affordable home ownership opportunities in Golden Valley is an asset to housing market stability and the community's livability.

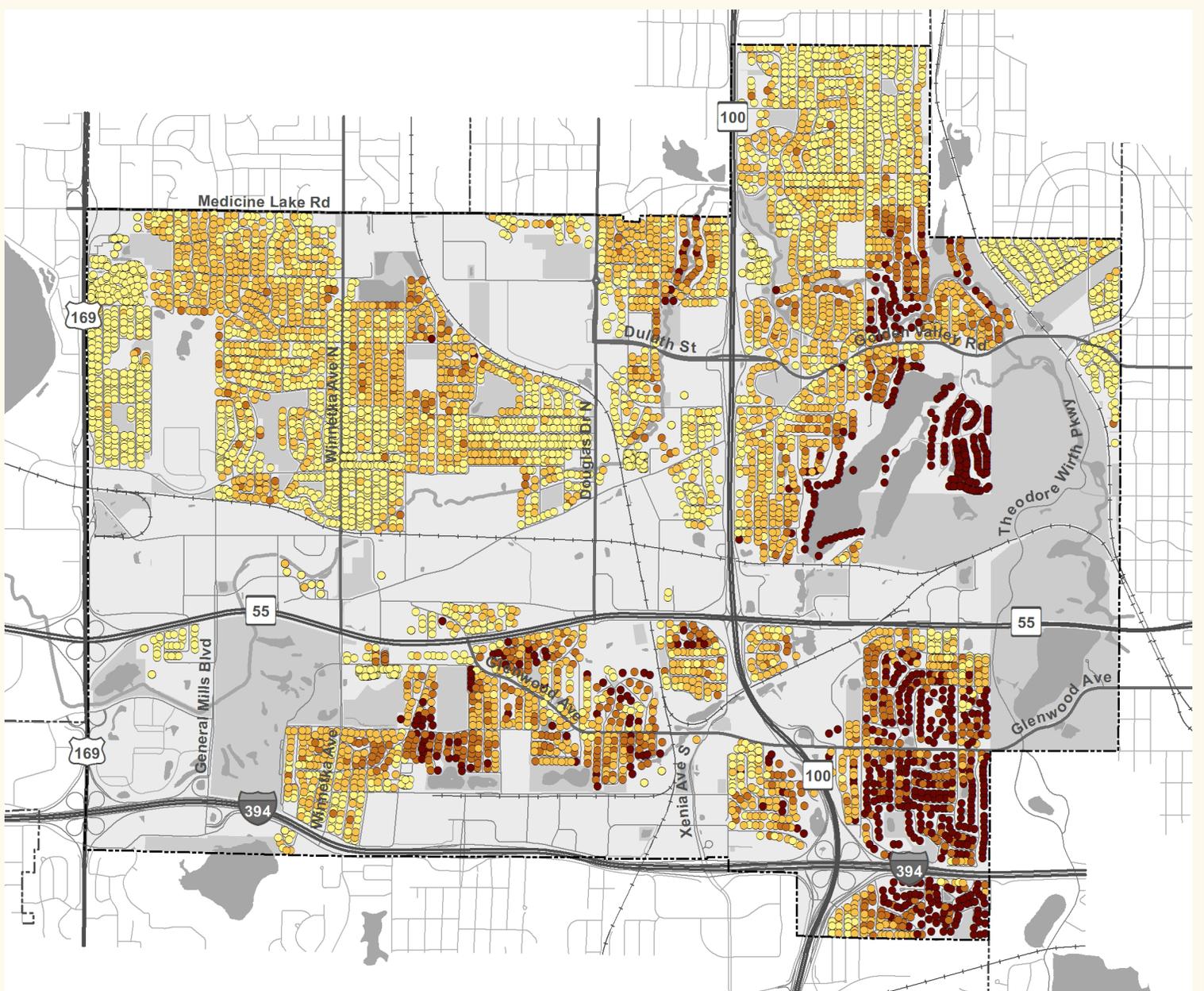
The City has interest in preserving affordable home ownership opportunities for families earning less than 80 percent of the area median income (AMI), which is \$65,700 per year for a family of four. In general, a home is affordable if less than 30 percent of the household income is spent on housing costs. Housing units valued at less than \$243,500 are considered affordable to most people in Golden Valley. Many such homes are located in the northwest corner of the city. Several affordable single-family homes are also located along Winnetka Ave and Douglas Dr, and there are affordable condominium units located throughout the city. Figure 3.4 shows the location of affordable ownership housing in Golden Valley.

Land and Construction Costs

It is relatively expensive to purchase land in Golden Valley. While smaller lots may be less expensive, buyers have typically built homes valued far above the affordable cost of \$243,500.

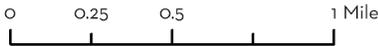
On average, an existing home in Golden Valley costs about 40 percent less than new construction. Although the cost of an existing home is similar to Hennepin County, new construction costs have escalated above Hennepin County and metropolitan area averages. Extra costs are often balanced by increased prices, which will continue to limit affordability of new construction in Golden Valley without public subsidy, support, or assistance. The high cost of construction indicates the importance of preserving and rehabilitating existing structures. Various local policy and fiscal tools exist to conduct these activities, which are outlined in this chapter's Policy And Implementation Plans.

Figure 3.4: Owner-Occupied Housing Units By Estimated Market Value



**Owner-Occupied Housing
Estimated Market Value, 2016**

- \$243,500.00 or Less
- \$243,500.01 - \$350,000.00
- \$350,000.01 - \$450,000.00
- Over \$450,000.00



Sources: Hennepin County Surveyors Office for Property Lines (2017), City of Golden Valley for all other layers (2017).

Median Rent

In 2015, the median rent in Golden Valley was \$1,036 per month. This has increased since 2000, when the median rent was \$669 per month, similar to the neighboring cities of St Louis Park, Robbinsdale, New Hope, and Crystal. It is significantly higher than Hennepin County’s median rent of \$874 per month. This is due to Golden Valley’s convenient location, relatively high property values, high quality schools, and the quality of the properties and amenities offered.

At the local, regional, and national level, rents are likely to increase in the future. A detailed analysis of the rental housing market is provided in Appendix 3.

Rental Housing Affordability

A household in Golden Valley would need an income of at least \$41,400 to afford a median rental unit (\$1,036 per month). While there are many employment opportunities in or near Golden Valley that provide incomes above this level, the City would like to preserve affordable rental opportunities for families earning less than 80 percent of the AMI (\$65,700 per year for a family of four).

There is a robust amount of affordable rental opportunities in Golden Valley with convenient access to transportation, strong schools, and a strong employment base. Some of these rental properties are affordable largely due to the age and condition of the structures. Some remain affordable through public subsidies, land trusts, and other forms of public financial assistance.

Unsubsidized Affordable Housing

Approximately 55 percent of rental units in Golden Valley are affordable without any public subsidy. Housing units without designated income guidelines are considered to be “Naturally Occurring Affordable Housing” or NOAH. Property values are lower based on a combination of factors, such as age of structure,

condition and deferred maintenance, location, size, and amenities offered. With increased demand in the housing market for affordable rental units in inner-ring suburbs such as Golden Valley, the City has interest in preserving these properties. Rehabilitation, maintenance, and energy-efficiency improvements are likely to increase a property’s value. Properties that are being rehabilitated can potentially displace occupants. There are many benefits to preserving the affordability of unsubsidized affordable units while simultaneously enhancing the quality.

Table 3.2

Publicly Subsidized Units, 2016	
Publicly subsidized senior units	226
Publicly subsidized senior units for people with disabilities	45
Publicly subsidized units: all others	219
Total publicly subsidized units	490

Publicly Subsidized Housing

There are 490 publicly subsidized housing units in Golden Valley for households with low incomes (see Table 3.2). Subsidies are provided through federal programs, which generally require affordability for a period of 20 to 30 years with options to renew the terms.

While most units are located in multi-family apartment buildings, there are also several group homes and residential facilities with services for persons with disabilities or special needs. They are located in single-family homes in all areas of Golden Valley. The long-term affordability contracts for these subsidized units are stable and not considered to be under any risk of being converted to market-rate units. In a 2016 survey, there were no posted vacancies in any of these units. This indicates a very high demand for subsidized units, which is consistent with statistics throughout



PHOTO BY CITY OF GOLDEN VALLEY

Mallard Creek Apartments offer unsubsidized affordable units.

the Minneapolis-St Paul metropolitan region. The City supports the increase in total number of subsidized units, particularly for seniors and persons with disabilities, in cooperation with non-profit organizations, Hennepin County, and state agencies.

In 2016, there were 43 Housing Choice Vouchers (commonly referred to as “Section 8”) in use in Golden Valley. The maximum income limit to be eligible is 50 percent of AMI based on household size. The vouchers are used for all housing types, but they are most commonly used in apartments and single-family home rental properties.

A voucher is a source of income families and individuals use for their housing costs. By law, the source of family or individual income cannot be a reason for rental license discrimination. Therefore, landlords of rental properties must accept all applications from voucher holders and may not deny an application based on this reason alone.

Cost Burden

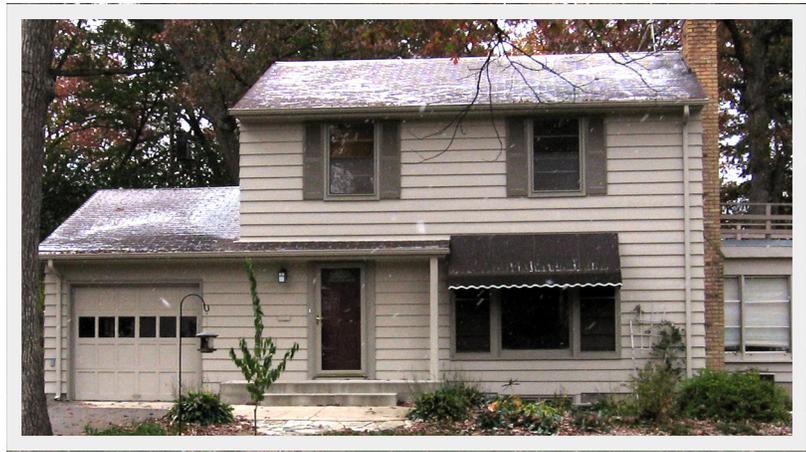
While housing costs are increasing, incomes have not increased at the same rate. This has caused a larger proportion of families to become cost burdened. The Metropolitan Council defines a household as cost burdened when more than 30 percent of its income is spent on housing (see Table 3.3).

Cost-burdened families and individuals may have difficulty affording necessities such as food, clothing, transportation, and medical care. In 2015, 23.2 percent of owner households and 48.1 percent of renter households were cost burdened. This has increased since 1999, when 15.1 percent of owner households and 28.3 percent of renter households were cost burdened.

In Golden Valley, the proportion of cost-burdened renter households is lower than in the rest of Minnesota but higher for owner households. While many external economic and political

Table 3.3

Cost-Burdened Households, 2016	
Cost-burdened families with income at or below 30 percent of AMI	561
Cost-burdened families with income 31 percent to 50 percent AMI	505
Cost-burdened families with income 51 percent to 80 percent AMI	699
Total	1,765
Total households in Golden Valley	9,396



PHOTOS BY CITY OF GOLDEN VALLEY

Golden Valley has a healthy supply of affordable housing units.

forces affect the proportion of cost-burdened households in Golden Valley, the City will take local actions that can prevent further increases.

Affordable Housing Supply

Golden Valley has a healthy supply of affordable housing in the form of rental and ownership opportunities (see Table 3.4). This is an asset to the long-term health and viability of its housing market. The proportion of units in Golden Valley that are affordable to households with incomes below 80 percent AMI is similar to the proportion found in the neighboring cities of Plymouth and Minnetonka. The proportion of affordable units is

Table 3.4

Affordable Housing Supply, 2016	
Units affordable to households with income at or below 30 percent of AMI	701
Units affordable to households with income 31 percent to 50 percent AMI	765
Units affordable to households with income 51 percent to 80 percent AMI	3,304
Total affordable units in Golden Valley	4,770
Total housing units in Golden Valley	9,844



PHOTO BY CITY OF GOLDEN VALLEY

There is a high market demand for multi-family, for-sale housing.

significantly higher in Crystal, Robbinsdale, New Hope, and St Louis Park. A variety of efforts should be made to preserve the supply of affordable housing.

Utility Costs And Energy Efficiency

Housing costs include utilities such as natural gas, electricity, and water. In older structures, energy efficiency is rarely maximized, which increases costs for residents. While robust, citywide data does not yet exist, there is clear potential for energy efficiency improvements due to the age of the housing stock. The City is supportive of programs that educate, incentivize, and enable homeowners to make efficiency upgrades to their homes. This includes partnering with the Center for Energy and Environment to provide resources to homeowners and renters interested in utility cost reductions. In recent years, the City has issued an increasing number of residential solar panel permits. The energy efficiency standards in the Minnesota Residential Building Code for new housing units allow for lower utility costs for residents of new construction.

Housing Demand

Current and future housing demand is driven by a variety of factors, including population growth, job growth, consumer preferences, demographic profile of the community, age of the housing stock, and availability of different housing types. Golden Valley’s location and amenities make it a desirable place to live. While there

is a robust supply of housing types available to people at a variety of incomes and lifestyles, there is market demand for additional housing in the city.

Golden Valley can accommodate the household growth projected by the Metropolitan Council, but it will not be able to meet the entire demand in the current housing market, which is further detailed in Appendix 3. For example, there is currently market demand for 177 additional single-family homes, but there is not enough land available. Additionally, there is currently market demand for 602 condominiums (also called for-sale multi-family housing), but this would comprise most or all of the projected growth in household growth. Since a variety of housing types are desired, and due to spatial and resource constraints, the City must develop a Policy and Implementation Plan to guide the development of additional housing in Golden Valley. The City will focus on supporting projects that meet the greatest needs in the community.

Household Growth Forecast

Household growth forecasts are typically more helpful than population growth forecasts in planning for future housing development. A household is defined as an occupied housing unit.

The Metropolitan Council expects continuous growth through 2040 (see Figure 3.5). Golden Valley experienced an unprecedented amount of construction of new market rate apartment buildings occurring in the recovery from The Great Recession. Senior housing (all types), affordable apartments, and market rate condominiums or townhomes are likely to comprise the majority of the forecasted growth. It is the City’s responsibility to balance the increase in new housing with the community’s desire to preserve existing single-family neighborhoods.

Figure 3.5 Household Growth Forecast Metropolitan Council, 2015

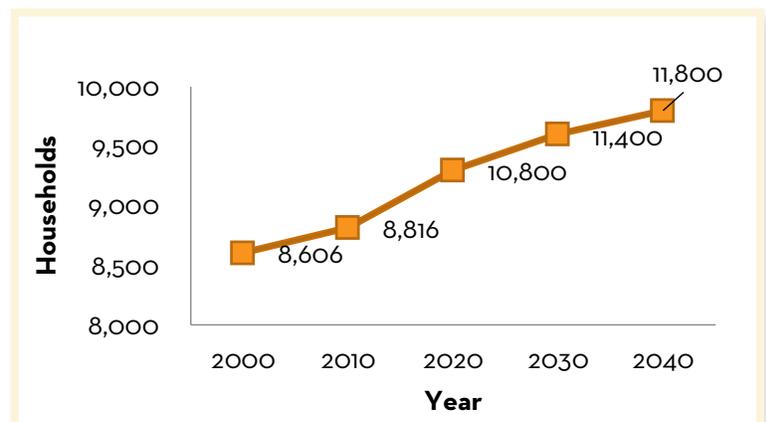




PHOTO BY CITY OF GOLDEN VALLEY

As the baby boom generation ages, the City anticipates an increased demand for senior housing.

Senior Housing Demand

The population of Golden Valley is aging, and this will have significant impacts on the demand for senior housing in the community. In 2015, 17 percent of Golden Valley residents were age 65 or older, which has increased by 7 percent since 2000. This percentage is expected to increase as the large population of baby boomers climbs into the 65+ age group.

Golden Valley consists of a relatively older population when compared with other cities in the metropolitan area, with a median age of 46 years in 2015. This increased since 2000, when the median age was 42. In 2010, one in nine residents of the Minneapolis-St Paul metropolitan area was 65 years of age or older. By 2040, that will increase to one in five.

Studies have shown that many seniors prefer to age in place as long as possible. Because of this trend, it is expected that many aging residents will choose to stay in Golden Valley. While the City will investigate ways to help seniors continue living in their homes or with other family members in multi-generational households, the City also anticipates an increase in the amount of senior housing developments for those who choose to move from a single-family home to an apartment, condominium, townhome, or assisted living facility in Golden Valley.

While there is strong demand for new single-level homes that accommodate aging in place, they will be very difficult to construct in Golden Valley. The price of residential land in Golden Valley is often too high when combined with the cost of new construction. The construction of single-level homes will continue to be more economically feasible in areas with lower land values. How-

ever, there are many single-level homes already existing throughout the community that can accommodate aging in place. Apartments, condominiums, and townhomes can also include elevators to accommodate senior populations.

Affordable Housing Allocation

With increased housing costs and an increased proportion of cost-burdened families in Golden Valley, the Metropolitan Council determined Golden Valley’s share of the region’s need for low- and moderate-income housing for 2021-2030 is 222 new units affordable to households earning 80 percent of AMI or below (see Table 3.5). This includes 106 units for households earning at or below 30 percent of AMI, 68 for households earning 31 percent to 50 percent of AMI, and 48 for households earning 51 percent to 80 percent of AMI (see Table 3.5).

These 222 units are proportional to the City’s overall forecasted growth, its existing affordable housing stock, and the ratio of low-wage jobs to low-wage earning residents. The allocation of affordable housing need is much lower than the allocation for surrounding cities due to the relatively strong supply of affordable housing in Golden Valley. To meet this need for additional affordable housing, the City must plan for the possible development of these units by guiding and zoning a sufficient amount of land for higher residential densities in its Comprehensive Plan.

Table 3.5

Affordable Housing Need Allocation for Golden Valley	
At or below 30 percent AMI	106 units
31 to 50 percent AMI	68 units
51 to 80 percent AMI	48 units
Total Units	222 units

Future Land Use Plan

In the Future Land Use Plan, 2,569 acres of land is guided for residential development in Golden Valley (see Table 3.6). This comprises 38.4 percent of the total land area in the City. The amount of vacant land in Golden Valley is extremely limited, so new housing development is expected to occur as existing buildings redevelop over time. Changes to the Future Land Use Plan include increasing the amount of land available for moderate-, medium-, and high-density housing in strategic locations throughout the City.

Table 3.6

Acres Guided For Housing 2040 Land Use Plan	
Land Use Category	Acreage
Low-Density Residential	2,272.1
Moderate-Density Residential	79.2
Medium-Density Residential	145.3
High-Density Residential	48
Residential in Mixed Use Districts	51.4
Total Acres for Housing	2,596
Total Acres in Golden Valley	6,752.7

These figures represent the acreage of parcels expected to redevelop by 2040.

As detailed in the Land Use Chapter of the Comprehensive Plan, four sections of the city have been designated for higher density housing development in combination with other uses, such as commercial, office, and institutional. These changes from low- to higher density development will lead to an increase in the number of new housing units built in Golden Valley. In addition, these development options could bring a greater variety of housing options, particularly for seniors. Also, the City will consider guiding and zoning publicly owned land for residential use.

Fair and Equitable Access to Housing

The City is committed to upholding the federal Fair Housing Act and the Minnesota Human Rights Act, both of which prevent discriminatory practices in housing. Discriminatory practices are both explicit and implicit. Explicit discrimination is deliber-

ate, recognizable, and in clear violation of law. However, there is growing evidence that many local policies and practices can have discriminatory results due to implicit bias. Implicit bias refers to the attitudes or stereotypes that affect a person’s understanding, actions, and decisions in an unconscious manner. Cities can advance fair and equal opportunity for people of all backgrounds and abilities by recognizing the potential for implicit bias in City policies and practices. City practices and policies should create housing options that give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes. This includes housing designs that are culturally sensitive and supportive of diverse cultural traditions and ways of living. The integration of affordable housing across the city and within a building is an important component of the Fair Housing Act. A range of housing options across the city benefits individuals, families, and the community as a whole.

Summary Of Existing And Projected Housing Needs

1. Preserve maintenance, energy efficiency, and affordability for Naturally Occurring Affordable Rental Housing (at or below 80 percent AMI).
2. Provide maintenance and energy efficiency assistance for low-income homeowners at or below 80 percent AMI.
3. Provide variety of senior housing options affordable at or below 80 percent AMI.
4. Provide additional publicly subsidized housing at 30 percent AMI.
5. Meet allocation of Affordable Housing Need for 222 units at the following levels:
 - below 30 percent AMI: (106 units)
 - at 31 percent to 50 percent AMI: (68 units)
 - at 51 percent to 80 percent AMI: (48 units)
6. Address multiple housing issues and improve housing strategy capacity in general.



PHOTO BY ERIC PARKER ANDERSON, 2013 VIEWS OF THE VALLEY

Section 4: Policy Plan

The Policy Plan includes a set of long-term goals and objectives that will be fulfilled through specific actions and policy decisions. This long-range document expresses the values of the community and establishes a vision. It provides direction and guidance for the future of the City in terms of policymaking, improvements, programs, investments,

priorities, and work plans. It can be used for decision-making purposes by elected officials, commissions, boards, staff, and other interested members of the community. The Policy Plan is updated every 10 years based on new data and community feedback as required by Minnesota law.



Maintain Housing Quality

Maintain a high-quality living environment, preserve stable residential neighborhoods, and where necessary, improve of the condition of existing housing stock in the City

Objectives

1. Support the rehabilitation and reinvestment of the housing stock as structures continue to age
 - 1.1 Promote housing rehabilitation loan and grant programs as well as maintenance service programs for seniors and low- and moderate-income residents
 - 1.2 Explore the opportunity to administer new housing programs with financial support from a levy by the City's Housing and Redevelopment Authority (HRA)
2. Ensure all new housing meets or exceeds the quality standards established in City ordinances
 - 2.1 Require high-quality exterior materials for new multi-family housing developments
 - 2.2 Continue to require rental licenses and administer the Safer Tenants and Renters (STAR) program to guarantee quality and safety of housing units
3. Eliminate or appropriately buffer blighting influences on residential properties
 - 3.1 Continue the City's property maintenance program to ensure that residential properties comply with the International Property Maintenance Code
 - 3.2 Continue to identify substandard housing units that are economically unfeasible to rehabilitate
 - 3.3 Streamline procedures for the acquisition and reuse of disinvested properties



Expand The Variety Of Housing Options

Expand the variety of housing types and designs to allow all people a housing choice for all life stages and all economic means

Objectives

1. Support a variety in housing types, designs, and prices for all life stages, family sizes, and incomes through land use policies, zoning regulations, and redevelopment activities
 - 1.1 Guide and zone additional properties for moderate- and medium-density residential use in strategic locations
 - 1.2 Continue permitting and supporting proposals for foster homes, group residential facilities, and other housing with specialized or supportive services
 - 1.3 Consider making excess publicly owned land available for affordable housing
 - 1.4 Help developers apply for grants when redeveloping sites for projects that provide a unique housing type
2. Prioritize the need for senior housing in the community and support a variety of senior living arrangements
 - 2.1 Contact senior housing developers that provide high-quality, affordable senior care to encourage development on specific sites
 - 2.2 Continue to offer zoning incentives for assisted living and memory care facilities to promote development
 - 2.3 Research ways to support new townhomes and condominiums for seniors
 - 2.4 Establish a policy on eligibility for City financial assistance that prioritizes new senior housing projects
 - 2.5 Research opportunities to allow accessory dwelling units for multi-generational living opportunities

GOAL 3

Increase Housing Affordability

Increase housing opportunities at a cost that low- and moderate-income households can afford without compromising their ability to pay for other essential needs

Objectives

1. Monitor Golden Valley's housing supply to ensure quality options are available for low- to moderate-income earners in the community
 - 1.1 Conduct a comprehensive housing market analysis every five years
 - 1.2 Institute ongoing multi-department staff meetings to discuss housing conditions and affordability
2. Preserve the affordability of the existing housing stock
 - 2.1 Adopt policies and create incentives that encourage the preservation of naturally occurring or unsubsidized affordable housing
 - 2.2 Support long-term affordability of single-family homes through home ownership programs and the community land trust model
3. Support the production of new, high-quality, affordable housing in the City
 - 3.1 Ensure a portion of units in new multi-family housing developments are made affordable to incomes at or below the area median income
 - 3.2 Establish a policy on eligibility for City financial assistance that prioritizes new affordable housing projects
 - 3.3 Identify sites in Golden Valley and adopt land use policies that enable the City to meet the Metropolitan Council's affordable housing allocation requirement
 - 3.4 Research the potential for reducing fees or parking requirements for projects that meet the City's housing affordability goals to offset development costs



Valley Village Apartments

PHOTO COURTESY OF THE GOODMAN GROUP

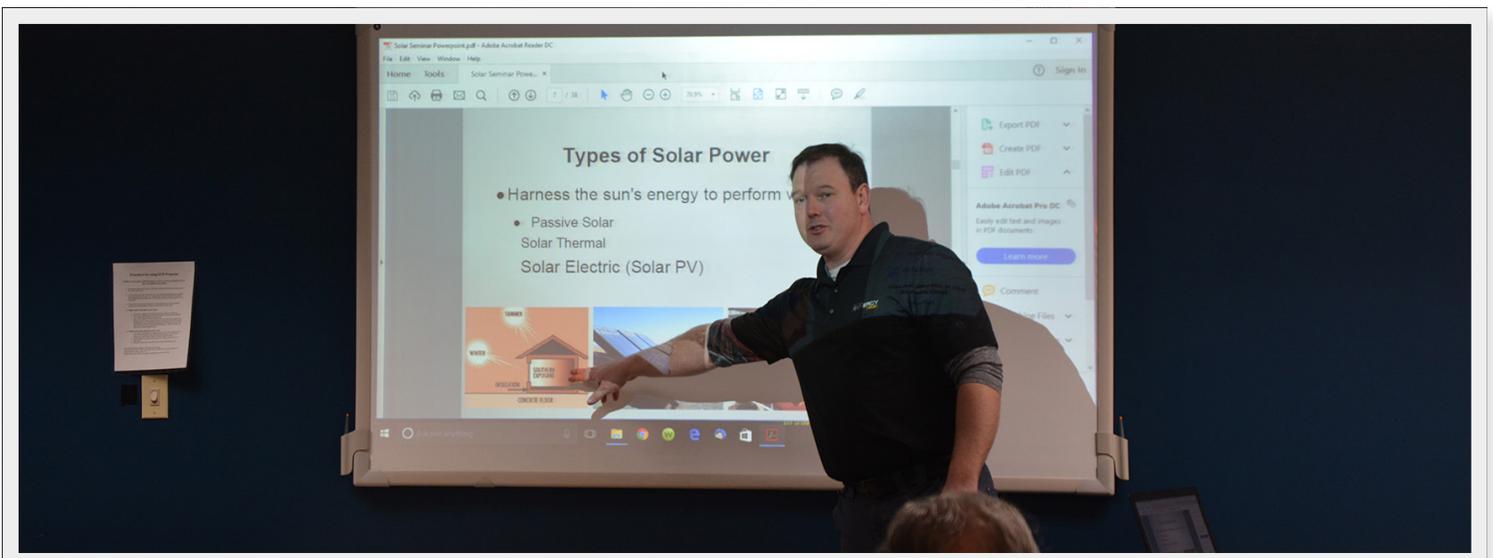
GOAL 4

Encourage Environmentally Sustainable Housing

Encourage housing development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment

Objectives

1. Ensure new housing developments meet or exceed energy efficiency standards, and implement sustainable design features where possible
 - 1.1 Consider adopting a green building policy for new housing developments receiving City financial assistance
 - 1.2 Research incentives, partnerships, and programs that increase the capacity for renewable energy in residential properties
 - 1.3 Integrate best practices information and assistance on energy efficiency and sustainable design features into building permit process
2. Ensure improvements to existing housing meet or exceed energy efficiency standards, and implement sustainable design features where possible
 - 2.1 Explore potential partnerships, housing programs, and incentives that help property owners make retrofits that increase energy efficiency
 - 2.2 Educate residents about energy efficiency and energy conservation in residential properties
 - 2.3 Create a transparent, consistent, and informative building permit process for residents to install renewable energy and sustainable design features
3. Incorporate sustainable land use and zoning practices that reduce energy consumption and protect natural resources
 - 3.1 Identify locations near transit, bicycle routes, trails, and sidewalks that are appropriate for multi-family residential uses to reduce reliance on automobiles, support public transportation, and promote active transportation choices
 - 3.2 Continue preserving and enhancing open space and vegetation in the Zoning Code requirements for residential properties
4. Empower residents and residential property owners to adopt practices that reduce energy consumption and protect natural resources
 - 4.1 Enhance and promote waste reduction, recycling, and composting for residential properties
 - 4.2 Provide education and outreach on lawn maintenance, native plantings and pollinators, use of green infrastructure, water conservation, land restoration, and invasive species removal



The annual West Metro Home Remodeling Fair features free seminars to help homeowners improve their properties



Advance Equity In Housing Practices And Policies

Advance fair and equal opportunity in home ownership and renting for people of all backgrounds and abilities

Objectives

1. Ensure discrimination does not occur based on age, religion, race, ethnicity, national origin, sexual preference, gender, familial status, public assistance status, or ability against persons seeking housing in Golden Valley
 - 1.1 Adopt a local Fair Housing Policy to overcome impediments within City policies and processes that may deny fair and equal access to a full range of housing choices for all people
 - 1.2 Continue participating in trainings with agencies that work with governments to achieve racial equity in all policies and procedures
 - 1.3 Consider adopting policies that limit exclusionary rental practices
 - 1.4 Continue to educate community members and provide a forum for discussion on discrimination issues and Fair Housing practices with the Human Rights Commission
 - 1.5 Establish a formal process for accepting and referring Fair Housing Act violation complaints
 - 1.6 Conduct regular code and ordinance analyses to discover regulations that may hinder access to Fair Housing choice
2. Encourage culturally sensitive housing options and permitting processes
 - 2.1 Conduct staff training on cultural sensitivity and competence
 - 2.2 Consider adopting design guidelines for cultural sensitivity for projects seeking City financial assistance



PHOTO BY BONNIE SODERLING, 2017 VIEWS OF THE VALLEY

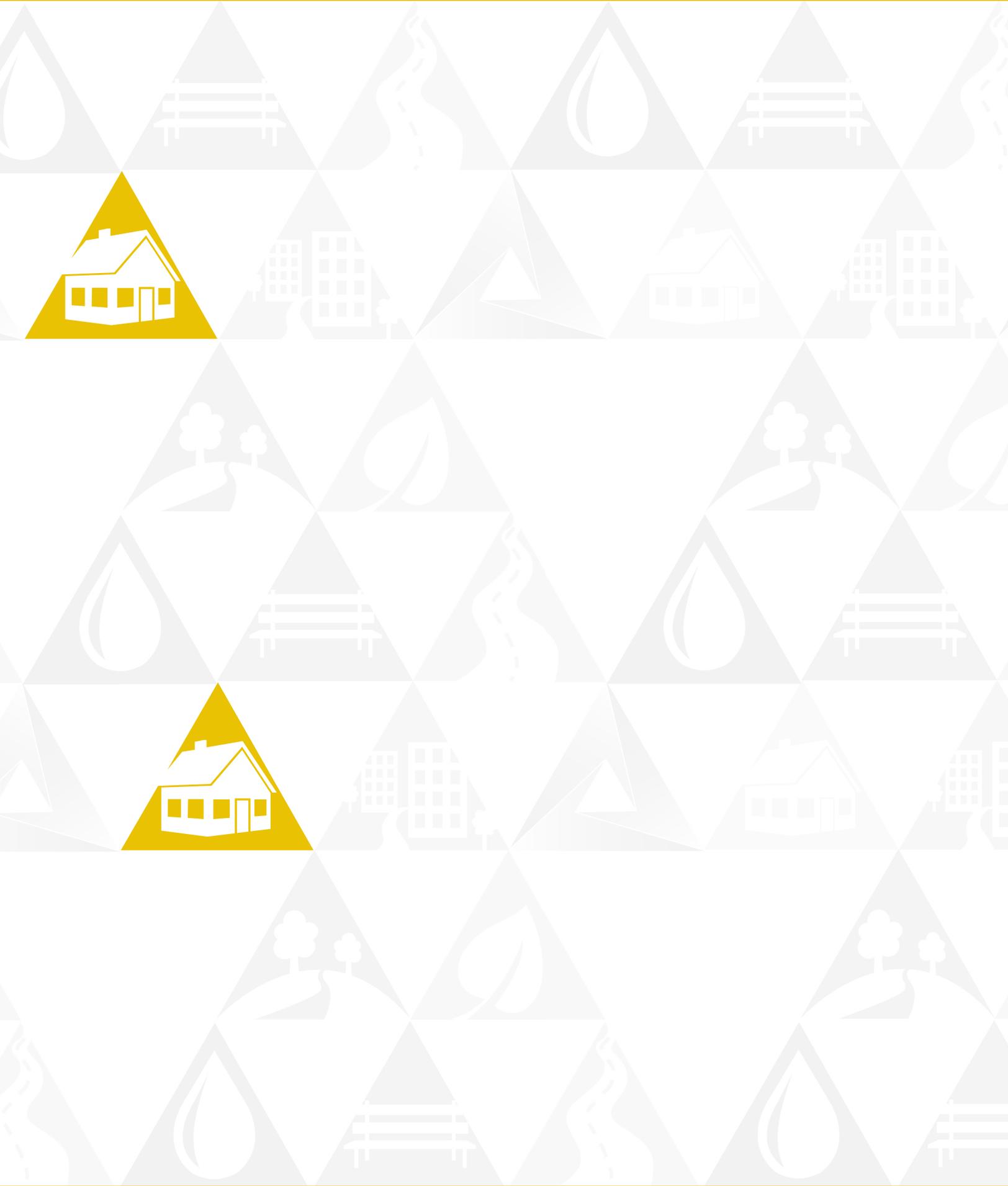




PHOTO BY ELLEN ANDERSON, 2008 VIEWS OF THE VALLEY

Section 5: Implementation Plan

The Implementation Plan includes a set of specific actions to accomplish the goals and objectives set forth in the Policy Plan. It differs from the Policy Plan in that it provides the opportunity to easily measure progress and note tangible outcomes from each task. Each task provides an approximate cost estimate for the work and notes a time

frame in which the specific action should take place. Tasks are prioritized based on financial feasibility, staff capacity, importance or urgency for action, and other factors. The Implementation Plan is updated every five years (mid-cycle of the 10-year Policy Plan) based on progress and new opportunities.

GOAL 1

Maintain Housing Quality

Implementation Actions:

- **Research and incorporate design standards into Zoning Code.** Design standards that require high-quality exterior materials for multi-family housing developments will enhance the quality of the housing stock.
- **Monitor success of Rental Licensing and Safer Tenants and Renters (STAR) Program.** Make enhancements to the programs to meet housing goals and priorities.
- **Establish a housing staff committee to meet regularly on housing condition and safety issues.** Include staff conducting property maintenance and rental inspections, staff administering the STAR program and responding to calls for service, and staff that establishes housing policies.
- **Promote the Housing Rehabilitation Deferred Loan Program** for income-qualified homeowners in Golden Valley, which is administered by Hennepin County and funded by the federal government. Promote other state and county programs for housing rehabilitation as they become available.
- **Promote and support additional funding for maintenance service programs for seniors.** Lawn and winter maintenance services are available to seniors choosing to age in place. The City can promote this resource to residents and continue to support local organizations that apply for county and federal funding to administer the programs.
- **Continue to be an active participant in the West Metro Home Remodeling Fair.** This free program provides residents with a variety of information on remodeling projects.
- **Research potential for the establishment of a levy by the Housing and Redevelopment Authority (HRA)** to administer new housing programs. The City has few housing programs and resources. There is potential to expand the fiscal and political toolbox by administering new programs that help the City meet its housing goals.
- **Monitor success of the City's property maintenance program.** Enhance the program to meet housing goals and priorities.
- **Streamline procedures for the acquisition and reinvestment in disinvested properties.** Analyze existing tools and procedures for this activity to find ways to enhance and streamline processes. Use funding sources such as Tax Increment Financing (TIF) and Community Development Block Grants (CDBG) to facilitate this activity.

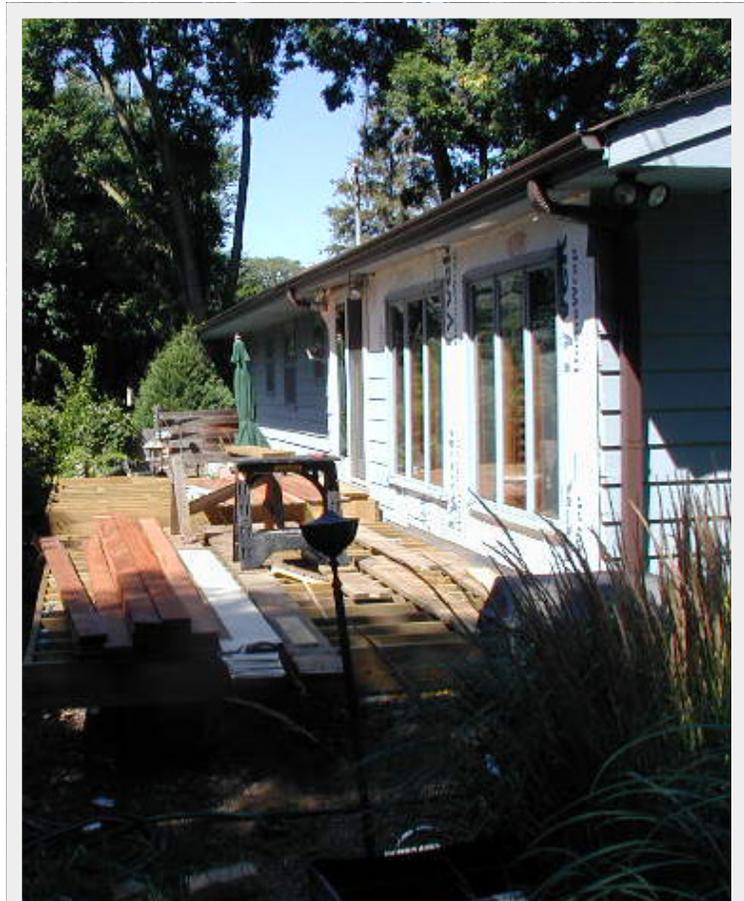


PHOTO BY CITY OF GOLDEN VALLEY

GOAL 2

Expand The Variety Of Housing Options

Implementation Actions:

- **Update the Future Land Use Plan and Zoning Code to meet housing goals.** Ensure that the Future Land Use Plan reflects housing goals. Review regulations in Zoning Code and update Code to consider ways to allow for a more diverse variety of housing types, such as accessory dwelling units, mixed-use developments, foster homes, group residential facilities with services, affordable housing, townhomes, assisted living, memory care, and single-family homes on smaller lots. Zone additional lots for moderate- and medium-density residential use in order to provide what is commonly referred to as the “missing middle” housing options.
- **Identify excess publicly-owned land for affordable housing.** Vacant publicly-owned land can be a valuable resource for diversifying the housing stock and providing homes affordable to various income levels in areas throughout the city.
- **Assist developers in applying for grants.** Grants assist developers with the high costs of redevelopment, environmental contamination, and pre-development work. Grant funds are typically available for affordable housing, projects that revitalize the tax base, transit-oriented development, and projects that create significant employment growth.
- **Connect with senior housing developers** that provide high-quality, affordable senior care in order to promote strategic development sites within the city.
- **Research ways to support new townhomes and condominiums for seniors,** which provide maintenance-free home ownership opportunities. This housing type comprises the largest demand in the current housing market, but innovative tools will be necessary to meet the demand.
- **Establish a policy on eligibility for City financial assistance that prioritizes new senior housing projects.** Financial assistance from the City, such as Tax Increment Financing (TIF) should be used for projects that meet important housing goals, one of which is the need for additional senior housing. A policy would provide staff and developers guidance when negotiating financial assistance for various developments.



Calvary Cooperative Senior Living

PHOTO BY CITY OF GOLDEN VALLEY

GOAL 3

Increase Housing Affordability

Implementation Actions:

- **Budget for the ability to conduct a Comprehensive Housing Needs Analysis every five years.** Coincide the timing of this study with the Comprehensive Planning process, and update policies and plans based on results of the analysis.
- **Initiate ongoing multi-department staff meetings on housing issues.** Staff from multiple departments within City government will meet regularly to discuss housing condition, affordability, and safety concerns initiated by inspections, market analyses, and policy analyses.
- **Implement an annual affordable housing work plan** to provide detailed goals and actions for housing preservation and production in Golden Valley. The plan will be based on policy research and ongoing discussions with City Council, community members, property owners, and key stakeholders.
- **Adopt policies that support and create incentives that encourage the preservation of naturally occurring or unsubsidized affordable housing.** This could include financial incentives for investors willing to keep units affordable.
- **Support the community land trust model with eligible funding sources.** Monitor eligible funding sources at the federal, state, and county levels and work with the West Hennepin Affordable Housing Land Trust (Homes Within Reach) to complete funding applications in Golden Valley.
- **Support home ownership programs.** Connect residents with first-time home buyer, down payment assistance, and foreclosure prevention programs offered by the county and state.
- **Continually enhance the City's Mixed-Income Housing Policy,** which requires eligible new housing developments to include some affordable units. Continue to modify the policy to ensure its feasibility and effectiveness in the housing market.

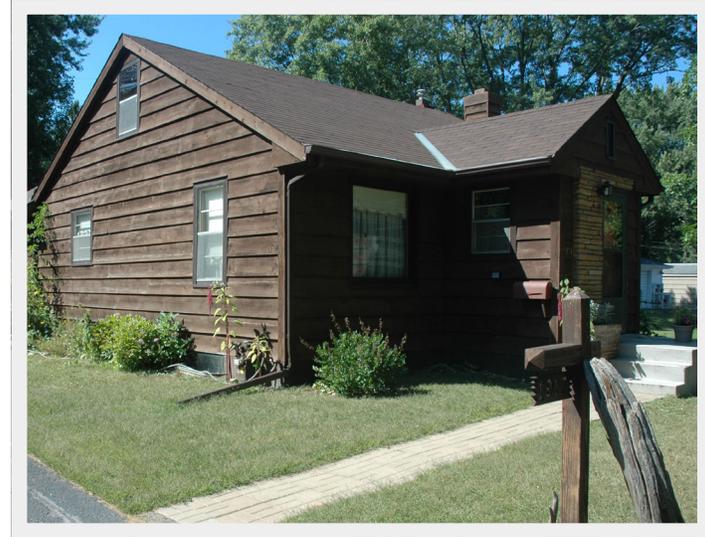


PHOTO BY CITY OF GOLDEN VALLEY

- **Establish a policy on eligibility for City financial assistance that prioritizes new affordable housing projects.** Financial assistance from the City, such as Tax Increment Financing (TIF), should be used for projects that meet important housing goals, one of which is the need for additional affordable housing. A policy would provide staff and developers guidance when negotiating financial assistance for various developments.
- **Adopt land use and zoning policies that enable the City to meet the Metropolitan Council affordable housing allocation requirement.** An adequate amount of land in the City must be guided and zoned for multi-family residential development at densities defined by the Metropolitan Council.
- **Research the potential to reduce fees or parking requirements for projects that meet the City's housing affordability goals.** This could include a waiver or reduction in permit and application fees, local city sewer and water access fees, or park dedication fees. This could also include a reduction in parking requirements near transit, in senior housing, or within mixed-use projects.

GOAL 4

Encourage Environmentally Sustainable Housing

Implementation Actions:

- **Consider adopting a green building policy** for new housing developments receiving City financial assistance that would include efficiency and certification requirements.
- **Research incentives, partnerships, and programs** that increase the capacity for renewable energy in residential properties and that help property owners make retrofits that increase energy efficiency.
- **Enhance the building permit process** to integrate best practices information and technical assistance on energy efficiency, renewable energy, and sustainable design features.
- **Develop and promote educational opportunities for residents on sustainable practices.** Advertise local programs and resources available to residents, host or support educational events, and publish educational material for residents on best practices for their property.
- **Establish a mixed-use zoning district for areas outside the I-394 corridor.** The existing I-394 Mixed Use Zoning District allows medium- and high-density housing in close proximity to services, employment, recreation opportunities, and multi-modal transportation options. This sustainable land use practice can reduce energy consumption in the community.
- **Increase housing density allowances or bonuses in Zoning Code while maintaining open space and setback requirements.** Make adjustments to the medium- and high-density zoning districts to allow for increased density that accommodates projects that are economically feasible in the current housing market. Do not reduce open space requirements such as setbacks, lot sizes, impervious surface, lot coverage, trees, and landscaping.
- **Increase land dedication for parks and open spaces.** Continue promoting the use of parkland dedication easements within redevelopment projects. Research ways to enhance the existing parkland dedication policy to capture adequate open space and parks within redevelopment projects.
- **Promote the introduction of separated organics collection for residential properties.** As research, technological advancements, and business opportunities allow for separated organics collection, the City will support its inclusion in waste removal and recycling contracts for residential properties in Golden Valley.

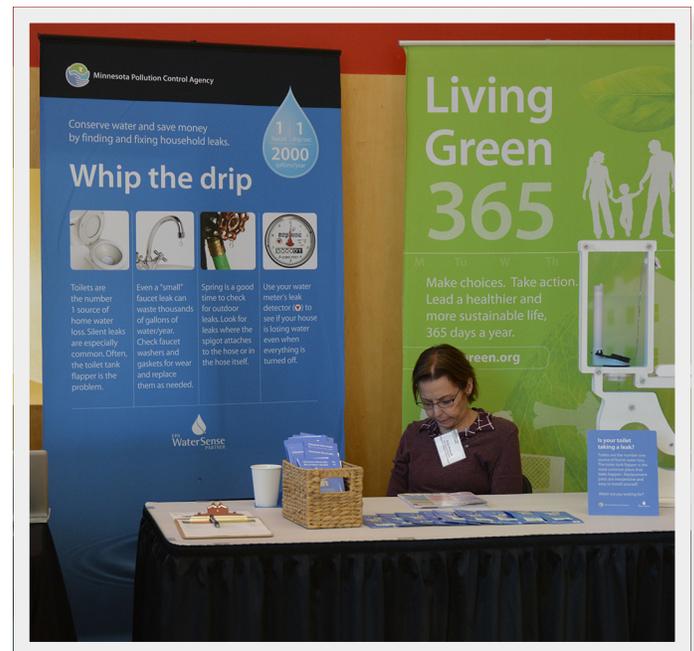


PHOTO BY CITY OF GOLDEN VALLEY

Golden Valley homeowners have access to numerous sustainability resources at the annual West Metro Home Remodeling Fair



Advance Equity In Housing Practices And Policies

Implementation Actions:

- **Adopt and enforce a local Fair Housing Policy.** Use the Metropolitan Council's resources and guidance to adopt a Fair Housing Policy that meets agency requirements under the Livable Communities Act.
- **Continue participating in racial equity trainings.** Several agencies and organizations offer trainings for staff, elected, and appointed officials on ways to recognize implicit bias and achieve racial equity in all policies and procedures.
- **Research state and local policies that limit exclusionary rental practices.** Examples include discrimination against housing choice voucher holders, unreasonable admission standards, or unreasonable screening criteria.
- **Continue to educate community members and discuss housing equity issues with the Human Rights Commission.** The Human Rights Commission provides a forum for discussion on discrimination issues and Fair Housing practices. There is an opportunity to educate the public about the negative effects of discrimination and implicit bias in housing practices and policies.
- **Establish a formal process for accepting and referring Fair Housing Act violation complaints.** Complaints should be accepted by local governments and processed by the State of Minnesota Fair Housing Office. While every City should have a formal process for accepting complaints, the City of Golden Valley does not have a process in place.
- **Conduct regular code and ordinance analyses to discover regulations that may hinder access to Fair Housing choice.**
- **Research design guidelines and staff training opportunities for cultural sensitivity.** Opportunities to train staff on cultural competence and sensitivity exist and may be beneficial to the advancement of equity in housing practices and policies. Based on this research, consider adopting design guidelines for cultural sensitivity for projects seeking City financial assistance.

Summary Of Implementation Actions

Action	Relative Cost	Time Frame
Maintain Housing Quality		
Establish a housing staff committee to meet regularly on housing condition and safety issues	\$	Ongoing
Monitor success of Rental Licensing and Safer Tenants and Renters (STAR) Program	\$	Ongoing
Monitor success of the City's property maintenance program	\$	Ongoing
Promote and support additional funding for maintenance service programs for seniors	\$	Ongoing
Promote the Housing Rehabilitation Deferred Loan Program	\$	Ongoing
Research and incorporate design standards into Zoning Code	\$	0-5 years
Continue to be an active participant in the West Metro Home Remodeling Fair	\$	Ongoing
Research potential for establishment of a levy by the Housing and Redevelopment Authority (HRA)	\$	0-5 years
Streamline procedures for acquisition and reinvestment in disinvested properties	\$	5-10 years
Expand The Variety Of Housing Options		
Assist developers with grant applications	\$	Ongoing
Connect with senior housing developers	\$	0-5 years
Establish a policy on eligibility for City financial assistance that prioritizes new senior housing projects	\$	0-5 years
Initiate ongoing multi-department staff meetings on housing issues	\$	0-5 years
Research ways to support new townhomes and condominiums for seniors	\$	0-5 years
Update the Future Land Use Plan and Zoning Code to meet housing goals	\$	0-5 years
Increase Housing Affordability		
Adopt land use and zoning policies that enable the City to meet Metropolitan Council affordable housing allocation requirement	\$	0-5 years
Adopt policies that support and create incentives that encourage the preservation of naturally occurring or unsubsidized affordable housing	\$	0-5 years
Continually enhance the City's Mixed-Income Housing Policy	\$	Ongoing
Establish a policy on eligibility for City financial assistance that prioritizes new affordable housing projects	\$	0-5 years
Implement an annual affordable housing work plan	\$	Ongoing
Conduct ongoing multi-department staff meetings on housing issues	\$	Ongoing
Research the potential for reducing fees or parking requirements for projects that meet the City's housing affordability goals	\$	0-5 years
Support home ownership programs	\$	Ongoing
Support the community land trust model with eligible funding sources	\$	Ongoing
Budget for the ability to conduct a comprehensive housing needs analysis every five years	\$\$\$	0-5 years

continued on pg 33

Summary Of Implementation Actions (cont'd)

Action	Relative Cost	Time Frame
Encourage Environmentally Sustainable Housing		
Enhance the building permit process	\$	0-5 years
Establish a mixed-use zoning district for areas outside the I-394 corridor	\$	0-5 years
Increase housing density allowances or bonuses in Zoning Code while maintaining open space and setback requirements	\$	0-5 years
Research incentives, partnerships, and programs	\$	0-5 years
Increase land dedication for parks and open spaces	\$	5-10 years
Promote the introduction of separated organics collection for residential properties	\$	5-10 years
Consider adopting a green building policy	\$\$	5-10 years
Develop and promote educational opportunities for residents on sustainable practices	\$\$	5-10 years
Advance Equity In Housing Practices And Policies		
Adopt and enforce a local Fair Housing Policy	\$	0-5 years
Continue participating in racial equity trainings	\$	Ongoing
Research state and local policies that limit exclusionary rental practices	\$	0-5 years
Establish a formal process for accepting and referring Fair Housing Act violation complaints	\$	0-5 years
Conduct a code and ordinance analysis for Fair Housing issues	\$	0-5 years
Continue to educate community members and discuss housing equity issues with the Human Rights Commission	\$	Ongoing
Research design guidelines and staff training opportunities for cultural sensitivity	\$	5-10 years

Summary Of Implementation Tools

The Metropolitan Land Planning Act requires that local comprehensive plans include a list of tools such as standards, plans, programs, public programs, fiscal devices, official controls, and specific actions that will be used to address existing and projected housing needs. The City of Golden Valley intends on using the following set of tools to address its existing and projected housing needs.

1. Preserve maintenance, energy efficiency, and affordability for Naturally Occurring Affordable Rental Housing (at or below 80 percent AMI).
2. Provide maintenance and energy efficiency assistance for low-income homeowners at or below 80 percent AMI.
3. Provide variety of senior housing options affordable at or below 80 percent AMI.
4. Provide additional publicly subsidized housing at 30 percent AMI.
5. Meet allocation of Affordable Housing Need for 222 units at the following levels:
 - below 30 percent AMI: (106 units)
 - at 31 percent to 50 percent AMI: (68 units)
 - at 51 percent to 80 percent AMI: (48 units)
6. Address multiple housing issues and improve housing strategy capacity in general.

Identified Need: Preserve maintenance, energy efficiency, and affordability of naturally occurring affordable rental housing (at or below 80 percent AMI).

Program/Fund/Tool	Purpose And Eligibility	City Action
Low Income Rental Classification (LIRC) - MHFA - Local 4D Tax Program	Rental properties are eligible for a tax rate reduction in property taxes if subsidized under a federal or state government program or meeting certain rent and income restrictions.	The City will investigate whether existing NOAH properties could receive this tax rate reduction in exchange for rent and income restrictions to preserve housing affordable at 60 percent AMI or below.
Housing Bond Issuance	The City is authorized to develop and administer programs that make or purchase mortgages to finance the acquisition or rehabilitation of affordable housing. The City may issue mortgage revenue bonds for home buyers and multifamily housing revenue bonds for rental properties. It may also make or purchase loans using the proceeds of the bond sales for activities such as new construction, acquisition and rehabilitation, or refinancing bond debt.	Further investigation and consideration of this tool will be taken in the long-term future, particularly for high quality, energy efficient affordable housing (particularly for seniors at or below 80 percent AMI). This option will be reviewed on a case-by-case basis and may partner with MHFA for this activity.
Community Development Block Grant (CDBG) - Hennepin County	CDBG funds projects that benefit low- and moderate-income households and aid in the removal of blight. Funding is available for acquisition of property for rehabilitation, rehabilitation of rental housing, acquisition and improvement of blighted properties, and public services such as youth counseling, food banks, senior services, tenant counseling, emergency assistance, and financial counseling for low-/moderate-income households.	The City supports several applicants every year for a variety of eligible projects and will continue to do so. The City is generally open to supporting all CDBG applications that meet grant requirements. CDBG is a useful tool for providing new units or rehabilitating existing units at 60 percent AMI or below.
Effective Referrals	The City can refer community members to housing support organizations, which provide a wide variety of programs and services that meet City housing goals. This is a cost-effective way for the City to meet its goals. There are resources offered by governments and non-profits at the local, county, state, and federal level. Many of these resources are listed specifically in this section as well.	This is a new area of activity for the City. Staff will work on updating the website and becoming more familiar with program offerings in order to refer community members to a variety of resources related to affordable, high-quality, energy efficient housing as well as issues related to fair and equal opportunity housing. Programs have varied income limits, but many serve those earning 80 percent AMI or below.

continued on pg 35

Summary Of Implementation Tools (cont'd)

Identified Need: Preserve maintenance, energy efficiency, and affordability of naturally occurring affordable rental housing (at or below 80 percent AMI).

Program/Fund/Tool	Purpose And Eligibility	City Action
Metro HRA Housing Choice Vouchers (aka Section 8)	The Housing Choice Voucher program uses the existing private rental market and provides payments to private landlords on behalf of low-income renters. Families may rent any type of housing in the Metro HRA service area from participating property owners. Eligible households pay 30 percent to 40 percent of their incomes for rent, and Metro HRA pays the remainder within established rent guidelines.	The City is supportive of this program administered by Metro HRA and will help to educate property owners, landlords, and renters about it. Not all units in the City are affordable for the program participants, but this program will generally help to provide housing affordable at 60 percent AMI and below.
Project-Based Rental Assistance Program (Section 811 PRA) - MHFA	This program expands the supply of supportive housing for people with significant and long-term disabilities. Properties enter into a Rental Assistance Contract with MHFA and receive monthly Housing Assistance Payments by submitting payment vouchers.	The City will support projects that meet the criteria for this program, which will help the City meet its goal of creating additional units affordable at or below 30 percent AMI.
Home Energy Squad - Center for Energy and Environment (CEE)	This program offers home energy visits to help residents learn about energy use and install energy-saving products to help save money on utility bills and make a home more healthy, safe, and comfortable.	This program directly benefits residents in the City by lowering utility bills, and it improves energy efficiency of the housing stock. The City will support this program by promoting it to residents.
Rebate and Incentive Programs - Xcel Energy and CenterPoint Energy	Rebate and incentive programs typically include a building energy audit at a free or reduced rate. Projects that have a high potential for energy saving (lighting, cooling, heating, air sealing) will be considered to lower energy bills and increase resident comfort.	The City will refer property owners to utility providers for various program offerings, which promotes high-quality, affordable, energy-efficient single-family homes and multi-family properties.
Rental Licensing - City of Golden Valley	Rental licensing and rental inspections promote the health, safety, and welfare of residents living in or near rental properties. It ensures that the quality of the housing stock is maintained, which improves quality of life and maintains property values.	Rental licensing is crucial to maintaining a high-quality living environment for all residents. This program will continue to be used for this purpose.
Property Maintenance Program - City of Golden Valley	Similar to rental licensing, enforcement of the Residential Property Maintenance Code ensures that repairs and investments are made to properties to ensure health, safety, and livability for all residents.	The Property Maintenance Program is crucial to maintaining a high quality living environment for all residents. This program will continue to be used for this purpose.
STAR Program - City of Golden Valley	The Safer Tenants and Renters (STAR) Program includes incentives for landlords to use screening criteria and conduct background checks on rental applicants and to participate in trainings and regular meetings with inspections and police staff.	This program will continue to help the City meets its goal of maintaining a high-quality living environment for all residents.
Levy for Local Programming & Investments - Golden Valley Housing and Redevelopment Authority (HRA)	The HRA may levy of up to 0.0185 percent of estimated market value in the city. The levy could fund grants, loans, bond issuance, property acquisition, and various programming that provides a public benefit for the community related to housing and economic development.	The City will explore the opportunity to administer new housing programs with financial support from a levy. Programs could increase the supply of housing affordable at 80 percent AMI or below and rehabilitate homes to improve safety, quality, and energy efficiency.

continued on pg 36

Summary Of Implementation Tools (cont'd)

Identified Need: Preserve maintenance, energy efficiency, and affordability of naturally occurring affordable rental housing (at or below 80 percent AMI).

Program/Fund/Tool	Purpose And Eligibility	City Action
Local Housing Incentives Account (LHIA) - Metropolitan Council	LHIA funds the expansion and preservation of affordable housing by covering gap financing costs such as acquisition, demolition, site preparation (such as water, sewer, roads), general construction/ structural additions, alterations and rehabilitation, interior and exterior finishing, roofing, electrical, plumbing, heating and ventilation.	The City will use or encourage this funding source to build or maintain housing that provides or maintains housing affordable at 80 percent AMI or below, but priority is given to projects at or below 30 percent AMI.
Affordable Housing Incentive Fund (AHIF) - Hennepin County	AHIF supports the development of affordable housing units for very low-income households. The program promotes the connection of affordable housing to transit, local employment opportunities, schools and supportive services. It is used for gap financing to leverage private and public funding. AHIF provides loans that support long-term affordability to very low-income households.	The City has supported funding applications for community land trusts with this fund in the past and will continue to support applications that meet requirements for this program. The City recognizes AHIF as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Tax Abatement - City of Golden Valley	Reduces taxes or tax increases for owners for a public benefit such as affordable housing. Partial or full abatements could occur on a temporary or permanent basis.	The City may consider this option only for housing developments that offer rents affordable at 30 percent AMI or lower because housing at this affordability level requires several funding sources, and there are few grant programs designed to serve this level of affordability.
Housing Improvement Area (HIA)	Provides low-interest loans from the City for the maintenance, preservation, and rehabilitation of common areas in aging condominiums and townhomes in the community. This tool is used when there is a need to address deferred maintenance and the association does not have other viable financing options for improvements. This tool maintains a high quality housing stock and offers financial assistance for affordable home ownership opportunities.	Associations must initiate the request for a Housing Improvement Area (HIA). The City will prioritize the use of this tool for units valued at \$243,500 or less, which is identified in this Plan as the threshold for the value considered affordable to families earning 80 percent of the Area Median Income (AMI). The tool will be used for properties with documented property maintenance issues.

Identified Need: Provide maintenance and energy efficiency assistance for low-income homeowners at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Community Development Block Grant (CDBG) - Hennepin County	CDBG funds projects that benefit low- and moderate-income households and aid in the removal of blight. Funding is available for acquisition of property for rehabilitation, rehabilitation of rental housing, acquisition and improvement of blighted properties, and public services such as youth counseling, food banks, senior services, tenant counseling, emergency assistance, and financial counseling for low-/moderate-income households.	The City supports several applicants every year for a variety of eligible projects and will continue to do so. The City is generally open to supporting all CDBG applications that meet grant requirements. CDBG is a useful tool for providing new units or rehabilitating existing units at 60 percent AMI or below.

continued on pg 37

Summary Of Implementation Tools (cont'd)

Identified Need: Provide maintenance and energy efficiency assistance for low-income homeowners at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Effective Referrals	The City can refer community members to housing support organizations, which provide a wide variety of programs and services that meet City housing goals. This is a cost-effective way for the City to meet its goals. There are resources offered by governments and non-profits at the local, county, state, and federal level. Many of these resources are listed specifically in this section as well.	This is a new area of activity for the City. Staff will work on updating the website and becoming more familiar with program offerings in order to refer community members to a variety of resources related to affordable, high-quality, energy efficient housing as well as issues related to fair and equal opportunity housing. Programs have varied income limits, but many serve those earning 80 percent AMI or below.
Home Energy Squad - Center for Energy and Environment (CEE)	This program offers home energy visits to help residents learn about energy use and install energy-saving products to help save money on utility bills and make a home more healthy, safe, and comfortable.	This program directly benefits residents in the City by lowering utility bills, and it improves energy efficiency of the housing stock. The City will support this program by promoting it to residents.
Rebate and Incentive Programs - Xcel Energy and CenterPoint Energy	Rebate and incentive programs typically include a building energy audit at a free or reduced rate. Projects that have a high potential for energy saving (lighting, cooling, heating, air sealing) will be considered to lower energy bills and increase resident comfort.	The City will refer property owners to utility providers for various program offerings, which promotes high-quality, affordable, energy-efficient single-family homes and multi-family properties.
Property Maintenance Program - City of Golden Valley	Similar to rental licensing, enforcement of the Residential Property Maintenance Code ensures that repairs and investments are made to properties to ensure health, safety, and livability for all residents.	The Property Maintenance Program is crucial to maintaining a high quality living environment for all residents. This program will continue to be used for this purpose.
Levy for Local Programming & Investments - Golden Valley Housing and Redevelopment Authority (HRA)	The HRA may levy of up to 0.0185 percent of estimated market value in the city. The levy could fund grants, loans, bond issuance, property acquisition, and various programming that provides a public benefit for the community related to housing and economic development.	The City will explore the opportunity to administer new housing programs with financial support from a levy. Programs could increase the supply of housing affordable at 80 percent AMI or below and rehabilitate homes to improve safety, quality, and energy efficiency.
Affordable Housing Incentive Fund (AHIF) - Hennepin County	AHIF supports the development of affordable housing units for very low-income households. The program promotes the connection of affordable housing to transit, local employment opportunities, schools and supportive services. It is used for gap financing to leverage private and public funding. AHIF provides loans that support long-term affordability to very low-income households.	The City has supported funding applications for community land trusts with this fund in the past and will continue to support applications that meet requirements for this program. The City recognizes AHIF as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.

continued on pg 38

Summary Of Implementation Tools (cont'd)

Identified Need: Provide maintenance and energy efficiency assistance for low-income homeowners at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Deferred Rehabilitation Loan - Hennepin County	Hennepin County administers deferred loans of up to \$30,000 to low- and moderate-income owner occupants. Loans are deferred for 15 years and then forgiven. Loans are repayable if the property is sold, transferred, or ceases to be the permanent residence of the borrower. Funds are used to assist homeowners in making repairs to their homes including deferred maintenance and repairs, health and safety repairs, accessibility, and energy efficiency upgrades. Where possible, additional funds including lead-based paint abatement, weatherization, and healthy homes will be leveraged.	The City will update its website to better promote this program, which can help to preserve naturally occurring affordable housing affordable to those at or below 80 percent AMI and improve the quality of the housing stock.
Community Land Trusts	The West Hennepin Affordable Housing Land Trust (WHAHLT), dba Homes Within Reach, has established several land trust homes in Golden Valley, which offer perpetual affordability for the property and a home ownership opportunity for an income-qualified family or individual. Homes are rehabilitated through this process and energy-efficiency is improved.	The City will support WHAHLT with funding applications, which can serve those at or below 80 percent AMI, preserves the affordability of the existing housing stock, supports reinvestment and rehabilitation of the housing stock, and it can also support the production of new affordable housing on City-owned vacant properties.
Twin Cities Habitat for Humanity	Habitat offers education, coaching, training, lending, and post-purchase support programs to increase affordable home ownership opportunities. Habitat also seeks to preserve homes by making critical repairs through the program A Brush With Kindness. Age in Place services include home modifications meant to make spaces more accessible and safer, home visits, and help with seasonal chores.	The City will promote these programs to further the goal of preserving and rehabilitating the housing stock, promote senior housing and aging in place, and support the production and preservation of affordable housing (generally affordable to those at or below 80 percent AMI).
Housing Improvement Area (HIA)	Provides low-interest loans from the City for the maintenance, preservation, and rehabilitation of common areas in aging condominiums and townhomes in the community. This tool is used when there is a need to address deferred maintenance and the association does not have other viable financing options for improvements. This tool maintains a high quality housing stock and offers financial assistance for affordable home ownership opportunities.	Associations must initiate the request for a Housing Improvement Area (HIA). The City will prioritize the use of this tool for units valued at \$243,500 or less, which is identified in this Plan as the threshold for the value considered affordable to families earning 80 percent of the Area Median Income (AMI). The tool will be used for properties with documented property maintenance issues.

Identified Need: Provide variety of senior housing options affordable at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Local Housing Incentives Account (LHIA) - Metropolitan Council	LHIA funds the expansion and preservation of affordable housing by covering gap financing costs such as acquisition, demolition, site preparation (such as water, sewer, roads), general construction/ structural additions, alterations and rehabilitation, interior and exterior finishing, roofing, electrical, plumbing, heating and ventilation.	The City will use or encourage this funding source to build or maintain housing that provides or maintains housing affordable at 80 percent AMI or below, but priority is given to projects at or below 30 percent AMI.

continued on pg 39

Summary Of Implementation Tools (cont'd)

Identified Need: Provide variety of senior housing options affordable at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
HOME Investment Partnerships Program (HOME) - Hennepin County	HOME provides affordable housing activities for very low- and low-income families or individuals, homeless families, and persons with special needs. Activities include financing assistance to eligible homeowners and new home buyers, construction or rehabilitation, site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.	The City recognizes HOME as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Affordable Housing Incentive Fund (AHIF) - Hennepin County	AHIF supports the development of affordable housing units for very low-income households. The program promotes the connection of affordable housing to transit, local employment opportunities, schools and supportive services. It is used for gap financing to leverage private and public funding. AHIF provides loans that support long-term affordability to very low-income households.	The City has supported funding applications for community land trusts with this fund in the past and will continue to support applications that meet requirements for this program. The City recognizes AHIF as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Community Development Block Grant (CDBG) - Hennepin County	CDBG funds projects that benefit low- and moderate-income households and aid in the removal of blight. Funding is available for acquisition of property for rehabilitation, rehabilitation of rental housing, acquisition and improvement of blighted properties, and public services such as youth counseling, food banks, senior services, tenant counseling, emergency assistance, and financial counseling for low-/moderate-income households.	The City supports several applicants every year for a variety of eligible projects and will continue to do so. The City is generally open to supporting all CDBG applications that meet grant requirements. CDBG is a useful tool for providing new units or rehabilitating existing units at 60 percent AMI or below.
Transit Oriented Development (TOD) - Hennepin County	This fund supports high-density development with a mix of uses and pedestrian friendly design within walking distance of transit to enhance transit usage for key transit corridors with high frequency or express service. Eligible activities include site acquisition, public realm improvements, infrastructure improvements, and developments oriented to transit stops.	Several parcels are guided for mixed-use development in the 2040 Future Land Use Plan, which plans for medium- to high-density residential development. The City will work with these property owners and developers to apply for this grant when a proposed project aligns with the grant requirements.
Livable Communities Demonstration Account (LCDA) - Transit Oriented Development (TOD) - Metropolitan Council	This program promotes moderate- to high-density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.
Livable Communities Demonstration Account (LCDA) - Metropolitan Council	Funding available for land acquisition, site assembly, demolition, plazas, parks, street improvements, design, development plans, stormwater management, master plans, utility relocation, reconstruction, market studies, and other implementation techniques.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.

continued on pg 40

Summary Of Implementation Tools (cont'd)

Identified Need: Provide variety of senior housing options affordable at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Tax Base Revitalization Account (TBRA) - Metropolitan Council	This program investigates and cleans up contaminated soil in preparation for redevelopment. It focuses on affordable housing, tax base increases, preserving living wage jobs, expanding the range of housing choices, developing compactly, efficiently using existing transit, sewer, parks, and trails, and supporting redevelopment-ready projects and sites.	The City will assist property owners with TBRA applications when grant requirements are met. This is an effective tool to fund affordable housing below 80 percent AMI, building high-density development along transitways, foster employment growth, and remove blight.
Tax Increment Financing (TIF) - Golden Valley Housing and Redevelopment Authority (HRA)	Tax Increment Financing (TIF) uses the increased property taxes that a new real estate development generates to finance costs of the development. It is used to induce or cause a development or redevelopment that otherwise would not occur and/or to finance public infrastructure related to the development.	The City will develop a TIF policy to establish priorities and expectations for TIF projects. It is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Increment Financing (TIF) Pooling - Golden Valley Housing and Redevelopment Authority (HRA)	TIF pooling refers to the use of tax increments for activities located outside of the boundaries of the district from which they were collected. Funding for affordable housing is an eligible activity. The authority to pool increments varies based on when the TIF district was created and the type of TIF district it is.	The City will investigate this option, which has been successfully used to support affordable housing goals in other cities. If used, it is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Abatement - City of Golden Valley	Reduces taxes or tax increases for owners for a public benefit such as affordable housing. Partial or full abatements could occur on a temporary or permanent basis.	The City may consider this option only for housing developments that offer rents affordable at 30 percent AMI or lower because housing at this affordability level requires several funding sources, and there are few grant programs designed to serve this level of affordability.
Levy for Local Programming & Investments - Golden Valley Housing and Redevelopment Authority (HRA)	The HRA may levy of up to 0.0185 percent of estimated market value in the city. The levy could fund grants, loans, bond issuance, property acquisition, and various programming that provides a public benefit for the community related to housing and economic development.	The City will explore the opportunity to administer new housing programs with financial support from a levy. Programs could increase the supply of housing affordable at 80 percent AMI or below and rehabilitate homes to improve safety, quality, and energy efficiency.
Site Assembly	The City can directly acquire and assemble properties to control the final development product and require projects to meet various housing goals. Land banks and land trusts can also acquire, manage, maintain, and repurpose properties for new housing that are vacant or underutilized.	The City is interested in working with land banks and land trusts to build or maintain affordable housing at 80 percent AMI or below as well as increase energy efficiency and improve housing quality.
Housing Bond Issuance	The City is authorized to develop and administer programs that make or purchase mortgages to finance the acquisition or rehabilitation of affordable housing. The City may issue mortgage revenue bonds for home buyers and multifamily housing revenue bonds for rental properties. It may also make or purchase loans using the proceeds of the bond sales for activities such as new construction, acquisition and rehabilitation, or refinancing bond debt.	Further investigation and consideration of this tool will be taken in the long-term future, particularly for high quality, energy efficient affordable housing (particularly for seniors at or below 80 percent AMI). This option will be reviewed on a case-by-case basis and may partner with MHFA for this activity.

continued on pg 41

Summary Of Implementation Tools (cont'd)

Identified Need: Provide variety of senior housing options affordable at or below 80 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Effective Referrals	The City can refer community members to housing support organizations, which provide a wide variety of programs and services that meet City housing goals. This is a cost-effective way for the City to meet its goals. There are resources offered by governments and non-profits at the local, county, state, and federal level. Many of these resources are listed specifically in this section as well.	This is a new area of activity for the City. Staff will work on updating the website and becoming more familiar with program offerings in order to refer community members to a variety of resources related to affordable, high-quality, energy efficient housing as well as issues related to fair and equal opportunity housing. Programs have varied income limits, but many serve those earning 80 percent AMI or below.

Identified Need: Provide additional publicly subsidized housing at 30 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Local Housing Incentives Account (LHIA) - Metropolitan Council	LHIA funds the expansion and preservation of affordable housing by covering gap financing costs such as acquisition, demolition, site preparation (such as water, sewer, roads), general construction/ structural additions, alterations and rehabilitation, interior and exterior finishing, roofing, electrical, plumbing, heating and ventilation.	The City will use or encourage this funding source to build or maintain housing that provides or maintains housing affordable at 80 percent AMI or below, but priority is given to projects at or below 30 percent AMI.
HOME Investment Partnerships Program (HOME) - Hennepin County	HOME provides affordable housing activities for very low- and low-income families or individuals, homeless families, and persons with special needs. Activities include financing assistance to eligible homeowners and new home buyers, construction or rehabilitation, site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.	The City recognizes HOME as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Affordable Housing Incentive Fund (AHIF) - Hennepin County	AHIF supports the development of affordable housing units for very low-income households. The program promotes the connection of affordable housing to transit, local employment opportunities, schools and supportive services. It is used for gap financing to leverage private and public funding. AHIF provides loans that support long-term affordability to very low-income households.	The City has supported funding applications for community land trusts with this fund in the past and will continue to support applications that meet requirements for this program. The City recognizes AHIF as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Community Development Block Grant (CDBG) - Hennepin County	CDBG funds projects that benefit low- and moderate-income households and aid in the removal of blight. Funding is available for acquisition of property for rehabilitation, rehabilitation of rental housing, acquisition and improvement of blighted properties, and public services such as youth counseling, food banks, senior services, tenant counseling, emergency assistance, and financial counseling for low-/moderate-income households.	The City supports several applicants every year for a variety of eligible projects and will continue to do so. The City is generally open to supporting all CDBG applications that meet grant requirements. CDBG is a useful tool for providing new units or rehabilitating existing units at 60 percent AMI or below.

continued on pg 42

Summary Of Implementation Tools (cont'd)

Identified Need: Provide additional publicly subsidized housing at 30 percent AMI.		
Program/Fund/Tool	Purpose And Eligibility	City Action
Transit Oriented Development (TOD) - Hennepin County	This fund supports high-density development with a mix of uses and pedestrian friendly design within walking distance of transit to enhance transit usage for key transit corridors with high frequency or express service. Eligible activities include site acquisition, public realm improvements, infrastructure improvements, and developments oriented to transit stops.	Several parcels are guided for mixed-use development in the 2040 Future Land Use Plan, which plans for medium- to high-density residential development. The City will work with these property owners and developers to apply for this grant when a proposed project aligns with the grant requirements.
Livable Communities Demonstration Account (LCDA) - Transit Oriented Development (TOD) - Metropolitan Council	This program promotes moderate- to high-density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.
Livable Communities Demonstration Account (LCDA) - Metropolitan Council	Funding available for land acquisition, site assembly, demolition, plazas, parks, street improvements, design, development plans, stormwater management, master plans, utility relocation, reconstruction, market studies, and other implementation techniques.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.
Tax Base Revitalization Account (TBRA) - Metropolitan Council	This program investigates and cleans up contaminated soil in preparation for redevelopment. It focuses on affordable housing, tax base increases, preserving living wage jobs, expanding the range of housing choices, developing compactly, efficiently using existing transit, sewer, parks, and trails, and supporting redevelopment-ready projects and sites.	The City will assist property owners with TBRA applications when grant requirements are met. This is an effective tool to fund affordable housing below 80 percent AMI, building high-density development along transitways, foster employment growth, and remove blight.
Tax Increment Financing (TIF) - Golden Valley Housing and Redevelopment Authority (HRA)	Tax Increment Financing (TIF) uses the increased property taxes that a new real estate development generates to finance costs of the development. It is used to induce or cause a development or redevelopment that otherwise would not occur and/or to finance public infrastructure related to the development.	The City will develop a TIF policy to establish priorities and expectations for TIF projects. It is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Increment Financing (TIF) Pooling - Golden Valley Housing and Redevelopment Authority (HRA)	TIF pooling refers to the use of tax increments for activities located outside of the boundaries of the district from which they were collected. Funding for affordable housing is an eligible activity. The authority to pool increments varies based on when the TIF district was created and the type of TIF district it is.	The City will investigate this option, which has been successfully used to support affordable housing goals in other cities. If used, it is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Abatement - City of Golden Valley	Reduces taxes or tax increases for owners for a public benefit such as affordable housing. Partial or full abatements could occur on a temporary or permanent basis.	The City may consider this option only for housing developments that offer rents affordable at 30 percent AMI or lower because housing at this affordability level requires several funding sources, and there are few grant programs designed to serve this level of affordability.
Levy for Local Programming & Investments - Golden Valley Housing and Redevelopment Authority (HRA)	The HRA may levy of up to 0.0185 percent of estimated market value in the city. The levy could fund grants, loans, bond issuance, property acquisition, and various programming that provides a public benefit for the community related to housing and economic development.	The City will explore the opportunity to administer new housing programs with financial support from a levy. Programs could increase the supply of housing affordable at 80 percent AMI or below and rehabilitate homes to improve safety, quality, and energy efficiency.

continued on pg 43

Summary Of Implementation Tools (cont'd)

Identified Need: Provide additional publicly subsidized housing at 30 percent AMI.

Program/Fund/Tool	Purpose And Eligibility	City Action
Site Assembly	<p>The City can directly acquire and assemble properties to control the final development product and require projects to meet various housing goals. Land banks and land trusts can also acquire, manage, maintain, and repurpose properties for new housing that are vacant or underutilized.</p>	<p>The City is interested in working with land banks and land trusts to build or maintain affordable housing at 80 percent AMI or below as well as increase energy efficiency and improve housing quality.</p>
Housing Bond Issuance	<p>The City is authorized to develop and administer programs that make or purchase mortgages to finance the acquisition or rehabilitation of affordable housing. The City may issue mortgage revenue bonds for home buyers and multifamily housing revenue bonds for rental properties. It may also make or purchase loans using the proceeds of the bond sales for activities such as new construction, acquisition and rehabilitation, or refinancing bond debt.</p>	<p>Further investigation and consideration of this tool will be taken in the long-term future, particularly for high quality, energy efficient affordable housing (particularly for seniors at or below 80 percent AMI). This option will be reviewed on a case-by-case basis and may partner with MHFA for this activity.</p>
Effective Referrals	<p>The City can refer community members to housing support organizations, which provide a wide variety of programs and services that meet City housing goals. This is a cost-effective way for the City to meet its goals. There are resources offered by governments and non-profits at the local, county, state, and federal level. Many of these resources are listed specifically in this section as well.</p>	<p>This is a new area of activity for the City. Staff will work on updating the website and becoming more familiar with program offerings in order to refer community members to a variety of resources related to affordable, high-quality, energy efficient housing as well as issues related to fair and equal opportunity housing. Programs have varied income limits, but many serve those earning 80 percent AMI or below.</p>

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Local Housing Incentives Account (LHIA) - Metropolitan Council	<p>LHIA funds the expansion and preservation of affordable housing by covering gap financing costs such as acquisition, demolition, site preparation (such as water, sewer, roads), general construction/ structural additions, alterations and rehabilitation, interior and exterior finishing, roofing, electrical, plumbing, heating and ventilation.</p>	<p>The City will use or encourage this funding source to build or maintain housing that provides or maintains housing affordable at 80 percent AMI or below, but priority is given to projects at or below 30 percent AMI.</p>
HOME Investment Partnerships Program (HOME) - Hennepin County	<p>HOME provides affordable housing activities for very low- and low-income families or individuals, homeless families, and persons with special needs. Activities include financing assistance to eligible homeowners and new home buyers, construction or rehabilitation, site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.</p>	<p>The City recognizes HOME as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.</p>

continued on pg 44

Summary Of Implementation Tools (cont'd)

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Affordable Housing Incentive Fund (AHIF) - Hennepin County	AHIF supports the development of affordable housing units for very low-income households. The program promotes the connection of affordable housing to transit, local employment opportunities, schools and supportive services. It is used for gap financing to leverage private and public funding. AHIF provides loans that support long-term affordability to very low-income households.	The City has supported funding applications for community land trusts with this fund in the past and will continue to support applications that meet requirements for this program. The City recognizes AHIF as one of the best funding sources for projects that provide rental units at 30 percent AMI or below, which requires deep subsidy from several sources.
Community Development Block Grant (CDBG) - Hennepin County	CDBG funds projects that benefit low- and moderate-income households and aid in the removal of blight. Funding is available for acquisition of property for rehabilitation, rehabilitation of rental housing, acquisition and improvement of blighted properties, and public services such as youth counseling, food banks, senior services, tenant counseling, emergency assistance, and financial counseling for low-/moderate-income households.	The City supports several applicants every year for a variety of eligible projects and will continue to do so. The City is generally open to supporting all CDBG applications that meet grant requirements. CDBG is a useful tool for providing new units or rehabilitating existing units at 60 percent AMI or below.
Transit Oriented Development (TOD) - Hennepin County	This fund supports high-density development with a mix of uses and pedestrian friendly design within walking distance of transit to enhance transit usage for key transit corridors with high frequency or express service. Eligible activities include site acquisition, public realm improvements, infrastructure improvements, and developments oriented to transit stops.	Several parcels are guided for mixed-use development in the 2040 Future Land Use Plan, which plans for medium- to high-density residential development. The City will work with these property owners and developers to apply for this grant when a proposed project aligns with the grant requirements.
Livable Communities Demonstration Account (LCDA) – Transit Oriented Development (TOD) - Metropolitan Council	This program promotes moderate- to high-density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.
Livable Communities Demonstration Account (LCDA) - Metropolitan Council	Funding available for land acquisition, site assembly, demolition, plazas, parks, street improvements, design, development plans, stormwater management, master plans, utility relocation, reconstruction, market studies, and other implementation techniques.	The City has identified sites in the 2040 Land Use Plan that could be eligible for this funding if redeveloped. The City will support applications that meet grant requirements and further various goals in the Comprehensive Plan.
Tax Base Revitalization Account (TBRA) - Metropolitan Council	This program investigates and cleans up contaminated soil in preparation for redevelopment. It focuses on affordable housing, tax base increases, preserving living wage jobs, expanding the range of housing choices, developing compactly, efficiently using existing transit, sewer, parks, and trails, and supporting redevelopment-ready projects and sites.	The City will assist property owners with TBRA applications when grant requirements are met. This is an effective tool to fund affordable housing below 80 percent AMI, building high-density development along transitways, foster employment growth, and remove blight.

continued on pg 45

Summary Of Implementation Tools (cont'd)

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Metro HRA Housing Choice Vouchers (aka Section 8)	The Housing Choice Voucher program uses the existing private rental market and provides payments to private landlords on behalf of low-income renters. Families may rent any type of housing in the Metro HRA service area from participating property owners. Eligible households pay 30 percent to 40 percent of their incomes for rent, and Metro HRA pays the remainder within established rent guidelines.	The City is supportive of this program administered by Metro HRA and will help to educate property owners, landlords, and renters about it. Not all units in the City are affordable for the program participants, but this program will generally help to provide housing affordable at 60 percent AMI and below.
Contamination Cleanup and Investigation Grant Program - MN Dept of Employment and Economic Development (DEED)	This program helps communities pay for assessing and cleaning up contaminated sites for private or public redevelopment. Focus is on an increase in tax base, social value, job growth, decreased threat to public health, and likelihood that site will be cleaned up without government money. Cost of cleanup and commitment of local authorities to pay the local match is considered.	The City will assist property owners with DEED grant applications when grant requirements are met. This is an effective tool to remove blight and potentially foster employment growth and meet housing goals.
Redevelopment Grant Program - DEED	Helps communities with the costs of redeveloping blighted sites and putting land back into productive use. Projects given priority when they meet current TIF requirements for a redevelopment district and TIF is contributed, proximity to public transit, multi-jurisdictional projects that use affordable housing and transit, and promote the green economy. Funds land acquisition, demolition, infrastructure improvements, soil stabilization when in-fill is required, ponding or other environmental infrastructure, and adaptive reuse of buildings.	The City will support grant applications when grant requirements are met. This can help to further the City's goals to locate high-density housing near transit, increase supply of affordable housing below 80 percent AMI, meet sustainability goals, and remove blight.
Tax Increment Financing (TIF) - Golden Valley Housing and Redevelopment Authority (HRA)	Tax Increment Financing (TIF) uses the increased property taxes that a new real estate development generates to finance costs of the development. It is used to induce or cause a development or redevelopment that otherwise would not occur and/or to finance public infrastructure related to the development.	The City will develop a TIF policy to establish priorities and expectations for TIF projects. It is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Increment Financing (TIF) Pooling - Golden Valley Housing and Redevelopment Authority (HRA)	TIF pooling refers to the use of tax increments for activities located outside of the boundaries of the district from which they were collected. Funding for affordable housing is an eligible activity. The authority to pool increments varies based on when the TIF district was created and the type of TIF district it is.	The City will investigate this option, which has been successfully used to support affordable housing goals in other cities. If used, it is likely that the City will prioritize housing at or below 60 percent AMI and potentially for senior housing.
Tax Abatement - City of Golden Valley	Reduces taxes or tax increases for owners for a public benefit such as affordable housing. Partial or full abatements could occur on a temporary or permanent basis.	The City may consider this option only for housing developments that offer rents affordable at 30 percent AMI or lower because housing at this affordability level requires several funding sources, and there are few grant programs designed to serve this level of affordability.

continued on pg 46

Summary Of Implementation Tools (cont'd)

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Levy for Local Programming & Investments - Golden Valley Housing and Redevelopment Authority (HRA)	The HRA may levy of up to 0.0185 percent of estimated market value in the city. The levy could fund grants, loans, bond issuance, property acquisition, and various programming that provides a public benefit for the community related to housing and economic development.	The City will explore the opportunity to administer new housing programs with financial support from a levy. Programs could increase the supply of housing affordable at 80 percent AMI or below and rehabilitate homes to improve safety, quality, and energy efficiency.
Site Assembly	The City can directly acquire and assemble properties to control the final development product and require projects to meet various housing goals. Land banks and land trusts can also acquire, manage, maintain, and repurpose properties for new housing that are vacant or underutilized.	The City is interested in working with land banks and land trusts to build or maintain affordable housing at 80 percent AMI or below as well as increase energy efficiency and improve housing quality.
Housing Bond Issuance	The City is authorized to develop and administer programs that make or purchase mortgages to finance the acquisition or rehabilitation of affordable housing. The City may issue mortgage revenue bonds for home buyers and multifamily housing revenue bonds for rental properties. It may also make or purchase loans using the proceeds of the bond sales for activities such as new construction, acquisition and rehabilitation, or refinancing bond debt.	Further investigation and consideration of this tool will be taken in the long-term future, particularly for high quality, energy efficient affordable housing (particularly for seniors at or below 80 percent AMI). This option will be reviewed on a case-by-case basis and may partner with MHFA for this activity.
Effective Referrals	The City can refer community members to housing support organizations, which provide a wide variety of programs and services that meet City housing goals. This is a cost-effective way for the City to meet its goals. There are resources offered by governments and non-profits at the local, county, state, and federal level. Many of these resources are listed specifically in this section as well.	This is a new area of activity for the City. Staff will work on updating the website and becoming more familiar with program offerings in order to refer community members to a variety of resources related to affordable, high-quality, energy efficient housing as well as issues related to fair and equal opportunity housing. Programs have varied income limits, but many serve those earning 80 percent AMI or below.
Fair Housing Policy Adoption	The federal Fair Housing Act makes it illegal to consider race, color, religion, national origin, sex, disability, or family status in rental, sales, or lending decisions. The Minnesota Human Rights Law also makes it illegal to discriminate based on creed, sexual or affectional orientation, marital status, or receipt of public assistance.	Adoption and implementation of a local Fair Housing Policy will advance equity in housing practices and policies, educate community members, make relevant information more accessible, and ensure housing discrimination does not occur in Golden Valley.
Zoning and Subdivision Ordinances - City of Golden Valley	This is the primary regulatory tool used by governmental units to implement planning policies. The Zoning and Subdivision Codes are filled with examples of how the policy plans established in the Comprehensive Plan is implemented through specific zoning and subdivision regulations.	The Zoning and Subdivision Codes support medium- and high-density housing in strategic locations, requires compliance with the Mixed-Income Housing Policy, allows a range of housing options near transit and employment opportunities, and incorporates sustainable zoning practices that reduce energy consumption and protect natural resources.

continued on pg 47

Summary Of Implementation Tools (cont'd)

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Rental Licensing - City of Golden Valley	Rental licensing and rental inspections promote the health, safety, and welfare of residents living in or near rental properties. It ensures that the quality of the housing stock is maintained, which improves quality of life and maintains property values.	Rental licensing is crucial to maintaining a high-quality living environment for all residents. This program will continue to be used for this purpose.
Property Maintenance Program - City of Golden Valley	Similar to rental licensing, enforcement of the Residential Property Maintenance Code ensures that repairs and investments are made to properties to ensure health, safety, and livability for all residents.	The Property Maintenance Program is crucial to maintaining a high quality living environment for all residents. This program will continue to be used for this purpose.
STAR Program - City of Golden Valley	The Safer Tenants and Renters (STAR) Program includes incentives for landlords to use screening criteria and conduct background checks on rental applicants and to participate in trainings and regular meetings with inspections and police staff.	This program will continue to help the City meets its goal of maintaining a high-quality living environment for all residents.
Minnesota Housing Finance Agency (MHFA) Programs	Minnesota Housing Finance Agency (MHFA) offers programs such as Down Payment and Closing Cost Assistance, First-time Homebuyer Assistance, Fix Up Fund, Rehabilitation Loan Program, Start Up and Step Up Programs, and Homebuyer Education.	Programs have varied income limits, but many serve those earning 80 percent AMI or below. Programs can help to meet every goal identified in the Housing Chapter of the Comprehensive Plan.
Consolidated Request for Proposals (RFP) - multiple agencies partner - coordinated by MHFA	Several agencies that fund affordable housing have partnered with MHFA to issue a single RFP in order to solicit proposals for projects that often meet many shared goals among partners. The City may act as applicant or support a property owner with the application. The City may also provide additional funding if the project is selected from the Consolidated RFP process.	The City will support a property owner or act as the applicant for projects that meet selection criteria. This tool will help the City meet its goals for housing rehabilitation, housing affordable generally at 60 percent AMI or below, and build additional units of affordable and senior housing.
Low Income Rental Classification (LIRC) - MHFA - Local 4D Tax Program	Rental properties are eligible for a tax rate reduction in property taxes if subsidized under a federal or state government program or meeting certain rent and income restrictions.	The City will investigate whether existing NOAH properties could receive this tax rate reduction in exchange for rent and income restrictions to preserve housing affordable at 60 percent AMI or below.
Low Income Housing Tax Credits (LIHTC) - MHFA	Tax credits are available to owners and investors in the construction and acquisition/substantial rehabilitation of eligible rental housing. Housing must meet income and rent restrictions for a minimum of 30 years. The award of LIHTCs to developments is a highly competitive process, with requests far exceeding available credits.	If a development proposal meets the selection criteria and preferences required by the MHFA Qualified Allocation Plan (QAP), the City will support the application and consider utilizing additional tools to support the project, which likely meets several other goals identified in the Comprehensive Plan.
Project-Based Rental Assistance Program (Section 811 PRA) - MHFA	This program expands the supply of supportive housing for people with significant and long-term disabilities. Properties enter into a Rental Assistance Contract with MHFA and receive monthly Housing Assistance Payments by submitting payment vouchers.	The City will support projects that meet the criteria for this program, which will help the City meet its goal of creating additional units affordable at or below 30 percent AMI.

continued on pg 48

Summary Of Implementation Tools (cont'd)

Identified Need: Allocation of Affordable Housing Need below 30 percent AMI (106 units), from 31–51 percent (68 units), and from 51–80 percent (48 units).

Program/Fund/Tool	Purpose And Eligibility	City Action
Community Land Trusts	The West Hennepin Affordable Housing Land Trust (WHAHLT), dba Homes Within Reach, has established several land trust homes in Golden Valley, which offer perpetual affordability for the property and a home ownership opportunity for an income-qualified family or individual. Homes are rehabilitated through this process and energy-efficiency is improved.	The City will support WHAHLT with funding applications, which can serve those at or below 80 percent AMI, preserves the affordability of the existing housing stock, supports reinvestment and rehabilitation of the housing stock, and it can also support the production of new affordable housing on City-owned vacant properties.
Twin Cities Habitat for Humanity	Habitat offers education, coaching, training, lending, and post-purchase support programs to increase affordable home ownership opportunities. Habitat also seeks to preserve homes by making critical repairs through the program A Brush With Kindness. Age in Place services include home modifications meant to make spaces more accessible and safer, home visits, and help with seasonal chores.	The City will promote these programs to further the goal of preserving and rehabilitating the housing stock, promote senior housing and aging in place, and support the production and preservation of affordable housing (generally affordable to those at or below 80 percent AMI).
Home Energy Squad - Center for Energy and Environment (CEE)	This program offers home energy visits to help residents learn about energy use and install energy-saving products to help save money on utility bills and make a home more healthy, safe, and comfortable.	This program directly benefits residents in the City by lowering utility bills, and it improves energy efficiency of the housing stock. The City will support this program by promoting it to residents.
Rebate and Incentive Programs - Xcel Energy and CenterPoint Energy	Rebate and incentive programs typically include a building energy audit at a free or reduced rate. Projects that have a high potential for energy saving (lighting, cooling, heating, air sealing) will be considered to lower energy bills and increase resident comfort.	The City will refer property owners to utility providers for various program offerings, which promotes high-quality, affordable, energy-efficient single-family homes and multi-family properties.

Identified Need: Address multiple housing issues and improve housing strategy capacity in general.

Program/Fund/Tool	Purpose And Eligibility	City Action
Trainings on Racial Equity - Government Alliance on Racial Equity (GARE)	GARE is a national network of governments working to achieve racial equity and advance opportunities for all by participating in a structured curriculum that focuses on strategies that normalize conversations about race, operationalize new policies and cultures, and organize to achieve racial equity.	The City will continue to participate in trainings to further the equity goals established in the Housing Chapter of the Comprehensive Plan.
Local Initiatives Support Corporation (LISC)	LISC supports projects that bring greater economic opportunity and affordable housing to residents by receiving funding from banks, corporations, foundations and government agencies. Funding is used to provide financing and technical assistance to local partners and developers in order to make investments in housing, businesses, jobs, education, safety, and health.	Staff can explore the opportunity to partner with LISC on projects that meet further the goals and objectives identified in the Comprehensive Plan.

continued on pg 49

Summary Of Implementation Tools (cont'd)

Identified Need: Address multiple housing issues and improve housing strategy capacity in general.

Program/Fund/Tool	Purpose And Eligibility	City Action
The National Association of Housing and Redevelopment Officials (NAHRO)	This organization includes housing and community development agencies and officials who administer a variety of affordable housing and community development programs at the local level. NAHRO provides opportunities for professional development, education and advocacy.	If the HRA adopts a levy, the HRA could consider becoming a member of NAHRO in order to receive education in best practices. It could be a resource for the City through innovative research, analysis, advocacy, professional development, and ethics training.
Metro Cities	Metro Cities represents cities across the metropolitan area through policy committees, including a Housing and Economic Development Committee. Regional forums on issues such as housing offer best practices from across the region.	Golden Valley benefits from membership with Metro Cities by consulting with staff on legislative policy positions and attending forums or educational events.
ULI Regional Council of Mayors (RCM) - Urban Land Institute (ULI)	ULI convened the Regional Council of Mayors as a nonpartisan platform for networking, learning, collaboration, and action that supports the region's overall economic competitiveness, prosperity, and quality of life.	The City participates in the RCM to catalyze action strategies that further housing, transportation, water, employment, and sustainability goals in the Comprehensive Plan.
ULI Regional County HRA/CDA Committee - Urban Land Institute	The Community Development Council is a group of 30 to 40 development and redevelopment industry leaders who meet for two sessions a year. Meetings consist of ULI members and guest speakers sharing best practices and lessons learned in case studies, round table discussions, and tours.	City staff participate in this group in order to share best practices and lessons learned from community development and redevelopment efforts in neighboring cities.
Sensible Land Use Coalition (SLUC)	SLUC provides peer-to-peer, cross-disciplinary exchanges of information and ideas among land use professionals. SLUC hosts monthly low-cost, accredited, educational forums addressing timely and relevant issues to planners, engineers, attorneys, developers, and builders.	SLUC offers educational programs related to best practices in land use planning, zoning, municipal policy-making, housing development, and economic development. The City holds a professional membership with this organization.
American Planning Association (APA)	APA is a non-profit public interest and research organization for professional planners, government officials, and citizens involved with urban and rural planning issues. The American Institute of Certified Planners (AICP) is organized to advance the art and science of planning and to foster the activity of planning.	The City benefits from membership with this organization for training, networking, and accreditation that aids staff in furthering numerous goals throughout the Comprehensive Plan.

continued on pg 50