



BUILDING AFFORDABLE HOUSING THROUGH AN INCLUSIONARY HOUSING POLICY

Apartments and apartment residents are an important part of the Richfield community, and in 2017, the Richfield City Council adopted these four goals to Strengthen Richfield Apartment Communities:

- **Preserve and Improve Affordable Rental Housing**
- **Increase Housing Choices**
- **Strengthen Tenant Protections**
- **Support Tenants and Apartment Communities**

Several tools were chosen to help achieve these goals. In 2018, City leaders adopted one of the tools, an Inclusionary Housing Policy (IHP), to help meet the goal of increasing housing choices in the community. The IHP requires that all new housing projects include some affordable housing or give money to the City's Housing & Redevelopment Fund (HRF).

City leaders are in the process of updating the policy to make sure it helps us achieve our goals. The questions we are asking include:

- *How do we encourage projects with units that are affordable to people with very low incomes? (e.g., a person on Social Security or earning minimum wage)*
- *The community needs more units for people with physical limitations. What kind of accessibility features do we want and how many housing units do we need? Do these units all need to be affordable?*
- *How do we encourage developers to build larger affordable units? (e.g., 2-3 bedrooms)*
- *Is the amount of money developers give the HRF enough?*
- *At what point does the cost of the requirements make new housing construction financially impossible?*
- *Given a limited amount of money, how do we prioritize the needs in our community?*
- *The policy applies only to developments that receive financial help from the city. Should it apply to all new development? Expanding the policy may push developers away, or encourage every project to seek financial help from the city. Are we okay with that?*
- *What size housing project should the policy apply to? (e.g., a project as small as 10 units? 20 units?)*
- *How many years should we require the development to remain affordable?*
- *What changes (if any) should we make given the economic uncertainty caused by the COVID-19 pandemic?*

TELL US WHAT YOU THINK

Find a copy of the existing Inclusionary Housing Policy on the city's website: Richfieldmn.gov/IHP

- **What should Richfield's priorities be for new housing?**
- **Are there other questions City leaders should be asking about housing and the IHP?**

Complete an online survey to share you priorities: Richfieldmn.gov/IHP

Send your comments to Julie Urban, Housing Manager:

- Via mail to: 6700 Portland Avenue, Richfield, MN 55423
- Via e-mail to jurban@richfieldmn.gov - Subject Line: Inclusionary Housing Policy

NEXT UP:

The City Council and HRA will continue their discussion of the IHP at a work session on Tuesday, February 16 at 5:45 p.m.

Watch the work session replay beginning on February 17 at: richfieldmn.gov/agenda