

Regional Thinking – Local Action

a full range of housing choices



HOUSING PRESERVATION

Best Practice Tools & Policies - Protect and Enhance Current Housing Inventory & Residents

- **Local best practice actions identified through the ULI MN facilitated regional housing preservation work group:**
 - [Local 4D Tax Pilot Program](#) – City of Minneapolis will pay the application fee for qualified rental property owners to receive [4D tax classification](#) that provides a 40% property tax reduction in exchange for providing 20% of the units affordable at 60% of the area median rents and income for 10 years.
 - [Tenant Protection Ordinance](#) – The City of St. Louis Park created a local ordinance to provide protection to lower income tenants in cases where the properties they are living are sold. The protection requires that no negative action (rescreening, notice to vacate, or rent increases) will be allowed for the first 90-days after the property is purchased by a new owner/entity and notice is provided regarding renter assistance to all tenants.
 - [Small Unit Rental Rehab Loan Fund](#) – The cities of Richfield and St. Paul created rental rehab loan programs to improve the quality of small rental housing stock and preserve affordability. Loans range from \$5,000 - \$50,000 per building.
 - [Building Permit Fee Reduction tied to Affordability](#) – The City of Richfield provides a 5% -10% building permit fee reduction for projects that provide at least 20% affordable units at or below 60% of the Area Median Income.
 - [HRA Levy Authority/Funds](#) – Cities can create an HRA which has the authority to levy a special tax upon all taxable property within the City/county boundaries specifically to fund the purposes of the housing plan within that City. The maximum HRA levy may not exceed .0185 percent of taxable market value.
 - [Housing Improvement Areas \(HIA\)](#) - Mn law ([428A.11](#)) to provide cities with a means of assisting homeowners associations with financing improvements to common areas. A HIA is a designated portion of a community in which housing improvements are financed with public funds. The public financing is then repaid through fees imposed against the beneficiary housing units similar to a special assessment. The City of Bloomington created a [webinar](#) that explains the purpose of and process to create a HIA.
- Opportunity for **Regional Action** to support state legislative reform
 - Expansion and improvement of MN Housing's Rental Rehab Loan Program
 - Require non-discrimination of housing choice vouchers
 - Require 90-day tenant protection period upon sale of rental property

[More information on housing tools and strategies can be found at www.housingcounts.org](http://www.housingcounts.org)

WHAT CAN I DO? WHAT CAN WE DO TOGETHER?