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September 24, 2014

Metropolitan Council
Attn: Housing Policy Plan
390 Robert Street N
St. Paul, MN 55101-1805

RE: Draft Housing Policy Plan

To Whom It May Concern:

Thank you for the opportunity to review the regional Housing Policy Plan.

As the City of Ramsey reviews this policy document, the City would like to confirm that the policies found within this document are voluntary policies and not mandates passed down to local governments. Rather than going line by line for each of the local role categories, Ramsey would rather clarify that these are voluntary policies. There may be some of the implementation strategies that would work well in Ramsey, while others may not apply or be supported on a local policy level. It appears that much of this document will relate to the Metropolitan Council's role in developing housing policy and distributing financial resources for housing projects.

It is also noted that Ramsey works closely with the Anoka County Housing and Redevelopment Authority (ACHRA) to achieve many of the local goals identified in the policy document. We choose to partner with this organization to capitalize on their expertise in housing programs and avoid duplication of services and levies.

Ramsey understands the Metropolitan Council's goal to be more strategic and direct with their funding allocations and policies. The draft policy plan defers much of the detail to future discussion on how the Metropolitan Council, specifically Livable Communities, will derive its scoring and distribution. Ramsey would like to ensure that our ability to access these important dollars to achieve local and regional priorities are not diminished by changes in policies and scoring. Ramsey has demonstrated on multiple occasions its ability to deliver quality affordable housing and demonstrate return on investment for previous funding allocations.

As it relates to the affordability threshold, Ramsey does not object to the changes in the threshold (50-80%, 30-50%, 30%), provided that adequate resources are provided for each threshold. Ramsey desires to participate in future discussions on how these policies will be reflected in revised scoring systems in the future. Also, Ramsey desires demographic data for our community that organizes into these new categories. Is it possible for the Metropolitan Council to illustrate how previous project awards would score under the new system on policy?

A key policy as it relates to Ramsey's priorities is the request of the Housing Policy Plan to incorporate Housing Performance Scores as a scoring element in the Regional Solicitation for Transportation Funding. Ramsey requests that the Metropolitan Council explore the Housing Performance Score holistically if this policy is to be implemented. It has been our experience that our Housing Performance Score can fluctuate greatly year to year based on market conditions and new construction. **Ramsey would ask that the method for the Housing Performance Score include a provision to normalize across multiple years** to account for annual fluctuations in the housing market, especially as it relates to the delivery of affordable housing. While we have

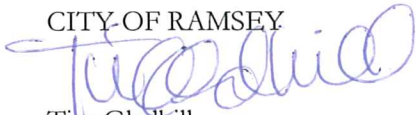
a history of providing quality workforce housing, it has been our experience that projects with enough scale to influence our Housing Performance Score do not occur on an annual basis.

Ramsey appreciates that the Metropolitan Council addresses Transit Oriented Development in the Housing Policy Plan and a focus on policy and investment in station areas. Ramsey believes it is still important to invest in all forms of transportation in Ramsey, not just transit.

On page 75 that outlines measurements intended to measure progress towards achievement of the policy plan. However, there are several measurements that are currently incomplete and without an actual baseline measurement. Ramsey cannot comment on these measurements until they are complete.

Sincerely,

CITY OF RAMSEY



Tim Gladhill
Community Development Director