

Imagine 2050 Support for TOD

Policies that prioritize compact, mixed-use infill development in transit areas:

Policy Plan	Policy #	Policy	Policy Implementation
Land Use	Objective 2	Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.	Met Council/Local Government
Land Use	Policy 2, Action 5	Focus local-level growth near high frequency transit service and station areas, to leverage infrastructure investments, support transit ridership, and encourage compact and vibrant mixed-use, walkable areas. Housing is a vital element of a transit-supportive land use mix, and average residential density is a common metric employed in transit-oriented development plans regionally and nationally.	Met Council/Local Government
Land Use	Policy 7	Maximize opportunities for residential growth and supportive commercial growth in areas with mixed land uses that support walking, rolling, biking, and transit.	Met Council/Local Government
Land Use	Policy 7, Action 1	Focus planned residential and commercial development near available and planning transportation and transit infrastructure.	Local Government
Land Use	Policy 7, Action 2	Develop and implement transit-oriented development (TOD) policies and design at all stages of development (site plan, subdivision, long-range plan).	Local Government
Land Use	Policy 7, Action 3	Plan higher-density residential developments around public transportation hubs and corridors.	Local Government
Land Use	Policy 9, Action 6	Explore opportunities to adjust parking requirements to reduce underutilized parking infrastructure, lower development costs, encourage alternative modes of transportation, improve water quality through reduced runoff, and increase land availability for other uses.	Local Government

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Land Use	Policy 12	Prioritize planning policies and practices that support mixed-use development, walkable neighborhoods, easy access to transit, and enhance connectivity through biking and other sustainable transportation options.	Local Government
Land Use	Policy 24	Prioritize a variety of housing types across all income levels close to local destinations including neighborhood centers, public parks, transit nodes where applicable, and community gathering spaces.	Met Council/Local Government
Land Use	Policy 24, Action 4	Incentivize public transportation hubs and multimodal connections within and adjacent to housing developments, where transit services are available.	Met Council/Local Government
Housing	Policy 5, Partner Action	Collaborate with partners to seek opportunities within Transit-Oriented Development areas to support the development of affordable housing.	Met Council/Local Government

Policies that support compact, mixed-use infill development in connected, infrastructurally-supported locations:

Policy Plan	Policy #	Policy	Policy Implementation
Land Use	Policy 2, Action 1	Promote more compact development in areas with existing infrastructure. Infrastructure investments at all scales, in all community types, need to be planned for a more compact development pattern. Compact development occurs in all areas with existing infrastructure, from rural downtowns to the growing suburban areas to the most densely developed urban neighborhoods. Planning for compact development patterns at all scales maximizes the benefits of investment, mitigates impacts of climate change, and builds localized resilience.	Met Council/Local Government
Land Use	Policy 9, Action 1	Invest in local efforts to encourage growth in locations that support improved access, such as strategic land acquisitions, infrastructure investments, and community/developer engagement.	Met Council
Land Use	Policy 10	Support regional centers of economic activity through pollution clean-up, preservation, accessibility improvements, land acquisition for public investment and other planning support.	Met Council/Local Government
Land Use	Policy 10, Action 1	Explore Met Council funding opportunities to support investments in regional centers, through Livable Communities programs, water quality grant programs, transportation funding, or housing investments as applicable.	Local Government
Water	Policy 2, Outcome 2	Growth is prioritized where existing infrastructure can accommodate it and where additional water supply sources are most feasible, to improve resiliency.	Met Council/Local Government
Housing	Policy 1, Provide Subaction	Provide technical assistance and convene workshops for local governments to (...) support “missing middle” housing (small and medium multifamily and attached single family homes) as a strategy to improve affordability and expand housing choices for cities and townships across the region).	Met Council

Policies that guide anti-displacement and affordable housing development:

Policy Plan	Policy #	Policy	Policy Implementation
Land Use	Policy 7, Action 4	Provide technical resources related to accommodating additional density, reducing parking and parking impacts, travel demand management (TDM), placemaking/placekeeping, pedestrian networks, and related considerations.	Met Council
Land Use	Policy 13	Revitalize and strengthen communities at the neighborhood level by planning and maintaining public spaces for community gatherings to foster a sense of belonging and ownership.	Local Government
Land Use	Policy 22, Action 1	Support local controls and fiscal devices which allow mixed-use developments and diverse housing types by right, and incentivize the creation of affordable housing opportunities, including modular homes in single-family districts, cooperative housing, and multigenerational housing options.	Local Government
Land Use	Policy 22, Action 5	Support locally-led development initiatives that actively counteract the adverse effects of gentrification, ensuring long-term affordability, cultural vibrancy, and stability of gentrifying neighborhoods. Examples of support could include providing support for small businesses during redevelopment, implementing inclusionary zoning policies, or involving historically underserved or underrepresented groups in the development process through intentional engagement.	Local Government
Land Use	Policy 24, Action 2	Support fair housing initiatives and housing programs that remediate historic inequities in land use policy implementation and development practices.	Met Council/Local Government
Land Use	Policy 27	Find opportunities to promote equitable development and distribution of public investments to benefit communities disproportionately harmed by past and present policies and land use planning practices to eliminate racial disparities and discrimination.	Met Council/Local Government

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Land Use	Policy 27, Action 5	Create/design a set of criteria to measure equitable impacts of development and local investments on Black, American Indian, people of color, and other vulnerable communities.	Met Council
Land Use	Policy 28, Action 1	Work with partners to consider mitigation measures for displacement due to changes in the built environment including relocation assistance programs, land-disposition practices, anti-displacement funding programs, support of commercial and residential land trusts, and others.	Local Government
Land Use	Policy 37, Action 2	Explore opportunities to develop and support programming that preserves the affordability of housing and commercial space in places experiencing significant investment.	Local Government
Housing	Policy 1, Partner Action	Identify and address the specific challenges and barriers to the development of affordable housing in different city and township contexts, especially those in Suburban Edge and Rural Center community designations.	Met Council/Local Government
Housing	Policy 2	Support and incentivize development, preservation, and maintenance of affordable housing units of all types and tenure (rental, shared equity, and ownership) that reflect what residents can afford.	Met Council/Local Government
Housing	Policy 3, Provide Action	When using Met Council-owned land for development, seek opportunities to prioritize housing options accessible to residents experiencing housing instability and/or voucher holders.	Met Council
Housing	Policy 5, Provide Action	Provide technical assistance and tools to be considered to support ways that the community can make efforts to enhance the social and economic capital of residents in newly constructed affordable and mixed income housing, such as mental health services, job training programs, and educational support.	Met Council

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Housing	Policy 5, Plan Action	Include the requirement of a community-based displacement risk assessment, developed by Met Council staff in collaboration with all Met Council divisions and community partners, for Met Council-owned investments.	Met Council
Housing	Policy 6, Provide Action	Support research and communication tools to address discriminatory lending practices, real estate steering, and other current and historical discriminatory practices limiting equitable housing choices.	Met Council/Local Government
Housing	Policy 6, Partner Action	Explore partnerships to research and develop best practices for reparative housing action.	Met Council/Local Government
Transportation	Policy 6, Action B	Explore opportunities for long-term residents to benefit from transportation investments, including tools and programs like community benefits agreements, workforce development, and anti-displacement strategies.	Met Council/MnDOT/Local Government
Transportation	Policy 13, Action H	Work with partners to find assistance for those displaced from transportation rights-of-way. Work to create more housing options to ensure appropriate housing is available.	Met Council/MnDOT/Local Government
Transportation	Policy 14	Incorporate culturally appropriate placekeeping and placemaking into transportation projects, infrastructure, and right-of-way.	Met Council/MnDOT/Local Government
Transportation	Policy 14, Action D	Consider and incorporate local neighborhood context, identities, and goals into project design and transportation infrastructure. Consider local partnerships with community groups to enhance context sensitive design and foster community identity.	Met Council/MnDOT/Local Government