

## HOUSING POLICY ANALYSIS

The project team completed an analysis of Monroe’s current policies that relate to housing. The city’s comprehensive plan includes housing-related policies under several different goals that are supported by the plan’s housing chapter. Appendix 2 contains an analysis table of the city’s housing policies.

Many of the actions identified in this plan are already supported by existing policy. For example:

- P.002 calls for code enforcement programs and ongoing repair and maintenance of buildings.
- P.036 calls for preservation of open space through density bonuses.
- P.093 calls for maintenance and revitalization of older housing to stabilize and beautify existing neighborhoods. This can help prevent displacement of current residents of existing housing that is more affordable.
- Various policies, including P.076, P.096, and P.116, call for higher density residential development in strategic locations. (The latter also includes increased building heights.) This could include various forms of missing middle housing.

There are several ways in which policies could be added or revised to clarify support for the actions and recommendations in this plan, including:

- Create a policy supporting the city adopting the Multi-Family Tax Exemption (MFTE) to incentivize affordable housing construction.
- Add a housing policy that specifically distinguishes missing middle housing from other forms of multi-family housing.
- Clarify in the housing chapter what the city means by “workforce housing” and modify existing, or create new, affordable housing policies that specifically target the income ranges most in need of more affordable housing.
- Modify or clarify policies that deal with mixed-use development to allow residential uses on the ground floor as long as new construction could allow conversion to commercial uses at a later date.

Lastly, the City will be updating its comprehensive plan by June 2024. Part of this process will include a review to ensure city policies are consistent with State Law and countywide planning policies.

**Comprehensive Plan Policy Summary – City of Monroe**

Policy Info			Policy Categories								
Goal	Policy #	Policy Text	Single Family Housing	Duplex	Town-homes	Multi-Family	ADUs	Affordable Housing	Seniors and Other Special Needs Groups	Tiny Houses	Other
1. Establish and maintain a safe, secure environment in Monroe for residents, businesses, and visitors	P.002	Implement code enforcement programs and promote ongoing repair and maintenance of buildings.									X
	P.014 (ref. P.154)	Establish a maximum number of units that can be served by a single traffic outlet.			X	X					X
2. Manage Monroe's environment and natural resources, supporting the health, safety, welfare, recreational needs and economic	P.027	Promote resource and energy-efficient housing design and construction methods.	X	X	X	X	X	X		X	
	P.036	Preserve open spaces through techniques such as conservation	X	X	X	X					

well-being of current and future generations.		easements and density bonuses.									
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3. Grow as a regional center and destination, providing employment opportunities while sustaining a balanced, diverse, resilient economy for Monroe	P.059 (Ref. P.088, P.109)	Sustain and enhance the Highway 2/North Kelsey commercial area as a local and regional draw, enhancing its range of retail, service, and housing options.			x	x					
	P.062 (Ref. P.089, P.221)	Stimulate the long-term growth of Main Street between Kelsey and 179th Avenue as an important service area, and as a mixed-use extension of Downtown vitality				x					x

	P.064	Implement code enforcement programs and promote ongoing repair and maintenance of commercial and mixed-use buildings.				x					
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3. Grow as a regional center and destination, providing employment opportunities while sustaining a	P.076 (Ref. P. 099, P.115)	Promote redevelopment and infill along the west Main Street corridor, including higher-density residential and mixed-use development.			x	x					
	P.078	Allow home-based occupations and 'cottage industries' if compatible with neighborhoods and adjacent land uses.	x				x	x		x	



	P.092	Standardize the orientation of public, commercial, and residential structures to the street, with front-yard setbacks minimized to help structures address and 'frame' rights-of-way where appropriate.	x	x	x	x	x			x	
	P.093	Support maintenance and revitalization of older housing to stabilize and beautify existing neighborhoods.	x	x				x			
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	P.094	Require buffering where new commercial or industrial uses abut residential neighborhoods.			x	x					

4. Provide for and appropriately locate the types, quality, and quantities of development in Monroe to assure land use compatibility, enhance neighborhood character, and facilitate the City's long-term sustainability.	P.096 (Ref. P.111)	Encourage the provision of higher density housing in close proximity to retail, health-care services, parks, and transportation routes.		x	x	x					
	P.099 (Ref. P.076, P.115)	Promote redevelopment and infill along the west Main Street corridor, including higher-density residential and mixed-use development.		x	x	x					
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5. Provide for a wide range of housing types for all Monroe residents.	P.110	Support maintenance and revitalization of older housing to beautify and help stabilize existing neighborhoods.	x	x	x						

5. Provide for a wide range of housing types for all Monroe residents.	P.111 (Ref. P.096)	Encourage the provision of higher density housing in close proximity to retail, health-care services, parks and transportation routes.			x	x					
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	P.112	Coordinate with non-profit agencies and other groups providing low to moderate income housing.						x	x		
	P.113	Promote development of affordable housing.							x		
	P.114	Promote housing design and construction that enhances community image and fosters compatibility with surrounding development.	x	x	x	x	x			x	

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5. Provide for a wide range of housing types for all Monroe residents.	P.116 (Ref. P.224)	Allow increased building heights and density within the Downtown and Al Borlin neighborhoods.			x	x					
	P.117 (Ref. P. 225)	Allow the development of Work/Live units within Mixed Use areas and Downtown.			x	x					
	P.118	Permit a variety of smaller-sized housing, including cottage housing, manufactured home parks, or other types where compatible with surrounding neighborhoods.					x			x	

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	P.119	Encourage the development of housing for special needs populations that may include the following: - integration of universal design standards to assist elderly and other special needs populations to stay in their homes; - coordination of housing and service providers in serving special needs populations; and - promoting the development of ongoing operations of supportive housing with appropriate services for people with special needs throughout the county and region.							x		

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6. Provide and promote both utility and transportation infrastructures that coincide with need, growth, and long-term objectives.	P.125	Coordinate with transit providers to establish public transit service in areas of higher-density land use and mixed use development.				X					
8. Establish downtown Monroe as a thriving commercial, civic, and residential area.	P.215	Encourage new development and redevelopment in the downtown area, including related investment in streetscape improvements, transportation infrastructure and public facilities.			X	X					X