



Housing Policy Platform

The Blue Line Coalition calls on our elected leaders to enact the following policies for affordable housing preservation and production.

Just-Cause Eviction

- Prevents landlords from terminating leases simply to charge a new tenant more rent.
- Landlords can still end leases for lease violations, failure to pay rent on time, causing damage or disruption, etc.
- Provides stability for families while preserving community diversity and affordability.
- Just-cause eviction policies have been in effect across the nation for decades.

Tenant Relocation Assistance

- Required when a low-income tenant's lease is terminated through no fault of their own or when their rent is increased beyond ten percent annually.
- Compensates for relocation costs such as security deposits, moving expenses, application fees, and time away from work.
- Reduces cost barriers that can push families from stability into homelessness.

Notification of Sale and Right of First Purchase

- Requires sellers of multifamily properties to inform the city and tenants 90 days before the property is going to be sold.
- Tenants or an affordable-housing organization are given the first opportunity to purchase the property at market rate.
- Allows tenants time to organize the property's purchase or secure other housing.
- Sale and redevelopment of apartment buildings is causing a rapid loss of affordable housing in the Twin Cities.

42%

of Bottineau Corridor households are cost-burdened. ¹

19%

of corridor residents live below the poverty line, nearly twice the regional rate. ²

56%

of non-white corridor residents live in areas experiencing development pressure. ³

Inclusionary Housing

- Developers of new multifamily housing are required to include a certain percentage of long-term affordable units in their buildings.
- Developers should be required to include the affordable units in their project (not pay a fee in lieu, which can result in affordable units only being developed further from the transitway).
- Common policy both locally and nationally.

Affordable Housing Trust Fund

- Fills financing gaps and attracts additional capital for housing acquisition, production, and preservation.
- Funds should be established and/or expanded, with continuous appropriations year after year.
- Must be sufficiently large to support affordability in gentrifying station areas.

Affordable Housing Acquisition Fund

- Short-term gap financing to allow building purchase or construction while traditional funding sources are still being assembled.
- Critical for preservation buyers exercising their first right to purchase a building at risk for redevelopment.
- Should be agile in its administration, sufficiently large to support the need, and funded by both the private and public sectors.

Resident Concerns

Expressed During Community Engagement

Many corridor residents **already struggle to afford** their housing.

Homeownership will be less affordable due to rising home values and property taxes.

Families could be **forced to move** from their longtime schools and communities.

Low-income residents will **not have improved access to employment** because they will not be able to afford to live near a transit station.

¹ Bottineau Corridor Housing Needs and Affordability Assessment, 2014.

² Bottineau Transitway Health Impact Assessment, 2013.

³ Bottineau Corridor Housing Needs and Affordability Assessment, 2014. (Development pressure is defined as an increase in property values, median income, or education level at a greater rate than regional changes.)