

# Arden Hills Comprehensive Plan

## Dishonest Claims in Defense of Unfair Housing Practices

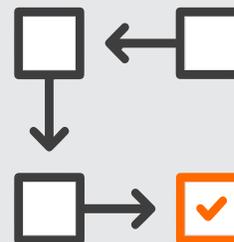
Equity is one of the pillars of the Metropolitan Council's Thrive 2040 plan – and ensuring adequate, affordable housing across the region is an essential piece of the Met Council's work. And yet, the City of Arden Hill has submitted for approval by the Met Council a Comprehensive Plan that is demonstrably untrue, inconsistent with its actions and undermines fair housing goals across the region. **The Council therefore MUST COMMENT WITH STRONG DISAPPROVAL on Arden Hill's dishonest comp plan.**

**The Metropolitan Council calculates the number of new housing units** each local jurisdiction has to create to meet its share of the metro area's housing needs. From 2021 to 2030, the Council projects the **need for 373 affordable units in Arden Hills**, including 229 new units affordable at or below 50% of area median income (AMI).



The City of Arden Hills needs to create **229 units** affordable to those earning **50% AMI** or less.

**The Met Council statute requires every jurisdiction's Comprehensive Plan outline specific actions to meet that number of housing units.** In its Comp Plan draft, Arden Hills states that "to ensure that the 50% AMI or below housing need can be met, Arden Hills has guided 15.9 acres... within the Twin Cities Army Ammunition Plant (TCAAP)" – the only development site with the scope to meet this need.



In its draft Comprehensive Plan, Arden Hills claims it will **meet that need at the TCAAP site.**

**That assurance is in direct contradiction to Arden Hills' statements and actions.** The city has repeatedly publicly expressed that only 10% of new units at TCAAP will be affordable at 80% of AMI – and **NO units will be affordable to those earning less than 50% of AMI.** In fact, Arden Hills is currently engaged in litigation with Ramsey County to defend its desire to prohibit truly affordable housing at TCAAP.



In reality, Arden Hills has stated and is taking legal action to ensure it can produce **ZERO truly affordable units at TCAAP.**

**Arden Hills is asking the Council to approve a Comp Plan that is demonstrably inconsistent** with its public statements and legal actions. The Council is legally obligated to comment – and cannot overlook that unacceptable disconnect and breach of statute for Arden Hills. **The Council must specifically comment with strong disapproval on Arden Hills' dishonest Comp Plan.**



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