



MLC Cities

Apple Valley
Bloomington
Burnsville
Chanhassen
Eagan
Eden Prairie
Edina
Golden Valley
Inver Grove Heights
Lakeville
Maple Grove
Minnetonka
Plymouth
Prior Lake
Rosemount
Shakopee
Shoreview
Woodbury

March 10, 2025

Dear Members of the Senate Housing and Homelessness Prevention Committee:

This week, as you deliberate on bills aimed at addressing Minnesota's housing gap, the Municipal Legislative Commission (MLC)—a coalition of 18 cities representing nearly one million residents across the seven-county metropolitan region—would like to highlight the significant efforts our cities are already undertaking to enhance housing production and affordability.

MLC cities are committed to addressing housing challenges through innovative and diverse approaches. As illustrated in the attached city housing snapshots, these efforts include comprehensive planning, removing barriers to housing development with tailored local policies and ordinances, and local investments in affordable housing to provide a spectrum of options that meet the unique needs of our communities.

As you consider legislative changes, we urge caution regarding proposals that impose rigid restrictions on local land use and zoning authority. Such measures could undermine the progress our cities have made in responding to unique community needs. Instead, we advocate for incentive-based approaches that empower our cities to continue their effective work in expanding housing options. For more examples of the substantial housing efforts happening in MLC cities, please check out **MLC Housing** (<https://www.mlcmmn.org/housing>).

We look forward to collaborating with you and the bill authors to advance solutions that build on existing successes while addressing the urgent need for affordable housing across Minnesota. Thank you for your leadership on this critical issue.

Sincerely,

James Hovland
Chair, MLC
Mayor, City of Edina

Attachments:

Housing Availability and Affordability in Bloomington
Housing Highlights: Burnsville's Economic Development and Housing Summary
Chanhassen Housing: Building a Strong Foundation
Eden Prairie: Affordable Housing Facts
Maple Grove Housing Initiatives
Prior Lake Housing Update

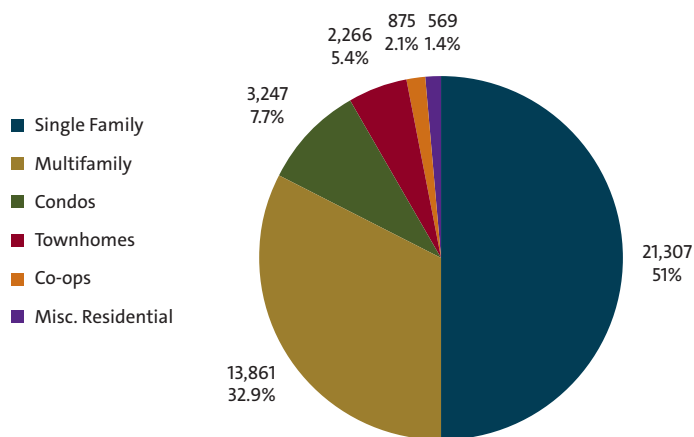
BLOOMINGTON.

tomorrow. together.



HOUSING AVAILABILITY AND AFFORDABILITY IN BLOOMINGTON

HOUSING UNITS BY TYPE



City of Bloomington, City Assessor's Office (2024) Assessment Report 2024
The City has 42,125 taxable housing units. There are 21,307 Single Family, 569 Misc. Residential, 13,861 Multifamily, 3,247 Condos, 2,266 Townhouse, and 875 Co-op Units.

- 91,537 residents
- 39,634 households
- 2.3 persons per household

Met Council and US Census Bureau

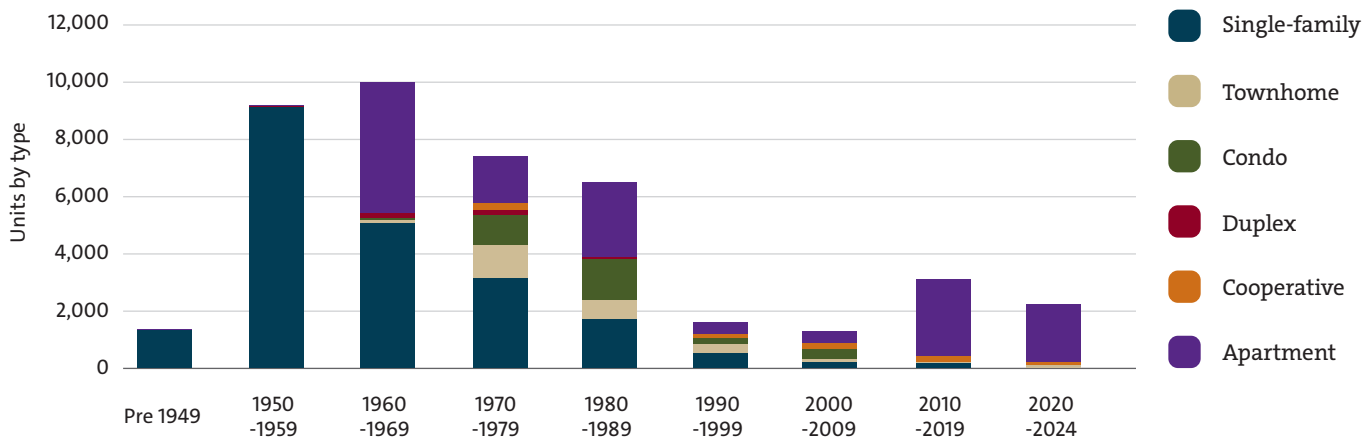
- Median home value: \$361,800
- Average rent: \$1,361

City of Bloomington Assessment Report (2024)

- 67% of housing is owner-occupied
- 27% of households are housing cost burdened (pay more than 30% of income toward housing costs)

2017-2021 American Community Survey 5-year Estimates

NEW HOUSING UNIT COUNT BY TYPE AND DECADE IN BLOOMINGTON



Bloomington has seen steady residential development since the 1950s and is fully developed. To meet today's housing needs with limited available land, the City promotes redevelopment and infill development and focuses on these four areas:



1. PEOPLE CENTERED PROGRAMMING

Bloomington's Housing Redevelopment Authority runs numerous programs that strive to create a stable and inclusive community through safe and dignified housing. Key programs include:

- Rental assistance (500+ Housing Choice Vouchers)
- 42 HRA-owned rental homes
- Home rehab loans / Emergency rehab loans
- Downpayment assistance
- Rent to own program, called Rental Homes for Future Homebuyers
- Many other education and outreach programs



2. REMOVE BARRIERS TO HOUSING PRODUCTION

Bloomington is reviewing its codes and development processes to remove barriers to the production of housing, including considering ways to allow for and promote the development of missing middle housing and the conversion of offices to housing. Recent changes to support housing production include:

ZONING CODE CHANGES:

- Simplified standards for Accessory Dwelling Units (ADUs)
- Reduced setbacks, minimum lot and unit size, and parking for single- and two-unit sites

DEVELOPMENT PROCESS CHANGES:

- 2-units are a permitted use by-right on all single-unit lots
- Multi-unit changed from conditional use to permitted in some districts
- Expanded administrative site plan/zoning approval

3. REQUIRE AFFORDABILITY

OPPORTUNITY HOUSING ORDINANCE (OHO)

In 2019 Bloomington approved the Opportunity Housing Ordinance (OHO) that includes inclusionary zoning standard with both requirements and incentives.

- 9% of new units must be affordable at 60% Area Median Income (AMI)
- Between 2020 and 2024
 - 13 multifamily projects entitled under the OHO
 - 11 projects utilized incentives, most frequently parking stall reduction, tax increment financing, and alternative exterior materials
 - 2 projects paid fee in lieu
 - 616 of the 2,586 units (23%) are affordable up to 60% AMI
 - 322 of the 2,586 units (12%) are affordable up to 50% AMI
 - Producing housing at 30% AMI is the most challenging, typically requiring Housing Choice Voucher program involvement. 40 of the 2,586 units (1.5%) are affordable at 30%.

4. FUND THE FINANCIAL GAP

HOUSING TRUST FUND

In 2019 the City created an affordable housing trust fund and funded it with \$15M in bonds through Old National Bank. The Housing Trust Fund was used to support 5 projects that resulted in 524 new and 306 preserved affordable units.

AFFORDABLE HOMEOWNERSHIP

The City partners to build new affordable homeownership housing. A planned project with Habitat for Humanity and Homes Within Reach will result in 6 new affordable homes. And a grant from Minnesota Housing will fund a new home development program to produce 27 new affordable homes.

REHABILITATION LOANS FOR AFFORDABLE APARTMENTS

On an ongoing basis, the City's HRA works with apartment owners to support renovations that preserve existing affordable units.

PROJECTS FUNDED WITH \$15M IN HOUSING TRUST FUNDS (2020-2024)

Project Name	Loan Amount	Affordable Units Created or Preserved	Subsidy per Affordable Unit
Blooming Meadows	\$7,000,000	306 preserved 172 new	\$16,393
Lyndale Flats	\$1,457,913	81 new	\$17,999
Cadence	\$975,000	68 new	\$14,338
Oxboro Heights	\$2,125,000	75 new	\$28,333
700 American	\$3,426,460	128 new	\$26,769

Housing Highlights

Burnsville's Economic Development and Housing Summary

Strong Business and Employment Climate



ACTIVE BUSINESSES

2,500

Burnsville hosts a thriving business community with approximately 2,500 active businesses.



MANUFACTURING HUB

\$380M

Wages generated annually

25.4%

Dakota County's manufacturing jobs

5000

 Jobs

3rd largest employment sector



LOW UNEMPLOYMENT

2.8%

The city boasts a very low unemployment rate of 2.8% (November 2024).



MAJOR BUSINESS HEADQUARTERS

1,800

Collins Aerospace employees

500

Buck Hill Ski Area employees

400

Ames Construction employees



TOTAL MARKET VALUE

\$9.5B

Pay 2025



2024 CONSTRUCTION BOOM

\$244M

Worth of construction work permits

11,000

Inspections performed

2.1M

 sq ft

Permitted of commercial space

A Medical Destination

 **M HEALTH FAIRVIEW RIDGES HOSPITAL**

967 Employees

State-of-the-art medical facilities with 967 employees

400+ Healthcare Entities

Drives growth of secondary medical businesses

 **MEDICAL SERVICES**

Wide Range of Medical Services

 **Specialists**
 **Therapists**
 **Social Asst.**

Robust Housing and Rental Market

 **NEW HOUSING DEVELOPMENTS**

1,781 housing units

permitted since 2019

223 housing units

permitted in 2024

 **HIGH-DENSITY HOUSING ZONING**

1,349^{acres}

Prioritized for
high-density housing

551^{acres}

Guided for mixed-use
development

176^{acres}

Designated for
transit-oriented
development

 **RENTAL MARKET HIGHLIGHTS**

11,435

Rental units licensed

43%

Rentals comprise 43% of all housing
units in Burnsville

 **HOUSING PROGRAMS**

Low-Income Home Improvement Loans

Up to **\$35,000**

10 Loans closed annually

City-Funded Home Improvement Loans

Up to **\$50,000**

5 Loans closed annually

**Senior Deferred Home
Improvement Loans**

Up to **\$15,000**

5 Loans closed annually

Code Cash Program

50% grant up to

\$2,000

1-2 grants annually





Chanhassen Housing

Building a Strong Foundation

Chanhassen's housing landscape is a testament to its commitment to quality living, blending past achievements of diverse housing options with future plans for sustainable growth, while actively addressing challenges such as affordability and availability to ensure a vibrant community for all.



CENTENNIAL HILL SENIOR APARTMENTS

- 65 unit senior housing complex
- Subject to income limits and age restricted to 55+
- 6 project based voucher units



GATEWAY PLACE APARTMENTS

- 48 Units
- Income-restricted to 60% AMI or lower



LAKE PLACE SENIOR LIVING

- 110 Senior Apartment Complex
- 56 market rate units
- 54 affordable units restricted to 60% AMI
- All units are age restricted to 55+

A Community For Life

Chanhassen is "a community for life," offering a diverse range of housing options to support residents at every stage. From single-family homes and townhomes to apartments and rentals, the city provides choices that suit a variety of lifestyles. For those needing specialized living arrangements, Chanhassen features 55+ apartments, assisted living, and memory care facilities, ensuring continuity of care. This commitment to housing diversity reflects the city's dedication to fostering a welcoming and sustainable community.

A history of utilizing TIF to support housing creation



CHANHASSEN GATEWAY APARTMENTS

- \$300,000 in Metropolitan Council Livable Communities Act (LCA) money



LAKE PLACE SENIOR LIVING

- \$3 million Pay-Go TIF
- 45 percent of units restricted for occupancy at affordable levels



ROERS HARLOW & BENNETT REDEVELOPMENT

- \$100,000 redevelopment grant from Carver County CDA
- \$6.36 million Pay-Go TIF
- 310 market rate units in downtown Chanhassen



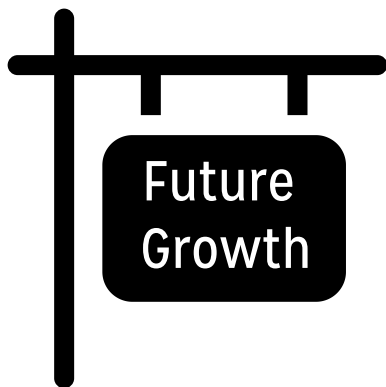


Chanhassen Housing

Growing with Purpose

Chanhassen's future housing landscape is shaped by thoughtful expansion and a commitment to meeting the needs of a growing and diverse population. With continued demand for a range of housing options, the city is poised to support responsible development that aligns with its community values. Future plans emphasize strategic growth along key corridors, ensuring access to amenities, employment, and transportation while maintaining the high quality of life that defines Chanhassen. Investments in affordability, senior housing, and sustainable design will help accommodate shifting demographics and evolving market demands.

HOUSING SEGMENT	Growth 2010 - 2023	% Growth
<i>Rental</i>	123 households	11%
<i>Ownership</i>	1,314 households	18%



Project	Status	Single Family	Duplex or Townhouses	Apartments	Totals
Roers Harlow & Bennett	Under construction	0	0	310	310
Pioneer Ridge	Application under review	0	60	0	60
Pleasant View Pointe	Application under review	19	0	0	19
Avienda	Sketch plan	0	0	417	417
6440 Hazeltine Blvd	Sketch plan	0	0	42	42

According to the **2024 Comprehensive Housing Needs Analysis for Carver County**, the city provides a significant share of moderately priced homes, with 62% of rental units and 43% of owned homes categorized as affordable for moderate-income households. Chanhassen's existing housing stock remains relatively balanced, with over half of owned units falling into the upper-income category. As the city continues to grow, this data highlights opportunities to build on Chanhassen's strong housing foundation while ensuring a mix of housing options for all residents.



EDEN PRAIRIE AFFORDABLE HOUSING FACTS



CITY COUNCIL ACTION

- Adoption of Inclusionary Housing Policy – affordable units provided in perpetuity
- Establishment of Affordable Housing Trust Fund
- Adoption of 2025 LAHA (Local Affordable Housing Aid) spending plan
- Adoption of Naturally Occurring Affordable Housing (NOAH) inventory and action plan
- Adoption of Tenant Protection Ordinance
- Support for Low Income Housing Tax Credit (LIHTC) projects



HOUSING OWNERSHIP/RENTAL

Total residential units	26,369
Rental units	6,434
Owned units	19,934

NEW HOUSING SINCE 2017

Total residential units	2,179
Affordable units	396
Senior units	631

Recent multifamily developments include 25% affordable units



Mixed-Income Approach to Affordability

Affordable units are dispersed throughout the development and are required to include finishes and amenities consistent with market-rate units.

CDBG and TIF Support

- Housing Rehab Loans
- First-Time Homebuyer Loans
- Senior Home Repair Program
- West Hennepin Affordable Housing Land Trust

ADDITIONAL EFFORTS

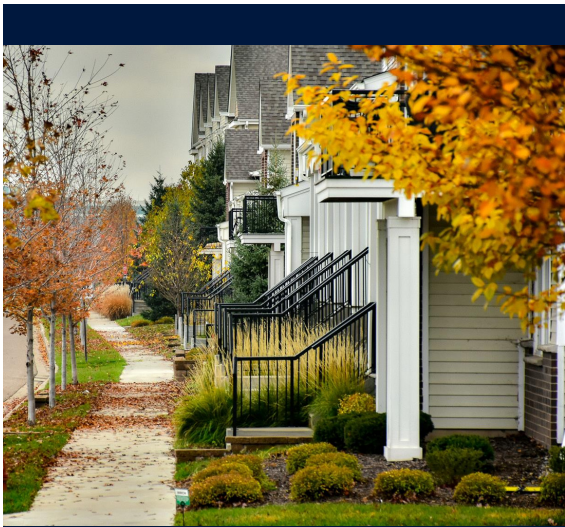
First-Generation First-Time Homebuyer Program
New in 2025

Property Managers Collaborative

City-led effort to keep pulse of local rental information and market, and to educate property managers on emerging community and housing issues, best management practices and public safety requirements.

New Resident Welcome Guide

Distributed to multifamily housing tenants to increase connection and sense of community.



Maple Grove HOUSING

Maple Grove continues to grow and evolve, always striving to ensure diverse housing options in various sizes, styles, and price ranges to meet the needs of all ages and lifestyles.

City of Maple Grove housing demographics

Housing units

Housing facts

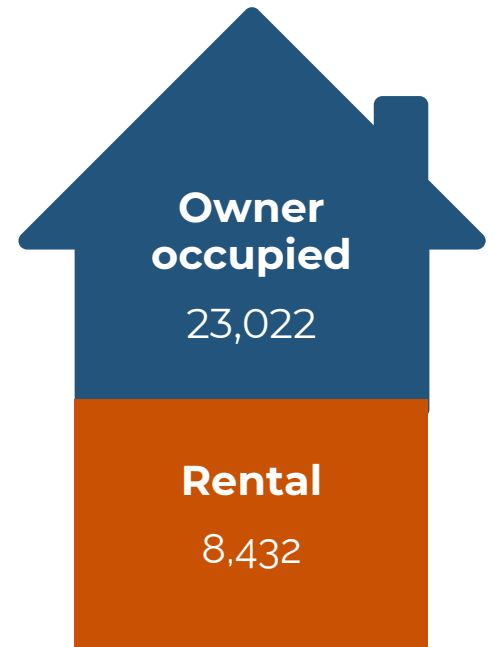
Median housing value
\$395,300 (2025)

Median gross rent
\$1,863 (2023)

**City-owned
affordable housing**

Scattered site
28 single-family homes
and townhomes

Woodland Mounds
88-unit | age 62+
apartment building



31,454 total units

City of Maple Grove initiatives

- The city allocates CDBG funding to be used toward home repair and reinvestment for low- and moderate-income earning families.
- The West Hennepin Affordable Housing Land Trust uses funds allocated from the city to buy and refurbish homes in Maple Grove, which it then sells at reduced prices to qualified home buyers.
- The city is partnering with Ebenezer to develop an affordable senior housing project on available city property.
- Partnerships with local organizations, Age-Friendly Maple Grove and MICA/Housing for All, to support senior and affordable housing.

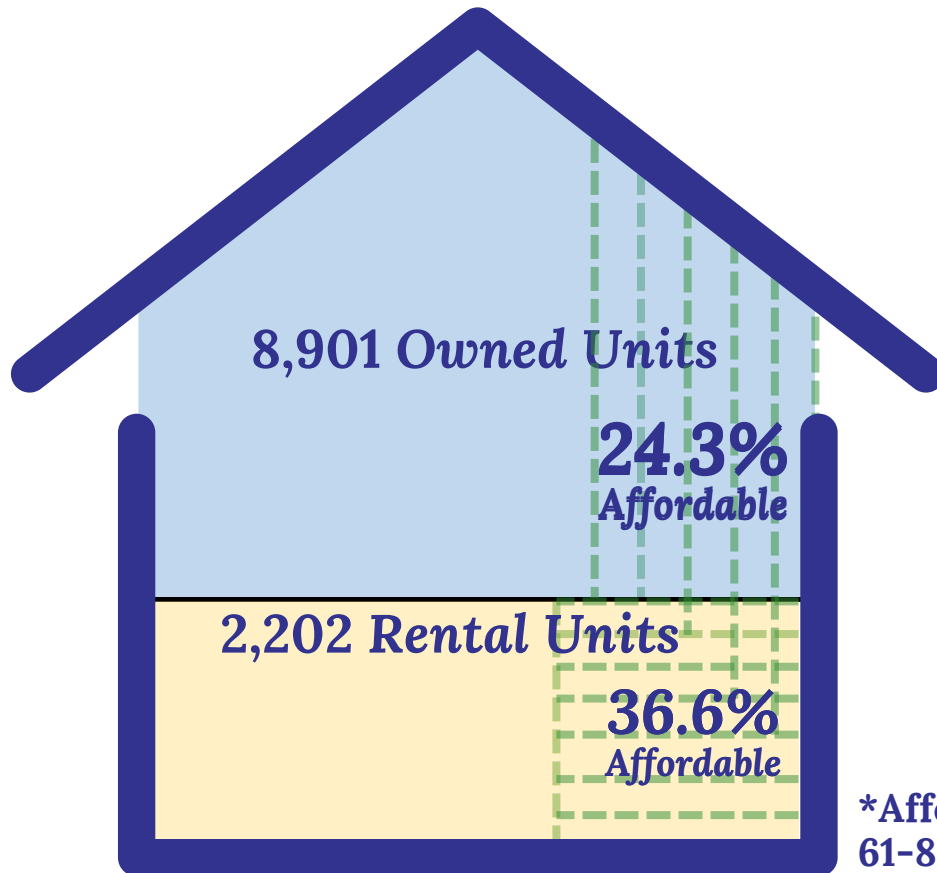
Comprehensive plan objectives

- Support and preserve a variety of housing types for people in all family structures and stages in the life cycle.
- Continue to plan for development patterns and densities that link housing with services, employment centers, public transit, and vehicular and pedestrian transportation facilities.
- Support a community of well-maintained housing and neighborhoods, including rental and ownership housing.

PRIOR LAKE HOUSING



CURRENT CONDITIONS



*Affordable
61-80% AMI

11,103
TOTAL HOUSING UNITS



PRIOR LAKE HOUSING



NEW CONSTRUCTION 2015-2024



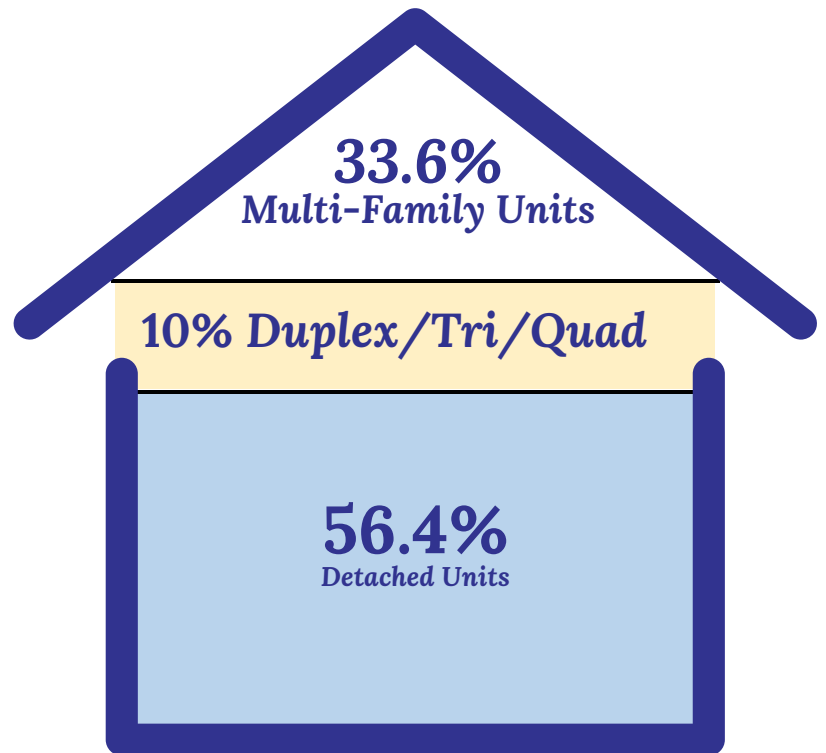
Grainwood Senior Living
168-unit subsidized affordable
apartment building for adults 55+



Pike Lake Marsh is a 68-unit subsidized
workforce housing apartment building



**Scott County Specialized Emergency
Family Housing** will provide 14-units for
temporary homeless family housing and
to be constructed in 2025.



1,894
**TOTAL HOUSING
UNITS**



**Towering Woods
Townhomes** is a
development of 12
attached townhome
units being
constructed by Twin
Cities Habitat for
Humanity.