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Regional

# Report

## **Report to the Minnesota Legislature on Affordable and Life-Cycle Housing**

**In the Twin Cities Metropolitan Area for 2002**

**February 2004**



**Metropolitan Council**



# **Metropolitan Council**

**Mears Park Centre, 230 East Fifth Street, St. Paul, Minnesota 55101**

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## **About This Report**

### **Introduction**

This report summarizes seven year's of progress towards negotiated affordable and life-cycle housing goals for each community enrolled in a program called the Livable Communities Act (LCA). The goal of the Livable Communities Act is to stimulate housing and economic development in the seven-county metropolitan area. The LCA authorizes the Metropolitan Council to levy funds to create affordable housing, promote redevelopment through the cleaning up of polluted sites, and develop neighborhoods for local residents that are pedestrian-and transit-friendly. Metro area communities participate in the Livable Communities program voluntarily. The requirements for eligibility to receive LCA funding are 1) that communities choose to participate in the program, 2) that they negotiate affordable and life-cycle housing goals with the Metropolitan Council, and 3) that they agree to make expenditures (determined by a formula) toward implementing their local housing goals.

This annual Livable Communities Act Report includes summaries of new affordable units added by cities and townships that are LCA participants, but it also includes numbers from non-LCA participants who have chosen to respond to the LCA survey. The housing production totals from 1996-2002 are a snapshot in time and they obviously cannot reflect the efforts made in earlier years. Progress in providing affordable and life-cycle housing will be most meaningfully assessed as time goes on. It is also important to note that the implementation of housing objectives occurs slowly, and operates within the context of housing market conditions that are not always favorable.

### **Requirements of the Law**

In the 1995 Livable Communities Act, the Minnesota Legislature gave the Metropolitan Council responsibility for completing an annual report with residential production statistics, and regional progress toward meeting the housing goals set by communities participating in the program. The Metropolitan Livable Communities Act states in Article 1, Section 5, Subdivision 10 that:

*The Metropolitan Council shall present to the legislature... a comprehensive report card on affordable and life-cycle housing in each municipality in the metropolitan area. The report must include information on government, non-profit and marketplace efforts.*

### **Definitions of Affordable Housing**

In this report, the term "housing affordability" requires more than one definition. The Census Bureau and federal housing subsidy standards define a housing unit as affordable if residents pay 30% or less of their combined income for housing cost. The Housing Affordability Index (HOI), comparing housing affordability across large metro areas in the nation, employs a different standard that is defined on pages 5 and 6.

Communities were given property value and rent criteria to determine how many of the new housing units added in 2002 met LCA affordability standards. Data compiled by the U.S. Department of Housing and Urban Development, current mortgage eligibility guidelines and rental assistance guidelines are used in setting affordability criteria.

Every year, as necessary for the implementation of the Livable Communities Act, the Metropolitan Council determines a purchase price for new owner-occupied housing that is affordable to households at 80% of area median income at prevailing home mortgage interest rates. Ownership units are any units that were sold outright, including single-family, detached units as well as townhouses and apartment units that were sold as condominiums. This definition assumes that a family or non-family household earning 80% of the region's median income can afford mortgage costs (mortgage payments, taxes, insurance and related housing costs) without spending more than 30% of their income. The median family income for 2002 was \$76,700; 80% of median was \$61,360. Since most homeownership assistance programs are targeted to households at or below 80% of median income, this is the maximum allowed in determining whether units are affordable.

Rental development and assistance programs are chiefly meant to assist households at or below 50% of median income; therefore, the Metropolitan Council assumes that units must be affordable to households earning \$38,350 in 2002. The 50% of median designation is consistent with the federal Low-Income Housing Tax Credit program's rent limits. Housing costs for rental units include both monthly rents and utilities. Affordability levels are adjusted based on the numbers of bedrooms in units.

The LCA asks communities to return information on total numbers of units constructed as well as for those that are affordable.

Income measures used for 2002 were:

Median family income	\$76,700
80% of median for owner units	\$61,360
50% of median for rental units	\$38,350

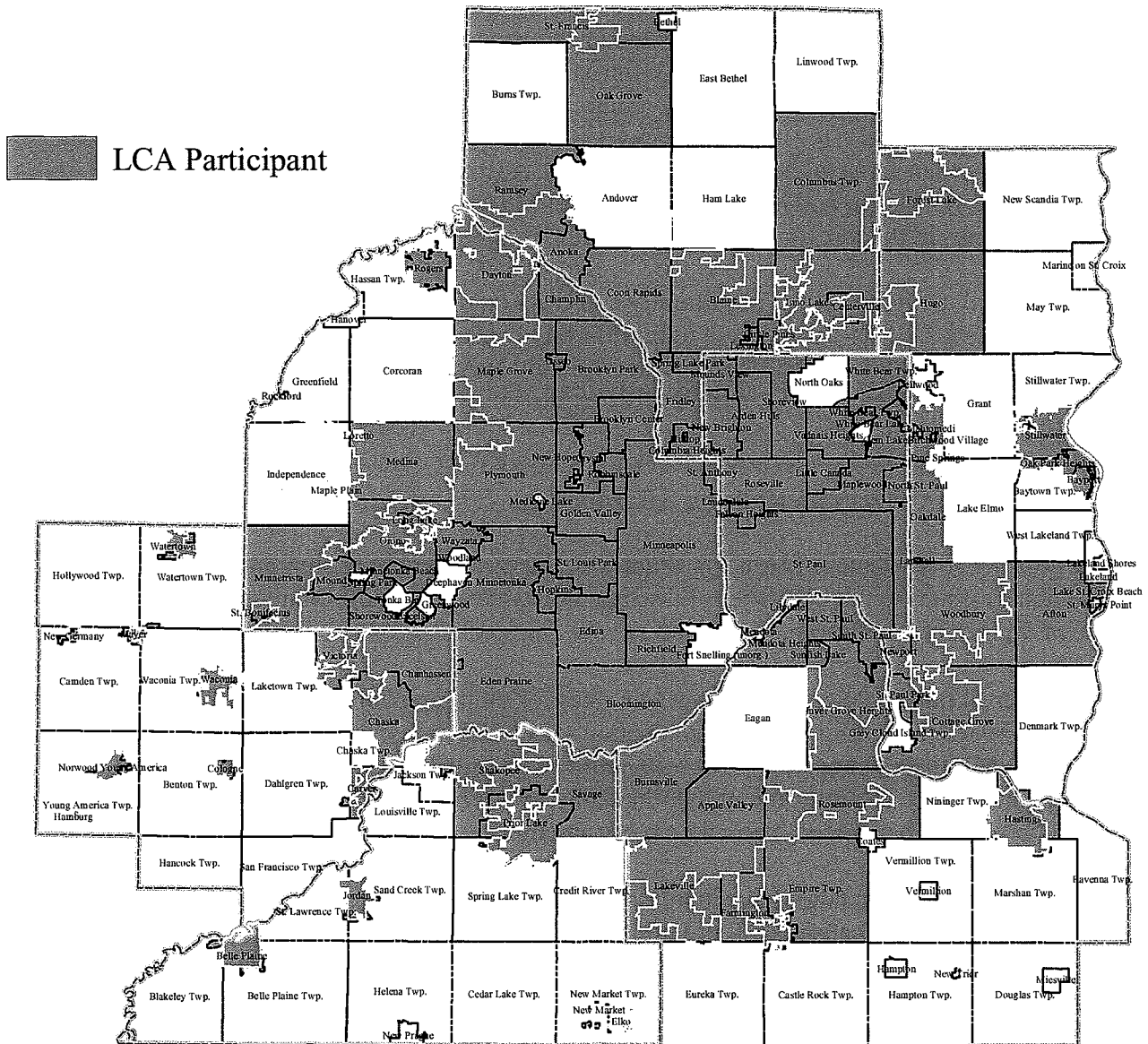
Therefore, a new rental unit would be considered affordable by LCA standards if the tenant had housing costs (rent and utilities) that were less than:

\$671/month for an efficiency or single-room occupancy unit  
\$719/month for a one bedroom unit  
\$862/month for a two bedroom unit  
\$996/month for a three bedroom and larger unit

New owner units would be considered affordable by LCA standards if the owner paid less than:

\$170,000 for a single-family, detached unit  
\$170,000 for a duplex, quad, and townhome  
\$170,000 for a condominium unit

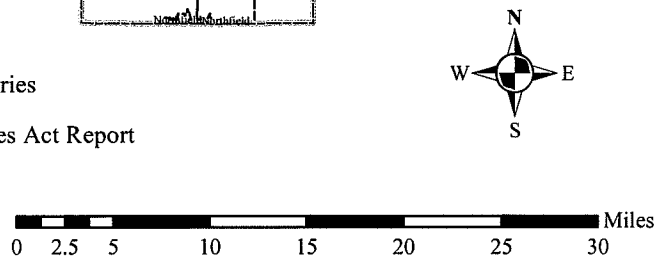
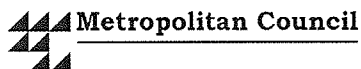
# Twin Cities Metropolitan Area Communities Participating in the 2002 Livable Communities Act



2010 MUSA

— County Boundary  
- - - - - City & Township Boundaries

Source: 2002 Livable Communities Act Report



## **Housing Market Background**

### **National Housing Trends**

Bolstered by the continuing record low mortgage rates, construction of single-family, detached homes soared to 1.32 million in 2002, an increase of 8% over the 1.22 million count in 2001.

For at least a decade, the strongest trends in new housing construction have been located in the western and southern states. During 2002, the Midwest saw growth in single-family permits of 14% over 2001. Following only Chicago in numbers of single-family permits issued by Metropolitan Statistical Area, the Minneapolis-St. Paul (13-county) area ranked ninth among major metropolitan areas in the nation during 2002. According to the National Association of Home Builders, Chicago and Minneapolis-St. Paul MSAs were the only non-southern or western areas with ranks in the top 10.

As of the third quarter of 2002, multifamily construction outpaced 2001 by 1.2% nationally. Minnesota posted a 19% overall gain in multifamily construction over 2001 shored up primarily by the increased activity in the Minneapolis-St. Paul MSA. Compared with other U.S. metro areas, this MSA ranked tenth in multifamily permits issued, climbing nine spots over the rank of 20<sup>th</sup> in 2001.

### **National Ownership Housing Affordability**

Each year the Joint Center of Housing Studies at Harvard University summarizes housing affordability issues in the U.S. The following points are based on information from the *2003 State of the Nation's Housing*.

- As interest rates continued to stay at low rates for mortgage holders during 2002, and home values rose, the housing sector of the nation's economy was even harder than the year before. Mortgage interest rates hit a 40-year low during 2002, allowing homeowners to refinance and to realize some of their housing wealth in cash. For some this was the impetus to choose a higher-priced home with more amenities.
- While household incomes have increased in line with the value of housing nationally, these higher values have caused only minor concern about a collapse in the housing market.
- U.S. housing market experts have shown some concern for homebuyers with high loan-to-value ratios—especially for those who have had payment problems in the past. Thanks to the lowered interest rates, owners have been able to increase their debt-load without raising their monthly mortgage payments. Home price appreciation has also helped many homeowners with marginal incomes to maintain at least 20% equity in their homes. Despite a rise in delinquencies and foreclosures, problem loans represent a small percentage of active mortgage loans.
- For households with incomes that have hindered their chances at qualifying for home mortgage loans, low interest rates have given these households the boost needed to buy a home. Consequently, though, more households are spending at least half of their household



income on housing costs each month. These heavy cost burdens leave little margin for job losses or slowdowns, and other unforeseen events that affect income levels.

### **National Rental Housing Affordability**

- Nationally, rental housing markets are becoming healthier; while rents seem to be rising in most areas, the vacancy rates have also risen. The availability of more vacant units on the market has not caused significant drops in rents, but has had a moderating effect on rental cost increases.
- New apartments being added to the housing stock are substantially more expensive than the units that were lost during the 1990s. Escalating development costs and preference by local governments for single-family housing, condominium apartments, and townhouses have curtailed the numbers of affordable units coming onto the market.
- Vacancy rates are lower for units that are affordable to those with modest incomes than for higher-end units. Nationally the share of household income a typical renter pays for monthly housing was 26.9% in 2002.
- The composition of renter households nationwide has seen some significant changes from the markets of the 1990s. International in-migration to the U.S. significantly raised the demand for rental housing in many areas.

### **NAHB Housing Opportunity Index (HOI)**

The National Association of Home Builders surveys various metropolitan areas in the nation and calculates a Housing Opportunity Index, which is a quarterly measure of the percentage of homes sold that a family earning the median income can afford to buy. The HOI for second quarter 2002 ranked 191 metro areas on the basis of over 580,000 recorded home sales for a nationwide score of 64.8, its highest rating since the second quarter 1999.

Families earning the median U.S. household income of \$54,400 could afford to purchase 64.8% of the homes sold nationwide during the second quarter of 2002. This compares to 63.4% of homes that were affordable in the previous year.

The year-over-year comparison is especially relevant because it reflects a significant rise in annual household incomes, which are calculated annually by the Department of Housing and Urban Development (HUD) at the beginning of each year. The national median family income used to compute the HOI throughout 2001 was \$52,500. In 2002, the official median U.S. household income is \$54,400—up 3.6% from 2001.

Another major factor behind the improved affordability was interest rates. In 2002's first quarter, the average weighted interest rate (on adjustable and fixed-rate mortgages) was 6.86%, down substantially from the 7.21% average in 2001's first quarter. Interest rates rose slightly this time as compared to the final quarter of 2001, when they averaged 6.71%, but affordability improved anyway, due primarily to higher incomes.

In this measure of housing affordability, the Minneapolis-St. Paul MSA ranked eighth in affordability among the 25 most populous metropolitan areas in the nation as of second quarter 2002.

This source indicates that in second quarter 2002, more than three out of four metro area families earning at least the median family income could afford to buy a home at the median value of homes in the area. In the second quarter of 2001, the Twin Cities was second in this survey, only behind Kansas City. While continuing to be comparatively affordable among the most populous regions in the nation, the median sales price of a home in this metro area rose 20.8%, from \$149,000 in second quarter 2000 to \$180,000 in the second quarter of 2002.

The rankings for second quarter 2002 were:

Rank	Metro Area	Share affordable	Median income	Median sale price
1	Kansas City	86.4	64,500	125,000
2	Cincinnati	83.6	64,300	125,000
3	Atlanta	81.8	71,200	146,000
4	Cleveland	79.9	60,000	123,000
5	Washington, D.C.	78.3	91,500	200,000
6	St. Louis	77.6	61,400	126,000
7	Tampa	77.4	50,500	117,000
<b>8</b>	<b>Mpls.-St. Paul</b>	<b>76.7</b>	<b>76,700</b>	<b>180,000</b>
9	Philadelphia	76.7	63,300	132,000
10	Phoenix	75.4	57,900	146,000
11	Chicago	73.7	75,400	176,000
12	Dallas	70.5	66,500	155,000
13	Pittsburgh	69.4	48,900	101,000
14	Houston	67.8	59,600	138,000
15	Detroit	67.1	69,900	156,000
16	Seattle	63.1	77,900	234,000
17	Denver	59.6	69,900	208,000
18	Miami	58.1	48,200	138,000
19	New York	49.9	62,800	217,000
20	Boston	48.2	74,200	257,000
21	Portland	46.6	57,200	167,000
22	Sacramento	43.7	57,300	218,000
23	Los Angeles	34.4	55,100	240,000
24	San Diego	21.6	60,100	200,000
25	San Francisco	9.2	86,100	525,000

By comparison, the rankings for second quarter 2001 were:

<b>Rank</b>	<b>Metro Area</b>	<b>Share affordable</b>	<b>Median income</b>	<b>Median sale price</b>
1	Kansas City	84.6	62,200	111,000
2	Mpls.-St. Paul	79.8	74,700	160,000
3	Cincinnati	79.4	60,500	124,000
4	Cleveland	78.0	57,000	117,000
5	St. Louis	77.5	60,400	123,000
6	Washington, D.C.	77.5	85,600	180,000
7	Tampa	76.4	47,700	104,000
8	Atlanta	75.1	66,500	150,000
9	Philadelphia	72.9	60,100	121,000
10	Phoenix	70.7	54,900	145,000
11	Detroit	68.3	66,500	145,000
12	Pittsburgh	67.2	45,500	98,000
13	Houston	65.0	58,500	133,000
14	Dallas	64.6	64,400	159,000
15	Chicago	61.8	70,500	185,000
16	Miami	61.1	45,600	125,000
17	Seattle	58.9	72,200	220,000
18	Denver	56.3	64,600	192,000
19	New York	52.9	59,100	186,000
20	Sacramento	50.3	56,300	192,000
21	Boston	50.0	70,000	230,000
22	Los Angeles	42.3	54,500	213,000
23	Portland	40.2	55,900	168,000
24	San Diego	26.9	56,900	255,000
25	San Francisco	7.3	80,100	550,000

## Regional Housing Trends

### Production of Residential Units

The total number of new residential units permitted in the metro area in 2002 represented a 9% increase over calendar year 2001. New units permitted totaled 19,823 in 2002, a level not seen in the region since 1987.

Permits for single-family, detached homes lost momentum for the third year in a row, with 8,144 new homes authorized in 2002. This is a 6.7% drop from last year, and the fewest single-family homes permitted since 1984. Proportionally, only 2 out of 5 new units added to the region in 2002 were single-family, detached homes. At the peak of the single-family boom in 1992, 4 of every 5 new units were single-family homes.

New multifamily housing—townhouse, duplex and apartment units—surpassed single-family homes in 2001, with 52% of the new home market and gained further prominence in 2002, with a 59% share of the residential market. One of the goals of the Livable Communities program is to promote diverse housing throughout the region, in both types and values of units. Between 2000 and 2002, attached housing has garnered a larger share of all residential units.

Townhouse construction during 2000 to 2002 remained stable at a three-year average of 3,330 units per year. More townhouses have been produced during this period than during the 1990s, when about 1,970 were built per year. The demand for these units should continue to broaden as the baby-boom population ages into retirement years. Increases in the percentage of one-person households in the region should also fuel the need for townhouses.

The top 10 communities that issued the most permits for single-family, detached units in 2002 were:

Blaine	450
Lakeville	310
Maple Grove	297
Farmington	269
Shakopee	259
Eden Prairie	240
Minneapolis	238
Eagan	224
Prior Lake	220
Lino Lakes	202

The top 10 communities that issued the most permits for townhouse, duplex, and multifamily units in 2002 were:

Minneapolis	1,439
Plymouth	1,101
Eden Prairie	853
St. Paul	617
Prior Lake	593
Lakeville	396
Apple Valley	393
Blaine	369
Burnsville	338
St. Louis Park	330

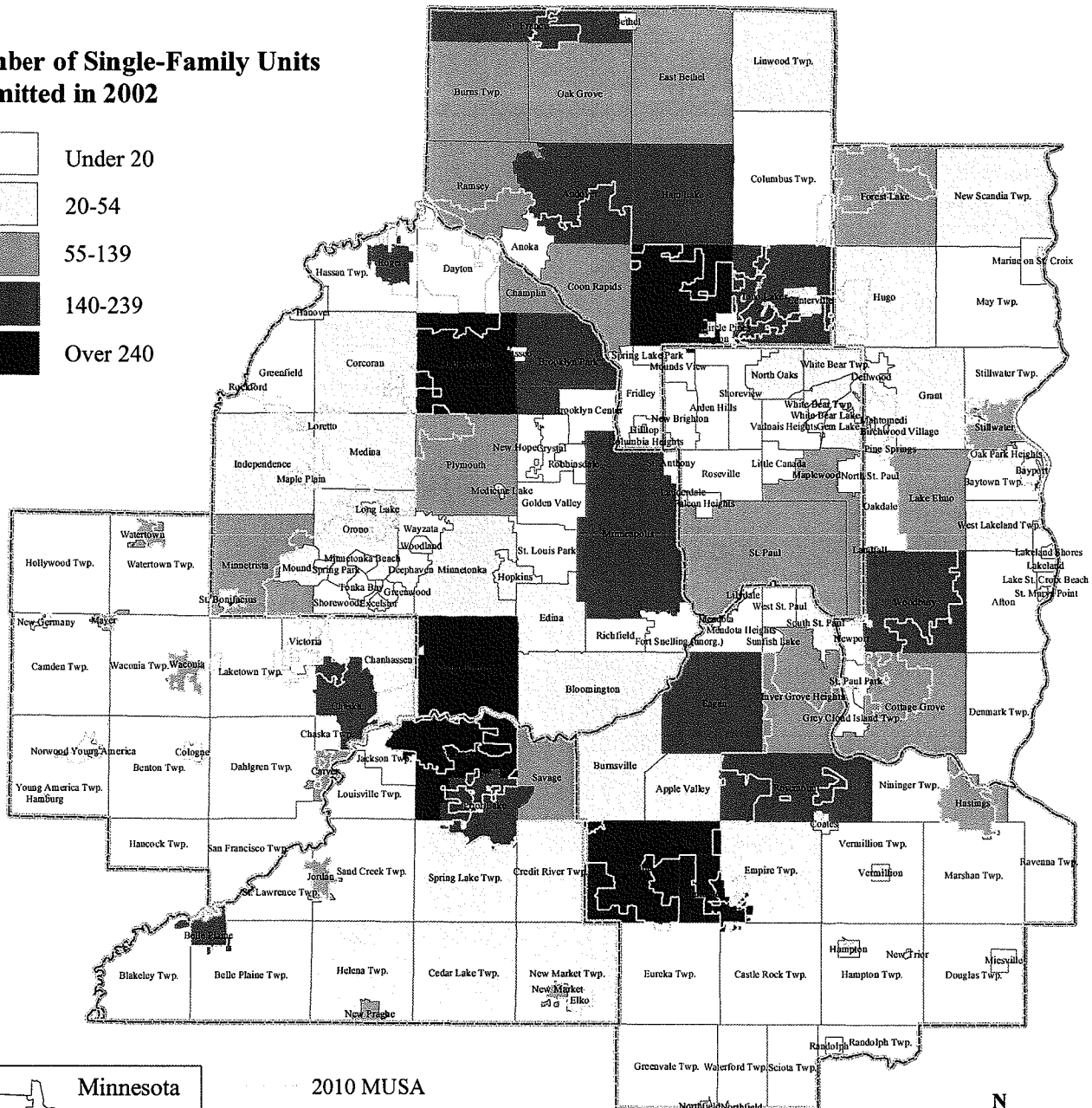
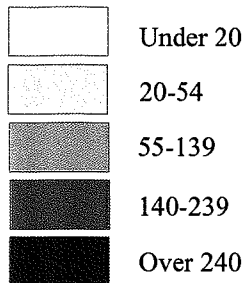
The top 10 communities that issued the most permits for residential units all together (includes single-family, townhouse, duplex, and multifamily units) in 2002 were:




Minneapolis	1,677
Plymouth	1,216
Eden Prairie	1,093
Blaine	819
Prior Lake	813
Lakeville	706
St. Paul	684
Shakopee	588
Farmington	556
Chaska	515

# Twin Cities Metropolitan Area

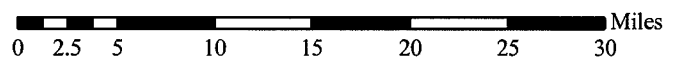
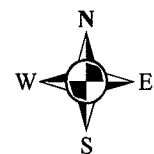
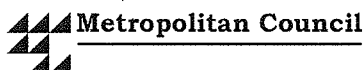
## Single-Family Residential Building Permits in 2002

**Number of Single-Family Units Permitted in 2002**



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 County Boundary  
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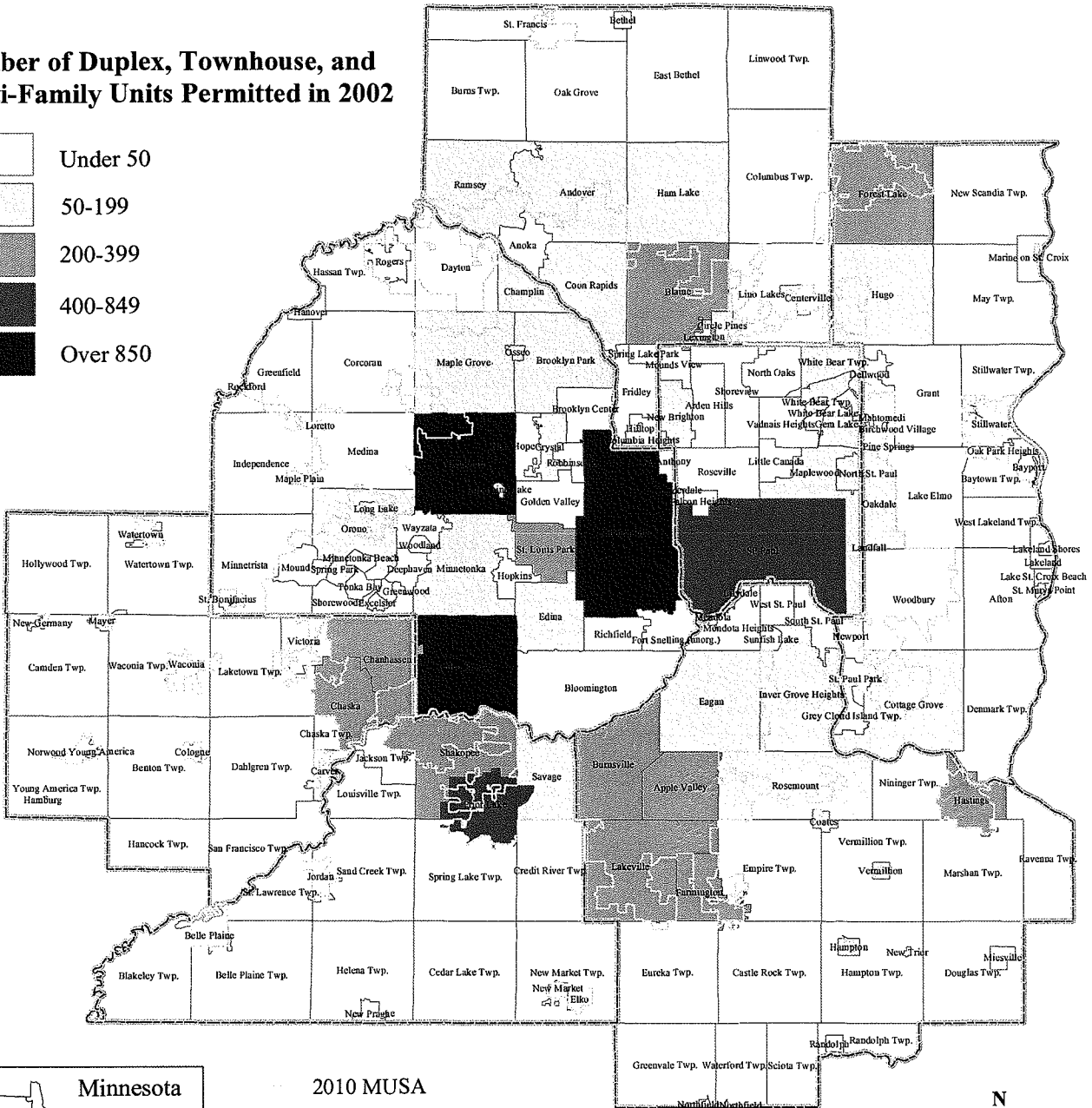
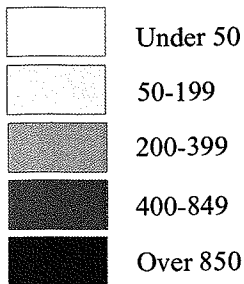
Source: 2002 Metropolitan Council's Annual Building Permit Survey



# Twin Cities Metropolitan Area

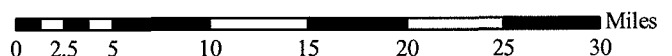
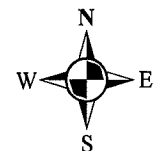
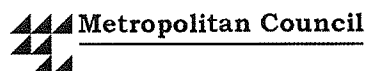
## Duplex, Townhouse, and Multi-Family Residential Building Permits in 2002

**Number of Duplex, Townhouse, and Multi-Family Units Permitted in 2002**

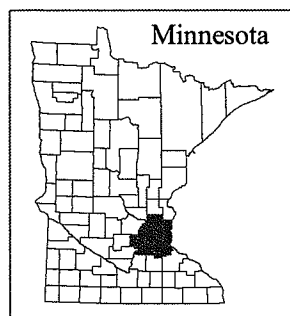
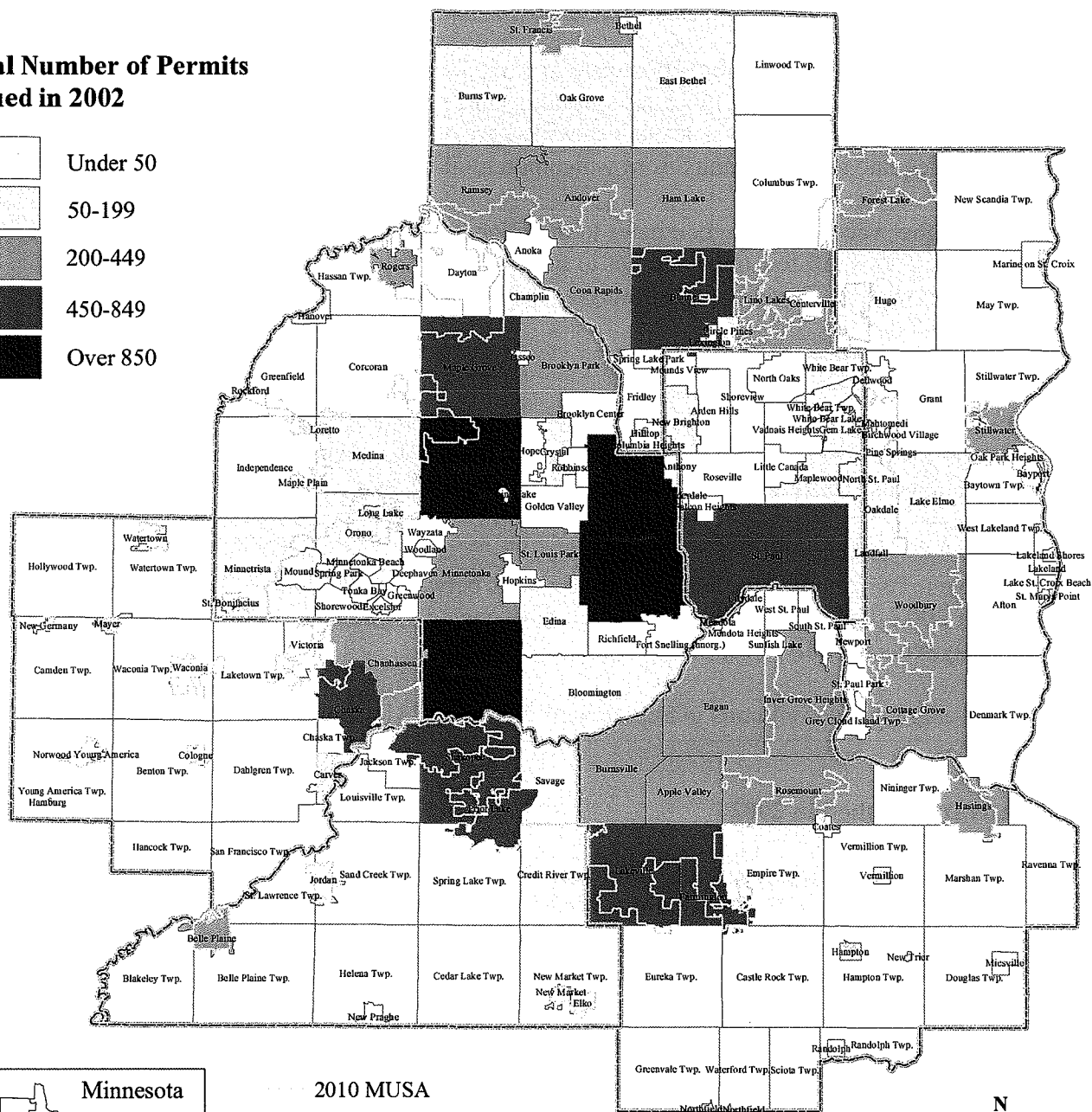
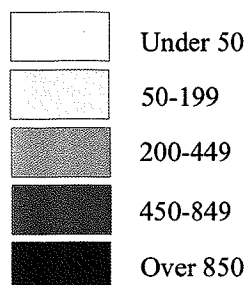


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Source: 2002 Metropolitan Council's Annual Building Permit Survey



### Total Number of Permits Issued in 2002



2010 MUSA

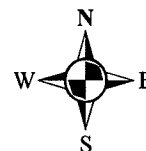
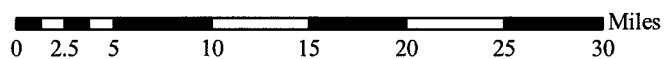
 County Boundary

----- City & Township Boundaries

Source: 2002 Metropolitan Council's Annual Building Permit Survey



## Metropolitan Council



### **Twin Cities Rental Vacancy Rates**

- Following the national trends of 2002, overall regional rental vacancy rates continued to climb back toward healthy levels during the first three-quarters in 2003. The overall rate for all multifamily units reached 4.8% by the end of September 2003. Rates varied somewhat for units by numbers of bedrooms, but all showed significant improvement over the last years of the 1990s.
- Vacancy rates as of September 2003 were at 5.3% for in studio apartments, at 4.7% for one bedroom units, at 4.6% for two bedroom units, and at 4.9% for units with three or more bedrooms. Housing market analysts generally agree that vacancy rates of at least 5% allow for an adequate supply of units from which potential movers can choose.
- These higher vacancies are good news to metro area renters for whom very low vacancy rates in the late 1990s left few opportunities to move, and strong competition for the units that did become available. These market shortages tended to drive up rents.

### **Twin Cities Rental Costs**

- Average rents in the Twin Cities metro area took a different course than in some major metropolitan markets. While many continued to experience increases in the early part of this decade, average rents in this area have moderated and shown small drops between 2002 and 2003.
- Average rents remained the same for studio units between third-quarter 2002 and third-quarter 2003. For multifamily units—including one, two, three and four-bedroom units—monthly rents actually went down.
- The average rent for all units in September 2003 was \$831, down about 1.2% from a year earlier.

### **Units Demolished in 2002**

The Metropolitan Council monitors demolition of residential units each year. These statistics include the units that have been lost through natural disasters, burned, cleared for redevelopment or road projects, and those that have been removed due to physical deterioration. For calendar year 2002, the Council's survey results showed:

- 533 units were demolished in 2002, representing a 35% drop from last year's 822 units removed from the housing stock.
- About 40% of all demolitions occurred in the two central cities. These rates show a continued shift from the last decade, when almost two-thirds of all demolitions occurred in Minneapolis or St. Paul.
- This decade has seen a significant lowering in demolition of multifamily units in Minneapolis and St. Paul. Despite the drop, three out of four of the region's 108 multifamily demolitions occurred in these cities in 2002.



On LCA surveys, communities are asked if units are replaced and whether replacement units meet the LCA affordability guidelines. In past years, neither question has had a good response rate. However, this has been our only means of monitoring whether lost housing is replaced, and if so, by a unit that is affordable. 2002 LCA survey results showed:

- Almost 91% of all the demolished units were replaced with new housing units in the 2002 LCA survey. This was an increase from the 51% reported in the 2001 LCA survey.
- More than 55% of all the units demolished were occupied until demolition.
- Only 19% of the demolished single-family detached housing units were replaced with affordable units.
- Almost 8% of demolitions reported in the 2002 LCA survey occurred as a result of fire or natural disasters, and over 53% of the demolitions reported were from the deterioration of the units.

### **Use of Homeless Shelters in the Metro Area**

The growing shortage of housing for the very poor is also apparent in statistics measuring the use of homeless shelters in the region. The latest data on use of homeless shelters in the metro area are from the quarterly shelter survey conducted on May 30, 2002, by the Minnesota Department of Education. On that date, there were 5,376 people in shelter housing and 395 people were turned away in the seven-county metropolitan area. In fact, the sheltered population has more than doubled in 10 years (May 1992 to May 2002).

Statewide, there were 6,974 people in shelter housing (1,755 men, 1,937 women, 2,898 children, and 384 unaccompanied youths) on May 30, 2002. There were 6,220 people in shelter housing (1,618 men, 1,643 women, 2,625 children, and 334 unaccompanied youths) in a May 2000 survey. This was a 12% increase from 2000 to 2002.

A total of 1,020 people (150 men, 344 women, 496 children, and 30 unaccompanied youths) were turned away from these shelters. This was a slight (10%) increase from the 924 people turned away in May 2000 (249 men, 259 women, 333 children, and 83 unaccompanied youths).

### **Summary of the Report *The Next Decade of Housing in Minnesota***

In January 2003, the Family Housing Fund, the Greater Minnesota Housing Fund and the Minnesota Housing Finance Agency retained BBC Research and Consulting to project housing needs in Minnesota in 2010. The Metropolitan Council also participated in this project known as *The Next Decade of Housing in Minnesota*.

Using the best available data, the goal of this effort was to quantify the need for affordable housing in each county in Minnesota from 2000 to 2010, taking into account housing market activity already completed between 2000 and 2002. Within the bounds of this goal, the research effort had the following objectives:

- Understand housing demand by income and by type of household in 2010;
- Understand the likely success or failure of the housing market (public, private and philanthropic) to meet that demand; and
- Quantify the unmet need for affordable housing in 2010.

### Twin Cities metropolitan area findings:

- In 2000, according to the Census, there were 372,855 low-income households in the Metropolitan Area. Low-income was defined as households who earn less than 60% of the HUD median family income.
- Of these low-income households, approximately 171,000 were housed, but cost-burdened—paying more than 30% of their income for housing and receiving no public subsidy.
- The study projects a growth of about 60,500 low-income households between 2000 and 2010 in the metropolitan area.
- The private market is projected to be able to produce 24,300 units to satisfy this need.
- Existing public and philanthropic funding levels may create an additional 13,900 new affordable units over the 10-year time period.
- The result is an unmet need of 22,300 new affordable housing units in the Metropolitan Area by 2010.

In summary, there are two kinds of housing needs in 2010—the 171,000 cost-burdened households (housed but paying over 30% of household income) and an unmet need for new affordable units of 22,300.

Copies of the regional summaries of the study can be obtained by contacting the Family Housing Fund.

### **The Metropolitan Council's Role in Housing**

#### **Comprehensive Plan Reviews**

The Metropolitan Land Use Planning Act (MLUPA), Minn. Stat. Sec 473.651.871, requires communities in the region to include in their comprehensive land-use plans a housing element that acknowledges the city's share of the regional need for low- and moderate-income housing. The Metropolitan Council gives direction to communities about the affordable and life-cycle housing goals communities should include in these comprehensive plans.

For the local comprehensive plan updates prepared for the period of 1998 to 2008, the Council asked communities to plan for new affordable and life-cycle housing in numbers consistent with the housing goals negotiated with communities as a condition of participation in the Livable Communities Act (LCA), or for nonparticipants, goals consistent with the LCA goals framework.

The MLUPA also requires that these comprehensive plans include an implementation section identifying the housing programs, fiscal devices and official controls the communities will employ in working toward accomplishment of their affordable housing goals. Foremost among these implementation efforts is the guiding of sufficient land for the new development of housing to advance the communities' goals.

In addition to the decennial update of the comprehensive plans in response to the new metropolitan system plans, the Council reviews all subsequent amendments to these plans as proposed by local government. The Council's role here vis-à-vis housing is to ensure that local land-use changes are not detrimental to a community's ability to accommodate its affordable

housing goals by lessening the amount of the multifamily and mixed-use/residential acreage identified in their comprehensive plan for development before 2011.

### **Administration of the Livable Communities Act**

As part of its LCA responsibilities, the Council administers the Metropolitan Livable Communities Fund. The fund was established by the 1995 Livable Communities Act to make monies available to communities that have elected to participate in the program. Along with submission of an annual report card to the Legislature, the Council also details how monies from this fund have been distributed.

Since the start of the LCA fund's operation in 1996 through July 2003, over \$101 million in grants were awarded for the following:

Since 1996, the Metropolitan Council has awarded \$11 million in Local Housing Incentives Account grants. They included 70 grants benefiting 45 communities. Funds were distributed to complement an estimated \$284 million in total development costs to accomplish the following:

- Development of 1,414 new rental units
  - 995 units affordable to lower-income households
  - 195 are Hollman units
- Rehabilitation of 539 affordable rental units
- Development of over 434 new affordable ownership units
- Rehabilitation of 219-237 affordable ownership units
- Home improvement loans to 1,100+ homeowners

Communities receiving funds include Apple Valley, Arden Hills, Blaine, Bloomington, Brooklyn Center, Brooklyn Park, Burnsville, Chanhassen, Chaska, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eden Prairie, Falcon Heights, Fridley, Hastings, Lakeville, Maple Grove, Maplewood, Mendota Heights, Minneapolis, Minnetonka, Mounds View, New Brighton, New Hope, North St. Paul, Oakdale, Orono, Plymouth, Prior Lake, Ramsey, Richfield, Robbinsdale, Roseville, St. Francis, St. Louis Park, St. Paul, St. Paul Park, Shakopee, Shoreview, South St. Paul, West St. Paul, and Woodbury. Some cities participated in one or more awards given to multi-city projects: The Center for Energy and the Environment, the Greater Metropolitan Housing Corporation of the Twin Cities, and the Washington County Housing and Redevelopment Authority.

Since 1996, the Metropolitan Council has awarded \$42 million in Demonstration Account Funds, including 92 grants to 36 communities and two multi-city coalitions. Funds were distributed to accomplish the following:

- Leverage over \$994 million in private development
- Leverage \$396 million in other public investment
- Include 6,860 new and 400 rehabilitated housing units—single-family houses, townhouses, condominiums, and rental apartments for families and seniors. Includes up to 48 Hollman public housing units.
- Models for:
  - Redevelopment and infill development, including revitalized inner-city communities with improved housing, job opportunities, education and training, redeveloped older compact mixed-use suburban downtowns, neighborhoods with

improved housing opportunities, neighborhood retail commercial services, public spaces.

- Integrated mixed-use compact development in newer suburban communities, including town centers with jobs, housing, employment, and community activities in a walkable environment.
- Better job/housing/transportation links through added housing and services in locations well served by transit, or in areas where new transit stations, some combined with transit circulator service, are incorporated as a part of some demonstration models.
- Restore and enhance neighborhood environmental amenities, including a reclaimed lake, hiking/biking trails, creekside linear parks, and a pedestrian greenway.
- Support projects in the predevelopment stage that show promise of evolving into projects that could be funded with LCDA development grants.
- Engage communities working together to solve issues of regional and subregional concern.

Communities and groups receiving funds include Anoka, Apple Valley, Arden Hills, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Columbia Heights, Chanhassen, Chaska, Circle Pines, Cottage Grove, Crystal, Dayton, Excelsior, Falcon Heights, Farmington, Golden Valley, Hastings, Hopkins, Lino Lakes, Long Lake, Maple Grove, Mendota Heights, Minneapolis, Minnetonka, Ramsey, Richfield, Robbinsdale, Rosemount, Roseville, St. Louis Park, St. Paul, Shoreview, Stillwater, and West St. Paul; plus the I-35W Corridor Coalition (Arden Hills, Blaine, Circle Pines, Mounds View, New Brighton, Roseville and Shoreview); Northwest Housing Resource Center (Brooklyn Center, Crystal, New Hope, Robbinsdale); and Anoka County Housing Opportunities along the Northstar Commuter Rail Corridor (Anoka, Coon Rapids, Fridley).

Since 1996, the Metropolitan Council has awarded \$44.5 million in 127 Tax Base Revitalization Account grants in 26 communities to assist in accomplishing:

- Leverage \$1.5 billion in private investment
- Increase \$29.2 million increase in net tax capacity
- Include 12,164 new and retained jobs
- Provide an average hourly wage of \$12.72 for the new jobs
- Redevelop former brownfield totaling 996 acres,

Communities receiving funds include Anoka, Blaine, Bloomington, Brooklyn Center, Brooklyn Park, Champlin, Chaska, Coon Rapids, Farmington, Fridley, Golden Valley, Hastings, Hopkins, Lauderdale, Loretto, Minneapolis, Osseo, Robbinsdale, Roseville, St. Anthony Village, St. Louis Park, St. Paul, Shoreview, South St. Paul, Stillwater, West St. Paul, plus Hennepin County.

In 2000, the Metropolitan Council awarded 11 Inclusionary Housing Account grants totaling \$4.2 million to 8 communities to help achieve:

- \$106 million in total development investment
- The development of 112 new affordable condominiums and townhomes
- The development of 475 new rental units
  - 11 Hollman units
  - 178 other affordable units

Communities receiving funds have been Apple Valley, Blaine, Bloomington, Chaska, Golden Valley, Minneapolis, Plymouth and St. Paul.

## **Metro HRA**

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers about \$43.5 million in federal funds and \$2.8 million of state, county and local government funds annually. These funds assist some of the region's poorest households with rent subsidies. Through the Metro HRA, the Council administers a variety of housing assistance programs for nearly 7,000 households in over 100 metro communities in Anoka, Carver, and most of suburban Hennepin and Ramsey Counties. The largest program is the federally funded Section 8 Housing Choice Voucher program that serves nearly 6,000 households. Designed for seniors, disabled individuals, families and singles, the Section 8 program helps to pay their rent in privately owned rental units. An additional 800 households with special needs are served by the HRA through a variety of other federal, state and locally funded rent subsidy programs. In addition to the staff located at the Metro Council offices, the HRA has contracted staff in six locations throughout the region who serve as community representatives in administering Section 8 programs.

The Council has also created the Family Affordable Housing Program (FAHP) in order to provide additional housing opportunities for low-income families throughout the region. Primarily through the use of federal dollars available as part of the Hollman settlement, the Council will soon own and operate up to 150 rental units scattered throughout the Twin Cities area. With the support of suburban communities, the Council is expanding housing choices for families with very low incomes by providing them opportunities to live outside of areas where poverty is concentrated.

## **Production of New Affordable Housing**

In the seventh year of the LCA program, how did regional communities fare in building affordable housing?

### **Production of New Affordable Rental Housing in 2002**

Over 34% of the new renter-occupied housing units reported in the 2002 LCA Report were deemed affordable. This was an increase from the 28% reported in 2001. Thirteen communities showed gains in affordable rental units from the previous year, with the majority of construction occurring in Minneapolis (387 affordable rental units) and St. Paul (327 affordable rental units).

Of all the new affordable rental units added in 2002 (1,192 units), almost 60% were built in the central cities. The developed communities contributed over 30% of the total, while the developing suburbs added about 10% of the total. Rural cities and growth centers didn't add any affordable rental units in 2002. The Metropolitan Council's LCA policy does not ask that rural communities work on housing diversity and density in their housing stock, although they are welcome to participate in the LCA.

The top 10 communities in producing new affordable renter-occupied units in 2002 were:

Minneapolis	387
St. Paul	327
Stillwater	110
Burnsville	91
Eden Prairie	63
St. Louis Park	45
Coon Rapids	38
Ramsey	31
Bloomington	27
Golden Valley	25

### **Production of New Affordable Owner Housing in 2002**

Almost 22% of the new owner-occupied housing units reported in the 2002 LCA Report were deemed affordable. This was a decrease from the 52% reported in 2001. Thirty-two communities showed gains in affordable owner units from the previous year, with the majority of construction occurring in Plymouth (353 affordable owner-occupied units) and Lakeville (273 affordable owner-occupied units).

Of all the new affordable owner units added to the region in 2002 (3,295 units), about 70% were built in the developing suburbs. The developed communities contributed almost 16% of the total, while the central cities and rural growth centers each added about 6% of the total. Rural cities didn't add many affordable owner units (1%) to the total for 2002. Again, the Council's LCA policy does not ask that rural communities work on housing diversity and density in their housing stock, although they are welcome to participate in the LCA

The top 10 communities in producing new affordable owner-occupied in 2002 are:

Plymouth	353
Lakeville	273
Prior Lake	172
Cottage Grove	155
Inver Grove Heights	147
Chanhassen	147
Hastings	141
Maplewood	136
Blaine	135
Rosemount	125

## **Total Production of New Affordable Owner and Rental Housing in 2002**

Overall in 2002, there were 4,487 new affordable units (owner and renter units combined) added to the Twin Cities region. This represents a 22% affordability rate. This was a decrease from the 35% reported in 2001. The decrease would have been higher if not for the increase in affordable rental housing, especially in Hennepin and Ramsey Counties.







The majority of the affordable owner and renter units constructed in 2002 were built in the developing suburbs, with 2,433 units being added. This was over 54% of the total number of new affordable units constructed in 2002. The central cities had 916 new affordable units added, or over 20% of the total number of new affordable units added in 2002. The developed suburbs had 884 new affordable units added, or almost 20% of the total number of new affordable units added in 2002. The rural growth centers had 217 new affordable units added, or almost 5% of the total number of new affordable units added in 2002. Rural communities added 37 new affordable units, or almost 1% of the total number of new affordable units added in 2002.

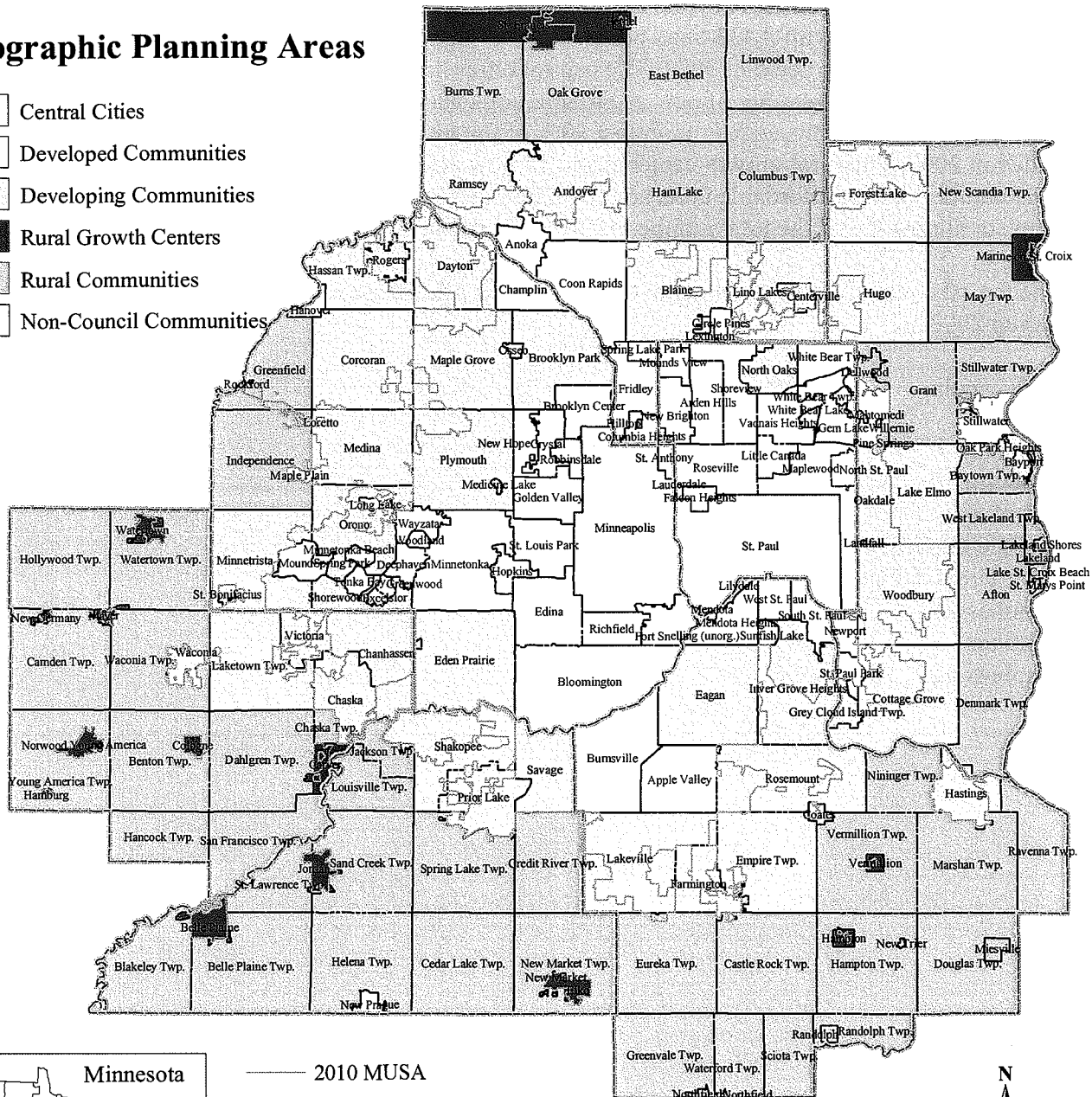
The top 10 communities in producing combined new affordable renter and owner-occupied units during 2002 are:




Minneapolis	498
St. Paul	418
Plymouth	353
Lakeville	273
Prior Lake	183
Cottage Grove	155
Inver Grove Heights	147
Chanhassen	147
Hastings	141
Maplewood	136

# Twin Cities Metropolitan Area Geographic Planning Areas

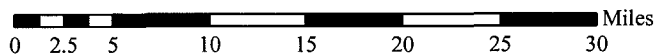
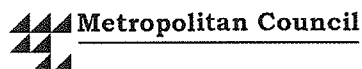
## Geographic Planning Areas

-  Central Cities
-  Developed Communities
-  Developing Communities
-  Rural Growth Centers
-  Rural Communities
-  Non-Council Communities



-  2010 MUSA
-  County Boundary
-  City & Township Boundaries

Source: 2002 Livable Communities Act Report





## **Regional Goals and Production Levels of Affordable Units, 1996-2002**

Participants in the Livable Communities program have negotiated the addition of 71,111 affordable units for the region by 2010 (to a total of 59,061 owner units and 12,050 rental units). If production continues at the pace it has for the last seven years, the region will fall short of the goals by about 7,655 units (6,977 owner units and 678 rental units).

<b>Affordable Housing Units</b>	<b>New Affordable Units Reported, 1996-2001</b>	<b>New Affordable Units Reported, 2002</b>	<b>Projected Through 2010</b>	<b>1996-2010 Goals (negotiated in 1995)</b>
Owner	21,011	3,295	52,084	59,061
Renter	4,115	1,192	11,372	12,050

## **Production of New Affordable Rental Housing, 1996-2002**

Over 30% of the new renter-occupied housing units reported from 1996 to 2002 were deemed affordable. This was a small decrease from the 32% reported in last year's Council report (1996-2001). To achieve LCA goals set by communities, the region would have to add about 843 new affordable rental units each year from 2003 to 2010.

Of all the new affordable rental units added (5,307 units) from 1996 to 2002, over 41% were built in the central cities. The developing communities contributed almost 30% of the total, while the developed communities added about 28% of the total. Rural cities and growth centers didn't add many affordable rental units during these years, about 1% combined.

The top ten communities in producing affordable renter-occupied units during the seven LCA years (1996-2002) are:

Minneapolis	1,593
St. Paul	588
Eden Prairie	270
Stillwater	190
Maple Grove	180
Burnsville	174
Minnetonka	158
Coon Rapids	156
Apple Valley	126
Chaska	113

## **Production of New Affordable Owner Housing, 1996-2002**

Over 30% of the new owner-occupied housing units reported from 1996 to 2002 were deemed affordable. This was about the same percentage from last year's report (1996-2001). To achieve LCA goals set by communities, the region would have to add about 4,344 new affordable owner units each year from 2003 to 2010.

Of all the new affordable owner units added to the region (24,306 units) from 1996 to 2002, almost 67% were built in the developing suburbs. The developed communities contributed over

20% of the total, while the rural growth centers and central cities each added about 5% of the total. Rural cities added about 3% of the new affordable owner units during these years.

The top ten communities in producing new affordable owner-occupied units during the seven LCA years (1996-2002) are:

Shakopee	1,922
Woodbury	1,728
Farmington	1,187
Maple Grove	1,117
Blaine	852
Coon Rapids	758
Apple Valley	741
Prior Lake	653
Burnsville	631
Inver Grove Heights	625

#### **Total Production of New Affordable Owner and Rental Housing, 1996-2002**

In their responses to the LCA Survey, communities reported permits issued for approximately 97,500 combined new rental and new owner units between 1996 and 2002. Of these, 29,613 met the affordability criteria set for the Livable Communities Act. These units include 5,307 new affordable rental units out of the 17,427 total new rental units constructed, and 24,306 new affordable owner units out of the 80,073 total new owner units constructed.

Over 30% of the new affordable rental and owner combined housing units reported from 1996 to 2002 were deemed affordable. This was a small decrease from the 32% reported in last year's report (1996-2001). As stated before, to achieve LCA goals set by communities, the region would have to add about 843 new affordable rental units each year from 2003 to 2010 and 4,344 new affordable owner units each year from 2003 to 2010.

The majority of the new affordable owner and renter units constructed from 1996 to 2002 were built in the developing suburbs, with 17,778 units being added. This was over 60% of the total number of new affordable rental and owner units constructed in the region between 1996 and 2002. The developed suburbs had 6,451 new affordable units added, or almost 22% of the total number of new affordable units added. The central cities had 3,303 new affordable units added, or over 11% of the total number of new affordable units added. The rural growth centers had 1,292 new affordable units added, or over 4% of the total number of new affordable units added. Rural communities added 789 new affordable units, or almost 3% of the total number of new affordable units added.

The top ten communities in producing new affordable renter and owner units during the seven LCA years (1996-2002) are:

Minneapolis	2,189
Shakopee	1,980
Woodbury	1,777
Maple Grove	1,297
Farmington	1,233
St. Paul	1,114
Blaine	954
Coon Rapids	914
Apple Valley	867
Burnsville	805

#### Seven-Year (1996-2002) Summaries of Building Activity in Geographic Planning Areas

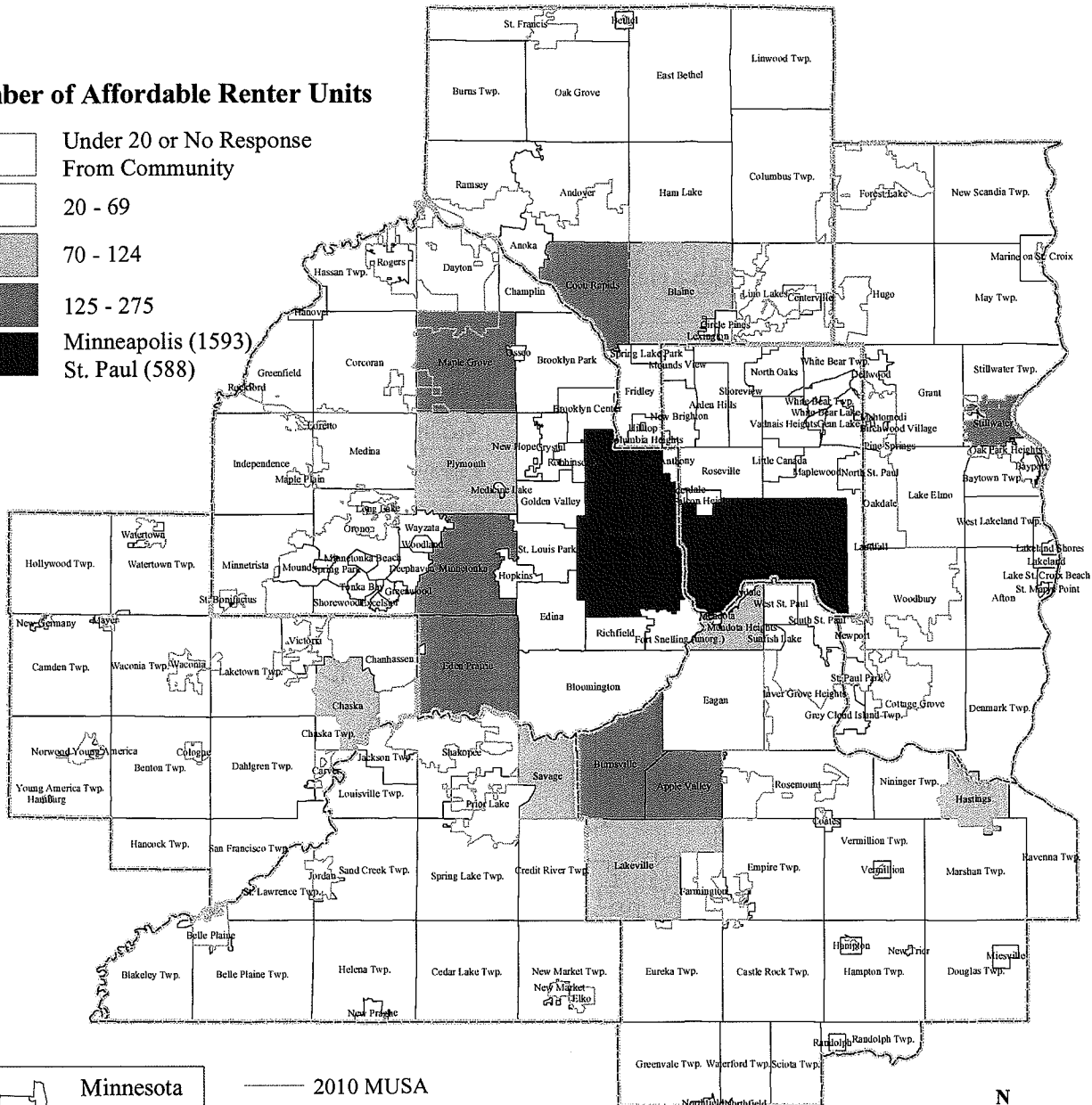
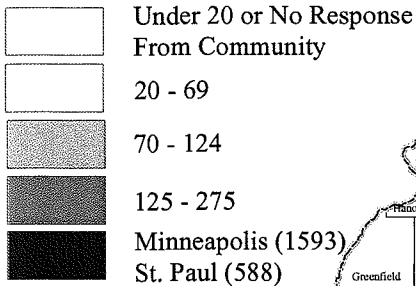
Policy Area	Affordable Rental Units	All Rental Units	Percent Affordable	Affordable Owner Units	All Owner Units	Percent Affordable	Total Affordable Units	All Units	Percent Affordable
Central Cities	2,181	5,071	43.0%	1,122	3,520	31.9%	3,303	8,591	38.4%
Developed	1,494	5,523	27.1%	4,957	15,059	32.9%	6,451	20,582	31.3%
Developing	1,576	6,710	23.5%	16,202	54,546	27.7%	17,778	61,256	29.0%
Rural Growth Centers	21	24	87.5%	1,271	2,997	42.4%	1,292	3,021	42.8%
Rural Area	35	99	35.4%	754	3,951	19.1%	789	4,050	19.5%
Metro Area	5,307	17,427	30.5%	24,306	80,073	30.4%	29,613	97,500	30.4%

# Twin Cities Metropolitan Area

## Affordable Renter Units Added by Community

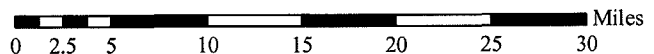
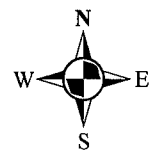
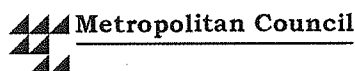
### 1996-2002

#### Number of Affordable Renter Units



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2002 Livable Communities Act Report

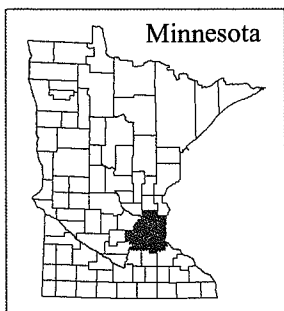
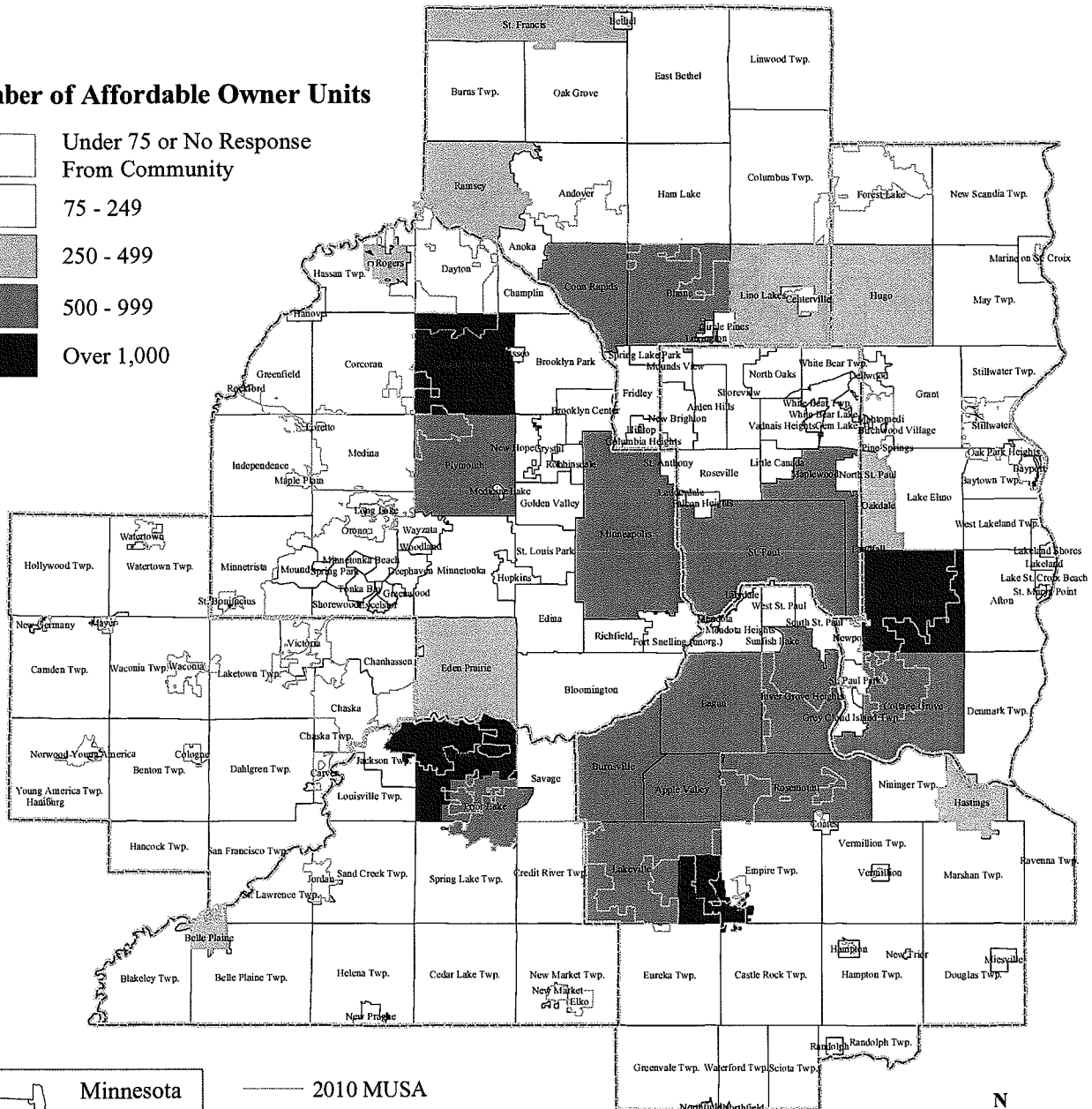
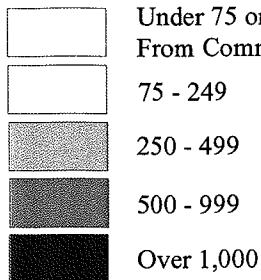


# Twin Cities Metropolitan Area

## Affordable Owner Units Added by Community

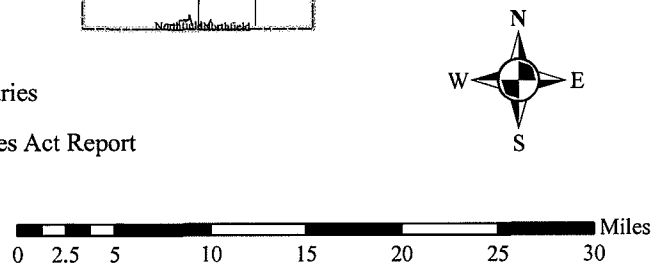
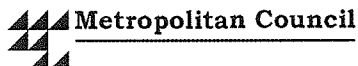
### 1996-2002

#### Number of Affordable Owner Units

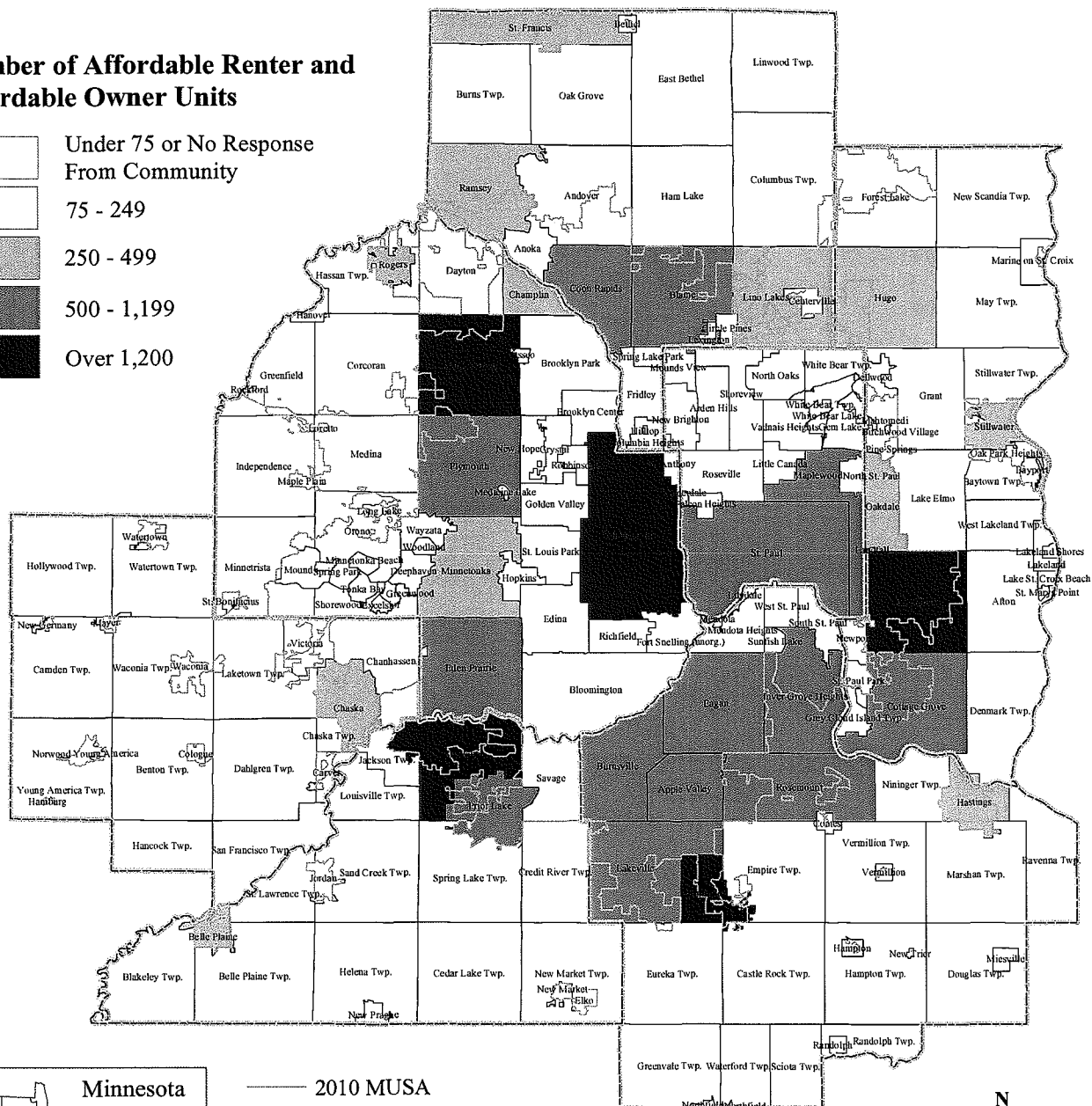


— 2010 MUSA  
 — County Boundary  
 - - - City & Township Boundaries

Source: 2002 Livable Communities Act Report



## Twin Cities Metropolitan Area

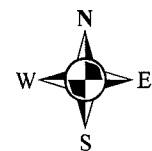
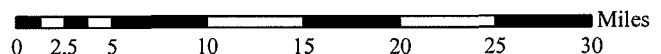


———— 2010 MUSA  
 - - - - - County Boundary  
 - - - - - City & Township Boundaries

Source: 2002 Livable Communities Act Report



## Metropolitan Council



## **Life-Cycle Housing Summary**

The Livable Communities Act legislation also asks that the Metropolitan Council report on the efforts being made by communities to provide their residents with "life-cycle" housing. A community or group of communities with adequate life-cycle housing is defined as having a range of housing opportunities for residents, one that allows residents to find suitable housing for all stages of their lives.

### **Percentage of Life-Cycle Housing Types, 2002, and Previous Six-Year Period**

Life-Cycle Housing	2002 New Units	Six-Year Totals 1996-2001
Single-Family Detached	41%	60%
Attached Units*	59%	40%

\*Attached units include townhouses, duplexes, apartments, and condos.

Projections for life-cycle production between the years 2000 and 2010 were for 53% single-family detached units and 47% other attached types of housing units. For 1996 to 2002, 60% of all residential units reported in the LCA survey were single-family detached units and 40% were other attached units. These numbers have a ways to go before they reflect the projected single-family, detached/attached unit ratio (53/47) for the years 2000 to 2010.

In the last couple of years, there has been a higher percentage of attached units, which could signal a trend towards the life-cycle housing projections for 2010-2020 (50% detached, single-family units and 50% attached units).

### **Percentage of Life-Cycle Housing Types to 2010 and 2020**

Life-Cycle Housing	New Units Projected 2000-2010	New Units Projected 2010-2020
Single-Family Detached	41%	60%
Attached Units*	59%	40%

\*Attached units include townhouses, duplexes, apartments, and condos.





## **Appendix A. Data Sources and Definitions**

### **Livable Communities Survey**

Data on the construction of affordable units is taken from the Council's annual Livable Communities Act survey. Response rates to this survey tend not to be as good as for the building permit survey. Consequently, permit totals from these sources may vary. Municipalities are not required to join the Livable Communities program, nor are they required to respond to the Council's requests for data.

### **Metropolitan Council's Annual Residential Construction Survey**

The Council conducts an annual survey of each city and township in the Twin Cities to track the number of units by type (single-family, townhouses, duplexes and multifamily) that are added to the region. This survey includes questions about the units that have been removed from the housing stock each year. The building permit survey has nearly a 100% response rate; however, cities are less apt to return information about removal of units than new construction. The Council uses this annual survey for several Council projects, including the analysis of regional housing trends. Additional information on the number of new permitted units that are affordable and the number intended for owner or renter occupancy is collected in the annual Livable Communities survey. Both sources of data provide the basis for measuring progress made by communities toward reaching regional housing goals.

### **Other Sources**

The Metropolitan Council utilizes various sources of data to monitor residential building activity. In addition to the annual construction survey and the Livable Communities Act survey, other sources of data include monthly residential building reports from the U.S. Department of Commerce, sales of existing units from the Minneapolis Board of Realtors, vacancy rates from *Metro Updates* (a report from Spectrum Apartment Search), and quarterly reports on national housing construction trends

### **Methodology for Determining Affordable Units in the LCA Survey**

Each year, respondents to the LCA survey are asked to estimate how many of the new units built in their jurisdiction meet the Livable Communities Act's affordability criteria (stated in the "Definitions of Affordable Housing" section on pages 1 and 2). Some are able to provide firm sale price information, but the majority cannot.

In 1996 and 1997, many communities filling out the LCA survey utilized building permit valuations as indicators of affordability status. These valuations were readily accessible for the communities, but they often excluded the price of lots, and some finishing costs, such as landscaping and wall and floor coverings. Therefore, the building permit valuations did not represent the true value of the housing unit.

In 1998, communities using building permit valuations to complete the LCA survey were asked to add an average lot price for that type of unit into the final cost. While these adjusted costs

were not exact, they more closely reflected the sale value of new homes. This practice of applying an additional lot price to the permit value was applied up until 2001.

Starting in 2002, county assessor's data was used to estimate the price of each new housing unit added to every community in the seven-county metropolitan area. The county assessor's data contains many attributes regarding residential and commercial properties, including the selling price or market value of each housing unit within the county. These two attributes were used extensively to establish whether a unit met the LCA's affordability threshold or not.

## **Appendix B. Livable Communities Survey**

The Livable Communities Survey was sent to all cities and townships in the Twin Cities Metropolitan area.

# Livable Communities Survey—Part A

January – December 2002

(Please print or type)

Community Name \_\_\_\_\_

Primary person completing the survey: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

E-mail address \_\_\_\_\_

Others involved in completing the survey:

Name: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ E-mail address: \_\_\_\_\_

Section(s): \_\_\_\_\_

Name: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ E-mail address: \_\_\_\_\_

Section(s): \_\_\_\_\_

Thank you for taking time to complete this survey. Your responses are essential to us as an important part of our compliance with the Livable Communities Act of 1995. We need to receive your completed form by July 14th, 2003. These surveys can be downloaded at [www.metrocouncil.org/services/livcomm/LCASurvey.htm](http://www.metrocouncil.org/services/livcomm/LCASurvey.htm)

Part A can be e-mailed to [joel.nyhus@metc.state.mn.us](mailto:joel.nyhus@metc.state.mn.us) and Part B can be e-mailed to [guy.peterson@metc.state.mn.us](mailto:guy.peterson@metc.state.mn.us). If this electronic format is not available to you, hand written responses can be returned with the enclosed envelope. If you have questions about Part A, please contact Joel Nyhus at (651) 602-1634. Questions on Part B or the ALHOA should be directed to Guy Peterson (651) 602-1418. Once again, thank you for your assistance.

## Survey Contents:

- A. Comprehensive Planning and Development Incentives ..... Survey Page 2
- B. Production of New Housing Units..... Survey Page 3
- C. Removal of Housing Units ..... Survey Page 3
- D. ALHOA ..... Survey Page 4

If your community has changed or introduced any initiatives toward the production or preservation of affordable and life-cycle housing during the last year, please complete the following section.

## A. Comprehensive Planning and Development Incentives

1. Briefly describe in what ways your community supports the development of affordable and life-cycle housing through comprehensive planning and zoning. Examples of these activities are, zoning that allocates higher densities near employment and transit centers, zoning that promotes choices for affordable and life-cycle housing, etc; If you have responded to this question in previous surveys your need only describe new initiatives in 2002.

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2. Did your community add any to the following incentives for the development of affordable and life-cycle housing last year?

Density bonuses	Yes	No
Fee waivers or reductions	Yes	No
Assessment abatements	Yes	No
Acquisition or write-down of land costs	Yes	No

3. How many new manufactured homes were added outside of mobile home parks in 2002? (The Metro Council annually surveys all mobile home parks for unit counts).

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4. During 2002, did you re-examine, waive or permanently change any official controls to facilitate the development of affordable and life-cycle housing? If so, please describe. (Examples of local requirements include: minimum lot sizes, garage and off-street parking, set-back requirements, etc.)

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5. Has your community established task forces, commissions or committees to address affordable and life-cycle housing issues in the past year? If so, please describe.

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## B. Production of New Housing Units in 2002

- Please list the rental units for which building permits were issued during 2002. Housing costs listed are the total costs for rent and utilities paid by tenants.

Income Groups	Monthly Rent Affordability Levels for Rental Housing							
	Efficiency and SRO*		One Bedroom		Two Bedroom		Three + Bedrooms	
Affordable Rents**	Under \$671		Under \$719		Under \$862		Under \$996	
All other new rental units	Above \$671		Above \$719		Above \$862		Above \$996	

\* Single-room occupancy

\*\* Affordable to households earning less than 50% of the regional median income, adjusted for household size. (\$38,350 in 2002)

- New owner-occupied units permitted in 2002. The 2002 Residential Construction Report, which shows the number of units permitted, and the County Assessor's data, which shows the estimated and selling prices, are enclosed. If the County Assessor's data is not enclosed or it does not cover all the units permitted in 2002, please use your best estimate for the housing unit costs.

New Owner-Occupied Housing Units			
Affordability Level	Single-Family, Detached	Duplex, Quads and Townhouses	Condominiums
Less than \$170,000*			
\$170,000 and over			

\*Affordable to households earning less than 80% of the regional median income. (\$61,360 in 2002).

- How many owner-occupied units were constructed during 2002 that would be affordable to households earning 60% of the metro area's median household income of \$46,020 (units costing \$127,000 or less?) \_\_\_\_\_

## C. Removal of Housing Units

- How many housing units were removed from the housing stock in 2002?  
Single-family, detached \_\_\_\_\_ multifamily units \_\_\_\_\_ mobile homes \_\_\_\_\_
- How many of these units were occupied until demolition? \_\_\_\_\_
- How many units burned or were destroyed by natural disaster? \_\_\_\_\_
- How many units were demolished because of deterioration (physical or structural)? \_\_\_\_\_
- How many of the units were replaced? \_\_\_\_\_
- Of these, how many were replaced by single-family, detached units priced at \$170,000 or less? \_\_\_\_\_ How many of the replacement multifamily units met the affordability standards shown above? \_\_\_\_\_

## E. ALHOA

During 2002, did your city expend at least 85% of its required Affordable and Life-Cycle Housing Amount (ALHOA) toward meeting its negotiated LCA affordable and life-cycle housing goals? (See enclosed ALHOA applicable for 2002). These expenditures may include such efforts as local tax levy revenues such as those that support the local or county HRA, any local dollars contributed to housing assistance, development or housing rehabilitation programs, or toward housing inspections and maintenance programs. Funds from another source granted to the city may be applicable if the funds could be used for something other than assisting housing efforts or activities. Yes \_\_\_\_\_ No \_\_\_\_\_

If no, please  
explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## Appendix C. Negotiated Livable Communities Act Goals for Affordable and Life-Cycle Housing

The following tables show the Livable Communities Act affordable and life-cycle housing goals negotiated with the Metropolitan Council by communities participating in the Livable Communities program in 1996. Cities participating in the LCA program for the first time in 1997, 1998, 1999, 2000, 2001 and 2002 are shown in the following sections of this appendix.

### Communities Participating in the Livable Communities Program in 1996

Apple Valley		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	68%	69-70%	69%
	Rental	33%	35-40%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	32%	35-38%	35%
	Owner/renter mix	86/14%	72-75/25-28%	75/25%
Density	Single-Family Detached	2.2/acre	1.9-2.1/acre	2.0+/acre
	Multifamily	7/acre	10/acre	10+/acre

Arden Hills		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	46%	68-69%	65%
	Rental	47%	35-48%	38%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	30%	35-36%	27%
	Owner/renter mix	86/14%	(64-75)/(25-36)%	83/17%
Density	Single-Family Detached	2.0/acre	1.8-1.9/acre	1.8/acre
	Multifamily	8/acre	10-12/acre	9/acre

Blaine		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	93%	69-87%	At least 69%
	Rental	33%	35-50%	At least 35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	35%	33-35%	At least 33%
	Owner/renter mix	88/12%	(75)/(25)%	75/25%
Density	Single-Family Detached	2.4/acre	1.9-2.3/acre	1.9/acre
	Multifamily	8/acre	10-13/acre	10/acre

Bloomington		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	69%	64-77%	Maintain within benchmark
	Rental	28-33.4% (1995 city est.)	32-45%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	41%	38-41%	Maintain within benchmark
	Owner/renter mix	70/30%	(64-70)/(30-36)%	Maintain within benchmark
Density	Single-Family Detached	2.4/acre	2.3-2.9/acre	Maintain within benchmark
	Multifamily	10/acre	11-15/ acre	Maintain within benchmark
		11.38/acre (1995 city est.)		

Brooklyn Park		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	91%	69-77%	69%
	Rental	57%	35-41%	50%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	44%	34-35%	34%
	Owner/renter mix	67/33%	(72-75)/(25-28)%	75/25%
Density	Single-Family Detached	2.3/acre	1.9-2.4/acre	2.4/acre
	Multifamily	12/acre	10-11/acre	11/acre

Brooklyn Center		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	99%	77%	77%
	Rental	46%	41-45%	41-45%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	37%	34-41%	34-41%
	Owner/renter mix	68/32%	(64-72)/(28/36)%	(64-72)/(28-36)%
Density	Single-Family Detached	2.9/acre	2.4-2.9/acre	2.4-2.9/acre
	Multifamily	11/acre	11-15/acre	11-15/acre

Burnsville		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	69%	64-69%	At least 64%
	Rental	52%	32-35%	At least 32%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	52%	35-38%	At least 38%
	Owner/renter mix	65/35%	(70-75)/(25-30)%	At least 25%
Density	Single-Family Detached	2.2/acre	1.9-2.3/acre	2.2/acre
	Multifamily	11/acre	11-15/acre	11-15/acre

Carver		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	97%	63-70%	Maintain within or above benchmark
	Rental	56%	53-56%	Maintain within or above benchmark
	Type (Non-Single-Family Detached)	19%	14-17%	Maintain within or above benchmark
Life-Cycle Hsg.	Owner/renter mix	85/15%	(85)/(15)%	Maintain within or above benchmark
	Single-Family detached	1.6/acre	0.8-1.2/acre	Maintain within or above benchmark
Density	Multifamily	7.0/acre	18.0-21.8/acre	Maintain within or above benchmark

Chanhassen		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	37%	60-69%	50%
	Rental	44%	35-37%	35%
	Type (Non-Single-Family Detached)	19%	35-37%	34%
Life-Cycle Hsg.				1991 Comp Plan
	Owner/renter mix	85/15%	67-75/25-33%	82/20
Density	Single-Family Detached	1.5/acre	1.8-1.9/acre	1.8
	Multifamily	11/acre	10-14/acre	10-Sep

Chaska		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	75%	60-69%	65%
	Rental	49%	35-37%	36%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	49%	35-37%	37%
	Owner/renter mix	69/31%	(67-75)/(25-33)%	75/25%
Density	Single-Family Detached	2.6/acre	1.8-1.9/acre	2.3/acre
	Multifamily	9/acre	10-14/acre	10/acre

Cologne		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	98%	63-70%	Maintain within benchmark
	Rental	80%	53-56%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	23%	14-17%	Maintain within benchmark
	Owner/renter mix	79/21%	(85)/(15)%	Maintain within benchmark
Density	Single-Family Detached	2.4/acre	0.8-1.2/acre	Maintain within benchmark
	Multifamily	0.0/acre	18.0-21.8/acre	Maintain within benchmark

Columbia Heights		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	96%	77-87%	86%
	Rental	58%	45-50%	49%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	36%	33-41%	38%
	Owner/renter mix	68/32%	(64-75)/(25-36)%	75/25%
Density	Single-Family Detached	4.0/acre	2.3-2.9/acre	3.9/acre
	Multifamily	22/acre	13-15/acre	21/acre

Coon Rapids		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	89%	69-87%	78%
	Rental	42%	35-50%	40%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	33%	33-35%	33%
	Owner/renter mix	78/22%	75/25%	75/25%
Density	Single-Family Detached	2.3/acre	1.9-2.3/acre	2.3/acre
	Multifamily	10/acre	10-13/acre	10/acre

Cottage Grove		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	69-74%	74%
	Rental	20%	35-48%	28%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	12%	26-35%	16%
	Owner/renter mix	93/7%	(75-81)/(19-25)%	91/9%
Density	Single-Family Detached	2.0/acre	1.9-2.0/acre	1.9-2.0/acre
	Multifamily	9/acre	8-10/acre	8-10/acre

Crystal		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	98%	77%	77%
	Rental	48%	41-45%	45%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	24%	34-41%	25%
	Owner/renter mix	76/24%	64-72/28-36%	75/25%
Density	Single-Family Detached	3.3/acre	2.4-2.9/acre	2.9/acre
	Multifamily	15/acre	11-15/acre	15/acre

Deephaven		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	31%	60-69%	No
	Rental	23%	35-37%	Numerical
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	2%	35-37%	Goals
	Owner/renter mix	94/6%	(67-75)/(25-33)%	*
Density	Single-Family Detached	1.2/acre	1.8-1.9/acre	*
	Multifamily	1/acre	10-14/acre	*

Eagan		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	62%	69-70%	62%
	Rental	22%	35-40%	Move toward 35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	46%	35-38%	Maintain within or above benchmark
	Owner/renter mix	69/31%	(72-75)/(25-28)%	Move to within benchmark
Density	Single-Family Detached	1.8/acre	1.9-2.1/acre	1.9/acre
	Multifamily	9/acre	10/acre	Townhomes - 5/acre Apartments - 10/acre

Eden Prairie		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	42%	64-69%	30%
	Rental	11%	32-35%	20%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	42%	35-38%	43%
	Owner/renter mix	73/27%	(70-75)/(25-30)%	75/25%
Density	Single-Family Detached	1.9/acre	1.9-2.3/acre	2.0/acre
	Multifamily	9/acre	10-11/acre	10/acre

Edina		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	31%	64-77%	31%
	Rental	14%	32-45%	43%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	43%	38-41%	43%
	Owner/renter mix	71/29%	(64-71)/(30-36)%	71/29%
Density	Single-Family Detached	2.3/acre	2.3-2.9/acre	2.3/acre
	Multifamily	17/acre	12-15/acre	17/acre

Falcon Heights		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	60%	68-77%	31%
	Rental	14%	32-45%	14%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	43%	38-41%	43%
	Owner/renter mix	71/29%	(64-70)/(26-36)%	56/44%
Density	Single-Family Detached	3.4/acre	1.8-2.9/acre	3.4/acre
	Multifamily	17/acre	12-15/acre	17/acre

Farmington		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	92%	64-85%	75%
	Rental	73%	32-38%	50%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	24%	36-38%	36%
	Owner/renter mix	76/24%	(68-70)/(30-32)%	70/30%
Density	Single-Family Detached	2.1/acre	2.3-2.5/acre	2.2/acre
	Multifamily	15/acre	11-14/acre	14/acre

Fridley		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	77-87%	Maintain at least 75%
	Rental	56%	45-50%	Maintain at least 45%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	42%	33-41%	Maintain at least 33%
	Owner/renter mix	68/32%	(64-75)/(25-36)%	Maintain at least 25% for rental
Density	Single-Family Detached	2.8/acre	2.3-2.9/acre	Maintain at least 2.3/acre
	Multifamily	14/acre	13-15/acre	Maintain at least 13/acre

Golden Valley		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	60%	60-77%	62%
	Rental	45%	37-41%	45%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	28%	37-41%	31%
	Owner/renter mix	79/21%	(64-67)/(33-36)%	79/21%
Density	Single-Family Detached	2.2/acre	1.8-2.9/acre	2.2/acre
	Multifamily	10/acre	14-15/acre	12/acre
		11/acre (city est.)		

Hamburg		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	%	64-70%	Maintain within benchmark
	Rental	87%	53-56%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	21%	14-17%	Maintain within benchmark
	Owner/renter mix	78/22%	85/15%	Maintain within benchmark
Density	Single-Family Detached	2.9/acre	0.8-1.2/acre	Maintain within benchmark
	Multifamily	31.0/acre	18.0-21.8/acre	Maintain within benchmark

Hastings		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	89%	69-85	77%
	Rental	76%	48-68%	65%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	38%	26-36%	31%
	Owner/renter mix	68/32%	(65-81)/(19/35)%	73/27%
Density	Single-Family Detached	2.8/acre	2.0-2.5/acre	2.5/acre
	Multifamily	11/acre	8-14/acre	11/acre

Hilltop		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	97%	77-87%	Remain at or above benchmark
	Rental	88%	45-50%	Remain at or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	97%	33-41%	Remain at or above benchmark
	Owner/renter mix	72/28%	(64-75)/(25-36)%	Remain at or above benchmark
Density	Single-Family detached	8.5/acre	2.3-2.9/acre	Remain at or above benchmark
	Multifamily	0/acre	13-15/acre	Remain at or above benchmark

<b>Hopkins</b>		<b>CITY INDEX</b>	<b>BENCHMARK</b>	<b>GOAL</b>
<b>Affordability</b>	Ownership	81%	60-77%	Within or above benchmark
	Rental	45%	37-41%	Within or above benchmark
<b>Life-Cycle Hsg.</b>	Type (Non-Single-Family Detached)	72%	37-41%	Within or above benchmark
	Owner/renter mix	35/65%	(64-67)/(33-36)%	Within or above benchmark
<b>Density</b>	Single-Family Detached	8.5/acre	2.3-2.9/acre	Remain at or above benchmark
	Multifamily	0/acre	13-15/acre	Remain at or above benchmark

<b>Inver Grove Heights</b>		<b>CITY INDEX</b>	<b>BENCHMARK</b>	<b>GOAL</b>
<b>Affordability</b>	Ownership	75%	69-70%	70-75%
	Rental	35%	35-40%	35-40%
<b>Life-Cycle Hsg.</b>	Type (Non-Single-Family Detached)	45%	35-38%	35-45%
	Owner/renter mix	75/25%	(72-75)/(25-28)%	75/25%
<b>Density</b>	Single-Family Detached	1.7/acre	1.9-2.1/acre	1.7-2.0/acre
	Multifamily	12/acre	10/acre	10/acre

<b>Jordan</b>		<b>CITY INDEX</b>	<b>BENCHMARK</b>	<b>GOAL</b>
<b>Affordability</b>	Ownership	98%	64-85%	98%
	Rental	80%	32-68%	80%
<b>Life-Cycle Hsg.</b>	Type (Non-Single-Family Detached)	44%	36-38%	44%
	Owner/renter mix	66/34%	(68-70)/(30-32)%	68/32%
<b>Density</b>	Single-Family Detached	2.7/acre	2.3-2.5/acre	2.7/acre
	Multifamily	29/acre	11-14/acre	29/acre

<b>Lauderdale</b>		<b>CITY INDEX</b>	<b>BENCHMARK</b>	<b>GOAL</b>
<b>Affordability</b>	Ownership	95%	68-77%	Maintain within or above benchmark
	Rental	65%	45-48%	Maintain within or above benchmark
<b>Life-Cycle Hsg.</b>	Type (Non-Single-Family Detached)	59%	36-41%	Maintain within or above benchmark
	Owner/renter mix	48/52%	(64-74)/(26-36)%	Maintain within or above benchmark
<b>Density</b>	Single-Family Detached	4.0/acre	1.8-2.9/acre	Maintain within or above benchmark
	Multifamily	24/acre	12-15/acre	Maintain within or above benchmark

<b>Little Canada</b>		<b>CITY INDEX</b>	<b>BENCHMARK</b>	<b>GOAL</b>
<b>Affordability</b>	Ownership	76%	68-69%	Remain at or above benchmark
	Rental	38%	35-48%	Remain at or above benchmark
<b>Life-Cycle Hsg.</b>	Type (Non-Single-Family Detached)	64%	35-36%	Remain at or above benchmark
	Owner/renter mix	60/40%	(64-75)/(25-36)%	Remain at or above benchmark
<b>Density</b>	Single-Family detached	2.0/acre	1.8-1.9/acre	Remain at or above benchmark
	Multifamily	17/acre	10-12/acre	Remain at or above benchmark

Long Lake		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	73%	60-69%	73%
	Rental	49%	35-37%	49%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	34%	35-37%	35%
	Owner/renter mix	66/34%	(65-75)/(25-33)%	67/33%
Density	Single-Family Detached	1.9/acre		1.9/acre
	Multifamily	13/acre	10.14/acre	13/acre

Maple Grove		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	69%	69-77%	69%
	Rental	4%	35-41%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	27%	34-35%	35%
	Owner/renter mix	89/11%	(72-75)/(25-28)%	75/25%
Density	Single-Family Detached	2.1/acre	1.9-2.4/acre	2.4/acre
	Multifamily	7/acre	10-11/acre	11/acre

Mayer		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	99%	63-70%	Maintain within the benchmark
	Rental	76%	53-56%	Maintain within the benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	16%	14-17%	Maintain within the benchmark
	Owner/renter mix	82/18%	85/15%	Maintain within the benchmark
Density	Single-Family detached	2.1/acre	0.8-1.2/acre	Maintain within the benchmark
	Multifamily	17.0/acre	18.30-21.8/acre	Maintain within the benchmark

Medina		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	38%	69-77%	10-15%
	Rental	21%	35-41%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	7%	34-35%	10-15%
	Owner/renter mix	87/13%	(72-75)/(25-28)%	85/15%
Density	Single-Family Detached	NA/acre	1.9-2.4/acre	1.5-2.0/acre
	Multifamily	NA/acre	10.0-11.0/acre	10/acre

Mendota Heights		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	34%	69-70%	Maintain existing, move toward benchmark
	Rental	4%	35-40%	Move toward benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	23%	35-38%	Move toward 35%
	Owner/renter mix	91/9%	(72-75)/(25-28)%	Move toward 25% rental
Density	Single-Family Detached	1.5/acre	1.9-2.1/acre	Move towards 1.9/acre
	Multifamily	8/acre	10/acre	Move toward 10/acre

Minneapolis		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	88%	NA%	83%
	Rental	67%	NA%	60%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	56%	NA%	56%
	Owner/renter mix	45/55%	NA%	54/56%
Density	Single-Family Detached	6.2/acre	NA/acre	6.2/acre
	Multifamily	20/acre	NA/acre	20/acre

Minnetonka		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	47%	60-69%	50%*
	Rental	17%	35-37%	60%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	39%	35-37%	60%
	Owner/renter mix	74/26%	(65-75)/(25-33)%	64/35%
Density	Single-Family Detached	1.8/acre	1.8-1.9/acre	1.8/acre
	Multifamily	11/acre	10-14/acre	11/acre

\* This goal is for new owner-occupied multifamily units

Minnetrista		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	33%	60-69%	40%
	Rental	32%	35-37%	34%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	4%	35-37%	11%
	Owner/renter mix	94/6%	(67-75)/(25-33)%	94/6%
Density	Single-Family Detached	0.8/acre	1.8-1.9/acre	2.18/acre
	Multifamily	5.8/acre	10-14/acre	6-8/acre

Mounds View		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	89%	69-87%	Maintain within benchmark
	Rental	54%	35-59%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	43%	33-35%	Maintain within benchmark
	Owner/renter mix	67/33%	75/25%	Maintain within benchmark
Density	Single-Family Detached	2.3/acre	1.9-2.3/acre	Maintain within benchmark
	Multifamily	12/acre	10-13/acre	Maintain within benchmark

New Hope		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	92%	77%	92%
	Rental	41%	41-45%	41%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	48%	34-41%	48%
	Owner/renter mix	53/47%	(64-72)/(28-36)%	53/47%
Density	Single-Family Detached	2.9/acre	2.4-2.9/acre	2.9/acre
	Multifamily	14/acre	11-15/acre	14/acre



New Germany		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	100%	63-70%	Maintain within or above benchmark
	Rental	100%	53-56%	Maintain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	21%	14-17%	Maintain within or above benchmark
	Owner/renter mix	77/23%	85/15%	Maintain within or above benchmark
Density	Single- Family detached	2.0/acre	0.8-2.1/acre	Maintain within or above benchmark
	Multifamily	0.0/acre	18.0-21.8/acre	Maintain within or above benchmark

New Brighton		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	69%	77-87%	71%
	Rental	56%	45-50%	50%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	45%	33-41%	45%
	Owner/renter mix	62/38%	(64-75)/(25-36)%	64/36%
Density	Single-Family Detached	2.8/acre	2.3-2.9/acre	2.8/acre
	Multifamily	15/acre	13-15/acre	15/acre

Newport		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	87%	69-74%	Move to within the benchmark range
	Rental	66%	26-35%	Move to within the benchmark range
Life-Cycle Hsg.	Type (Non-Single-Family Detached)		26-35%	Move to within the benchmark range
	Owner/renter mix	65/35%	(75-81)/(19-25)%	Move to within the benchmark range
Density	Single- Family detached	1.4/acre	1.9-2.0/acre	Move to within the benchmark range
	Multifamily	18/acre	8-10/acre	Move to within the benchmark range

North St. Paul		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	91%	69-74%	Remain within the benchmark
	Rental	61%	35-52%	Remain within the benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	30%	29-35%	Remain within the benchmark
	Owner/renter mix	72/28%	(75-77)/(23-25)%	Remain within the benchmark
Density	Single- Family detached	2.9/acre	1.9-2.2/acre	Remain within the benchmark
	Multifamily	17/acre	10-13/acre	Remain within the benchmark

North Oaks		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	1%	68-69%	1%
	Rental	44%	35-48%	44%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	2%	35-36%	4%
	Owner/renter mix	97/3%	(64-75)/(25-36)%	
Density	Single-Family Detached			
	Multifamily			

Norwood Y.A		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	100%	63-70%	At least 63%
	Rental	88%	53-56%	53-88%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	35%	14-17%	14-35%
	Owner/renter mix	65/35%	85/15%	No less than 15% rental
Density	Single-Family Detached	2.9/acre	0.8-1.2/acre	0.8-2.9/acre
	Multifamily	21.0/acre	18.0-21.8/acre	18-21.8/acre

Oakdale		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	69-74%	74%
	Rental	67%	35-52%	67%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	40%	29-35%	35%
	Owner/renter mix	78/22%	(75-77)/(23-25)%	77/23%
Density	Single-Family Detached	2.2/acre	1.9-2.2/acre	2.2/acre
	Multifamily	10/acre	10-13/acre	10/acre

Orono		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	30%	60-69%	No
	Rental	18%	35-37%	Numerical
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	2%	35-37%	Goals
	Owner/renter mix	91/9%	(67-75)/(25-33)%	*
Density	Single-Family Detached	0.9/acre	1.8-1.9/acre	*
	Multifamily	6/acre	10-14/acre	*

Osseo		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	96%	69-77%	Remain within or above benchmark
	Rental	67%	35-41%	Remain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	40%	34-35%	Remain within or above benchmark
	Owner/renter mix	57/43%	(72-75)/(25-28)%	Remain within or above benchmark
Density	Single-Family detached	3.2/acre	1.9-2.4/acre	Remain within or above benchmark
	Multifamily	42/acre	10-11/acre	Remain within or above benchmark

Plymouth		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	42%	67-77%	21%
	Rental	15%	35-41%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	39%	34-35%	34%
	Owner/renter mix	74/26%	(72-75)/(25-28)%	75/25%
Density	Single-Family Detached	1.8/acre	1.9-2.4/acre	2/acre
	Multifamily	8/acre	10-11/acre	10/acre

Prior Lake		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	71%	64-69%	50%
	Rental	39%	32-35%	32%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	20%	35-38%	35%
	Owner/renter mix	81/19%	(70-75)/(25-30)%	72/25%
Density	Single-Family Detached	1.8/acre	1.9-2.3/acre	1.9/acre
	Multifamily	9/acre	10-11/acre	11/acre

Ramsey		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	88%	69-87%	70%
	Rental	29%	35-50%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	4%	33-35%	10%
	Owner/renter mix	97/3%	75/25%	90/10%
Density	Single-Family Detached	0.8/acre	1.9-2.3/acre	2.3/acre*
	Multifamily	NA/acre	10-13/acre	8/acre*

\*Applicable to MUSA development.

Richfield		CITY INDEX	BENCHMARK	GOAL*
Affordability	Ownership	97%	64-77%	92%
	Rental	64%	32-45%	59%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	36%	38-41%	36-41%
	Owner/renter mix	65/35%	(64-70)/(30-36)%	(65-70)/(30-35)%
Density	Single-Family Detached	3.6/acre	2.3-2.9/acre	3.5/acre
	Multifamily	21/acre	11-15/acre	15-21/acre

\* City will reexamine goals in 2006

Robbinsdale		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	97%	77%	77%
	Rental	47%	41-45%	45%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	30-33%	34-41%	34%
	Owner/renter mix	73/27%	(64-72)/(28-36)%	72-28%
Density	Single-Family Detached	4.1/acre	2.4-2.9/acre	3.5/acre
	Multifamily	33/acre	11-15/acre	30/acre

Rockford		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	98%	63-68%	Within or above benchmark
	Rental	100%	42-53%	Within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	21%	13-17%	Within or above benchmark
	Owner/renter mix	75/25%	(87-89)/(11-13)%	Within or above benchmark
Density	Single-Family Detached	2.8/acre	0.8-1.2/acre	2.8/acre
	Multifamily	11/acre	18.0-22.5/acre	11/acre

Rosemount		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	73%	69-70%	69%
	Rental	54%	35-40%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	22%	35-38%	35%
	Owner/renter mix	79/21%	(72-75)/(25-28)%	75/25%
Density	Single-Family Detached	1.6/acre	1.9-2.1/acre	1.9/acre
	Multifamily	11/acre	10/acre	10/acre

Roseville		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	76%	68-77%	75%
	Rental	47%	45-48%	50%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	41%	36-41%	40%
	Owner/renter mix	68/32%	(64-74)/(26-36)%	65/35%
Density	Single-Family Detached	2.2/acre	1.8-2.9/acre	2.85/acre
	Multifamily	17/acre	12-15/acre	12-15/acre

Savage		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	78%	64-69%	54%
	Rental	40%	32-35%	51%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	14%	35-38%	33%
	Owner/renter mix	85/15%	(70-75)/(25-30)%	76-24%
Density	Single-Family Detached	1.9/acre	1.9-2.3/acre	2.5/acre
	Multifamily	14/acre	10-11/acre	12/acre

Shakopee		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	64-69%	64%
	Rental	53%	32-35%	32%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	34%	35-38%	35%
	Owner/renter mix	68/32%	(70-75)/(25-30)%	70/30%
Density	Single-Family Detached	2.1/acre	1.9-2.3/acre	1.9/acre
	Multifamily	13/acre	10-11/acre	10/acre

Shoreview		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	60%	68-69%	62%
	Rental	42%	35-48%	42%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	36%	35-36%	36%
	Owner/renter mix	85/15%	(64-75)/(25-36)%	81/19%
Density	Single-Family Detached	2.1/acre	1.8-1.9/acre	2.1/acre
	Multifamily	8/acre	10-11.2/acre	9/acre

Shorewood		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	26%	60-69%	No
	Rental	33%	35-37%	Numerical
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	14%	35-37%	Goals
	Owner/renter mix	90/10%	(67-75)/(25-33)%	*
Density	Single-Family Detached	1.1/acre	1.8-1.9/acre	*
	Multifamily	6/acre	10-14/acre	*

South St. Paul		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	97%	70-77%	Remain within benchmark range
	Rental	72%	40-45%	Remain within benchmark range
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	32%	38-41%	35%
	Owner/renter mix	70/30%	(64-72)/(28-36)%	Remain within benchmark range
Density	Single- Family detached	4.0/acre	2.1-2.9/acre	Remain within benchmark range
	Multifamily	29/acre	10-15/acre	Remain within benchmark range

Spring Park		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	60%	60-69%	Remain within or above benchmark
	Rental	37%	35-37%	Remain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	77%	35-37%	Remain within or above benchmark
	Owner/renter mix	28/72%	(67-75)/(25-33)%	Remain within or above benchmark
Density	Single- Family detached	2.3/acre	1.8-1.9/acre	Remain within or above benchmark
	Multifamily	22/acre	10-14/acre	Remain within or above benchmark

Spring Lake Park		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	94%	77-87%	Maintain within benchmark
	Rental	62%	45-50%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	28%	33-41%	Maintain within benchmark
	Owner/renter mix	75/25%	(64-75)/(25-36)%	Maintain within benchmark for rentals
Density	Single-Family Detached	2.7/acre	2.3-2.9/acre	Maintain within benchmark
	Multifamily	16/acre	13-15/acre	Maintain within benchmark

St. Louis Park		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	82%	60-77%	76-79%
	Rental	38%	37-41%	37-41%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	44%	37-41%	44-47%
	Owner/renter mix	63/37%	(64-67)/(33-36)%	63/37%
Density	Single-Family Detached	3.8/acre	1.8-2.9/acre	3.8/acre
	Multifamily	18/acre	14-15/acre	18-20/acre

St. Paul		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	NA%	No
	Rental	68%	NA%	Numerical
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	51%	NA%	Goals
	Owner/renter mix	54/46%	NA%	*
Density	Single-Family Detached	4.6/acre	NA/acre	*
	Multifamily	29/acre	NA/acre	*

St. Paul Park		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	99%	69-74%	Remain within or above benchmark
	Rental	73%	35-48%	Remain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	19%	26-35%	Remain within or above benchmark
	Owner/renter mix	83/17%	(75-81)/(19-25)%	Remain within or above benchmark
Density	Single- Family detached	2.4/acre	1.9-2.0/acre	Remain within or above benchmark
	Multifamily	21/acre	8-10/acre	Remain within or above benchmark

St. Anthony		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	77%	77-87%	77-87%
	Rental	45%	45-50%	45-50%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	49%	33-41%	33-41%
	Owner/renter mix	61/39%	(64-75)/(25-36)%	(64-75)/(25-36)%
Density	Single-Family Detached	3.2/acre	2.3-2.9/acre	2.3-3.2/acre
	Multifamily	16/acre	13-15/acre	13-16/acre

St. Francis		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	98%	63-90%	63-90%
	Rental	51%	38-53%	38-53%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	30%	9-17%	9-17%
	Owner/renter mix	68/32%	(85-94)/(6-15)%	(85/15)-(94/6)%
Density	Single-Family Detached	0.8/acre	0.8-1.2/acre	0.8-1.2/acre
	Multifamily	10.8/acre	9.0-18.0/acre	9.0-18.0/acre

Stillwater		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	74%	74-85%	Remain within range
	Rental	61%	52-68%	Remain within range
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	28%	29-36%	Remain within range
	Owner/renter mix	72/28%	(68-77)/(23-32)%	Remain within range
Density	Single-Family Detached	2.6/acre	2.2-2.5/acre	Remain within range
	Multifamily	15/acre	13-14/acre	Remain within range

Vadnais Heights		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	73%	68-69%	68-69%
	Rental	32%	35-48%	32-35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	41%	35-36%	35-36%
	Owner/renter mix	82/18%	(64-75)/(25-36)%	(75-82)/(18-26)%
Density	Single-Family Detached	1.9/acre	1.8-1.9/acre	1.8/acre
	Multifamily	9/acre	10-12/acre	9/acre

Victoria		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	39%	60-69%	39%
	Rental	52%	35-37%	35%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	13%	35-37%	18%
	Owner/renter mix	89/11%	(67-75)/(25-33)%	85/15%
Density	Single-Family Detached	1.1/acre	1.8-1.9/acre	1.5/acre
	Multifamily	4/acre	10-14/acre	5/acre

Waconia		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	78%	60-85%	60%
	Rental	62%	36-37%	36%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	43%	36-37%	36%
	Owner/renter mix	63/37%	(67-68)/(32-33)%	65/35%
Density	Single-Family Detached	2.8/acre	1.8-2.5/acre	2/acre
	Multifamily	17/acre	14/acre	14/acre

Watertown		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	97%	63-70%	Remain within or above benchmark
	Rental	89%	53-56%	Remain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	44%	14-17%	Remain within or above benchmark
	Owner/renter mix	72/28%	85/15%	Remain within or above benchmark
Density	Single-Family detached	2.5/acre	0.8-1.2/acre	Remain within or above benchmark
	Multifamily	34.2/acre	18.0-21.8/acre	Remain within or above benchmark

Wayzata		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	43%	60-69%	No
	Rental	36%	35-37%	Numerical
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	51%	35-37%	Goals
	Owner/renter mix	54/46%	(67-75)/(25-33)%	*
Density	Single-Family Detached	1.0/acre	1.8-1.9/acre	*
	Multifamily	15/acre	10-14/acre	*

West St. Paul		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	87%	70-77%	Remain within or above benchmark
	Rental	52%	40-45%	Remain within or above benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	49%	38-41%	Remain within or above benchmark
	Owner/renter mix	58/42%	(64-72)/(28-36)%	Remain within or above benchmark
Density	Single-Family detached	3.1/acre	2.1-2.9/acre	Remain within or above benchmark for rental
	Multifamily	16/acre	10-15/acre	Remain within or above benchmark

White Bear Twp.		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	67%	69-74%	69%
	Rental	20%	35-52%	39%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	18%	29-35%	23%
	Owner/renter mix	93/7%	(75-77)/(23-25)%	90/10%
Density	Single-Family Detached	1.8/acre	1.9-2.2/acre	1.9/acre
	Multifamily	8/acre	10-13/acre	10/acre

White Bear Lake		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	89%	69-74%	Maintain within benchmark
	Rental	40%	35-52%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	33%	29-35%	Maintain within benchmark
	Owner/renter mix	73/27%	(75-77)/(23-25)%	Maintain within benchmark
Density	Single-Family Detached	2.5/acre	1.9-2.2/acre	Maintain within benchmark
	Multifamily	15/acre	10-13/acre	Maintain within benchmark

Woodbury		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	55%	69-74%	Low Density- 30% Townhome Platted- 77% Medium Density 77%
	Rental	15%	35-48%	25%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	37%	26-35%	26%
	Owner/renter mix	79/21%	(75-81)/(19-25)%	81/19%
Density	Single-Family Detached	1.7/acre	1.9-2.0/acre	1.9/acre
	Multifamily	6/acre	8-10/acre	8/acre

Young America		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	99%	63-70%	Maintain within benchmark
	Rental	93%	53-56%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	19%	14-17%	Maintain within benchmark
	Owner/renter mix	78/22%	85/15%	Maintain within benchmark
Density	Single-Family Detached	2.1/acre	0.8-1.2/acre	Maintain within benchmark
	Multifamily	42.5/acre	18.0-21.8/acre	Maintain within benchmark



## LCA Goals Agreements for Rural Area Communities

Afton  
Corcoran  
Ham Lake  
Sunfish Lake  
Young America Township

### Negotiated Goals for New Participants in 1997

Champlin		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	89%	69-77%	72%
	Rental	46%	35-41%	58%
Life-Cycle	Type (Non-Single-Family Detached)	14%	34-35%	20%
	Owner/renter mix	87/13%	(72-75)/(25-28)%	80/20%
Density	Single-Family Detached	2.1/acre	1.9-2.4/acre	2.1/acre
	Multifamily	14/acre	10-11/acre	14/acre

Circle Pines		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	83%	69-87%	69%
	Rental	63%	35-50%	35%
Life-Cycle	Type (Non-Single-Family Detached)	18%	33-35%	18%
	Owner/renter mix	96/4%	75/25%	95/5%
Density	Single-Family Detached	2.5/acre	1.9-2.3/acre	1.9-2.5/acre
	Multifamily	7/acre	10-13/acre	7-10/acre

Excelsior		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	70%	60-69%	70%
	Rental	70%	35-37%	70%
Life-Cycle	Type (Non-Single-Family Detached)	61%	35-37%	61%
	Owner/renter mix	37/63%	(67-75)/(25-33)%	37/63%
Density	Single-Family Detached	2.7/acre	1.8-1.9/acre	2.7/acre
	Multifamily	25/acre	10-14/acre	25/acre

Mound		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	76%	60-69%	60%
	Rental	47%	35-37%	35%
Life-Cycle	Type (Non-Single-Family Detached)	22%	35-37%	25%
	Owner/renter mix	75/25%	(67-75)/(25-33)%	75/25%
Density	Single-Family Detached	2.5/acre	1.8-1.9/acre	2.5/acre
	Multifamily	22/acre	10-14/acre	14/acre

Rogers		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	63-77%	63%
	Rental	86%	41-53%	35%
Life-Cycle	Type (Non-Single-Family Detached)	35%	17-34%	25%
	Owner/renter mix	58/42%	(58-85)/(15-42)%	75/25%
Density	Single-Family Detached	1.4/acre	1.9-2.4/acre	1.9/acre
	Multifamily	15.3/acre	15.3-21.8/acre	10-11/acre

St. Bonifacius		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	96%	63-70%	63%
	Rental	68%	53-56%	35%
Life-Cycle	Type (Non-Single-Family Detached)	27%	14-17%	25%
	Owner/renter mix	73/27%	85/15%	75/25%
Density	Single-Family Detached	1.7/acre	0.8-1.2/acre	1.7/acre
	Multifamily	23.8/acre	18.0-21.8/acre	14/acre

### Negotiated Goals For New LCA Participants In 1998

Anoka		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	94%	69-87%	No less than benchmark
	Rental	66%	35-50%	No less than benchmark
Life-Cycle	Type (Non-Single-Family Detached)	48%	33-35%	No less than benchmark
	Owner/renter mix	54/46%	72/25%	No less than benchmark
Density	Single-Family Detached	2.5/acre	1.9-2.3/acre	No less than benchmark
	Multifamily	20/acre	10-13/acre	No less than benchmark

#### Birchwood

To carry out their housing principles the City of Birchwood Village proposes to (1) maintain its current level of housing affordability – as best it can given potential market forces on a completely developed city adjoining White Bear Lake; (2) be open to considering the possibility of increasing its share of attached housing and rental housing if, in the future, any significant redevelopment opportunities arise in the city, some part of which might be for new residential units; and (3) maintain its single-family detached housing density, and Consider the possibility of building multifamily housing as a possible component.

#### Dayton

Regional policy does not encourage development in permanent agricultural areas not anything but very low density development in the urban reserve area. In particular, it does not support the expansion of low- and moderate-income housing there at the this time. However, existing affordable and life-cycle housing in these rural areas should be maintained.

The city of Dayton agrees that it will maintain its current level of affordable and life-cycle housing recognizing that regional policy does not encourage further development of such housing in permanent agricultural or urban reserve areas.

#### Independence

Regional policy does not encourage development in permanent agricultural areas nor anything but very low density development in the urban reserve area. In particular, it does not support the expansion of low and moderate-income housing there at this time. However, existing affordable and life-cycle housing in these rural areas should be maintained.

The City of Independence agrees that it will maintain its current level of affordable and life-cycle housing recognizing that regional policy does not encourage further development of such housing in permanent agricultural or urban reserve areas.

Lexington		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	100%	69-87%	at least 69%
	Rental	56%	35-50%	at least 35%
Life-Cycle	Type (Non-Single-Family Detached)	51%	33-35%	at least 33%
	Owner/renter mix	60/40%	75/25%	at least 25%
Density	Single-Family Detached	2.1/acre	1.9-2.3/acre	2.3/acre
	Multifamily	42/acre	10-13/acre	13/acre

#### Minnetonka Beach

To assist its neighboring communities in maintaining developing affordable and life-cycle housing which may include housing assistance, development of rehabilitation programs, local housing inspections and code enforcement.

## Renegotiated LCA Goals for 1998

Note: Shading indicates new goal.

Arden Hills		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	46%	68-69%	65%
	Rental	47%	35-48%	38%
Life-Cycle	Type (Non-Single-Family Detached)	30%	35-36%	27% 27-36%
	Owner/renter mix	86/14%	(64-75)/(25-36)%	83-17% 17-25% rental
Density	Single-Family Detached	2.0/acre	1.8-1.9/acre	1.8/acre 1.8-2.1/acre
	Multifamily	8/acre	10-12/acre	9/acre 9-12/acre

Chanhassen		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	37%	60-69%	60% 30%
	Rental	44%	35-37%	35%
Life-Cycle	Type (Non-Single-Family Detached)	19%	35-37%	34%
				1991 Comp. Plan
Density	Owner/renter mix	85/15%	(67-75)/(25-33)%	80/20% Rental 1E0-20%
	Single-Family Detached	1.5/acre	1.8-1.9/acre	1.8/acre*
Density	Multifamily	11/acre	10-14/acre	9-10/acre

\* This number represents an average of the city's anticipated single-family detached development (RSF zoning). The city's minimum lot size in the RSF district is 15,000 square feet. This represents a density of 2.4-2.5 units an acre, which exceeds the benchmark goals. However, the city has many areas of large parcels that are being further subdivided at lower densities that would be permitted in the zone, e.g., a one acre lot that is split into 1/2 acre lots. The city has agreed to meet the overall density average of 3.3 units an acre.

Lino Lakes		CITY INDEX	BENCHMARK	GOAL*
Affordability	Ownership	68%	68-69%	60% 68%
	Rental	23%	35-48%	27% 25%
Life-Cycle	Type (Non-Single-Family Detached)	5%	35-36%	10% 35%
	Owner/renter mix	96/4%	(64-75)/(25-36)%	90/10% 75/25%
Density	Single-Family Detached	1.0/acre	1.8-1.9/acre	1.2/acre 2-3/acre
	Multifamily	0/acre	10-12/acre	5/acre 10/acre

\* These goals will be renegotiated following completion of the city's comprehensive plan.

Farmington		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	92%	64-85%	75%
	Rental	73%	32-38%	50%
Life-Cycle	Type (Non-Single-Family Detached)	24%	36-38%	36% 35%
	Owner/renter mix	76/24%	(68-70)/(30-32)%	70/30%
Density	Single-Family Detached	2.1/acre	2.3-2.5/acre	2.2/acre
	Multifamily	15/acre	11-14/acre	14/acre

## Negotiated LCA Goals For New Participants In 1999

### Lake St. Croix Beach

Regional policy encourages very low- density development in the permanent rural areas. In particular, it does not support the expansion of low- and moderate-income housing there at this time. However, existing affordable and life-cycle housing in the rural area should be maintained.

The city of Lake St. Croix Beach agrees that it will maintain its current level of affordable and life-cycle housing recognizing that regional policy does not encourage further development of such housing in the rural area.

Landfall		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	0%	64-74%	No change
	Rental	91%	35-52%	No change
Life-Cycle	Type (Non-Single-Family Detached)	98%	29-35%	No change
	Owner/renter mix	26/74%	(75-77)/(23-25)%	No change
Density	Single-Family Detached	8.5/acre	1.9-2.2/acre	No change
	Multifamily	0/acre	10-13/acre	No change

Victoria		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	39%	60-69%	39%
	Rental	52%	35-37%	35%
Life-Cycle	Type (Non-Single-Family Detached)	13%	35-37%	35%
	Owner/renter mix	89/11%	(67-75)/(25-33)%	85/15%
Density	Single-Family Detached	1.1/acre	1.8-1.9/acre	2.3/acre
	Multifamily	4/acre	10-14/acre	8/acre

## Renegotiated LCA Goals for 1999

Note: Shading indicates new goal.

Lino Lakes		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	68%	68-69%	68% 65%
	Rental	23%	35-48%	23%
Life-Cycle	Type (Non-Single-Family Detached)	5%	35-36%	35%
	Owner/renter mix	96/4%	(64-75)/(25-36)%	75/25% 85/15%
Density	Single-Family Detached	1.0/acre	1.8-1.9/acre	2.3/acre
	Multifamily	0/acre	10-12/acre	10/acre

## Negotiated Goals for New Participants In 2000

Columbus Township		CITY INDEX	BENCHMARK	MUSA GOAL
Affordability	Ownership	86%	68-69%	70%
	Rental	17%	35-48%	35%
Life-Cycle	Type (Non-Single-Family Detached)	2%	35-36%	35%
	Owner/renter mix	96/4%	(64-75)/(25-36)%	75/25%
Density	Single-Family Detached	0.6/acre	1.8-1.9/acre	2.0-3.0/acre
	Multifamily	NA	12/acre	4.0-6.0/acre

Empire Township		CITY INDEX	BENCHMARK	MUSA GOAL
Affordability	Ownership	92%	69-70%	70%
	Rental	41%	35-40%	35%
Life-Cycle	Type (Non-Single-Family Detached)	9%	35-38%	30%
	Owner/renter mix	89/11%	(72-75)/(25-28)%	75/25%
Density	Single-Family Detached	0.9/acre	1.9-2.1/acre	2.1/acre
	Multifamily	NA	10.0/acre	6.0/acre

Forest Lake Township		CITY INDEX	BENCHMARK	MUSA GOAL
Affordability	Ownership	70%	69-74%	70%
	Rental	45%	35-52%	45%
Life-Cycle	Type (Non-Single-Family Detached)	5%	29-35%	30%
	Owner/renter mix	94/6%	23/25% rental	80/20%
Density	Single-Family Detached	1.0/acre	1.9-2.2/acre	2.2/acre
	Multifamily	7.3/acre	10.0-13.0/acre	12.0/acre

### Negotiated Goals for New Participants In 2001

Hugo		CITY INDEX	BENCHMARK	MUSA GOAL
Affordability	Ownership	70%	69-74%	40%
	Rental	82%	35-52%	35%
Life-Cycle	Type (Non-Single-Family Detached)	14%	29-35%	30%
	Owner/renter mix	93/17%	23/25% rental	85/15%
Density	Single-Family Detached	.8/acre	1.9-2.2/acre	2.2/acre
	Multifamily	0/acre	10.0-13.0/acre	10.0/acre

Mahtomedi		CITY INDEX	BENCHMARK	MUSA GOAL
Affordability	Ownership	57%	69-74%	81%
	Rental	20%	35-52%	19%
Life-Cycle	Type (Non-Single-Family Detached)	10%	29-35%	21%
	Owner/renter mix	92/8%	23/25% rental	85/15%
Density	Single-Family Detached	1.9/acre	1.9-2.2/acre	2.1/acre
	Multifamily	10/acre	10.0-13.0/acre	10.0/acre

## Negotiated Goals for New Participants in 2002

Elko		CITY INDEX	BENCHMARK	GOAL THROUGH 2010
Affordability	Ownership	68%	64-85%	64%
	Rental	0%	32-68%	32%
Life-Cycle	Type (Non-Single-Family Detached)	7%	36-38%	36%
	Owner/renter mix	92/8%	68-70/30-32% rental	70/30%
Density	Single-Family Detached	1.0/acre	2.3-2.5/acre	2.3/acre
	Multifamily	0/acre	11.0-14.0/acre	11.0/acre

Loretto		CITY INDEX	BENCHMARK	GOAL THROUGH 2010
Affordability	Ownership	68%	69-77%	68%
	Rental	77%	35-41%	70%
Life-Cycle	Type (Non-Single-Family Detached)	36%	34-35%	35%
	Owner/renter mix	54/46%	72-75/25-28%	65/35%
Density	Single-Family Detached	2.4/acre	1.9-2.4/acre	2.2/acre
	Multifamily	8.7/acre	10.0-11.0/acre	10.0/acre

New Market		CITY INDEX	BENCHMARK	GOAL THROUGH 2010
Affordability	Ownership	74%	64-85%	64%
	Rental	67%	32-68%	32%
Life-Cycle	Type (Non-Single-Family Detached)	7%	36-38%	36%
	Owner/renter mix	87/13%	67-70/30-32% rental	70/30%
Density	Single-Family Detached	1.9/acre	2.3-2.5/acre	2.3/acre
	Multifamily	0.0/acre	11.0-14.0/acre	11.0/acre

## **Appendix D. Total Number of Rental Units Built in 1996-2002 by County**

This appendix shows the number of rental units built in 1996, 1997, 1998, 1999, 2000, 2001, and 2002 based on the Metropolitan Councils LCA surveys

**Anoka County  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%*)								30%**	All Other Rental Units								Total
	1996	1997	1998	1999	2000	2001	2002	Total	1998	1996	1997	1998	1999	2000	2001	2002	Total	Rental
Andover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anoka	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blaine	0	0	0	102	0	0	0	102	0	0	0	0	50	0	0	0	50	152
Burns Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centerville	0	16	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	16
Circle Pines	48	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	48
Columbia Heights	0	0	40	0	0	0	0	40	0	0	0	0	0	4	0	3	7	47
Columbus Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coon Rapids	28	61	29	0	0	0	38	156	0	0	6	0	0	24	0	28	58	214
East Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fridley	0	0	0	0	0	0	0	0	0	0	0	0	128	0	0	0	128	128
Ham Lake	35	0	0	0	0	0	0	35	0	14	0	0	0	0	0	50	64	99
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lino Lakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linwood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ramsey	0	0	0	18	0	0	31	49	0	0	0	0	32	0	0	3	35	84
St. Francis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	111	77	69	120	0	0	69	446	0	14	6	0	210	28	0	84	342	788

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.



**Carver County  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%)*								30%**	All Other Rental Units								Total Rental
	1996	1997	1998	1999	2000	2001	2002	Total	1998	1996	1997	1998	1999	2000	2001	2002	Total	
Benton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camden Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carver	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chanhassen	39	0	0	0	0	0	0	39	0	26	0	0	0	0	100	0	126	165
Chaska	0	39	30	30	14	0	0	113	0	0	0	0	53	246	12	127	438	551
Chaska Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cologne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hamburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hancock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hollywood Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laketown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood Young America	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	9
San Francisco Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Victoria	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waconia	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	39	48	30	30	14	0	0	161	0	26	0	0	53	246	112	127	564	725

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.

**Dakota County**  
**Production of Rental Units**  
**Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%)								30%	All Other Rental Units								Total Rental
	1996	1997	1998	1999	2000	2001	2002	Total		1998	1996	1997	1998	1999	2000	2001	2002	
Apple Valley	0	0	0	27	60	17	22	126	17	0	0	0	164	228	67	84	543	669
Burnsville	0	0	66	0	17	0	91	174	0	0	120	0	340	24	0	106	590	764
Castle Rock Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Douglas Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagan	42	0	0	0	0	0	0	42	0	0	0	0	0	2	0	0	2	44
Empire Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eureka Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Farmington	0	0	14	0	0	32	0	46	32	0	0	0	0	16	0	0	16	62
Greenvale Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hastings	47	0	0	0	5	28	0	80	28	0	0	0	0	83	0	0	83	163
Inver Grove Heights	0	0	0	0	0	60	0	60	60	0	0	0	0	0	112	138	250	310
Lakeville	0	0	30	0	80	0	0	110	0	0	0	0	0	0	0	0	0	110
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marshan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	40	0	0	0	48	0	0	88	0	25	0	0	0	0	0	0	25	113
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ravenna Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rosemount	44	0	0	0	0	0	0	44	0	0	0	0	0	0	0	0	0	44
Sciota Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South St. Paul	40	0	0	0	0	0	0	40	0	14	0	0	0	0	0	0	14	54
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vermillion Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterford Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West St. Paul	0	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
County Total	213	6	110	27	210	137	113	816	137	39	120	0	504	353	179	328	1,523	2,339

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.

**Hennepin County**  
**Production of Rental Units**  
**Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%)								30%	All Other Rental Units								Total Rental
	1996	1997	1998	1999	2000	2001	2002	Total		1996	1997	1998	1999	2000	2001	2002	Total	
Bloomington	0	0	1	0	41	0	27	69	0	0	0	0	0	0	0	20	20	89
Brooklyn Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Park	0	23	23	0	0	0	0	46	0	0	0	0	0	0	0	0	0	46
Champlin	24	18	0	0	0	0	0	42	0	24	30	0	0	0	0	0	54	96
Corcoran	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crystal	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	0	78	78
Dayton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eden Prairie	32	32	32	0	38	73	63	270	73	0	0	0	0	148	337	588	1,073	1,343
Edina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	25
Greenfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hopkins	0	0	0	0	0	0	0	0	0	0	64	0	0	37	0	0	101	101
Independence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	10
Loretto	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Grove	66	0	0	19	45	50	0	180	50	70	0	0	0	3	0	0	73	253
Maple Plain	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minneapolis	59	139	45	175	681	107	387	1,593	107	31	0	186	292	387	275	661	1,832	3,425
Minnetonka	70	88	0	0	0	0	0	158	0	152	121	126	0	0	60	172	631	789
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minnetrista	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mound	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Hope	0	0	34	0	20	11	0	65	11	0	0	0	0	0	0	0	0	65
Orono	0	0	0	0	0	0	12	12	0	0	0	0	0	0	0	50	50	62
Osseo	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	29	29
Plymouth	0	0	70	0	0	0	0	70	0	0	0	40	0	206	622	513	1,381	1,451
Richfield	0	0	0	0	33	0	0	33	0	0	0	0	138	206	0	0	344	377
Robbinsdale	0	0	0	0	0	0	0	0	0	0	0	0	57	0	0	0	57	57
Rogers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Bonifacius	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Louis Park	0	0	0	19	0	0	45	64	0	8	0	0	38	138	233	54	471	535
Shorewood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wayzata	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	251	300	205	213	858	241	559	2,627	241	285	244	352	603	1,125	1,537	2,058	6,204	8,831

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.

**Ramsey County  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%*)								30%**	All Other Rental Units								Total Rental
	1996	1997	1998	1999	2000	2001	2002	Total	1998	1996	1997	1998	1999	2000	2001	2002	Total	
Arden Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gem Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Canada	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35
Maplewood	31	0	0	0	0	13	0	44	13	0	0	0	168	70	60	0	298	342
Mounds View	0	0	10	0	0	0	0	10	0	0	0	0	0	1	0	20	21	31
New Brighton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roseville	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	3
St. Paul	0	18	0	18	66	159	327	588	159	0	11	0	18	119	264	646	1,058	1,646
Shoreview	44	0	0	0	0	16	0	60	16	64	0	0	0	0	52	0	116	176
Vadnais Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White Bear Lake	22	0	1	0	0	0	3	26	0	0	0	0	0	177	18	90	285	311
White Bear Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	97	18	11	18	66	188	330	728	188	64	11	0	189	367	394	791	1,816	2,544

\*Affordable to households earning 50% or less of the regional median income.  
 \*\*Affordable to households earning 30% or less of the regional median income.

**Scott County  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%)								30%**	All Other Rental Units								Total
	1996	1997	1998	1999	2000	2001	2002	Total	1998	1996	1997	1998	1999	2000	2001	2002	Total	Rental
Belle Plaine	0	8	4	0	0	0	0	12	0	0	0	0	0	0	0	3	3	15
Belle Plaine Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elko	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Helena Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jordan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Louisville Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Market Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prior Lake	37	0	0	0	0	0	11	48	0	15	0	0	0	0	49	92	156	204
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Savage	0	48	10	0	32	0	0	90	0	0	0	0	0	96	0	0	96	186
Shakopee	0	0	26	0	32	0	0	58	0	0	52	26	60	0	52	16	206	264
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	37	56	40	0	64	0	11	208	0	15	52	26	60	96	101	111	461	669

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.

**Washington County  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Rental Units (50%)								20%	All Other Rental Units								Total Rental
	1996	1997	1998	1999	2000	2001	2002	Total		1996	1997	1998	1999	2000	2001	2002	Total	
Afton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Baytown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Birchwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cottage Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dellwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forest Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hugo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	0	0	30	0	0	0	0	30	0	0	0	0	0	70	0	0	70	100
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May Twp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oakdale	22	18	0	0	0	12	0	52	0	0	0	0	0	12	0	0	12	64
Oak Park Heights	0	0	0	0	0	0	0	0	0	0	0	0	52	56	0	0	108	108
Pine Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Paul Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stillwater	0	0	0	0	30	50	110	190	0	21	0	0	0	20	0	0	41	231
Stillwater Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willernie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodbury	0	0	0	0	32	17	0	49	0	0	240	206	529	4	0	0	979	1,028
County Total	22	18	30	0	62	79	110	321	0	21	240	206	581	162	0	0	1,210	1,531

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.

**Twin Cities Metropolitan Area  
Production of Rental Units  
Livable Communities Survey, 1996-2002**

County	Affordable Rental Units (50%*)								30%**	All Other Rental Units								Total
	1996	1997	1998	1999	2000	2001	2002	Total	1998	1996	1997	1998	1999	2000	2001	2002	Total	Rental
Anoka	111	77	69	120	0	0	69	446	0	14	6	0	210	28	0	84	342	788
Carver	39	48	30	30	14	0	0	161	0	26	0	0	53	246	112	127	564	725
Dakota	213	6	110	27	210	137	113	816	137	39	120	0	504	353	179	328	1,523	2,339
Hennepin	251	300	205	213	858	241	559	2,627	241	285	244	352	603	1,125	1,537	2,058	6,204	8,831
Ramsey	97	18	11	18	66	188	330	728	188	64	11	0	189	367	394	791	1,816	2,544
Scott	37	56	40	0	64	0	11	208	0	15	52	26	60	96	101	111	461	669
Washington	22	18	30	0	62	79	110	321	0	21	240	206	581	162	0	0	1,210	1,531
Totals	770	523	495	408	1,274	645	1,192	5,307	566	464	673	584	2,200	2,377	2,323	3,499	12,120	17,427

\*Affordable to households earning 50% or less of the regional median income.

\*\*Affordable to households earning 30% or less of the regional median income.





## **Appendix E. Total Number of Owner Units Built in 1996-2002 by County**

This appendix shows the number of owner units built in 1996, 1997, 1998, 1999, 2000, 2001 and 2002, based on the Metropolitan Councils LCA surveys.

**Anoka County  
Production of Owner-Occupied Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Ownership Units (80%*)								50%**		60%***				All Other Ownership Units								Total Owner
	1996	1997	1998	1999	2000	2001	2002	Total	1998	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001	2002	Total	
Andover	177	28	0	0	0	0	0	205	0	0	0	0	0	0	95	254	0	0	0	0	218	567	772
Anoka	58	45	22	17	3	3	0	148	10	0	28	0	0	0	38	28	9	2	6	13	28	124	272
Bethel	0	4	2	2	2	0	2	12	2	1	0	2	0	0	0	0	0	0	0	0	3	3	15
Blaine	0	0	252	192	8	265	135	852	0	0	0	32	6	0	0	0	335	519	556	403	763	2,576	3,428
Burns Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	56	0	0	55	150	150
Centerville	19	40	59	12	0	0	0	130	0	0	0	0	0	0	19	10	84	66	56	0	48	283	413
Circle Pines	0	0	0	0	2	0	20	22	0	0	0	0	0	0	2	1	1	0	3	0	74	81	103
Columbia Heights	15	6	6	16	4	3	6	56	0	0	0	13	2	0	5	4	5	4	6	0	11	35	91
Columbus Twp.	0	4	6	0	2	4	0	16	0	2	0	0	0	0	0	8	21	0	13	10	12	64	80
Coon Rapids	193	148	245	0	25	137	10	758	0	0	191	0	0	0	52	90	34	0	114	197	146	633	1,391
East Bethel	5	40	0	0	68	82	1	196	0	3	0	0	0	0	0	77	0	0	25	13	77	192	388
Fridley	28	35	8	2	9	33	2	117	0	0	1	0	0	2	34	18	12	1	15	10	9	99	216
Ham Lake	37	26	19	7	33	84	0	206	6	0	24	1	0	0	0	111	128	185	143	84	171	822	1,028
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	1	0	0	2	3	0	0	0	1	0	0	0	0	0	2	2	1	1	6	9
Lino Lakes	68	81	29	36	32	49	17	312	0	0	8	24	1	0	121	98	191	198	208	161	201	1,178	1,490
Linwood Twp	33	0	0	0	0	0	3	36	0	0	0	0	0	0	16	0	0	0	0	42	38	96	132
Oak Grove	24	22	6	18	19	53	17	159	0	0	6	12	31	5	0	28	54	30	25	23	53	213	372
Ramsey	175	67	0	50	5	94	38	429	0	0	20	1	0	0	100	198	105	66	28	24	148	669	1,098
St. Francis	41	32	110	76	0	129	110	498	4	0	73	46	57	0	22	14	56	90	0	17	90	289	787
Spring Lake Park	25	22	13	0	0	0	4	64	5	0	6	0	0	0	7	0	0	0	0	0	28	35	99
County Total	898	600	777	429	212	936	367	4,219	27	6	357	132	97	7	511	939	1,074	1,219	1,200	998	2,174	8,115	12,334

\*Affordable to households earning 80% or less of the regional median income.  
 \*\*Affordable to households earning 50% or less of the regional median income.  
 \*\*\*Affordable to households earning 60% or less of the regional median income.

Carver County  
Production of Owner-Occupied Units  
Livable Communities Survey, 1996-2002

Community	Affordable Ownership Units (80%*)								50%**		60%***		All Other Ownership Units								Total Owner		
	1996	1997	1998	1999	2000	2001	2002	Total	1998	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001		2002	Total
Benton Twp.	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	3	0	0	1	2	6	7
Camden Twp.	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	3	6	9	11
Carver	0	0	0	0	13	0	0	13	0	0	0	0	0	0	0	0	29	0	66	0	72	167	180
Chanhausen	13	84	145	55	4	32	147	480	0	0	46	0	0	5	194	194	281	222	154	97	153	1,295	1,775
Chaska	0	0	12	61	87	229	86	475	0	0	0	39	0	8	0	156	152	127	110	163	302	1,010	1,485
Chaska Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cologne	0	20	0	33	22	0	0	75	0	0	0	32	0	0	0	0	0	0	1	0	5	6	81
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
Hamburg	3	2	3	1	1	0	4	14	0	0	2	0	0	0	1	1	0	0	0	0	1	3	17
Hancock Twp.	0	0	3	0	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	1	1	3	6
Hollywood Twp.	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	7	3	10	12
Laketown Twp.	0	0	2	0	0	0	0	2	0	0	0	0	0	0	16	0	4	0	0	0	5	25	27
Mayer	1	0	3	0	1	19	17	41	0	0	0	0	0	4	1	0	0	0	1	6	55	63	104
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood Young America	3	4	5	0	0	6	25	43	0	0	1	0	0	0	2	2	1	0	0	8	23	36	79
San Francisco Twp.	0	0	0	0	0	1	1	2	0	0	0	0	0	0	0	0	0	5	3	2	4	14	16
Victoria	0	0	0	4	0	60	5	69	0	0	0	0	28	0	99	52	54	50	0	88	157	500	569
Waconia	53	120	97	0	117	39	30	456	22	15	104	0	10	0	57	69	100	0	93	114	153	586	1,042
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
Watertown	15	0	0	20	45	0	17	97	0	6	0	0	0	0	8	0	34	40	59	0	67	208	305
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	2	7	7
County Total	88	230	270	174	290	389	334	1,775	22	21	153	71	38	17	378	477	661	444	487	490	1,019	3,956	5,731

\*Affordable to households earning 80% or less of the regional median income.

\*\*Affordable to households earning 50% or less of the regional median income.

\*\*\*Affordable to households earning 60% or less of the regional median income.

**Dakota County**  
**Production of Owner-Occupied Units**  
**Livable Communities Survey, 1996-2002**

Community	Affordable Ownership Units (80%)								50%		60%				All Other Ownership Units								Total Owner
	1996	1997	1998	1999	2000	2001	2002	Total	1996	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001	2002	Total	
Apple Valley	62	62	44	97	147	274	55	741	20	0	14	0	99	21	317	324	251	234	259	215	273	1,873	2,614
Burnsville	236	227	94	28	2	24	20	631	1	2	14	0	24	8	105	42	53	90	120	119	151	680	1,311
Castle Rock Twp.	0	3	1	0	0	1	0	5	0	0	0	0	0	0	0	4	6	0	2	2	5	19	24
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Douglas Twp.	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	5	5	8
Eagan	86	167	102	69	98	95	1	618	96	0	115	53	5	0	190	185	171	218	234	150	239	1,387	2,005
Empire Twp.	5	20	21	8	2	0	0	56	0	0	3	1	0	0	2	11	21	33	8	0	52	127	183
Eureka Twp.	0	2	0	0	0	1	1	4	0	0	0	0	0	0	0	8	9	0	0	3	3	23	27
Farmington	264	180	159	108	145	215	116	1,187	95	0	169	2	0	0	91	65	127	234	266	239	440	1,462	2,649
Greenvale Twp.	0	0	0	0	2	1	1	4	0	0	0	0	0	0	0	0	0	0	4	4	5	13	17
Hampton	0	1	6	0	0	43	1	51	0	0	6	0	2	0	0	0	0	0	0	17	8	25	76
Hampton Twp.	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	2	0	4	3	0	8	17	20
Hastings	68	54	41	0	19	30	141	353	12	0	26	0	12	0	62	59	65	0	117	85	204	582	935
Inver Grove Heights	0	236	130	55	1	56	147	625	79	0	180	45	26	9	0	152	268	212	207	168	105	1,112	1,737
Lakeville	14	23	67	94	24	77	273	572	0	0	0	65	0	0	449	330	583	708	582	458	433	3,543	4,115
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	21	37	37
Marshall Twp.	0	0	0	2	0	0	0	2	0	0	0	2	0	0	0	0	0	4	0	0	2	6	8
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	8	0	0	0	0	0	0	8	0	0	0	0	0	0	15	33	14	15	24	35	14	150	158
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	5
Randolph	0	0	12	0	1	0	2	15	2	15	11	0	0	2	0	0	0	4	0	0	1	5	20
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	11	9	8	11	48	48
Ravenna Twp.	8	0	0	0	0	0	0	8	0	0	0	0	0	0	6	0	0	0	0	0	9	15	23
Rosemount	153	45	65	49	12	138	125	587	1	0	0	12	79	2	32	49	125	308	273	177	205	1,169	1,756
Sciota Twp.	0	2	2	2	0	0	0	6	0	0	0	2	0	0	0	2	2	2	0	0	5	11	17
South St. Paul	4	4	10	17	17	19	9	80	1	0	3	14	10	3	0	7	2	7	12	11	17	56	136
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	11	11	11
Vermillion	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	2
Vermillion Twp.	0	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	2	5	5	12	14
Waterford Twp.	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	0	1	0	1	1	3	4
West St. Paul	1	0	0	0	0	4	1	6	0	0	0	0	1	0	14	0	0	0	136	102	12	264	270
County Total	909	1,026	754	536	470	979	895	5,569	307	17	541	196	259	26	1,273	1,274	1,710	2,086	2,266	1,817	2,236	12,662	18,231

\*Affordable to households earning 80% or less of the regional median income.  
 \*\*Affordable to households earning 50% or less of the regional median income.  
 \*\*\*Affordable to households earning 60% or less of the regional median income.

**Hennepin County  
Production of Owner-Occupied Units  
Livable Communities Survey, 1996-2002**

Community	Affordable Ownership Units (80%)								50%		60%		All Other Ownership Units								Total Owner		
	1996	1997	1998	1999	2000	2001	2002	Total	1996	2000	1996	1999	2001	2002	1996	1997	1998	1999	2000	2001		2002	Total
Bloomington	0	1	0	0	13	49	0	63	0	0	0	0	1	0	0	68	0	2	16	13	28	127	190
Brooklyn Center	17	2	5	0	3	2	0	29	0	1	0	0	2	0	1	0	1	18	0	0	10	30	59
Brooklyn Park	0	20	0	0	0	2	1	23	0	0	0	0	0	0	0	395	355	0	313	0	251	1,314	1,337
Champlin	0	8	56	38	0	99	36	237	0	0	38	0	59	0	0	60	177	174	182	48	105	746	983
Corcoran	1	0	0	0	0	0	0	1	0	0	0	0	0	0	20	0	0	0	0	0	24	44	45
Crystal	0	8	2	3	0	3	0	16	1	0	2	0	1	0	4	6	4	9	22	46	32	123	139
Dayton	0	0	0	0	0	1	0	1	0	0	0	0	0	0	18	7	0	5	5	8	15	58	59
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	10	15	15
Eden Prairie	322	116	47	0	0	0	0	485	1	0	1	0	0	0	0	140	229	336	0	0	442	1,147	1,632
Edina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	52	28	94	127	362	362
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	4	4
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	3	1	1	2	7	135	0	149	0	0	0	2	0	0	7	0	28	59	191	28	14	327	476
Greenfield	0	2	0	2	0	0	0	4	0	0	0	0	0	0	0	29	0	49	41	29	19	167	171
Greenwood	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	16	0	0	5	21	22
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14
Hopkins	0	0	0	0	0	0	8	8	0	0	0	0	0	0	12	57	9	9	64	16	16	183	191
Independence	0	4	0	2	0	0	2	8	0	0	0	1	0	0	29	34	27	30	52	0	40	212	220
Long Lake	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	2	8	3	14	15
Loretto	1	0	1	2	0	1	0	5	0	0	0	0	0	0	0	0	10	31	22	1	1	65	70
Maple Grove	5	209	67	175	345	230	86	1,117	0	0	1	15	4	0	310	288	383	684	570	441	398	3,084	4,201
Maple Plain	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	5	5	6
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	3	3
Medina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	0	60	146	146
Minneapolis	57	52	53	57	81	185	111	596	10	8	49	32	10	25	45	122	47	210	312	257	646	1,639	2,235
Minnetonka	90	2	6	60	1	3	1	163	0	0	5	24	0	0	152	93	98	85	93	107	67	695	858
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	5	5
Minnetrista	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	43	43
Mound	0	5	2	0	4	1	0	12	1	0	4	0	1	0	0	20	12	0	19	20	72	143	155
New Hope	3	0	0	1	2	2	0	8	0	1	0	0	1	0	0	0	0	0	6	2	3	11	19
Orono	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	35	18	46	41	47	46	276	276
Osseo	0	0	2	1	0	0	78	81	0	0	0	0	0	0	77	0	0	0	0	0	0	0	81
Plymouth	142	19	1	0	2	86	353	603	0	0	0	0	162	177	505	301	177	0	554	94	239	1,870	2,473
Richfield	5	1	3	139	32	10	2	192	1	0	1	0	0	1	8	11	10	40	2	6	2	79	271
Robbinsdale	4	6	1	0	2	5	2	20	0	0	1	0	0	0	2	0	5	6	4	0	3	20	40
Rogers	30	50	47	70	0	175	30	402	0	0	0	0	0	0	0	0	175	171	346	748	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	0	0	0	0	7	4	0	6	0	3	20	20	0	0	0
St. Bonifacius	0	0	0	4	38	45	18	105	0	15	0	0	0	37	37	30	13	31	148	253	0	0	0
St. Louis Park	2	1	9	0	0	1	0	13	0	4	0	7	21	31	26	16	98	22	221	234	22	0	0
Shorewood	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	10	56	56	0	0	0
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	3	3	0	0	0
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	11	19	19	0	0	0
Wayzata	0	0	0	0	0	0	0	0	0	0	0	46	27	0	18	10	0	4	105	105	0	0	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4	4	0	0	0
County Total	682	508	304	557	530	1,035	728	4,344	14	29	121	74	296	356	1,243	1,835	1,877	2,176	3,507	2,707	2,725	16,070	16,816

**Ramsey County**  
**Production of Owner-Occupied Units**  
**Livable Communities Survey, 1996-2002**

Community	Affordable Ownership Units (80%)								50%**		60%***				All Other Ownership Units								Total Owners
	1996	1997	1998	1999	2000	2001	2002	Total	1996	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001	2002	Total	
Arden Hills	3	0	10	0	0	0	0	13	9	0	9	0	0	0	16	16	4	0	5	5	4	50	63
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4
Gem Lake	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2	6	9	10
Lauderdale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Little Canada	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	45	0	0	0	12	57	59
Maplewood	127	70	10	25	17	143	136	528	6	0	23	7	80	112	72	112	129	70	46	76	57	562	1,090
Mounds View	0	3	2	0	4	0	6	15	1	1	1	0	0	0	0	2	1	0	6	0	8	17	32
New Brighton	72	0	19	0	0	1	1	93	0	0	0	0	1	1	0	0	4	0	5	6	9	24	117
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	31	17	55	42	32	201	201
North St. Paul	0	11	2	0	0	0	77	90	0	0	2	0	0	33	0	6	6	0	26	0	5	43	133
Roseville*	54	24	26	14	0	5	0	123	0	0	0	0	1	0	191	34	44	22	0	12	9	312	435
St. Paul	23	24	83	99	64	142	91	526	43	18	84	59	24	39	0	0	22	28	96	162	451	759	1,285
Shoreview	0	12	6	20	24	1	7	70	0	0	1	0	1	5	57	27	61	154	222	14	5	540	610
Vadnais Heights	11	0	0	18	0	28	0	57	0	0	0	14	24	0	0	0	0	16	0	17	29	62	119
White Bear Lake	28	0	2	2	3	4	1	40	0	0	0	0	2	1	22	87	60	43	60	17	41	330	370
White Bear Twp.	0	5	14	8	16	60	15	118	0	0	13	4	16	0	56	39	56	54	53	48	80	386	504
County Total	318	149	176	187	128	384	334	1,676	59	19	133	84	149	191	414	347	463	405	579	401	748	3,357	5,033

\*Affordable to households earning 80% or less of the regional median income.  
 \*\*Affordable to households earning 50% or less of the regional median income.  
 \*\*\*Affordable to households earning 60% or less of the regional median income.

**Scott County**  
**Production of Owner-Occupied Units**  
**Livable Communities Survey, 1996-2002**

Community	Affordable Ownership Units (80%)								50%		60%				All Other Ownership Units								Total Owners
	1996	1997	1998	1999	2000	2001	2002	Total	1998	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001	2002	Total	
Belle Plaine	23	14	34	0	61	100	24	256	0	0	0	0	0	0	4	12	20	0	88	112	197	433	689
Belle Plaine Twp.	0	0	0	7	0	2	1	10	0	0	0	0	0	0	0	0	11	0	0	7	9	27	37
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	4	4
Cedar Lake Twp.	0	0	0	0	0	2	1	3	0	0	0	0	0	0	0	0	0	0	0	48	44	92	95
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	53
Elko	0	0	0	6	6	6	2	20	0	0	0	2	0	0	0	0	0	10	22	22	48	102	122
Helena Twp.	0	0	5	0	0	0	3	8	0	0	2	0	0	0	0	0	15	0	0	18	19	52	60
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	6	10	10
Jordan	26	4	19	0	0	61	14	124	0	0	0	0	11	0	0	54	38	0	0	26	80	198	322
Louisville Twp.	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	0	24	0	0	5	15	44	45
New Market	0	0	0	0	0	2	0	2	0	0	0	0	2	0	0	0	24	0	78	6	75	181	183
New Market Twp.	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	51	0	0	47	34	132	133
Prior Lake	29	82	28	37	103	202	172	653	16	14	35	0	0	50	224	81	186	206	172	204	568	1,641	2,294
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	5	2	17	17
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	11	34	34
Savage	4	20	54	0	8	44	0	130	0	0	24	0	0	0	0	0	447	0	0	285	176	908	1,038
Shakopee	370	267	362	268	344	202	109	1,922	98	60	183	65	25	0	50	74	229	669	387	490	463	2,362	4,284
Spring Lake Twp.	0	22	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	37	22	59	81
County Total	452	409	502	318	522	623	326	3,152	114	74	244	67	39	50	278	221	1,045	885	755	1,342	1,823	6,349	9,501

\*Affordable to households earning 80% or less of the regional median income.

\*\*Affordable to households earning 50% or less of the regional median income.

\*\*\*Affordable to households earning 60% or less of the regional median income.

Production of Owner-Occupied Units  
Livable Communities Survey, 1998-2002

Community	Affordable Ownership Units (80%)								50%		60%				All Other Ownership Units								Total Owner
	1996	1997	1998	1999	2000	2001	2002	Total	1998	2000	1998	1999	2001	2002	1998	1997	1998	1999	2000	2001	2002	Total	
Afton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	8	8	17	11	0	15	68	
Bayport	0	0	1	0	1	3	0	5	0	0	1	0	0	0	0	1	0	0	8	1	5	15	
Baytown Twp.	0	0	0	1	0	16	0	17	0	0	0	0	0	0	0	0	0	20	8	0	15		
Birchwood	0	2	0	0	1	0	0	3	0	1	0	0	0	0	0	0	0	1	1	0	2		
Cottage Grove	112	99	91	0	31	119	155	607	0	0	77	0	97	0	118	93	127	0	114	61	141		
Dellwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	6	4	12	10	5	3		
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	5	0	0			
Forest Lake	0	0	36	23	0	0	0	59	0	0	0	0	0	0	0	0	23	30	0	0			
Forest Lake Twp.	38	10	7	12	20	0	0	87	1	0	8	2			0	41	41	50	53	0			
Grant	1	1	0	0	0	0	0	2	0	0	0	0	0	0	17	15	18	24	0	22			
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Hugo	44	5	11	70	162	90	72	454	0	0	0	1	0	0	20	13	26	215	174	237			
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0	98	141			
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0			
Lakeland	0	0	0	0	0	0	1	1	0	1	0	0			0	0	0	0	1	0			
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1			
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Mahtomedi	0	0	40	0	0	0	0	40	0	0	0	0	0	0	93	0	74	0	31	21			
Marine on St. Croix	0	24	0	0	0	0	0	24	0		0	0	0	0	0	0	3	0	0	7			
May Twp	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0			
Newport	7	0	7	5	6	4	3	32	0	0	0	0	1	1	0	0	2	7	2	3			
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	21	30			
Oakdale	154	72	34	18	31	36	51	396	6	0	40	0	0	0	66	73	92	117	103	145			
Oak Park Heights	0	7	0	0	8	0	0	15	0	0	0	0	0	0	0	25	0	10	5	0			
Pine Springs	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0			
St. Mary's Point	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2			
St. Paul Park	0	0	1	0	5	2	0	8	0	0	1	0	0	0	0	0	0	0	0	0			
Stillwater	0	0	6	0	10	52	20	88	0	0	0	0	0	0	0	0	36	112	0	103			
Stillwater Twp.	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2	9	12	11			
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	0	0			
Willemlie	0	0	0	2	1	0	1	4	0	1	0	1	0	0	0	0	0	0	0	0			
Woodbury	414	304	707	259	36	0	8	1,728	50	0	226	83	0	8	793	701	941	727	748	469			
County Total	770	524	941	390	312	323	311	3,571	57	3	353	87	98	9	1,123	1,037	1,437	1,358	1,401	1,257			

\*Affordable to households earning 80% or less of the regional median income.  
 \*\*Affordable to households earning 50% or less of the regional median income.  
 \*\*\*Affordable to households earning 60% or less of the regional median income.



**Twin Cities Metropolitan Area  
Production of Owner-Occupied Units  
Livable Communities Survey, 1996-2002**

County	Affordable Ownership Units (80%)*								50%**		60%***				All Other Ownership Units								Total	
	1996	1997	1998	1999	2000	2001	2002	Total	1996	2000	1998	1999	2001	2002	1996	1997	1998	1999	2000	2001	2002	Total	Total	Owner
Anoka	898	600	777	429	212	936	367	4,219	27	6	357	132	97	7	511	939	1,074	1,219	1,200	998	2,174	8,115	12,334	
Carver	88	230	270	174	290	389	334	1,775	22	21	153	71	38	17	378	477	661	444	487	490	1,019	3,956	5,731	
Dakota	909	1,026	754	536	470	979	895	5,569	307	17	541	196	259	26	1,273	1,274	1,710	2,086	2,266	1,817	2,236	12,662	18,231	
Hennepin	682	508	304	557	530	1,035	728	4,344	14	29	121	74	296	356	1,243	1,835	1,877	2,176	3,507	2,707	2,725	16,070	16,816	
Ramsey	318	149	176	187	128	384	334	1,676	59	19	133	84	149	191	414	347	463	405	579	401	748	3,357	5,033	
Scott	452	409	502	318	522	623	326	3,152	114	74	244	67	39	50	278	221	1,045	885	755	1,342	1,823	6,349	9,501	
Washington	770	524	941	390	312	323	311	3,571	57	3	353	87	98	9	1,123	1,037	1,437	1,358	1,401	1,257	1,243	8,856	12,427	
Totals	4,117	3,446	3,724	2,591	2,464	4,669	3,295	24,306	600	169	1,902	711	976	656	5,220	6,130	8,267	8,573	10,195	9,012	11,968	59,365	80,073	

\*Affordable to households earning 80% or less of the regional median income.

\*\*Affordable to households earning 50% or less of the regional median income.

\*\*\*Affordable to households earning 60% or less of the regional median income.



## **Appendix F. Responses to Comprehensive Planning and Development Incentives Questions from 2002 LCA Survey**

Communities that have changed or introduced any initiatives toward the production or preservation of affordable and life-cycle housing in 2002 were asked to answer the following five questions.

**1. *Briefly describe in what ways your community supports the development of affordable and life-cycle housing through comprehensive planning and zoning.***

Andover – The city does not participate in the Livable Communities Act; however it has allowed housing developments to achieve higher densities in certain strategic locations that are near employment and transit centers.

Anoka – 1. Livable Communities grant for planning North Central Business District and Commuter Rail Transit Village Redevelopment. 2. New property maintenance ordinances to help preserve existing housing stock. 3. Downtown historic rehabilitation master plan to encourage reuse of vacant upper floors in central business district buildings for residential apartments/condominiums. 4. Expanded revolving loan fund program for rehabilitation to residential areas of city.

Apple Valley – 1. The city approved the “Central Village Plan,” a planned development for 70 acres of property located directly adjacent to Apple Valley’s commercial district. This plan calls for the construction of up to 1,000 life-cycle dwelling units (townhomes, apartments, condominiums, seniors, live/work) and 300,000 square feet of commercial/retail space. 2. The city approved planned development ordinances for two mixed housing projects, which included area requirements that increased density and reduced development costs. These included such things as reduced setbacks, lot areas, and right-of-way widths. 3. The city reduced the number of required parking spaces typically required for multifamily projects from 2.5 spaces to 2 spaces per unit for a seniors-only apartment.

Blaine – The recently approved Northeast Area Plan Amendment (2002) states that the city will work to locate an intensity of homes and service businesses within a quarter mile of Radisson Road and Lexington Avenue to facilitate access to and provision of future transit services. In addition, the city has recently approved the 1,000+ acre development known as The Lakes which will provide a range in housing types and costs to serve many age and income brackets.

Brooklyn Park – In support of life-cycle housing the city has approved the use of smaller lots, some of which are for single-level-style units. Two projects specifically were approved: the first, for Boone Builders, approved lots as small as 6,036 square feet instead of a minimum of 10,800 square feet; and the second, for Lundgren Bros. Construction, allowed reduced lot sizes from 4,900 square feet to 8,905 square feet where the minimum is 8,700 square feet. Lot setbacks were reduced in both projects.

Burnsville – Through our Heart of the City Zoning, we review projects on a case-by-case basis. In 2002, we approved Grande Market Place with a density of 27 units/acre. Our standard high-density zoning allows 14.52 units/acre while our regional housing zone allows

21.78 units/acre. Heart of the City district is adjacent to the MVRTA transit station. Under HOC, we also approved plans for a 34-unit family affordable development for Dakota County CDA. The density is 11 units/acre.

Chanhassen – Approved concept Planned Unit Development (PUD) for Town and Country Homes for a 447-unit townhouse development.

Chaska – We continue to utilize tools such as density bonuses, fee reductions and other financial and planning assistance to promote affordable housing. One additional planning tool we formally put in place in 2002 was affordable housing requirements if we do provide incentives such as density bonuses or fee reductions. We amended our comprehensive plan to say that if developers utilize our incentives, they will be required to have 30% of their homes sell for prices affordable to those earning 80% or less of the Area Median Income. Out of these homes, 5% need to be kept permanently affordable through things such as our Community Land Trust. We continue to utilize inclusionary zoning and our two new large developments contain transit stations within walking distance, reducing the need for multiple cars in families.

Circle Pines – Approval of site plans with higher densities.

Columbia Heights – The city fully supports life-cycle and affordable housing opportunities as evidenced in our 2001 Comprehensive Plan and Zoning and Development Ordinance. 1. The Zoning and Development Ordinance has a mixed-use PUD Zoning District designed to allow for a mix of housing/commercial in commercial areas. The districts encourage maximum housing densities adjacent to employment areas and transit routes. 2. Proposed redevelopment of the former Kmart site at 47<sup>th</sup> and Central will consist of a variety of housing types and styles at maximum densities. 3. Proposed redevelopment of the Columbia Heights Industrial Area centers on the creation of a variety of new housing opportunities as supported by a Maxfield Housing Study and a recently completed redevelopment planning study. 4. Proposed redevelopment of the existing Mady's Bowl site at 39<sup>th</sup> and Central as a mixed-use pedestrian friendly project with the potential for a variety of housing types and styles.

Coon Rapids – Adopted Port Zoning District Standards permitting higher density residential development in Port Zoning Districts which are identified along the Coon Rapids Boulevard transportation corridor.

Corcoran – The city recently adopted its Comp Plan, December 2002, and is now in the process of implementing that plan. This includes developing ordinances to address higher densities, life-cycle housing, and a pedestrian style downtown area, as defined within our Plan.

Deephaven – The city has recently adopted a Planned Unit Development to permit the construction of higher density housing in two areas of the city.

Elko – Recent pledge of participation in housing initiative program, entrance into housing goals agreement, designation of medium- and high-density development near future employment centers (on land-use plan).

Falcon Heights – We have no new initiatives for 2002, but are working on a major project for 2003.

Forest Lake – The city allows single, townhouse, multifamily in almost all zoning districts as permitted uses or cips.

Golden Valley – 2002 saw 25-unit Common Bond (rental) open. City assisted via TIF and CDBG funds. This was done through PUD process to permit higher densities.

Hampton Township – The township is zoned agricultural – 1 house per 40 acres.

Hancock Township – The township is a small, rural-ag community with a few new single-family homes.

Hastings – With assistance from a Livable Communities grant, the city adopted a Downtown Master Plan which allows for mixing of commercial and residential uses in areas adjacent to downtown, and sets minimum density standards. In 2002 the city approved construction of Pleasant Acres 1<sup>st</sup> Addition, a Habitat for Humanity project consisting of 7 units, and a variety of townhome life-cycle projects.

Hopkins – In 2002 approvals were granted for a Planned Unit Development with a density of 48 units per acre, facilitating housing opportunities near transit and employment.

Hugo – The city supports the development of affordable and life-cycle housing through: 1) density bonuses, 2) ensuring an adequate supply of land zoned for attached single-family and multifamily housing, 3) providing opportunities for mixed-use developments incorporating a mix of housing types near existing and future employment centers.

Hilltop – No new 2002 initiatives. Hilltop exceeds the benchmark for affordable housing.

Lakeville – The city is currently reviewing its multiple-family housing performance standards, with input from developers, to make ordinance requirements more flexible and more consistent with current multiple-family housing products offered in the marketplace.

Lino Lakes – The city approved its Comprehensive Plan, which requires densities of 10-24 units/acre in the Town Center project. The Comprehensive Plan also designates an additional 363 acres of medium density (3-6 units/acre) and 20 acres of high density (6-12 units/acre).

Louisville Township – Due to county zoning regulations and your zoning restrictions, we cannot have small lots, which could result in lower cost housing.

Medina – Uptown Hamel District includes zoning allocated for high densities near employment. Upcoming Gramercy project includes affordable housing units.

Mendota Heights – The city approved a 60-unit Dakota County CDA Affordable Senior housing building in our “Village at Mendota Heights” project. Construction of the building has begun and occupancy is slated for November.

Minneapolis – Amendments to the city’s Comprehensive Plan providing greater policy support for housing growth and increasing affordable housing. Other amendments created a Transit Station Area feature, with related policies that encourage density and mix of land uses that support transit ridership. Zoning code changes include density bonus for affordable housing. Rezoning along West Broadway Avenue allows higher density residential development.

Minnetonka – 1. A key Comprehensive Plan criterion for Land Use Plan changes is whether the change will help the city meet its affordable and life-cycle housing goals. 2. EDA and Planning Commission identified sites designated in the Comprehensive Plan for affordable and life-cycle housing and higher densities.

Minnetonka Beach – Draft comprehensive plan encourages continued involvement with the Livable Communities Act/CDBG funding with continued cooperation with lake area cities.

Minnetrista – Zoning that allocates higher densities near employment and transit centers (R3 near downtown Mound, R2 adjacent to other cities).

Mound – 1. Participation in H.C. Consolidated Pool. 2. Coordination and participation in various funding programs offered through H.C. 3. “Streamlining” efforts to relax zoning ordinance standards including non-conforming buildings. 4) PUD/PDA zoning.

New Brighton – 1. Rezoning of an additional 11.5 acres of property to Mixed Use. 2. Garages are not required for the construction of a new single-family home.

New Germany – Recently adopted PUD ordinance.

New Hope – Per previous surveys, the City Council approved the Comprehensive Plan Update in 1999 and Zoning Code Update in 2001. As you know, the Metropolitan Council Livable Communities Initiative is under way in the city. Livable Communities Task Force plans were presented to and accepted by the Council in December 2002. The City Council has chosen preferred developers for the identified sites. A similar task force effort was initiated in 2002 and is currently under way in the City Center area. Both initiatives will achieve higher density through Planned Unit Development. For more detail see Question 5.

Newport – The city amended its Zoning Ordinance to include mixed uses. This increased the density and allowed for combining commercial with residential. It also provided encouragement for senior housing and coordinating efforts with Washington County HRA.

North St. Paul – Adopted “in-fill” housing ordinance, which allows for higher densities.

Oak Park Heights – Looking into Habitat for Humanity.

Oakdale – As noted in the 2001 survey, the city has a policy of having higher-density zoning in areas near employment, transit and commercial development. The city also began discussions with Two Rivers Community Land Trust during 2002 for the construction of

affordable single-family housing units on the site of the city's old fire station. This site is in close proximity to a mass transit line.

Orono – The city held an affordable housing workshop that was attended by the City Council, Planning Commission and Park Commission members, members of the Long Lake City Council, and a large number of citizens. The workshop was presented by a panel of seven experts in the various elements of affordable housing, including need/advocacy, design, development, programs and financing.

Osseo – Variances from setbacks have allowed the creation of affordable single-family homes by taking two existing lots and creating three lots. Two more PUDs have also been established to increase density, life-cycle housing and different types of housing, specifically a 65-unit condo development, a 9-unit townhome development and a 6-unit twinhome development.

Pine Springs – Because we have a very small city that is 99% built out, the city has not taken any additional steps.

Plymouth – The city processed a relatively small number of new residential plats in 2002, most of which were small, infill developments. This is because most of the remaining larger tracts of undeveloped land within the urban service area are awaiting extension of sewer from Maple Grove. Construction of this sewer extension is planned for later in 2003. Several of the smaller plats do not meet the city's density requirements. However, these deviations are provided for in Plymouth's Comprehensive Plan. The plan states that all new development will be required to meet stipulated minimum densities until the property owner can demonstrate that the site characteristics make it impractical to reach a desired minimum density. In those instances where a plat did not meet the density minimums, the city found that natural features, including bluffs, steep slopes, lakes and wetlands and/or the location of existing homes slated to remain on the property did in fact make it impractical to meet the minimum density. To date, the city has found that deviations from the required minimum density have occurred almost exclusively in cases of infill development. Infill properties typically present greater development challenges, which is why these sites were skipped over initially.

Ramsey – The city initiated planning for the Town Center, a multi-modal transit-oriented development project that will contain life-cycle and affordable housing components. The city also updated its residential zoning regulations pursuant to the Comprehensive Plan update, completed in 2001.

Richfield – The city's existing comprehensive plan and zoning ordinances already are very friendly to affordable and life-cycle housing, and subsequently no unreported initiatives were added in 2002. An existing example includes Comp Plan-designated areas for higher-density housing along arterials. The zoning classification itself is new in the Plan and will be implemented in the future; however, development proposals are already evaluated with this goal in mind. The higher density goal will allow more units closer to transit, and units closer to hub commercial areas for shopping and employment. The City Council approved increasing the density allowed from 12 to 15 per acre for these areas.

Robbinsdale – New initiatives: West Broadway townhomes (9 units), and former Junior High site development.

Rogers – The conceptual approval of redevelopment plans for Main Street, which will provide a mixed commercial/service and senior housing units. Recognition that traditional zoning setbacks and development fees cannot be applied and make it an available project.

Rosemount – 2020 Rosemount Comprehensive Plan policies allow for higher densities on land that are near transportation corridors and at neighborhood transitions. In addition, the city tends to favorably review density concentrations, which may include affordable and life-cycle housing when included with a Planned Unit Development application that preserves natural amenities for land that was not previously designated for higher-density land uses.

Roseville – The city is actively involved in the 35W Corridor Coalition buildout study that incorporates development using livable communities' concepts. In addition, Roseville is part of the NE Diagonal Land Use study, which applies transit oriented development concepts throughout Roseville. Roseville also approved an intergenerational development through the PUD zoning process that includes small lot single-family homes, senior cooperatives and townhomes within a 14-acre site called the Arona Project (Applewood Pointe of Roseville). Roseville also approves in 2002 a PUD zoning project that includes the demolition of an old shopping center and replacement with senior housing and neighborhood retail on the first floor called the Hamline Shopping Center Project (Summerhouse Development).

St. Anthony – Zoning that promotes choices for affordable and life-cycle housing (PUD).

St. Francis – 25% density increase in PUDs.

St. Paul – Housing 5000 initiative includes higher-density, mixed-income, mixed-use developments along major transit corridors defined in the city's Comprehensive Plan, particularly Riverview and University Av. Corridors.

Savage – Density bonuses for affordable housing; planned unit development justification for life-cycle housing.

Shakopee – The city is undertaking a Comprehensive Plan Update, which in its current form identifies new areas for the development of life-cycle housing options. The city has also entered into a development agreement with Scott County HRA for a new 58-unit downtown residential project.

Shoreview – The Comprehensive Guide Plan includes several initiatives supporting life-cycle and affordable housing including:

Land Use – 1) HSR, High-Density Senior Residential land-use designation; permits 20 to 45 units per acre; 2) MU, Mixed Use land-use designation; permits the integration of residential with commercial/office/business park uses; 3) Residential Land Use goals include: a) Locating higher-density housing near commercial services and employment opportunities; b) Locating medium- and high-density residential development in areas convenient to the regional transportation system; c) Supporting a variety of residential densities and forms to meet the changing needs of the community.



**Housing – Goals include:** Continue to maintain a balance of life-cycle and affordable housing; respond to demographic changes by providing housing for a variety of ages and income groups.

**Development initiatives — Include:** a) Shoreview Town Center Redevelopment Implementation. Grant money was received through LCDA for the continuation of this study to develop an implementation plan for the redevelopment of the Town Center Area. The concept redevelopment plan calls for the transition of this area to mixed-use, including residential. Residential development would occur in different forms and provide additional housing choices. This study should be complete 2003; b) Rice Street Crossings Planning Study. This multi-jurisdictional study is still in process and addresses the redevelopment of the I-694/Rice Street area. Existing uses will transition to a mixture of uses including medium-high-density residential; c) Hodgson Road Residential Area Planning Study. The city initiated another study to plan for the redevelopment of the Hodgson Road Residential area. This low-density large lot single-family residential area is adjacent to an arterial and commercial development. The overall intent of the study is to identify suitable land uses and develop land-use policies to guide the redevelopment. Uses being examined include medium and high density residential.

**Stillwater –** Approved high-density zoning downtown.

**Victoria –** The city has continued its research into the establishment of a land trust, which would provide additional affordable units within the city. As part of the downtown redevelopment project, the city will be adding condominiums that would be within walking distance of services.

**West St. Paul –** The city has approved the use of Planned Multi-Use Developments and Lot Size Variances.

**White Bear Lake –** The city allows development of senior housing in all of its residential districts and several business districts. The City allows higher density housing in the downtown area. The city allows second accessory apartments in single-family districts.

**White Bear Township –** The town's Comprehensive Plan was adopted in 2002. The Land Use Plan was modified to create a residential/light industrial planning district, which will allow medium- and high-density housing in an area which was planned for industrial development.

**Woodbury –** In 2002 the Comprehensive Plan text was amended to provide for medium- and high-density bonuses as incentives to provide affordable housing components. This matches the bonus provisions in the Growth Management Policy for the city's first area of growth following adoption of the Comprehensive Plan.

**2. *Did your community add any to the following incentives for the development of affordable and life-cycle housing last year?***

Arden Hills – Acquisition or write-down of land costs.

Bloomington – Fee waivers or reductions, acquisition or write-down of land costs.

Burnsville – Density bonuses, assessment abatements, acquisition or write-down of land costs.

Chaska – Density bonuses, fee waivers or reductions, assessment abatements, acquisition or write-down of land costs. We also now provide a down-payment assistance program to help further write down costs for the buyers of new homes.

Columbia Heights – Yes, we did in 2001. The Transition Block project consisting of 22 affordable townhomes and a 50-unit senior assisted facility utilized density bonuses and land write-downs.

Coon Rapids – Fee waivers or reductions.

Corcoran – We are working on these issues at the present time.

Cottage Grove – Acquisition or write-down of land costs.

Crystal – Acquisition or write-down of land costs.

Eden Prairie – Density bonuses.

Edina – Density bonuses, fee waivers or reductions, assessment abatements, acquisition or write-down of land costs.

Elko – 38 townhomes added within Whispering Hills Development (Summer 2002).

Fridley – Acquisition or write-down of land costs.

Lake St. Croix Beach – Assessment abatements (standard practice).

Lakeville – Acquisition or write-down of land costs.

Maple Grove – The city has added and used all of the incentives in the past. For 2002 a zero-interest loan was approved for Maple Lakes Townhomes.

Minneapolis – Density bonuses.

Minnetonka – Acquisition or write-down of land costs.

New Germany – Density bonuses.

New Hope – Fee waivers or reductions, acquisition or write-down of land costs.

North St. Paul – Density bonuses, fee waivers or reductions, acquisition or write-down of land costs.

Oakdale – Acquisition or write-down of land costs (in process).

Osseo – Acquisition or write-down of land costs.

Ramsey – Acquisition or write-down of land costs. The city applied for and received an LCA grant and assisted in land acquisition and assembly for the ACCAP/Ramsey Townhomes project.

Richfield – Incentives are reviewed on a project-by-project basis.

Rogers – Fee waivers or reductions, acquisition or write-down of land costs.

Roseville – Fee waivers or reductions, assessment abatements, acquisition or write-down of land costs.

St. Anthony – Acquisition or write-down of land costs.

St. Paul – Fee waivers or reductions, acquisition or write-down of land costs.

Savage – Density bonuses.

Shoreview – Fee waivers and reductions, acquisition or write-down of land costs.

South St. Paul – Density bonuses, fee waivers or reductions.

Stillwater – Density bonuses, acquisition or write-down of land costs.

Victoria – Density bonuses, fee waivers or reductions.

Watertown – Density bonuses.

West St. Paul – Acquisition or write-down of land costs.

White Bear Lake – Density bonuses, fee waivers or reductions.

Woodbury – Density bonuses, fee waivers or reductions, acquisition or write-down of land costs.

**3. *How many new manufactured homes were added outside of mobile home parks in 2002?***

Inver Grove Heights – The city does not monitor this criterion since manufactured housing is treated the same as site-built housing.

Lexington – One.

Minneapolis – 14 manufactured, 47 modular.

Mound – Two.

Newport – Three.

Minnetrista – One.

Willernie – One.

**4. *During 2002, did you re-examine, waive or permanently change any official controls to facilitate the development of affordable and life-cycle housing?***

Anoka – 1. Considerable research and policy discussion regarding rental licensing, but not yet adopted. 2. Commercial district permitted uses expanded to allow residences; mixed use.

Apple Valley – The city approved planned development zoning requests for three residential projects that resulted in reduced minimum lot areas, widths, and setbacks, as well as significant increases in dwelling unit density.

Bayport – Life-cycle housing was re-examined during the application of additional housing units as part of a proposed development (Bayport West). No changes in official controls were made and the application for development was withdrawn.

Blaine – No zoning changes, NE. Area Plan Amendment approved 2002. New developments have been approved through the DF (Development Flex) zoning district, which works like a PUD.

Burnsville – 1. Waived setback, building elevation, and street frontage requirements; allowed reduced parking; and permitted a deviation in building materials to allow a portion of vinyl siding for CDA affordable townhomes (5 deviations). 2. Waived setback requirements for the building, allowed deviation for wider parking-lot width, allowed a deviation to building materials to permit cement-fiber siding and allowed greater average building height for Grande Market Place (4 deviations). 3. Granted a setback variance for 3 townhome units for Settlers Ridge.

Chaska – We continue to be in the process of implementing our Clover Ridge and Riverwoods neighborhoods, in which we have designs in place that allow smaller lot sizes (30' - to 42' - wide lots). We reduced setback requirements and allowed density bonuses by looking at the gross density vs. net density. We continue to do this as we plan for our

township expansion that will have many of the same features. We have also made requirements in the Comprehensive Plan and zoning for minimum affordable units in a neighborhood and allowed on-street parking to count for parking requirements. We continue to provide reduced fees through TIF to apartments complexes, in return for affordable units. There are 3 buildings with 350 units where we have done this.

Circle Pines – No. In 2001 a new mixed-use zone accomplished this.

Columbia Heights – 1. The city approved several zero-lot line splits designed to encourage higher-density housing home ownership opportunities in the community. One of the homes was a Habitat for Humanity twinhome occupied in December 2002. 2. The city also considered a ‘Point of Sale’ ordinance designed to ensure that homes on the market would have adequate maintenance, life and safety issues addressed before sale. Not adopted as yet.

Coon Rapids – 1. Rezoning of property to permit higher-density residential development. 2. Waived minimum public street right-of-way width. 3. Adopted Port Zoning District Standards permitting higher-density residential development.

Corcoran – Refer to question 1.

Eagan – Added new small-lot residential zoning district (R-15).

Elko – Land Use Plan expanded to incorporate urban expansion area as defined by Scott County Comprehensive Plan (to incorporate multifamily areas). No applicable changes to Zoning Ordinance in 2002.

Empire Township – Began smart growth study to examine in-place and potential policy for orderly growth. Study recommended continuance of township policy (comp plan and zoning) of concentrating residential density in mixed housing district. Began Zoning Ordinance update, redesignating rural residential, expanding mixed housing district (density of 3 units/acre with possible bonus).

Fridley – The city did not make any changes in 2002. However, in 2001 the city adopted two important changes to the Zoning Code. The first change (ZTA 00-03; 1/8/2001) provides for a reduction in the front-yard setback from 35’ to 25’ to allow for front porches and other improvements. The text amendment was in response to the concepts outlined in the Cape Cod and Rambler Guidebook. The second change (ZTA 00-04; 3/26/2001) created an overlay district to bring more than 190 nonconforming residential properties into compliance. The overlay district allows the owners of small homes on nonstandard lots (50’ wide) to rebuild in the event of fire or other calamity.

Hastings – Most multiple-family developments were approved as Planned Residential Developments, which allow for the clustering of units.

Hugo – The city has updated its official controls. Many of the ordinance updates would support the development of affordable and life-cycle housing, including the following: 1) additional density bonuses, 2) provisions for accessory apartments, and 3) increased flexibility in city development standards to help achieve quality affordable housing projects.

Lakeville – As noted above, the city is currently reviewing its multiple-family housing performance standards. This will likely include setback reductions in some areas.

Lauderdale – The City Council has continued discussing the draft zoning ordinance. We already have very lenient controls for lot sizes, setbacks, etc.

Loretto – Adopted new Traditional Commercial (TC) zoning standards, rezoned many downtown properties “TC”—will facilitate with redevelopment; allows for apartments in upper/rear areas in buildings in “TC” district.

Louisville Township – We cannot change county controls.

Mahtomedi – Continued evaluation of effectiveness of R1E Historic Mahtomedi Zoning District to encourage flexibility and reinvestment in the oldest area of the city.

Maple Grove – Official controls were waived on various projects through PUDs for lot size, setbacks, etc., wherein developers had stated they would either have or attempt to provide or make base units available at affordable levels. Applewood Pointe developer stated that 50% of the 85 senior cooperative’s units would be affordable.

Minneapolis – Zoning code changes, including: a) density bonus for affordable housing, b) availability of greater variances of lot size and width to support development of infill lots. Bonuses are given for affordable housing (20% additional units). Industrial overlay districts allow 20% bonuses for all underground or parking garage parking.

Mound – Lot size for lakeshore/floodplain lots now measure from 931.0 contour elevation versus 929.4 (October 2001).

New Germany – Adopted PUD ordinance.

New Hope – The city waived building permit fees to facilitate the development of affordable housing. The city waived over \$5,000 in building permit fees for 7610 Bass Lake Road, an 11-unit apartment rehabilitation project owned by Project for Pride in Living. All units at 7610 Bass Lake Road will be affordable, including four MHOP units. Also, in 2002, the city waived building permit fees for an accessible/adaptable twinhome at 7105 62<sup>nd</sup> Avenue North and 6151 Louisiana Avenue North. This twinhome is a city project using CDBG and HOME funds. The units are complete and will be sold to households at or below 80% of the area median income.

Newport – Zoning changes to allow mixed uses, reduced lot sizes, setbacks, etc.

North St. Paul – Infill housing ordinance allows for smaller than permitted lots.

Oak Grove – Considered senior citizen (55 and older) building. No final decision yet.

Oakdale – The city’s official controls are currently consistent with the template recommended by the Metropolitan Council.

Osseo – The Planning Commission began reviewing the zoning ordinance to update and clarify it. No changes have been made as of yet but probably will. Some specifics are minimum/maximum lot sizes, parking, setbacks and definitions.

Plymouth – The city granted the use of alternative wetland buffers for Stone Creek Village that will add 34 affordable rental units in the city. The city also reexamined its accessory-dwelling regulation and made appropriate changes. The city also granted a set-back variance that will add 16 affordable units.

Prior Lake – The zoning ordinance was amended to reduce the rear-yard setback in the C-3 use district to facilitate the construction of a senior condominium and retail building.

Ramsey – The city reduced front-yard setbacks in multifamily residential zoning districts and changed city code to allow the inclusion of private streets in multifamily projects.

Richfield – The city's cluster-housing ordinance would allow as little as 2,900 square feet per unit. Minimum lot size is 50 feet wide, but existing 40-foot wide lots are allowed. Side setbacks on interior lots are already maximized at 5 feet. In new developments, front setbacks are negotiable if neighboring properties are different from what the zoning ordinance requires. Existing homeowners may add a front porch that encroaches into the existing setback, if design guidelines are met. The city code does not require garages. However, higher densities at City Bella were achieved when the developer added underground parking. City Bella is in the new downtown area of Richfield, and having no parking would have been a market disincentive.

Rogers – See response to question 1.

Roseville – The setback-permit process allows residents who are making improvements to their home and do not meet the setbacks to secure a permit administratively for a \$25 fee rather than a 60-day variance process that costs \$250 and requires a public hearing. There were 12 setback permits issued in 2002. It is estimated that over 50% of the applicants include homes that are affordable.

St. Anthony – The city loosened up the garage/accessory-building requirement.

St. Paul – Traditional Neighborhood Zoning approved by Planning Commission; full re-write of Zoning Code (including TNZoning) reviewed by Planning Commission; waived certain zoning requirements for certain projects; new code also includes more aggressive provisions for accessory units.

Savage – Eliminated parking requirements and reduced setback requirements in city's downtown district and added density bonus incentives for development of affordable housing.

Shakopee – Projects have been approved with reduced setback requirements, including front- and side-yard requirements.

Shoreview – We have begun work on Phase II of our Development Code. Though some changes have been made, all have not been completed. Changes that have been made that affect the cost of development include flexibility regarding street standards, parking, setbacks for new development. Those remaining include ordinances related to the Comprehensive Guide Plan, such as a Mixed Use zoning district and ordinances that provide flexibility in the older areas of the community to encourage reinvestment. Discussion regarding these additional changes has taken place with the Planning Commission and City Council. Staff expects these ordinances to be enacted in late 2003.

Stillwater – Higher density.

Victoria – We have waived zoning setbacks and have made exceptions to the minimum lot sizes in order to increase housing affordability.

Watertown – Mixed-use development controls encourage all types of housing.

West St. Paul – The city has approved variances for lot size, minimum frontage and setback requirements.

White Bear Lake – The city approved a variance for East Metro Place to construct 14 low-income units without garages.

White Bear Township – Nothing apart from adopting the Comprehensive Plan.

Woodbury – By reference back to the Comprehensive Plan (see response to question 1), medium- and high-density bonuses were added as incentives in the Zoning Ordinance. The Zoning Ordinance was amended to allow up to an 8-foot encroachment into the front-yard setback for porches in all zoning districts to enhance existing housing stock. The city adjusted street construction policies to reduce street pavement widths from 32 feet to 28 feet. In the Dancing Water PUD, Stone Mills Farms PUD, Turnberry PUD, Fairway Meadows PUD, Wyndham Ponds PUD and the Bailey's Arbor PUD, front-yard single-family setbacks were reduced from 35 feet to 20 feet for the house and 25 feet for the garage. Individual multifamily units within the aforementioned PUDs had setback adjustments made based on location, topography, location within each project and the style of housing structure that was proposed.

**5. *Has your community established task forces, commissions or committees to address affordable and life-cycle housing issues in the past year?***

Anoka – 1. Public Advisory Team discussing NCB/CRTV Planning Areas. 2. Anoka CBD Building Renovation Master Plan steering committee (upper floors reuse). 3. HRA, EDC, Housing Committee all continued to meet to discuss these issues.

Arden Hills – Yes, part of the scope of the TCAAP Master Planning Advisory Panel is to evaluate life-cycle housing options on the site.



Brooklyn Center – No; however, the city's Housing Commission serves as an ongoing advisory body to the City Council on housing matters.

Champlin – No, but did in 2001.

Chanhausen – Held housing summit with various community leaders and stakeholders to address housing issues.

Chaska – As we described last year, we established the Chaska Community Land Trust (made up of members of the community) which has since become its own non-profit agency that addresses affordable housing through creating permanently affordable owner-occupied housing. The Land Trust has already sold 7 units in 2003, and has an additional 8 homes in stock to sell through 2003. They work with new and existing homes. Chaska's Human Rights Commission is also charged with educating our residents on affordable housing issues, and to encourage the Council to continue to push for additional affordable housing initiatives.

Columbia Heights – 1. The city recently established the 'Kmart Redevelopment Task Force' to address redevelopment issues surrounding the former Kmart site at 47<sup>th</sup> and Central Avenue. As part of the process, the group is looking at addressing affordable and life-cycle housing issues as mentioned in the City Comprehensive Plan. 2. 'Rising to New Heights', a (501 (c) (3)) was formed in 2002 to deal with a number of community-wide issues, including housing and community image. The organization sponsored a Housing Fair in April 2003, which was attended by over 500 people from the greater Columbia Heights area. 3. The Economic Development Commission, as part of the Industrial Park Redevelopment Project, recently reviewed a Housing and Market Feasibility Study by the Maxfield Group to guide future housing development in this area.

Coon Rapids – Coon Rapids Mortgage Assistance Foundation subcommittee directed the study of home improvement programs that include assistance to both low- and moderate-income homeowners; programs under consideration.

Cottage Grove – The city continues to participate in South Washington County Housing Coalition. The city's Human Services/Human Rights Commission continues to support senior housing initiatives within the community. The city partnered with Community Revitalization Resources to offer low interest loans to individual home owners, based upon income.

Edina – Edina was included in a study of affordable housing needs conducted by Malone Consulting for the Hennepin South Service Collaborative.

Elko – No. Focus groups have, however, been established as part of the Scott County Comprehensive Plan update. Housing issues/policies are expected to be addressed this year (2003).

Helena Township – HRA for Scott County.

Hugo – The Planning Commission and City Council have discussed the implementation of the city's housing goals in the update and review of the comprehensive plan and the city's

official controls. The city is also an active member of the Northeast Roundtable on affordable housing.

Independence – Only during the Comprehensive Land-use process. We are currently putting together a new task force to look at and work on the Plan due in 2008.

Inver Grove Heights – The City Council established a task force to plan for development of the Northwest Area. The task force has expressed an interest in mixed housing, including affordable housing. The city has also conducted meetings with a group of local churches that advocate affordable housing.

Lauderdale – The City Council discussed housing replacement, truth in housing, point of sale, housing maintenance, and housing assistance programs. Also, discussed possibly creating a task force for the redevelopment of Larpeur Avenue corridor, which would include affordable and life-cycle housing.

Minneapolis – In the past year the city established the “Affordable Housing Trust Fund Advisory Group” and the “Affordable Housing Trust Fund Revenue Committee” to review the guidelines and performance of the city’s affordable rental housing program. As noted in previous reports, the city continues to work with the Interagency Stabilization Group, Community Advisory Board on Homelessness, Homeless City-County Funder’s Council, Senior Housing Task Force and the Committee on Locational Choice.

Minnetonka – The EDA completed a housing needs study done by Maxfield Research, which included information on affordable and life-cycle housing needs. They followed this up with identification of sites for affordable housing and presented these to the Planning Commission and City Council.

New Hope – As you know, the Metropolitan Council Livable Communities Initiative is underway in the city. In 2000 the city received a \$60,000 LCDA Opportunity Grant. A volunteer citizen’s task force was formed and met monthly from September 2001 through the end of 2002. The task force developed plans for five targeted locations in a quarter-mile area encircling the intersection of Bass Lake Road and Winnetka Avenue North. Plans included life-cycle, affordable and market rate housing. A city-wide open house was held to solicit comments from the broader community. Task force plans were presented to and accepted by the Council in December 2002. The Council has chosen preferred developers for the identified sites. Staff is currently moving forward with two developers on three of the five sites. Future public hearings will be held to solicit additional public comment and the projects proceed. A similar task force effort was initiated in 2002 and is currently underway in the City Center area (42<sup>nd</sup> Avenue North & Winnetka Avenue North). DSU consulting firm is leading the study. Currently, the task force activities are funded by the city. Both initiatives include affordable housing, mixed-use high-density development, transit and access.

Oak Grove – Task force considering lot size reductions from 10 acres average density to 2.5 acre density. No final decision yet.

Oakdale – The city’s Economic Development Commission has maintained its position as the administrator of the property maintenance/enforcement program and the rental housing licensing/enforcement program.

Orono – See answer to question 1.

Osseo – The Planning Commission is doing so through the review of the zoning ordinance. Also, focus group meetings are occurring with the planning of the Co Rd 81 NW Corridor. These meetings involve looking at different housing types as well as TOD.

Plymouth – The city created a regulatory policy review team to analyze city controlled regulatory policies and their effect on affordability. In addition, the Plymouth HRA completely reevaluated their Strategic Plan in 2002 (which included holding stakeholder forums for community input) and adopted their new plan in February 2003.

Ramsey – The Ramsey Housing Committee was established in 2002. The mission statement of the Housing Committee is as follows: “To assist with promoting and preserving housing in the City of Ramsey for households of all types and economic levels.”

Richfield – The city has had many task forces and commissions to address issues related to housing. Although none were initiated in 2002, several were initiated in previous years that are still in effect. For example, the city’s “Richfield 2020: Focus on the Future” process is community-driven visioning, a process that was completed in 2001. One of the five project teams that was formed was focused on housing and neighborhoods. The team developed four goals, including support for affordable housing, and sustaining and improving the community’s housing assets. Beyond this, the city has supported the Metropolitan Council’s goal of acquiring and renovating 10 single-family Richfield homes with Holman funds, to provide potentially 10 scattered- site housing units for low-income families to rent.

Roseville – The City Council approved the establishment of a Housing and Redevelopment Authority in the fall of 2002 to specifically address housing issues throughout the community including affordable and workforce housing. This was done through a series of discussions at public meetings regarding affordable and life-cycle housing issues.

St. Anthony – A community committee has formed called “MICAH” to watch the development of the Apache Plaza area to ensure it has some affordable housing component.

St. Louis Park – In 2002, the City Council initiated a year-long Housing Summit Process to comprehensively address all housing issues in the city, including affordable and life-cycle housing. The format of the housing summit process was developed in 2002 and involves the City Council, Planning Commission, School Board, Housing Authority and Business and County Representatives. The first Housing Summit meeting took place in April of 2003, and the process will conclude in late 2003 or early 2004.

St. Paul – Housing Advisory Task Force reviews the city’s annual Housing Action Plan.

Shakopee – There have been and will continue to be discussions and open houses conducted regarding the potential redevelopment of marginal commercial areas into residential or mixed-use areas.

Shoreview – Affordable and life-cycle housing issues are addressed with the Planning Commission. In some circumstances, the city's Human Rights Commission may also be involved in these discussions.

Stillwater – Planning Commission acts as Housing Advisory Committee.

Victoria – There has been a committee, which conducts research into the establishment of a community land trust. A group of individuals is also looking into providing senior and assisted living units within the city.

Waconia – Has a liaison to the Carver County Senior Commission.

Wayzata – Created housing task force to research adopting an inclusionary zoning ordinance. 2002 legislation negatively impacted city's ability to adopt ordinance so task force was disbanded.

White Bear Lake – The city supports and participates in the Northeast Roundtable for Affordable Housing.

Woodbury – Late in 2002 the City Council, after receiving a recommendation from the Housing Task Force, established a Community Land Trust (CLT) subcommittee to explore the establishment of a City of Woodbury Community Land Trust. CLT members were appointed by the City Council. This CLT held an orientation meeting in December of 2002 but the primary work of the organization began in 2003.

## **Appendix G. Removal of Housing Units**

The tables in this appendix show the removal of housing units according to the 2002 Livable Communities Act survey.

# Housing Unit Demolitions 2002 Livable Communities Act Survey

ANOKA COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaste	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Andover	5	0	0	5	2	3	2	0	0
Anoka	0	0	0	0	0	0	0	0	0
Bethel									
Blaine	15								
Burns Twp.									
Centerville									
Circle Pines	1	44	0	0	0	45	45	0	20
Columbia Heights	4	0	0	1	0	4	2	2	0
Columbus Twp.									
Coon Rapids	3	2	0	1	1	3	2	0	0
East Bethel									
Fridley	5	0	0	2	2	3	3	2	0
Ham Lake	2	0	0	1	0	1	1	0	0
Hilltop	0	0	1	1	1	0	1	1	0
Lexington	0	0	0	0	0	0	0	0	0
Lino Lakes	3	0	0	1	1	2	0	0	0
Linwood Twp.									
Oak Grove	2	0	0	2	0	2	2	0	0
Ramsey	2	0	0	0	2	1	1	0	0
St. Francis	0	0	0	0	0	0	0	0	0
Spring Lake Park									
<b>County Totals</b>	<b>42</b>	<b>46</b>	<b>1</b>	<b>14</b>	<b>9</b>	<b>64</b>	<b>59</b>	<b>5</b>	<b>20</b>

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

**Housing Unit Demolitions  
2002 Livable Communities Act Survey**

CARVER COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaste	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Benton Twp.									
Camden Twp.									
Carver									
Chanhassen	5	0	0	2	2	3	5	0	0
Chaska	0	0	0	0	0	0	0	0	0
Chaska Twp.									
Cologne									
Dahlgren Twp.									
Hamburg	0	1	0	1	0	0	0	0	0
Hancock Twp.	0	0	0	0	0	0	0	0	0
Hollywood Twp.									
Laketown Twp.									
Mayer	0	0	0	0	0	0	0	0	0
New Germany	0	0	0	0	0	0	0	0	0
Norwood Young Am.	0	0	0	0	0	0	0	0	0
San Francisco Twp.	1	0	0	0	0	1	1	0	0
Victoria	3	0	0	3	0	3	3	0	0
Waconia	0	0	0	0	0	0	0	0	0
Waconia Twp.									
Watertown	0	0	0	0	0	0	0	0	0
Watertown Twp.									
Young America Twp.									
County Totals	9	1	0	6	2	7	9	0	0

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

## 2002 Livable Communities Act Survey

DAKOTA COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single-Family Detached	Multi-family	Mobile Homes		Fire or Natural Disaster	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Apple Valley	2	0	23	25	2	23	24	23	0
Burnsville	3	0	0	3	0	3	3	0	0
Castle Rock Twp.	0	0	0	0	0	0	0	0	0
Coates	0	0	0	0	0	0	0	0	0
Douglas Twp.									
Eagan	2	0	0	0	0	0	1	0	0
Empire Twp.	1	0	0	1	1	0	1	0	0
Eureka Twp.									
Farmington									
Greenvale Twp.									
Hampton	0	0	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	0	0	0	0	0
Hastings	2	0	0	2	0	2	0	0	0
Inver Grove Hts.	8	0	0	0	0	0	0	0	0
Lakeville	17	0	0	15	0	5	13	0	5
Lilydale									
Marshan Twp.									
Mendota									
Mendota Heights	0	0	0	0	0	0	0	0	0
Miesville									
New Trier									
Nininger Twp.									
Randolph									
Randolph Twp.	0	0	0	0	0	0	0	0	0
Ravenna Twp.									
Rosemount	3	0	0	0	0	0	0	0	0
Sciota Twp.									
South St. Paul	11	0	0	11	0	11	11	2	0
Sunfish Lake	0	0	0	0	0	0	0	0	0
Vermillion									
Vermillion Twp.									
Waterford Twp.									
West St. Paul	3	0	0	3	0	3	4	1	0
County Totals	52	0	23	60	3	47	57	26	5

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.



**Housing Unit Demolitions**  
**2002 Livable Communities Act Survey**

[illegible]

# Housing Unit Demolitions 2002 Livable Communities Act Survey

HENNEPIN COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaster	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Rogers	0	0	0	0	0	0	0	0	0
St. Anthony	3	0	0	3	0	3	3	1	0
St. Bonifacius	0	0	0	0	0	0	0	0	0
St. Louis Park	3	0	0	0	0	2	2	0	0
Shorewood									
Spring Park	1	0	0	1	1	0	0	0	0
Tonka Bay									
Wayzata									
Woodland	2	0	0	2	0	0	2	0	0
<b>County Totals</b>	<b>174</b>	<b>4</b>	<b>0</b>	<b>130</b>	<b>18</b>	<b>81</b>	<b>262</b>	<b>3</b>	<b>2</b>

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

### Housing Unit Demolitions 2002 Livable Communities Act Survey

RAMSEY COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaste	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Arden Hills	3	0	0	3	0	0	3	0	0
Falcon Heights	0	0	0	0	0	0	0	0	0
Gem Lake	0	0	0	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0	0	0	0
Little Canada									
Maplewood	11	0	0	11	1	1	2	1	0
Mounds View	3	0	0	2	0	3	2	0	0
New Brighton	3	0	0				2	0	0
North Oaks									
North St. Paul	1	0	0	0	0	0	0	0	0
Roseville	8	0	0	0	0	8	6	0	0
St. Paul	45	22	0	0	0	67	67	45	22
Shoreview	1	0	0	1	0	0	0	0	0
Vadnais Heights									
White Bear Lake	3	0	0	3	0	3	3	2	0
White Bear Twp.	1	0	0	1	0	1	1	0	0
<b>County Totals</b>	<b>79</b>	<b>22</b>	<b>0</b>	<b>21</b>	<b>1</b>	<b>83</b>	<b>86</b>	<b>48</b>	<b>22</b>

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

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\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

**Housing Unit Demolitions**  
**2002 Livable Communities Act Survey**

SCOTT COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaste	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Belle Plaine	4	0	3	2	0	2	2	2	0
Belle Plaine Twp.	0	0	0	0	0	0	0	0	0
Blakeley Twp.									
Cedar Lake Twp.									
Credit River Twp.									
Elko	0	0	0	0	0	0	0	0	0
Helena Twp.	0	0	0	0	0	0	0	0	0
Jackson Twp.									
Jordan									
Louisville Twp.	0	0	0	0	0	0	0	0	0
New Market									
New Market Twp.									
Prior Lake	11	0	0	1	0	0	2	0	0
St. Lawrence Twp.									
Sand Creek Twp.									
Savage	7	0	0	7	1	1	4	0	0
Shakopee	2	0	0	1	0	1	8	0	0
<b>County Totals</b>	<b>24</b>	<b>0</b>	<b>3</b>	<b>11</b>	<b>1</b>	<b>4</b>	<b>16</b>	<b>2</b>	<b>0</b>

Blank entry indicates no response from the community.

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\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

## Housing Unit Demolitions 2002 Livable Communities Act Survey

WASHINGTON COUNTY	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaster	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Afton									
Bayport	2	0	0	2	0	1	1	0	0
Baytown Twp.	0	0	0	0	0	0	0	0	0
Birchwood	2	0	0	0	0	0	2	0	0
Cottage Grove	1	0	0	1	0	0	0	0	0
Dellwood	0	0	0	0	0	0	0	0	0
Denmark Twp.									
Forest Lake	11	0	0	5	7	4		0	0
Grant	0	0	0	0	0	0	0	0	0
Grey Cloud Twp.									
Hugo	0	0	0	0	0	0	0	0	0
Lake Elmo									
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0
Lakeland									
Lakeland Shores									
Landfall									
Mahtomedi	2	0	0	2	0	2	0	0	0
Marine-on-St. Croix	1	0	0	1	0	1	1	1	0
May Twp.									
Newport	30	12	0	42	0	0	0	0	0
New Scandia Twp.									
Oakdale	0	0	0	0	0	0	0	0	0
Oak Park Hts.	0	0	0	0	0	0	0	0	0
Pine Springs	0	0	0	0	0	0	0	0	0
St. Mary's Point									
St. Paul Park	2	0	0	2	1	0	0	0	0
Stillwater	3	0	0	0	1	2	2	0	0
Stillwater Twp.									
West Lakeland Twp.									
Willernie	0	0	0	0	0	0	0	0	0
Woodbury	11	0	0	11	0	0	11	0	0
County Totals	65	12	0	66	9	10	17	1	0

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

# Housing Unit Demolitions 2002 Livable Communities Act Survey

COUNTY TOTALS	Units Removed			Units Occupied Until Demolition	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:	
	Single- Family Detached	Multi- family	Mobile Homes		Fire or Natural Disaste	Deterioration		Single-Family Units \$170,000 or Less*	Multifamily Units Affordable to 50% MHI**
Anoka County	42	46	1	14	9	64	59	5	20
Carver County	9	1	0	6	2	7	9	0	0
Dakota County	52	0	23	60	3	47	57	26	5
Hennepin County	174	4	0	130	18	81	262	3	2
Ramsey County	79	22	0	21	1	83	86	48	22
Scott County	24	0	3	11	1	4	16	2	0
Washington County	65	12	0	66	9	10	17	1	0
<b>Total</b>	<b>445</b>	<b>85</b>	<b>27</b>	<b>308</b>	<b>43</b>	<b>296</b>	<b>506</b>	<b>85</b>	<b>49</b>

Blank entry indicates no response from the community.

Townships are not encouraged to reply to the LCA survey.

\*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$170,000 in value.

\*\*Affordable rental housing levels for households earning 50% of median household income. Less than \$671/mo. for efficiency or SRO, less than \$719/mo. for 1BR, less than \$862/mo. for 2BR, less than \$996/mo. for 3+BR.

## Appendix H. Average Value of Homes in Twin Cities Metro Communities

The appendix shows the 2001 and 2002 average value of homes and percent change between years.

Community	Average Assessed Market Value		
	2002	2001	Percent Change
<b><u>Anoka County</u></b>			
ANDOVER	\$166,793	\$153,236	8.8%
ANOKA	\$122,895	\$112,542	9.2%
BLAINE	\$131,807	\$119,093	10.7%
BURNS TWP	\$176,027	\$158,522	11.0%
CENTERVILLE	\$145,154	\$132,141	9.8%
CIRCLE PINES	\$123,982	\$113,791	9.0%
COLUMBIA HEIGHTS	\$105,343	\$97,187	8.4%
COLUMBUS	\$165,289	\$149,342	10.7%
COON RAPIDS	\$123,953	\$113,788	8.90%
EAST BETHEL	\$139,370	\$127,263	9.50%
FRIDLEY	\$123,156	\$113,589	8.40%
HAM LAKE	\$173,292	\$156,363	10.80%
LINO LAKES	\$174,871	\$160,901	8.70%
LINWOOD TOWNSHIP	\$141,136	\$131,039	7.70%
OAK GROVE	\$159,093	\$145,251	9.50%
RAMSEY	\$155,795	\$143,572	8.50%
SPRING LAKE PARK	\$117,747	\$107,822	9.20%
ST FRANCIS	\$129,229	\$118,939	8.70%

<b><u>Carver County</u></b>			
CHANHASSEN	\$221,903	\$203,097	9.30%
CHASKA	\$169,176	\$156,081	8.40%
NORWOOD YOUNG AMERICA	\$108,229	\$101,472	6.70%
VICTORIA	\$239,742	\$223,636	7.20%
WACONIA	\$150,220	\$135,630	10.80%
WATERTOWN	\$120,693	\$110,127	9.60%

<b><u>Dakota County</u></b>			
APPLE VALLEY	\$164,601	\$153,130	7.50%
BURNSVILLE	\$154,919	\$142,139	9.00%
EAGAN	\$170,837	\$155,245	10.00%
FARMINGTON	\$141,477	\$129,995	8.80%
HASTINGS	\$137,257	\$125,119	9.70%

<b><u>Dakota County</u></b>			
INVER GROVE HEIGHTS	\$160,505	\$145,309	10.50%
LAKEVILLE	\$185,722	\$168,524	10.20%
MENDOTA HEIGHTS	\$230,279	\$211,236	9.00%
ROSEMOUNT	\$160,903	\$146,507	9.80%
SOUTH ST PAUL	\$112,400	\$103,216	8.90%
WEST ST PAUL	\$131,538	\$121,003	8.70%

<b><u>Hennepin County</u></b>			
BLOOMINGTON	\$161,046	\$148,707	8.30%
BROOKLYN CENTER	\$103,255	\$95,046	8.60%
BROOKLYN PARK	\$130,289	\$118,422	10.00%
CHAMPLIN	\$147,750	\$133,257	10.90%
CORCORAN	\$201,782	\$182,808	10.40%
CRYSTAL	\$113,178	\$104,098	8.70%
DAYTON	\$175,197	\$161,460	8.50%
DEEPHAVEN	\$378,507	\$342,419	10.50%
EDEN PRAIRIE	\$226,382	\$206,992	9.40%
EDINA	\$254,268	\$233,314	9.00%
EXCELSIOR	\$199,165	\$183,122	8.80%
GOLDEN VALLEY	\$171,605	\$157,108	9.20%
GREENFIELD	\$213,921	\$191,715	11.60%
HOPKINS	\$137,242	\$124,932	9.90%
INDEPENDENCE	\$274,730	\$243,350	12.90%
MAPLE GROVE	\$173,133	\$157,536	9.90%
MEDINA	\$368,898	\$330,484	11.60%
MINNEAPOLIS	\$122,857	\$112,626	9.10%
MINNETONKA	\$209,542	\$192,745	8.70%
MINNETRISTA	\$339,163	\$311,910	8.70%
MOUND	\$164,138	\$149,694	9.60%
NEW HOPE	\$133,651	\$122,914	8.70%
ORONO	\$406,308	\$368,968	10.10%
OSSEO	\$118,777	\$108,785	9.20%
PLYMOUTH	\$202,991	\$185,913	9.20%
RICHFIELD	\$126,191	\$115,543	9.20%
ROBBINSDALE	\$108,873	\$100,268	8.60%
ROGERS	\$171,332	\$158,438	8.10%
SHOREWOOD	\$299,490	\$277,235	8.00%
ST ANTHONY	\$139,372	\$132,137	5.50%
ST LOUIS PARK	\$140,514	\$129,079	8.90%
WAYZATA CITY	\$388,641	\$358,853	8.30%



<b><u>Ramsey County</u></b>			
ARDEN HILLS	\$185,758	\$171,454	8.30%
FALCON HEIGHTS	\$163,229	\$151,840	7.50%
LAUDERDALE	\$106,167	\$97,853	8.50%
LITTLE CANADA	\$135,344	\$124,070	9.10%
MAPLEWOOD	\$139,772	\$128,562	8.70%
MOUNDS VIEW	\$125,675	\$115,789	8.50%
NEW BRIGHTON	\$156,564	\$144,481	8.40%
NORTH OAKS	\$421,797	\$397,371	6.10%
NORTH ST PAUL	\$123,416	\$113,702	8.50%
ROSEVILLE	\$145,894	\$134,521	8.50%
SHOREVIEW	\$166,161	\$152,180	9.20%
ST PAUL	\$109,641	\$100,892	8.70%
VADNAIS HEIGHTS	\$158,038	\$145,507	8.60%
WHITE BEAR LAKE	\$137,462	\$126,581	8.60%
WHITE BEAR TOWNSHIP	\$166,850	\$153,296	8.80%

<b><u>Scott County</u></b>			
BELLE PLAINE	\$114,495	\$105,539	8.50%
CREDIT RIVER TOWNSHIP	\$218,801	\$193,782	12.90%
JORDAN	\$117,290	\$105,252	11.40%
NEW MARKET TOWNSHIP	\$237,594	\$209,828	13.20%
PRIOR LAKE	\$181,398	\$165,699	9.50%
SAVAGE	\$174,992	\$158,664	10.30%
SHAKOPEE	\$142,688	\$126,056	13.20%
SPRING LAKE TOWNSHIP	\$211,680	\$189,399	11.80%

<b><u>Washington County</u></b>			
AFTON	\$247,738	\$226,769	9.20%
BAYPORT	\$149,501	\$139,134	7.50%
COTTAGE GROVE	\$137,061	\$125,566	9.20%
FOREST LAKE	\$162,737	\$124,219	31.00%
GRANT	\$293,551	\$263,137	11.60%
HUGO	\$169,117	\$159,048	6.30%
LAKE ELMO	\$244,227	\$222,132	9.90%
MAHTOMEDI	\$205,017	\$187,736	9.20%
MAY TOWNSHIP	\$258,666	\$234,311	10.40%
NEW SCANDIA TOWNSHIP	\$196,593	\$178,442	10.20%
NEWPORT	\$126,272	\$116,377	8.50%
OAK PARK HEIGHTS	\$143,441	\$132,171	8.50%
OAKDALE	\$134,574	\$123,502	9.00%
ST PAUL PARK	\$110,127	\$101,253	8.80%

<b><u>Washington County</u></b>			
STILLWATER	\$160,276	\$145,924	9.80%
STILLWATER TOWNSHIP	\$261,398	\$238,627	9.50%
WEST LAKELAND	\$281,982	\$256,141	10.10%
WOODBURY	\$185,665	\$168,851	10.00%

SOURCE: Minnesota Department of Revenue; calculations by the Citizens League.

## **Appendix I. Community Housing Profiles**

**This appendix shows the demographic profile of the 7-county metropolitan area from the 2000 census.**

## Community Housing Profiles for Twin Cities Metropolitan Area

Data from 1990 and 2000 U.S. Census except as noted.

**Table 1: Demographics**

Demographic information	1990	2000	Change	% change
Total population	2,288,721	2,642,056	353,335	15.4%
Number of households	875,504	1,021,454	145,950	16.7%
Persons per household	2.56	2.53	-0.03	-1.1%
Number of families	583,900	658,159	74,259	12.7%
Persons per family	3.12	3.14	0.02	0.5%

**Table 2: Population by age**

Age	1990		2000		Change	
	Number	% of total	Number	% of total	Number	Percent
Under 5 years	185,121	8.1%	188,236	7.1%	3,115	0.9%
5 to 9	174,366	7.6%	198,690	7.5%	24,324	6.9%
10 to 14	149,973	6.6%	197,611	7.5%	47,638	13.5%
15 to 17	82,791	3.6%	112,997	4.3%	30,206	8.5%
18 to 21	125,027	5.5%	137,670	5.2%	12,643	3.6%
22 to 24	110,339	4.8%	106,556	4.0%	-3,783	-1.1%
25 to 34	467,578	20.4%	411,155	15.6%	-56,423	-16.0%
35 to 44	376,286	16.4%	469,324	17.8%	93,038	26.3%
45 to 54	228,177	10.0%	363,592	13.8%	135,415	38.3%
55 to 64	163,930	7.2%	200,980	7.6%	37,050	10.5%
65 to 74	125,635	5.5%	130,615	4.9%	4,980	1.4%
75 to 84	71,994	3.1%	90,292	3.4%	18,298	5.2%
85 and older	27,504	1.2%	34,338	1.3%	6,834	1.9%
<b>Total population</b>	<b>2,288,721</b>	<b>100.0%</b>	<b>2,642,056</b>	<b>100.0%</b>	<b>353,335</b>	<b>100.0%</b>

**Table 3: Race/ethnicity by age, 2000**

Age	White	Black or African American	American Indian	Asian or Pacific Islander	Other race	Two or more races	Hispanic or Latino
Under 5 years	141,092	16,165	1,657	12,298	5,600	11,424	12,576
5 to 17	395,563	43,029	5,186	34,941	10,153	20,426	22,787
18 to 24	192,982	18,331	2,488	14,891	8,229	7,305	16,020
25 to 44	748,010	53,972	6,998	40,386	16,742	14,371	33,941
45 to 54	331,128	14,091	2,280	10,135	2,692	3,266	5,978
55 to 64	186,443	5,835	1,168	5,167	968	1,399	2,564
65 to 74	122,951	3,227	452	2,761	412	812	1,264
75 and older	119,948	1,970	188	1,660	265	599	772
<b>Total population</b>	<b>2,238,117</b>	<b>156,620</b>	<b>20,417</b>	<b>122,239</b>	<b>45,061</b>	<b>59,602</b>	<b>95,902</b>

**Table 4: Households by type**

Household type	1990	2000	Change	% Change
Family households	583,900	658,159	74,259	12.7%
Married couples	471,507	520,281	48,774	8.4%
- With related children under age 18	238,126	262,754	24,628	4.2%
- No related children under age 18	233,381	257,527	24,146	4.1%
Other families	112,393	137,878	25,485	4.4%
Male householder, no wife present	25,479	36,488	11,009	1.9%
- With related children under age 18	12,457	20,791	8,334	1.4%
- No related children under age 18	13,022	15,697	2,675	0.5%
Female householder, no husband present	86,914	101,390	14,476	2.5%
- With related children under age 18	58,150	71,246	13,096	2.2%
- No related children under age 18	28,764	30,144	1,380	0.2%
Non-family households	291,604	363,295	71,691	12.3%
1-person	222,622	281,086	58,464	10.0%
2 or more persons	68,982	82,209	13,227	2.3%
<b>Total</b>	<b>875,504</b>	<b>1,021,454</b>	<b>145,950</b>	<b>25.0%</b>

**Table 5: Household type by age of householder, 2000**

Age of owner householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	5,160	1,895	2,398
Working-age population (25-64)	467,474	98,420	32,146
Elderly (65 and older)	74,888	44,445	2,291

Age of renter householder	Family household	1-person household	Other non-family household
Young adults (15-24 years)	15,347	13,896	17,452
Working-age population (25-64)	88,826	88,686	24,524
Elderly (65 and older)	9,002	33,820	784

**Table 6: Tenure by age of householder**

Age of householder	1990		2000		Change	
	Owners	Renters	Owners	Renters	Owners	Renters
15-24 years	7,889	44,854	9,790	46,699	1,901	1,845
25-34	127,898	105,815	114,071	91,342	-13,827	-14,473
35-44	164,074	49,451	203,729	58,438	39,655	8,987
45-54	110,889	22,212	177,090	36,077	66,201	13,865
55-64	81,834	16,081	102,583	18,205	20,749	2,124
65-74	62,948	17,753	68,030	14,491	5,082	-3,262
75 and over	38,427	25,379	53,673	27,236	15,246	1,857
<b>Total households</b>	<b>593,959</b>	<b>281,545</b>	<b>728,966</b>	<b>292,488</b>	<b>135,007</b>	<b>10,943</b>

**Table 7: Race/ethnicity by tenure and age of householder, 2000**

Age of householder	Owner-occupied units			Renter-occupied units		
	White	Non-white	Hispanic or Latino	White	Non-white	Hispanic or Latino
15-24 years	8,446	1,344	405	35,212	11,487	3,089
25-34	103,413	10,658	2,628	65,818	25,524	5,954
35-44	189,208	14,521	3,110	42,015	16,423	2,883
45-54	166,602	10,488	1,805	27,940	8,137	1,260
55-64	97,846	4,737	839	14,610	3,595	474
65-74	65,810	2,220	443	12,525	1,966	241
75 and over	52,531	1,142	218	26,087	1,149	175
<b>Total households</b>	<b>683,856</b>	<b>45,110</b>	<b>9,448</b>	<b>224,207</b>	<b>68,281</b>	<b>14,076</b>

**Table 8: Occupied housing units by type and tenure**

Type of housing and units in structure	1990		2000	
	Owners	Renters	Owners	Renters
Single family, detached	505,380	23,716	602,952	21,782
Single family, attached	36,927	17,849	67,384	17,052
Duplexes	10,942	27,496	11,196	23,858
Buildings with 3 or 4 units	3,602	18,578	6,018	18,398
Buildings with 5 to 19 units	5,988	66,899	8,426	68,600
Buildings with 20 or more units	14,116	122,990	17,893	141,431
Mobile homes	14,579	842	15,078	1,172
Other units	2,425	3,175	170	44
<b>Total occupied housing units</b>	<b>593,959</b>	<b>281,545</b>	<b>729,117</b>	<b>292,337</b>

**Table 9: Measures of crowding by tenure, 2000**

Measures of crowding	Owner households	Renter households
1.0 person per room or fewer	716,462	268,566
More than 1.0 person per room	12,655	23,771

**Table 10: Value of owner-occupied units, county assessors' data**

Value:	Number of units in 2000	Number of units in 2002
Under \$50,000	30,983	17,765
\$50,000-\$74,999	49,666	12,875
\$75,000-\$99,999	111,773	34,558
\$100,000-\$124,999	177,791	80,313
\$125,000-\$149,999	139,888	154,971
\$150,000-\$174,999	81,124	148,539
\$175,000-\$199,999	51,329	97,360
\$200,000-\$249,999	57,657	107,043
\$250,000-\$299,999	27,387	55,566
\$300,000-\$399,999	21,521	48,418
\$400,000-\$499,999	7,495	17,193
\$500,000 or more	7,538	17,391
<b>Total owner units:</b>	<b>764,152</b>	<b>791,992</b>

Source: County Assessors' database.

**Table 11: Value of owner-occupied units, 2000**

Value of owner-occupied units:	Number of units
Under \$100,000	154,085
\$100,000-\$149,999	266,963
\$150,000-\$174,999	93,183
\$175,000-\$199,999	56,662
\$200,000-\$299,999	101,208
\$300,000-\$399,999	31,057
\$400,000-\$499,999	12,218
\$500,000 or higher	13,741
<b>Total owner units:</b>	<b>729,117</b>

**Table 12: Median value of owner-occupied units**

1990 value	\$86,111
1990 value in 2000 \$'s	\$110,018
2000 value	\$140,507

**Table 13: Monthly housing costs by mortgage status, 2000**

Owner-occupied units with a mortgage	
Monthly housing costs	Owner units
Less than \$300	1,138
\$300-\$399	3,308
\$400-\$499	7,777
\$500-\$599	14,456
\$600-\$699	24,384
\$700-\$799	35,539
\$800-\$899	45,657
\$900-\$999	49,709
\$1,000-\$1,249	116,064
\$1,250-\$1,499	83,338
\$1,500 or more	136,358
<b>Total</b>	<b>517,728</b>

Owner-occupied units with no mortgage	
Monthly housing costs	Owner units
Less than \$200	6,709
\$200-\$299	44,680
\$300-\$499	50,168
\$500-\$799	11,823
\$800 or more	4,328
<b>Total</b>	<b>117,708</b>

**Table 14: Median housing costs for owner-occupied units**

Median monthly housing costs by mortgage status	1990	1990 cost in 2000 \$'s	2000
With a mortgage	\$827	\$1,057	\$1,165
Without a mortgage	\$221	\$282	\$318

**Table 15: Gross monthly rent paid, 2000**

Gross rent	Number of units
Less than \$200	16,173
\$200-\$299	10,783
\$300-\$399	13,410
\$400-\$499	29,251
\$500-\$599	48,031
\$600-\$699	51,119
\$700-\$799	40,021
\$800-\$899	28,045
\$900-\$999	17,621
\$1,000-\$1,249	19,383
\$1,250 or more	11,484

**Table 16: Median gross rent**

1990	\$482
1990 in 2000 \$'s	\$616
2000	\$646

**Table 17: Gross rents paid by number of bedrooms, 2000**

Rent categories	Number of bedrooms			
	None	One	Two	Three or more
With cash rent	27,788	125,058	100,941	31,534
Less than \$200	2,710	10,348	2,330	785
\$200-\$299	1,891	5,848	2,070	974
\$300-\$499	9,514	21,756	8,005	3,386
\$500-\$749	10,522	63,094	41,039	6,280
\$750-\$999	2,048	18,436	34,150	9,268
\$1,000 or more	1,103	5,576	13,347	10,841
No cash rent	215	1,068	2,049	2,468
<b>Total</b>	<b>28,003</b>	<b>126,126</b>	<b>102,990</b>	<b>34,002</b>

**Table 18: Household income by age of householder, 1999**

Income	Age of householder						
	Under 25	25-34	35-44	45-54	55-64	65-74	75 and over
Less than \$10,000	7,506	8,576	8,260	6,886	6,173	5,750	10,050
\$10,000-\$14,999	5,265	6,525	5,205	4,041	3,396	5,788	11,799
\$15,000-\$19,999	5,006	7,515	6,474	4,391	3,457	6,480	10,499
\$20,000-\$24,999	5,399	10,294	8,715	6,393	4,709	6,625	8,510
\$25,000-\$29,999	5,291	12,545	10,816	7,190	5,290	6,599	6,962
\$30,000-\$34,999	4,482	13,654	12,830	8,951	5,968	6,678	5,712
\$35,000-\$39,999	4,170	12,785	13,450	8,314	5,747	5,662	4,686
\$40,000-\$44,999	3,673	12,744	14,006	9,310	5,849	5,128	3,629
\$45,000-\$49,999	3,043	12,289	12,910	8,852	5,500	4,703	2,972
\$50,000-\$59,999	4,847	24,311	27,924	20,354	12,042	7,686	4,626
\$60,000-\$74,999	3,985	31,687	40,644	28,747	15,540	7,235	4,043
\$75,000-\$99,999	2,576	30,052	47,340	39,445	18,292	6,657	3,796
\$100,000-\$124,999	732	11,589	24,015	24,695	10,848	3,343	1,554
\$125,000-\$149,999	364	4,758	11,666	12,874	5,860	1,630	794
\$150,000-\$199,999	77	3,212	10,166	10,792	4,851	1,311	634
\$200,000 or more	133	2,330	9,907	11,298	5,988	1,733	961
<b>Total households</b>	<b>56,549</b>	<b>204,866</b>	<b>264,328</b>	<b>212,533</b>	<b>119,510</b>	<b>83,008</b>	<b>81,227</b>

**Table 19: Median household income by age, 1999**

Age of householder	Median household income
Under 25 years	\$29,804
25-34	\$51,906
35-44	\$63,479
45-54	\$70,551
55-64	\$61,242
65-74	\$38,357
75 and older	\$24,824
<b>All households</b>	<b>\$54,332</b>



**Table 20: Housing costs as a percent of household income, 2000**

1999 income	Households paying less than 30% of income for housing		Households paying 30% or more of income for housing	
	Owners	Renters	Owners	Renters
Less than \$10,000	677	7,293	8,421	27,070
\$10,000-\$19,999	11,708	10,834	14,685	39,796
\$20,000-\$34,999	35,815	43,627	31,713	33,007
\$35,000-\$49,999	61,813	46,795	27,472	5,018
\$50,000-\$74,999	146,054	42,381	21,421	1,192
\$75,000-\$99,999	115,463	14,399	5,866	115
\$100,000 or more	149,518	9,782	3,023	39

**Table 21: Households paying 35% or more of income for housing costs, 2000**

Tenure	Households paying _____% of household income for housing		
	35% - 39.9%	40% - 49.9%	50% or more
Owners	21,937	21,636	30,819
Renters	16,332	19,610	46,498

**Table 22: Households paying 30% or more of income for housing  
by age of householder, 2000**

Age of householder	Owner	Renter
Under 25 years	2,624	20,938
25-34	20,483	26,415
35-44	34,464	17,703
45-54	23,811	11,024
55-64	13,621	6,714
65-74	9,827	6,477
75 and older	7,771	16,966

**Table 23: Poverty rates**

Poverty rates	Below poverty level in 1989		Below poverty level in 1999	
	Number	Percent	Number	Percent
Individuals	182,680	8.1%	179,316	7.4%
Families	33,938	5.8%	29,090	4.6%
Households	68,773	7.9%	65,737	6.9%

**Table 24: Poverty status by age**

Age group	Persons below poverty level in 1989		Persons below poverty level in 1999	
	Number	Percent	Number	Percent
Under 5	24,495	13.4%	17,010	10.2%
5	4,879	13.4%	3,697	10.6%
6-11	22,139	11.1%	22,265	10.3%
12-17	15,245	9.2%	19,105	9.3%
18-64	99,431	6.9%	103,045	6.6%
65-74	7,146	5.8%	6,030	4.9%
75 and over	9,345	11.1%	8,164	7.9%

**Table 25: Poverty status by family type, 1999**

Family type	Number below poverty level	Percent below poverty level
Married-couple family	10,419	2.0%
- With related children under age 18	7,235	2.7%
- No related children under age 18	3,184	1.2%
Male householder, no wife present	2,479	7.7%
- With related children under age 18	2,046	11.5%
- No related children under age 18	433	3.0%
Female householder, no husband present	16,192	20.0%
- With related children under age 18	15,031	28.0%
- No related children under age 18	1,161	4.2%

**Table 26: Homeless population by county**

Year	Anoka	Dakota	Hennepin	Ramsey	Scott and Carver	Washington	Total
2000	259	175	3,592	981	100	176	5,383
2002	289	238	3,659	1,429	53	103	5,824

Source: MN Dept. of Children, Families and Learning Quarterly Shelter Survey.

**Table 27: Year structure was built**

Year structure was built	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-March 2000	Totals
Owner-occupied	121,983	42,380	105,961	83,481	112,255	125,478	64,694	55,592	17,293	729,117
Renter-occupied	52,847	14,359	28,180	53,020	70,793	46,551	14,482	9,234	2,871	292,337

**Table 28: Residential permits issued, 1970 through 2001**

Type of residential permits issued	Number of units permitted in:					
	1970-1979	1980-1989	1990-1994	1995-1999	2000	2001
Single family, detached	88,473	90,656	53,868	46,835	9,557	8,746
Townhouse	16,347	19,705	7,101	12,610	3,339	3,287
Duplex	4,569	5,995	946	1,100	160	160
Multifamily	61,616	61,606	11,111	17,785	4,710	5,988
<b>Total permits</b>	<b>171,005</b>	<b>177,962</b>	<b>73,026</b>	<b>78,330</b>	<b>17,766</b>	<b>18,181</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 29: Residential demolitions, 1990 through 2001**

Type of unit demolished	Number of demolitions
Single-family, detached	6,571
Other residential	4,570
<b>Total</b>	<b>11,141</b>

Source: Metropolitan Council Annual Building Permit Survey.

**Table 30: Job growth**

	1990	2000	Change	% change
Employment	1,272,773	1,562,833	290,060	22.8%

Source: Minnesota Department of Employment and Economic Development  
(formerly Minnesota Department of Economic Security) and Metropolitan Council.

**Table 31: Wage information, 2002**

Wage group	Jobs
Jobs paying \$5.15 or less/hr	30,050
Paying \$5.16 to \$11.04/hr	392,893
Paying \$11.05 to \$18.44/hr	471,376
Paying \$18.45 to \$29.49/hr	346,186
Paying \$29.50 to \$36.87/hr	104,264
Paying over \$36.87/hr	186,185
<b>Total jobs in community</b>	<b>1,530,954</b>

Source: Minnesota Department of Employment and Economic Development  
(formerly Minnesota Department of Economic Security) and Metropolitan Council.

