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Regional

# Report

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

**In the Twin Cities Metropolitan Area**

**December 2004**



# Metropolitan Council

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

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## **Executive Summary**

This report summarizes eight years (1996-2003) of progress towards negotiated affordable and life-cycle housing goals for each community enrolled in the Livable Communities Act (LCA) voluntary program. 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 clean-up of polluted sites, and develop neighborhoods 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 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 that have chosen to respond to the LCA survey. The housing production totals from 1996-2003 do not reflect the efforts made in earlier years. It is important to note that the implementation of affordable and life-cycle housing policies occurs slowly, and operates within the context of housing market conditions that are not always favorable.

Some major findings from the LCA Report for 2003 are:

- There were 1,147 new affordable rental units added. A majority were built in the central cities of Minneapolis and St. Paul
- Thirty-two percent of all new renter-occupied housing units added were deemed affordable. This was an increase from the 24 percent reported in 2002.
- There were 3,694 new affordable owner units added. A majority were built in the developing communities.
- Twenty-one percent of all new owner-occupied housing units added were deemed affordable. This was the same percentage reported in 2002.
- Overall in 2003, there were 4,841 new affordable units (owner and renter units combined) added to the Twin Cities region; 23 percent of all housing built in 2003 was affordable. This was an incremental increase from the 22 percent reported in 2002.
- Fifty-seven percent of housing units constructed in 2003 were attached units (townhouses, duplexes, condos, and apartments). Forty-three percent were single-family detached units.

Some major findings from the LCA Report for the years 1996-2003 are:

- There were 6,643 affordable rental units added.
- Thirty-one percent of all new renter-occupied housing units added were deemed affordable.
- There were 27,986 new affordable owner-occupied housing units added.
- Twenty-eight percent of all new owner-occupied housing units added were deemed affordable.
- From 1996-2003, there were 34,629 new affordable units (owner and renter units combined) added to the Twin Cities region; 29 percent of all new housing added was affordable.
- Participants in the Livable Communities program have negotiated the addition of 71,111 affordable units for the region by 2010 (59,061 owner units and 12,050 rental units). If production continues at the pace it has for the last eight years, the region will fall short of the

goals by about 4,402 units. The shortfall is all in owner units. The actual outcome will depend on economic conditions. The overall goal remains attainable if the next seven years are free of recession.

- Forty-eight percent of housing units constructed from 1996-2003 were attached units (townhouses, duplexes, condos, and apartments). Fifty-two percent were single-family detached units.

### **About This Report**

#### **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 participating communities. The Livable Communities Act states in Minnesota Statutes, section 473.254, subdivision 10:

*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 card must include information on government, non-profit and marketplace efforts.*

#### **Definitions of Affordable Housing**

The term "housing affordability" has more than one definition. For this report, the Metropolitan Council uses the Census Bureau's and the U.S. Department of Housing and Urban Development's standards, which define a housing unit as affordable if household members pay 30 percent or less of their combined income for housing cost.

Communities were given property value and rent criteria to determine how many of the new housing units added in 2003 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 percent of area median income at the 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 percent of the region's median income can afford mortgage costs (mortgage payments, taxes, insurance and related housing costs) without spending more than 30 percent of their income. The median family income for 2003 was \$76,700; 80 percent of median was \$61,360. Since most homeownership assistance programs are targeted to households at or below 80 percent 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 percent of median income; therefore, the Metropolitan Council assumes affordable units are affordable to households earning \$38,350 in 2003. The 50 percent 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.

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 2003 were:

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

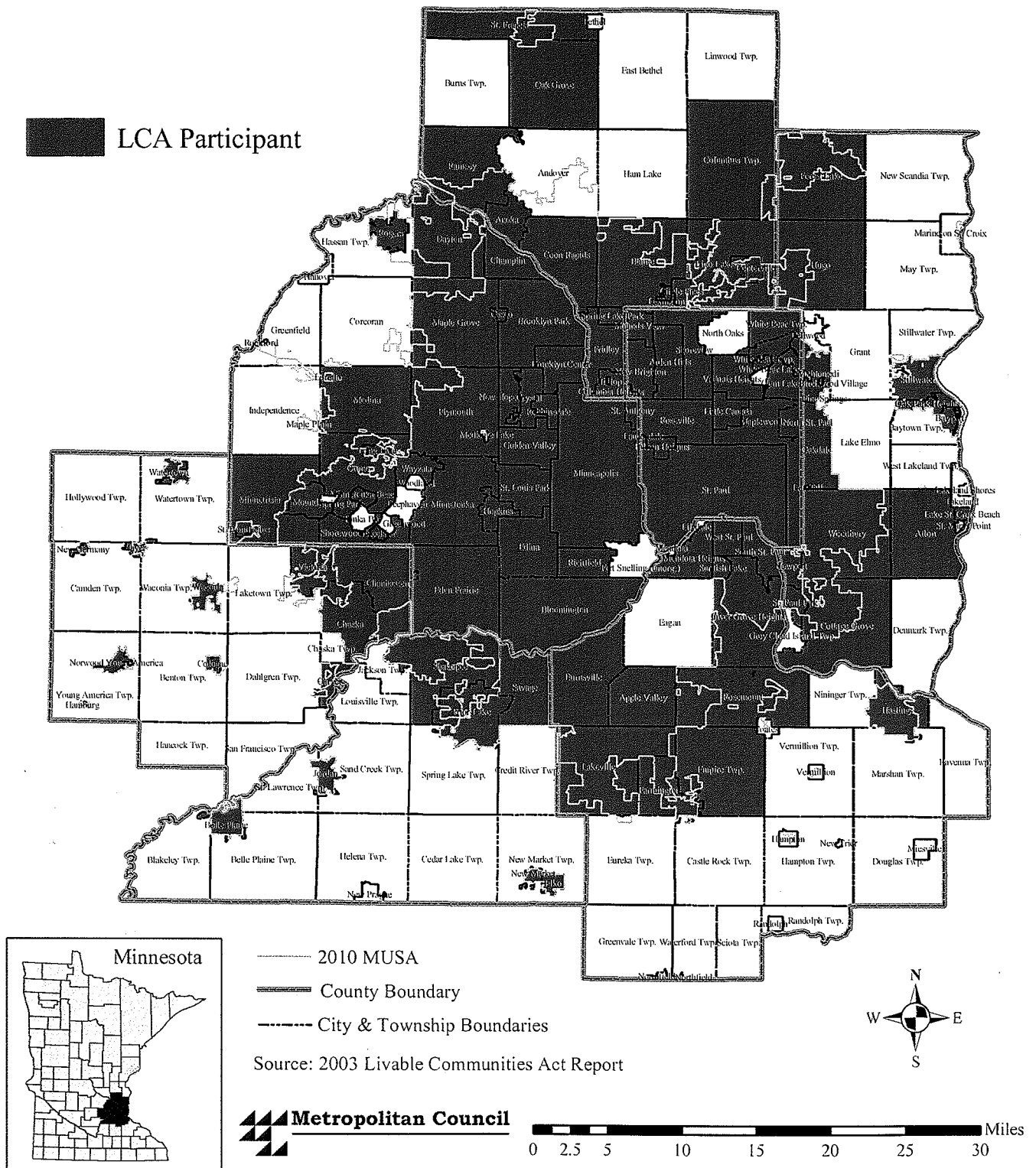
New rental units are considered affordable by LCA standards if the tenant had housing costs (rent and utilities) that were less than:

\$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 are considered affordable by LCA standards if the owner paid less than:

\$183,200 for a single-family, detached unit  
\$183,200 for a duplex, quad, and townhome  
\$183,200 for a condominium unit

# Twin Cities Metropolitan Area Communities Participating in the 2003 Livable Communities Act



**MUNICIPALITIES PARTICIPATING  
IN THE METROPOLITAN LIVABLE COMMUNITIES ACT  
LOCAL HOUSING INCENTIVES PROGRAM IN 2003**

**ANOKA COUNTY**

Anoka  
Blaine  
Centerville  
Circle Pines  
Columbia Heights  
Columbus Township  
Coon Rapids  
Fridley  
Hilltop  
Lexington  
Lino Lakes  
Oak Grove  
Ramsey  
St. Francis  
Spring Lake Park

**CARVER COUNTY**

Carver  
Chanhassen  
Chaska  
Cologne  
Hamburg  
Mayer  
New Germany  
Norwood/Young  
America  
Victoria  
Waconia  
Watertown

**DAKOTA COUNTY**

Apple Valley  
Burnsville  
Empire Township  
Farmington  
Hastings  
Inver Grove Heights  
Lakeville  
Mendota Heights  
Rosemount  
South St. Paul  
Sunfish Lake  
West St. Paul

**HENNEPIN COUNTY**

Bloomington  
Brooklyn Center  
Brooklyn Park  
Champlin  
Crystal  
Dayton  
Eden Prairie  
Edina  
Excelsior  
Golden Valley  
Hopkins  
Long Lake  
Loretto  
Maple Grove  
Medina  
Minneapolis  
Minnetonka  
Minnetonka Beach  
Minnetrista  
Mound  
New Hope  
Orono  
Osseo  
Plymouth  
Richfield  
Robbinsdale  
Rogers  
Shorewood  
St. Anthony  
St. Bonifacius  
St. Louis Park  
Wayzata

**RAMSEY COUNTY**

Arden Hills  
Falcon Heights  
Lauderdale  
Little Canada  
Maplewood  
Mounds View  
New Brighton  
North St. Paul  
Roseville  
St. Paul  
Shoreview  
Vadnais Heights  
White Bear Township  
White Bear Lake

**SCOTT COUNTY**

Belle Plaine  
Elko  
Jordan  
New Market  
Prior Lake  
Savage  
Shakopee

**WASHINGTON  
COUNTY**

Afton  
Bayport  
Cottage Grove  
Forest Lake  
Hugo  
Lake St. Croix Beach  
Landfall  
Mahtomedi  
Newport  
Oakdale  
Oak Park Heights  
St. Paul Park  
Stillwater  
Willernie  
Woodbury



## Housing Market Background

### National Housing Trends

#### National Single-Family Building Permits Issued

Bolstered by the continuing record low mortgage rates, construction of single-family, detached homes increased to 1.46 million nationally in 2003, which was an increase of 9.6 percent over the 1.33 million count in 2002 according to the Census Bureau.

During 2003, the Midwest saw growth in single-family permits of 9.1 percent over 2002. Minnesota posted a 14.3 percent increase in this same time period.

The Minneapolis-St. Paul (13-county) area ranked eleventh among major metropolitan areas in the nation during 2003. This was a drop of two spots from the rank of 9<sup>th</sup> in 2002. Among northern tier Metropolitan Statistical Area's, only Chicago had a greater level of permitting.

**Top 50 Metro Areas Ranked by Number of Single-Family Housing Units Permitted in 2003**

Rank	Metro Area	Number of Units	Rank	Metro Area	Number of Units
1	Atlanta	55,033	26	Kansas City	11,890
2	Phoenix-Mesa	47,285	27	Nashville	11,615
3	Dallas-Fort Worth	40,537	28	San Antonio	10,976
4	Houston	39,810	29	Cincinnati	10,923
5	Riverside-San Bernardino	35,965	30	Portland-Vancouver	10,576
6	Chicago	35,750	31	Raleigh-Cary	10,357
7	Washington D.C.	27,986	32	San Diego	9,758
8	Las Vegas	27,354	33	Cape Coral-Fort Myers	9,668
9	Miami	23,540	34	San Francisco-Oakland	8,683
10	Orlando	22,345	35	Memphis	8,547
11	Minneapolis-St. Paul	20,378	36	Baltimore	8,314
12	Tampa-St. Petersburg	20,178	37	Port St. Lucie-Fort Pierce	8,195
13	New York	19,581	38	Sarasota-Bradenton	7,897
14	Sacramento	18,165	39	Virginia Beach-Norfolk	7,850
15	Los Angeles-Long Beach	16,434	40	Richmond	7,614
16	Detroit	16,334	41	Tucson	7,598
17	Charlotte-Gastonia	15,932	42	Louisville	7,227
18	Philadelphia	15,367	43	Boston	7,035
19	Seattle-Tacoma	15,003	44	Stockton	6,935
20	Denver-Aurora	14,162	45	Oklahoma City	6,923
21	Jacksonville	12,784	46	Albuquerque	6,822
22	Indianapolis	12,631	47	Boise City	6,708
23	St. Louis	12,175	48	Cleveland	6,601
24	Austin	12,103	49	McAllen-Edinburg	6,461
25	Columbus	12,093	50	Lakeland	6,261

Source: U.S. Census Bureau's 2003 Housing Units Authorized by Building Permits

## National Multi-family Building Permits Issued

Nationally, multi-family homes increased to 428,327 in 2003, an increase of 3.2 percent over the 415,058 count in 2002 according to the Census Bureau.

During 2003, the Midwest saw a decline in multi-family permits by almost 5.9 percent over 2002, while Minnesota posted a 10 percent overall loss in multi-family construction over this same time period.

The Minneapolis-St. Paul (13-county) area ranked thirteenth among major metropolitan areas in the nation during 2003. This was a drop of 3 spots over the rank of 10<sup>th</sup> in 2002. Among northern tier Metropolitan Statistical Area's, only New York City and Chicago had greater levels of permitting.

**Top 50 Metro Areas Ranked by Number of Multi-Family Housing Units Permitted in 2003**

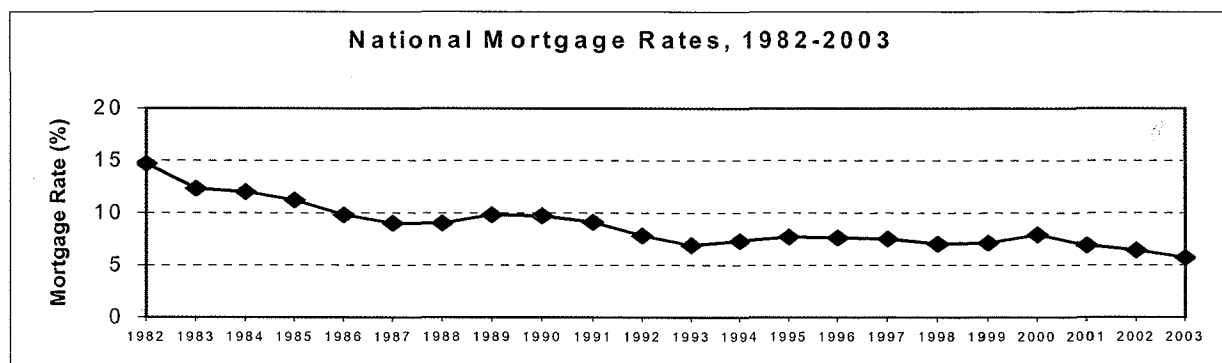
Rank	Metro Area	Number of Units	Rank	Metro Area	Number of Units
1	New York	30,231	26	Austin	3,214
2	Houston	16,761	27	Denver-Aurora	3,197
3	Miami	16,055	28	Indianapolis	3,153
4	Chicago	14,204	29	Kansas City	3,045
5	Los Angeles-Long Beach	13,717	30	Jacksonville	3,037
6	Dallas-Fort Worth	12,276	31	Fayetteville-Springdale	2,959
7	Atlanta	11,344	32	Charlotte-Gastonia	2,901
8	Las Vegas	9,378	33	Madison	2,877
9	Tampa-St. Petersburg	9,103	34	Baltimore	2,819
10	San Diego	8,273	35	St. Louis	2,579
11	Washington D.C.	7,861	36	Milwaukee	2,528
12	Phoenix-Mesa	7,575	37	Virginia Beach-Norfolk	2,503
13	Minneapolis-St. Paul	7,245	38	Naples	2,444
14	Boston	7,006	39	San Antonio	2,399
15	Riverside-San Bernardino	6,287	40	Panama City	2,363
16	San Francisco-Oakland	6,145	41	Raleigh-Cary	2,303
17	Cape Coral-Fort Myers	6,007	42	Cincinnati	2,258
18	Orlando	5,888	43	Salt Lake City	2,027
19	Philadelphia	5,713	44	Charleston	2,010
20	Seattle-Tacoma	5,598	45	Nashville	1,934
21	Portland	5,427	46	Myrtle Beach	1,767
22	Sacramento	4,667	47	McAllen-Edinburg	1,599
23	San Jose	4,538	48	Lubbock	1,592
24	Columbus	4,330	49	Anchorage	1,581
25	Detroit	3,566	50	Richmond	1,563

Source: U.S. Census Bureau's 2003 Housing Units Authorized by Building Permits

## National Ownership Housing

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

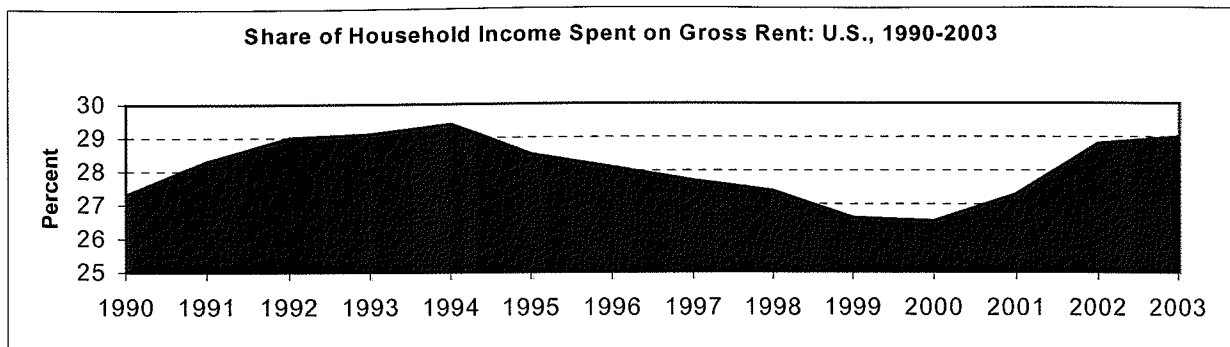
- With interest rates near 45-year lows, home sales and mortgage refinances reached new heights in 2003. Existing single-family home sales climbed 9.6 percent and new single-family home sales rose 11.5 percent, while mortgage refinances increased by an astonishing 71 percent.
- The national homeownership rate was 68.3 percent in 2003, which was an increase from the 2002 rate of 67.9 percent.
- Homeownership rates are up across all age groups, household types, races, and ethnic backgrounds.
- The median existing single-family home price increased from \$162,569 in 2002 to \$170,000 in 2003, which was a 4.6 percent increase. The new single-family home price increased from \$188,708 in 2002 to \$195,000 in 2003, a 3.3 percent increase.



Source: Joint Center for Housing Studies of Harvard University's *The State of the Nations Housing, 2004*; Federal Housing Finance Board Monthly Interest Rate Survey

## National Rental Housing

- Nationally, rental markets softened in 2003, influenced by weak labor markets and rising homeownership. While house prices climbed nearly everywhere, rents fell in 9 of the 27 metro areas.
- Producers of multi-family rental properties cut back on construction last year. Starts of multi-family rentals edged down from 275,000 units in 2002 to 262,000 units in 2003.
- The multi-family rental vacancy rate rose to a record-setting 10.7 percent in 2003.
- The upward creep in rents, along with recent income losses, pushed the median expenditure on housing by renting households up to 29 percent of household income. This was the same percent as 1994.



Source: Joint Center for Housing Studies of Harvard University's *The State of the Nations Housing, 2004*; 2001 American Housing Survey, indexed by the CPI Residential Rent Index

## Regional Housing Trends

### Production of Residential Units

The Metropolitan Council conducts an Annual Permit Survey measuring residential and non-residential permitting activity in the metro area. This survey tracks the number of units by type (single-family, townhouses, duplexes and multi-family) that are added to the region. The building permit survey has nearly a 100 percent response rate; however, if the community does not return the survey, the U.S. Census Bureau's *Housing Units Authorized by Building Permits* data is used. The most recent survey reveals a 7.6 percent growth in residential units permitted from 2002. New units permitted totaled 21,334 in 2003, the highest level reported in the region since 1987.

Permits for single-family, detached homes gained momentum after falling three years in a row: 9,132 new homes were permitted in 2003. This is a 10.4 percent increase from last year, and the most single-family homes permitted since 2000. Still, a major shift has occurred in the housing mix. Two out of 5 new units added to the region in 2003 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 multi-family housing development—townhouse, duplex and apartment units—has surpassed single-family homebuilding, with 52 percent of the new home market in 2001 and a 57 percent share of the residential market in 2003. 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 2003, attached housing has garnered a larger share of all residential units, with 12,202 multi-family units permitted in 2003.

Townhouse construction during 2000 to 2002 averaged 3,330 units per year. More townhouses had been produced annually during this period than during the 1990s, when about 1,970 were built per year. In 2003, the number of townhomes permitted increased to 4,605 units, which is an all time high. 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 2003 were:

Blaine	429 Units
Lakeville	424
Shakopee	384
Maple Grove	318
Farmington	292
Woodbury	283
Brooklyn Park	271
Forest Lake	262
Rosemount	261
Chaska	221

The top 10 communities that issued the most permits for townhouse, duplex, and multi-family units in 2003 were:

Minneapolis	969 Units
St. Paul	817
Shakopee	703
Inver Grove Heights	557
Apple Valley	534
Maple Grove	530
Plymouth	511
Eden Prairie	470
Blaine	387
Eagan	372

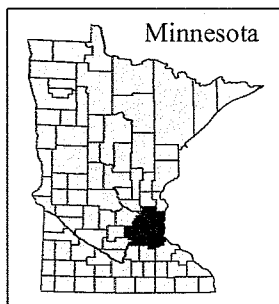
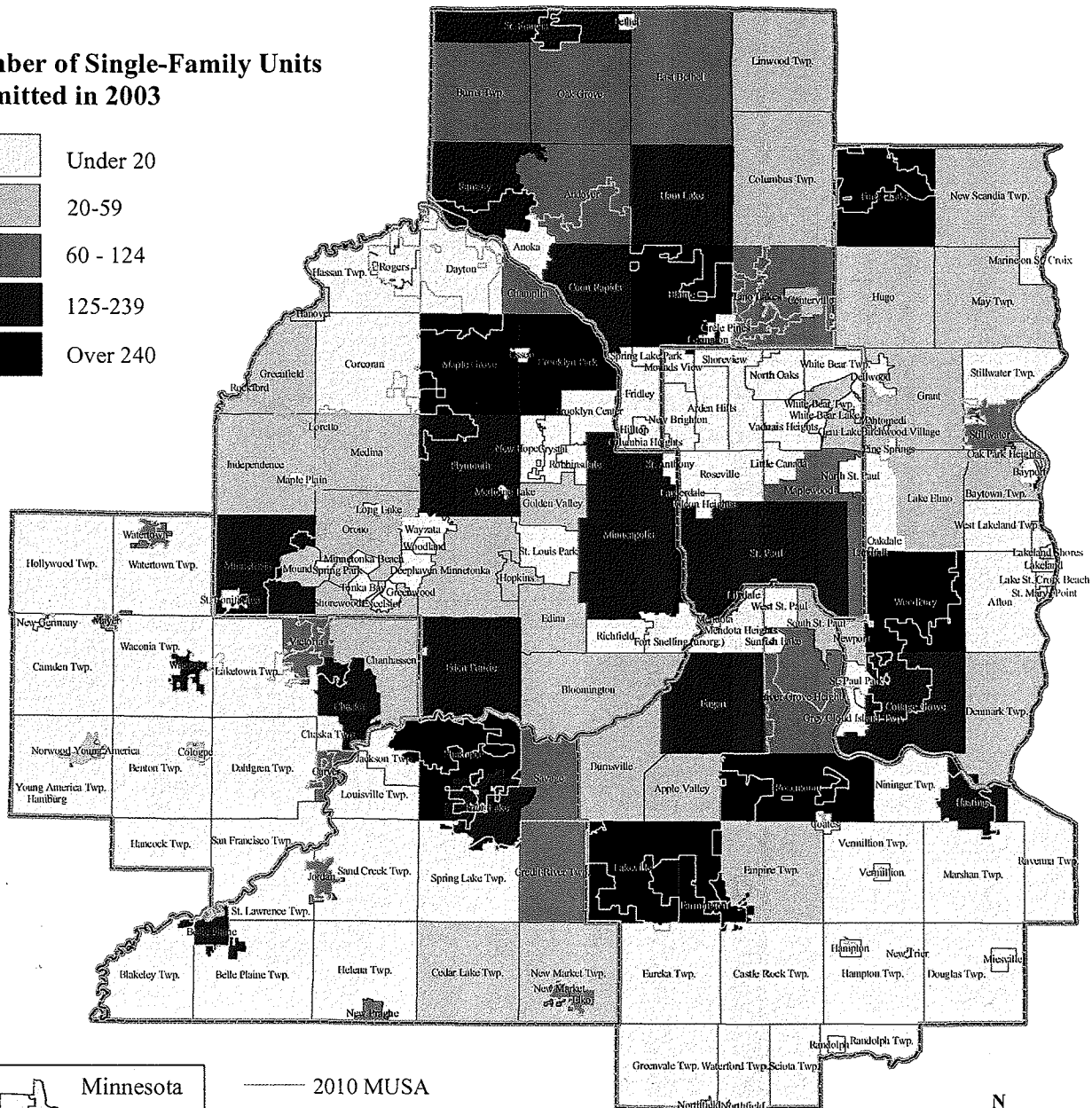
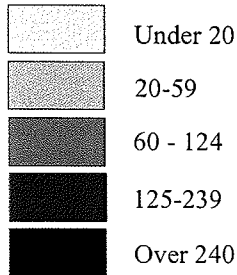
The top 10 communities that issued the most permits for all types of residential units (includes single-family, townhouse, duplex, and multi-family units) in 2003 were:

Minneapolis	1,135 Units
Shakopee	1,087
St. Paul	956
Maple Grove	848
Blaine	816
Lakeville	789
Eden Prairie	681
Plymouth	647
Inver Grove Heights	635
Apple Valley	592

# Twin Cities Metropolitan Area

## Single-Family Residential Building Permits in 2003

**Number of Single-Family Units Permitted in 2003**

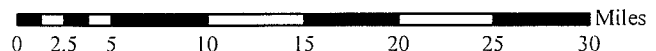
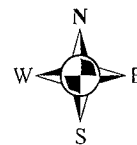


- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Metropolitan Council's Annual Building Permit Survey



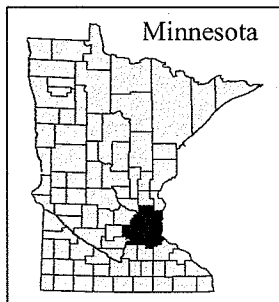
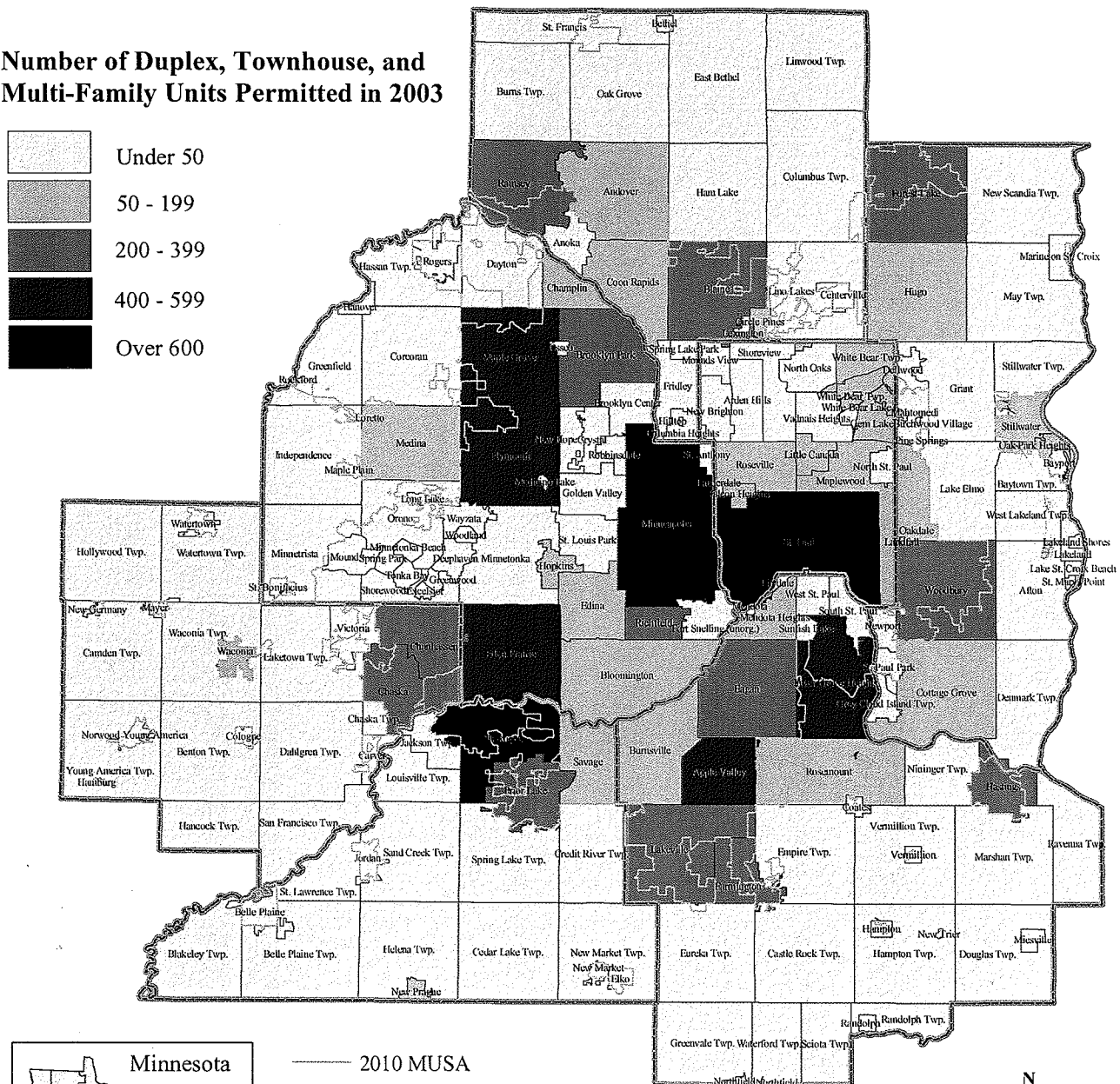
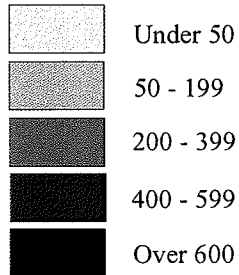
**Metropolitan Council**



# Twin Cities Metropolitan Area

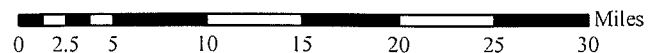
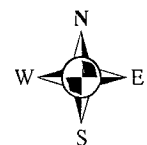
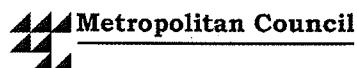
## Duplex, Townhouse, and Multi-Family Residential Building Permits in 2003

**Number of Duplex, Townhouse, and  
Multi-Family Units Permitted in 2003**



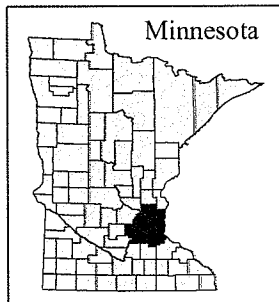
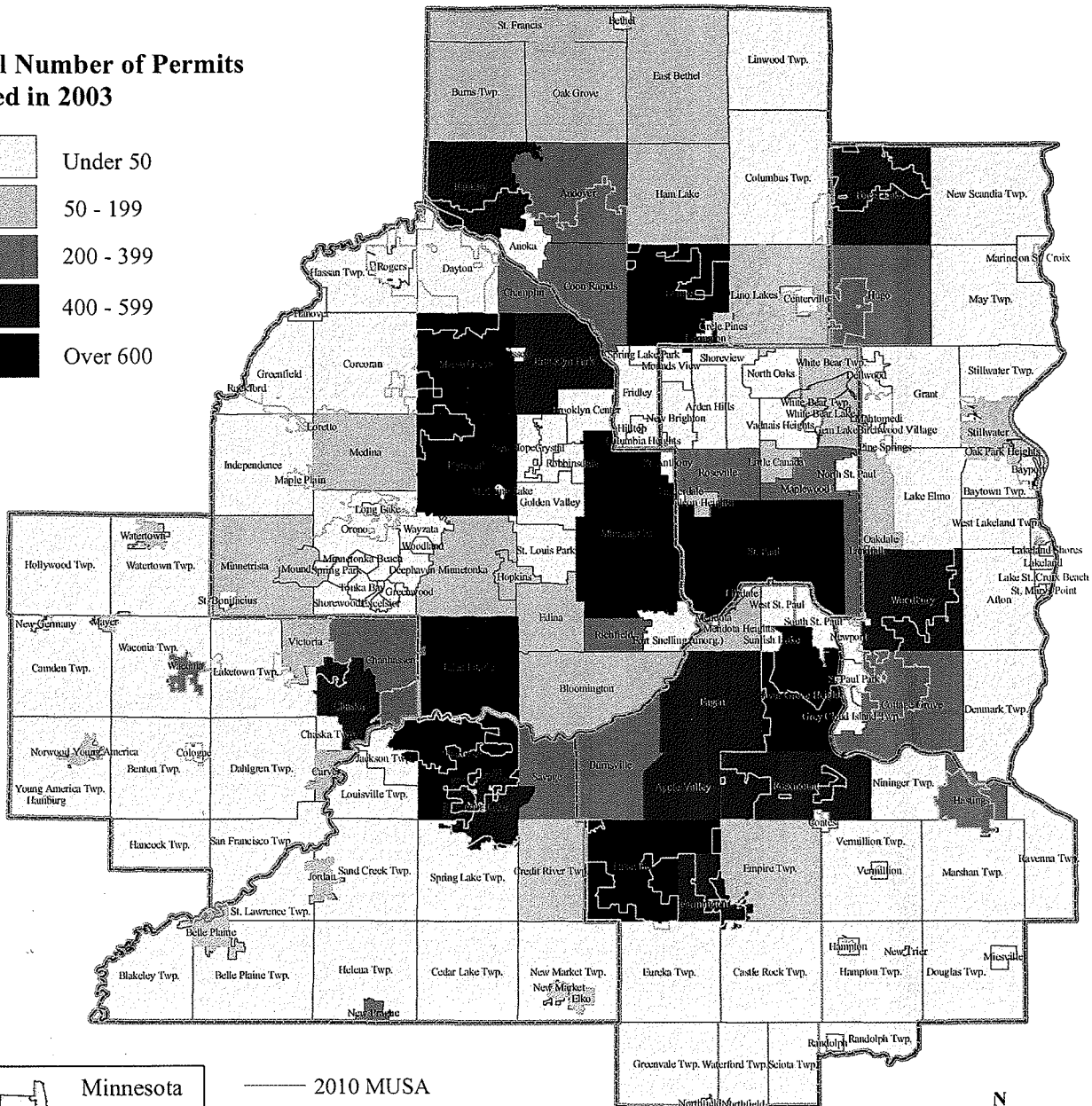
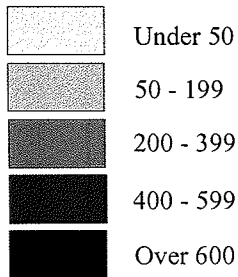
- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Metropolitan Council's Annual Building Permit Survey



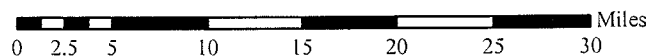
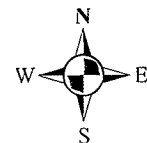
# Twin Cities Metropolitan Area Residential Building Permit Totals in 2003

**Total Number of Permits  
Issued in 2003**



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Metropolitan Council's Annual Building Permit Survey





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

- Following the national trends, overall regional rental vacancy rates continued to climb back toward healthy levels during the first three-quarters in 2003. The overall rate for all multi-family units reached 4.8 percent 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 percent for studio apartments, 4.7 percent for one-bedroom units, 4.6 percent for two bedroom units, and 4.9 percent for units with three or more bedrooms. Housing market analysts generally agree that vacancy rates of at least 5 percent 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 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 other areas 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 multi-family 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 percent from a year earlier.

### **Units Demolished in 2003**

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 removed due to physical deterioration. For calendar year 2003, the Council's survey results showed:

- 581 units were demolished in 2003, representing a 9 percent increase from last year's 533 units removed from the housing stock.
- About 30 percent 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 reduction in demolition of multi-family units in Minneapolis and St. Paul, but these cities still represent almost all of the multi-family demolitions reported in the Twin Cities.

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 the Council's only means of monitoring whether lost housing is replaced, and if so, by a unit that is affordable. 2003 LCA survey results showed:

- Almost 56 percent of all the demolished units were replaced with new housing units according to the 2003 LCA survey. This was a decrease from the 91 percent reported in the 2002 LCA survey, but an increase from the 51 percent reported in 2001.
- Almost 40 percent of all the units demolished were occupied until demolition.
- Only 7 percent of the demolished single-family detached housing units were replaced with affordable units.
- Over 60 percent of the demolished multi-family units (rental and owner units) were replaced with affordable housing units.
- Almost 8 percent of demolitions reported in the 2003 LCA survey occurred as a result of fire or natural disasters. Over 39 percent of the demolitions reported were from the deterioration of the units.

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

The most recent data on the use of homeless shelters in the metro area are from the quarterly shelter survey conducted on July 31, 2003, by the Minnesota Department of Human Services. On that date, there were 4,946 people in shelter housing and 253 people were turned away in the seven-county metropolitan area.

Statewide, there were 6,718 people in shelter housing (1,841 men, 2,074 women, 265 children, and 138 unaccompanied youths) on July 31, 2003. This marked the largest number of women and men reported in shelters since the survey began in August 1985. The number of men sheltered increased by 10 percent and the number of women increased by 12 percent from August 2002, while the number of children sheltered decreased by 8 percent and the number of unaccompanied youths decreased by 60 percent during this same time period.

A total of 836 people (139 men, 324 women, 339 children, and 34 unaccompanied youths) were turned away from shelters statewide. This was a slight (8 percent) decrease from the 906 people turned away in 2002.

## 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. Derivative 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 percent of the HUD median family income.
- Of these low-income households, approximately 171,000 were housed, but cost-burdened—paying more than 30 percent of their income for housing and receiving no public subsidy.
- BBC projects a growth of about 60,500 low-income households between 2000 and 2010 in the metropolitan area.
- The private market is projected 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 percent of household income) and the projected shortfall of 22,300 new affordable units.

Copies of 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. 473.859, subdivision 2, paragraph (c), 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 as a condition of participation in the Livable Communities Act (LCA). For non-participant communities, the Council asked communities to set 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 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 multi-family and mixed-use/residential acreage identified in its 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 \$112 million in grants were awarded for the following:

Since 1996, the Metropolitan Council has awarded \$11.3 million in Local Housing Incentives Account grants. They included 72 grants benefiting 46 communities. Funds were distributed to complement an estimated \$300.8 million in total development costs to accomplish the following:

- Development of 1,550 new rental units
  - 1,091 units affordable to lower-income households
  - 195 are Hollman settlement units
- Rehabilitation of 539 affordable rental units

- Development of over 434 new affordable ownership units
- Rehabilitation of approximately 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, Vadnais Heights, 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 \$4.75 million in Demonstration Account Funds, including 109 grants to 39 communities and three multi-city coalitions. Funds were distributed to accomplish the following:

- Leverage over \$1.47 billion in private development
- Leverage over \$570 million in other public investment
- Include 13,612 new and 918 rehabilitated housing units—single-family houses, townhouses, condominiums, and rental apartments for families and seniors. Includes up to 48 Hollman public housing units.
- Offer replicable examples of:
  - 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, and public spaces.
  - Development in newer suburban communities, including town centers, that connects jobs, a choice of housing types, retail and commercial services, and community activities in close proximity.
- Provide better job/housing/transportation connections through added housing and services in locations well-served by transit, or in areas where new transit stations or services are incorporated as a part of new models.
- Restore and enhance neighborhood environmental amenities, including reclaiming a lake, hiking/biking trails and 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 sub-regional 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, Lauderdale, Lino Lakes, Long Lake, Maple Grove, Maplewood, Mendota Heights, Minneapolis, Minnetonka, Ramsey, Richfield, Robbinsdale, Rosemount, Roseville, St. Louis Park, St. Paul, Shoreview, Stillwater, West St. Paul, and White Bear Lake; 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 \$47.05 million for 137 Tax Base Revitalization Account grants in 28 communities to assist in accomplishing:

- Leverage \$1.67 billion in private investment
- Increase net tax capacity by \$31.0 million
- Include 12,976 new and retained jobs, providing an average hourly wage of \$12.56
- Redevelop former brownfields totaling 1,040 acres

Communities receiving funds include Anoka, Blaine, Bloomington, Brooklyn Center, Brooklyn Park, Champlin, Chaska, Columbia Heights, Coon Rapids, Falcon Heights, 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:

- Include \$106 million in total development investment
- Develop 112 new affordable condominiums and townhomes
- Develop 475 new rental units including:
  - 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 \$49.3 million in federal funds and \$3 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 6,800 households in over 100 metro communities in Anoka, Carver, 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, and economically disadvantaged households, the Section 8 program helps to pay 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 HRA offices, the HRA has contracted staff in five locations 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 operates 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, providing them opportunities to live outside of high poverty areas.

### **Production of New Affordable Housing**

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

### **Production of New Affordable Rental Housing in 2003**

Over 32 percent of the new renter-occupied housing units reported in the 2003 LCA Report were deemed affordable. This was an increase from the 24 percent reported in 2002. Twelve communities showed gains in affordable rental units from the previous year, with the majority of construction occurring in St. Paul (284 affordable rental units) and Minneapolis (217 affordable rental units).

Of the stock of new affordable rental units added in 2003 (1,147 units), almost 44 percent were built in the central cities. The developing communities contributed around 30 percent of the total, while the developed communities accounted for 26 percent of the total. Rural cities and growth centers didn't add any affordable rental units in 2003. The Metropolitan Council's LCA policy does not require that rural communities work on housing diversity and density, although they are welcome to participate in the LCA.

The top 10 communities producing new affordable renter-occupied units in 2003 were:

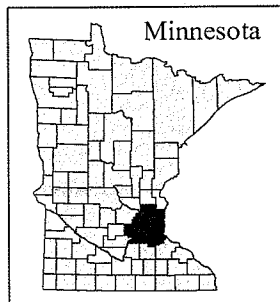
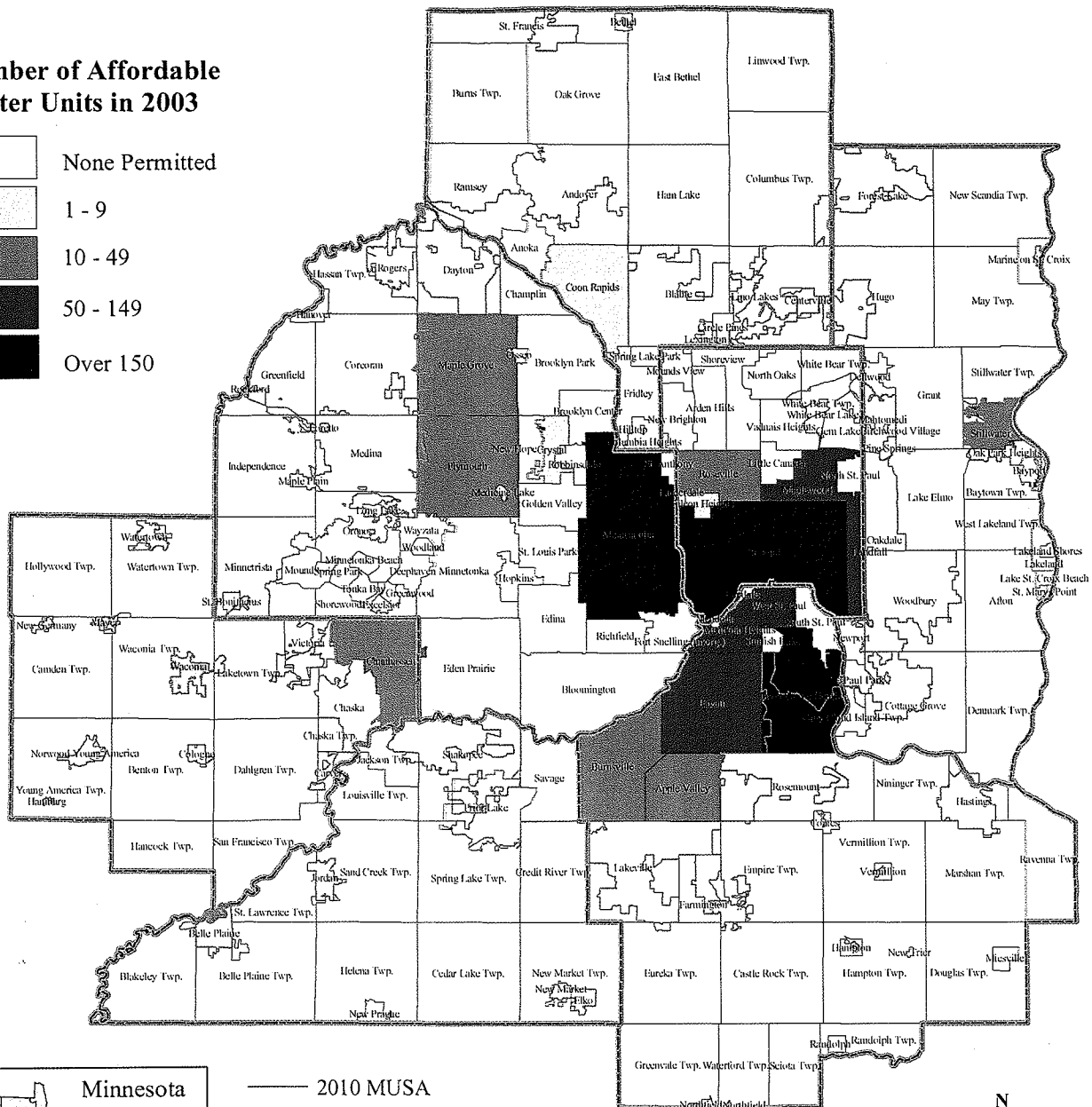
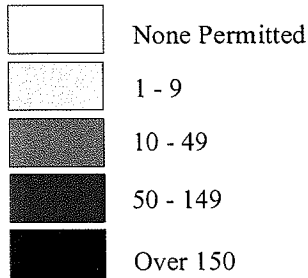
St. Paul	284 Units
Minneapolis	217
Inver Grove Heights	176
Eagan	69
Mendota Heights	60
Maplewood	60
West St. Paul	59
Apple Valley	48
Chanhassen	36
Plymouth	34

# Twin Cities Metropolitan Area

## Affordable Renter Units Added by Community

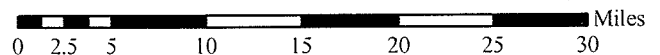
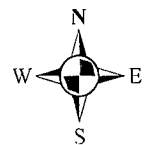
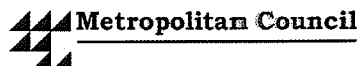
### 2003

**Number of Affordable Renter Units in 2003**



— 2010 MUSA  
 — County Boundary  
 — City & Township Boundaries

Source: 2003 Livable Communities Act Report





## **Production of New Affordable Owner Housing in 2003**

Over 21 percent of the new owner-occupied housing units reported in the 2003 LCA Report were deemed affordable. This was the same percentage reported in 2002. Thirty-six communities showed gains in affordable owner units from the previous year, with the majority of construction occurring in Maple Grove (307 units), Prior Lake (263 units) and Inver Grove Heights (262 units).

Of all the new affordable owner units added in 2003 (3,694 units), about 76 percent were built in the developing communities. The developed communities contributed almost 15 percent of the total, while the central cities added about 5 percent and rural growth centers added about 4 percent of the total. 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 producing new affordable owner-occupied units in 2003 are:

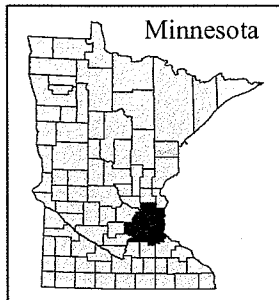
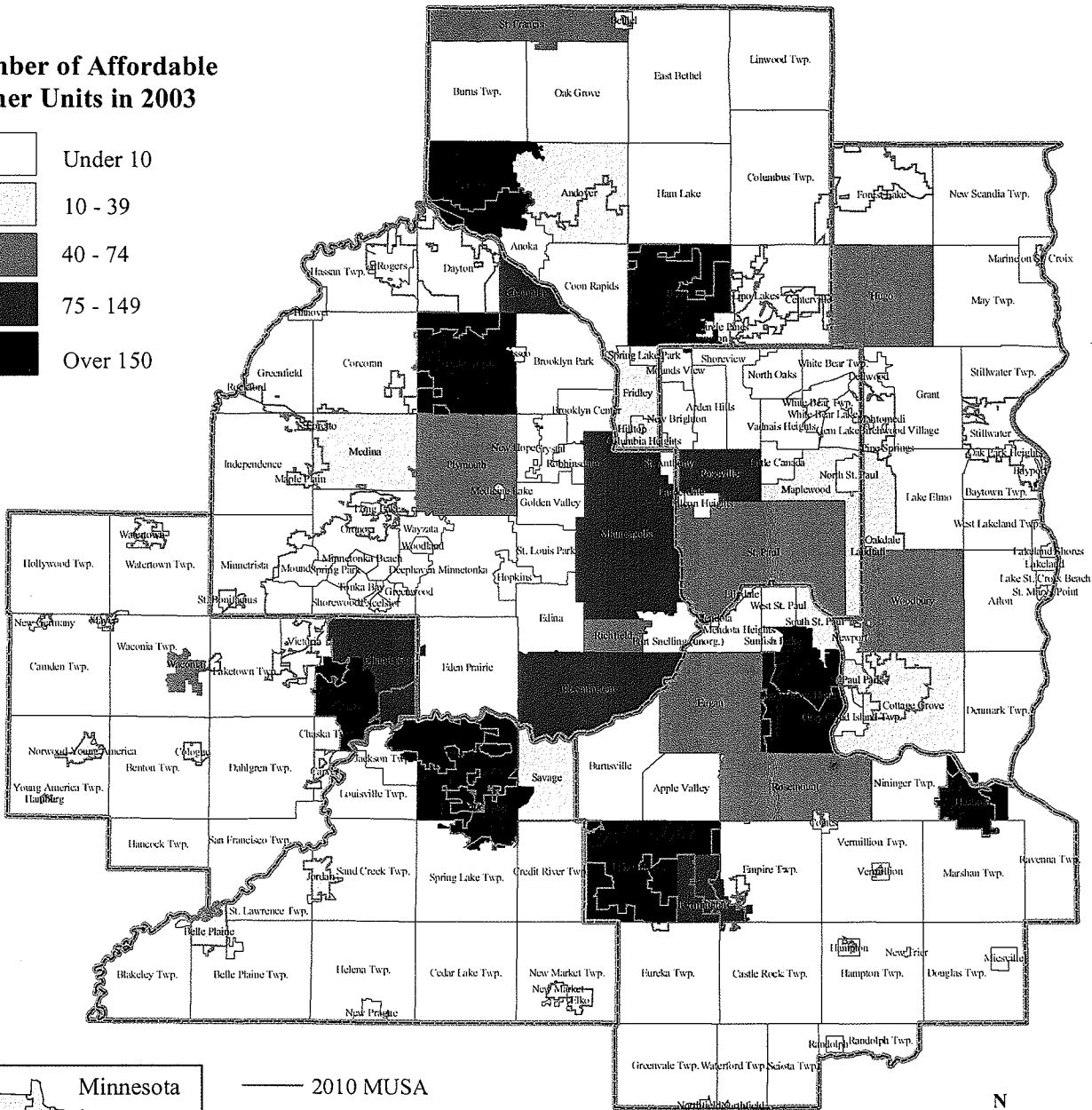
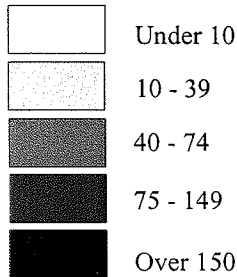
Maple Grove	307 Units
Prior Lake	263
Inver Grove Heights	262
Blaine	219
Shakopee	216
Chaska	215
Ramsey	199
Lakeville	192
Hastings	182
Chanhassen	141

# Twin Cities Metropolitan Area

## Affordable Owner Units Added by Community

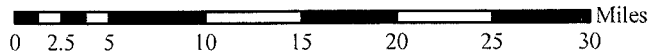
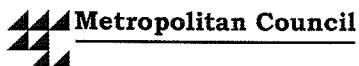
### 2003

**Number of Affordable Owner Units in 2003**



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Livable Communities Act Report



### **Total Production of New Affordable Owner and Rental Housing in 2003**

Overall in 2003, there were 4,841 new affordable units (owner and renter units combined) added to the Twin Cities region, which means 23 percent of the owner and rental housing built in 2003 was affordable. This was an incremental increase from the 22 percent reported in 2002.

The majority of the affordable owner and renter units constructed in 2003 were built in the developing communities, with 3,153 units being added. This was over 65 percent of the total number of new affordable units constructed in 2003. The developed communities had 845 new affordable units added, or over 17 percent of the total number of new affordable units added in 2003. The central cities had 671 new affordable units added, or almost 14 percent of the total number of new affordable units added in 2003. The rural growth centers had 159 new affordable units added, or about 3 percent of the total number of new affordable units added in 2003. Other rural communities added 13 new affordable units, or less than 1 percent of the total number of new affordable units added in 2003.







The top 10 communities producing combined new affordable renter and owner-occupied units during 2003 are:

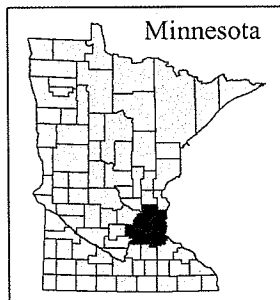
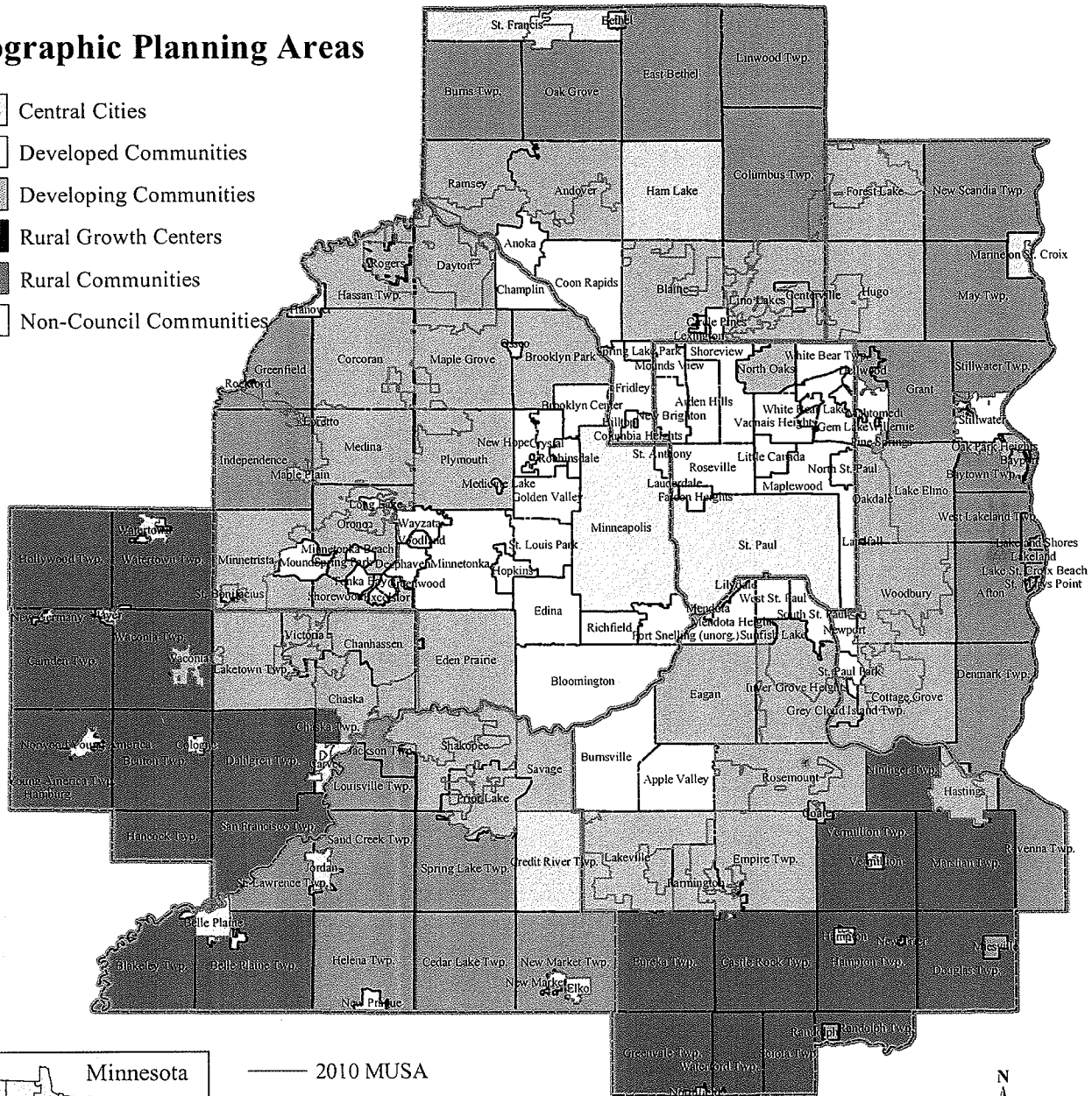
Inver Grove Heights	438 Units
St. Paul	354
Maple Grove	339
Minneapolis	317
Prior Lake	263
Blaine	219
Shakopee	216
Chaska	215
Ramsey	199
Lakeville	192




## 25

# Twin Cities Metropolitan Area Geographic Planning Areas

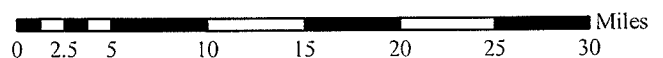
## Geographic Planning Areas

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



-  2010 MUSA
-  County Boundary
-  City & Township Boundaries

Source: Metropolitan Council



## Regional Goals and Production Levels of Affordable Units, 1996-2003

Participants in the Livable Communities program have negotiated the addition of 71,111 affordable units for the region by 2010 (59,061 owner units and 12,050 rental units). If production continues at the pace it has for the last eight years, the region will fall short of the goals by about 4,402 units. The shortfall is all in owner units. The actual outcome will depend on economic conditions. The overall goal remains attainable if the next years are free of recession.

Affordable Housing Units	New Affordable Units Reported, 1996-2002	New Affordable Units Reported, 2003	Projected Through 2010	1996-2010 Goals
Owner	24,292	3,694	52,474	59,061
Renter	5,496	1,147	14,235	12,050

## Production of New Affordable Rental Housing, 1996-2003

Thirty-one percent of the new renter-occupied housing units added from 1996 to 2003 were deemed affordable. This was a small increase from the 30 percent reported in last year's Council report (1996-2002). If the production of rental units continues at this pace, the LCA goals set by communities of 12,050 rental units will be met for the years 1996-2010.

Of all the new affordable rental units added (6,643 units) from 1996 to 2003, 40 percent were built in the central cities. The developing communities contributed 31 percent of the total, while the developed communities added 27 percent of the total. Rural cities and growth centers didn't add many affordable rental units during these years, 1 percent combined.

The top ten communities in producing affordable renter-occupied units during the eight LCA years (1996-2003) are:

Minneapolis	1,810 Units
St. Paul	872
Eden Prairie	270
Inver Grove Heights	236
Maple Grove	212
Stillwater	211
Burnsville	187
Apple Valley	174
Coon Rapids	164
Rogers	159

### **Production of New Affordable Owner Housing, 1996-2003**

Over 28 percent of the new owner-occupied housing units reported from 1996 to 2003 were deemed affordable. This was down from the 30 percent reported in last year's report (1996-2002). To achieve LCA goals set by communities, the region would have to add about 4,439 new affordable owner units each year from 2004 to 2010.

Of all the new affordable owner units added to the region (27,986 units) from 1996 to 2003, 68 percent were built in the developing suburbs. The developed communities contributed almost 20 percent of the total, while the rural growth centers and central cities each added 5 percent of the total. Rural cities added 3 percent of the new affordable owner units during these years.

The top ten communities producing new affordable owner-occupied units during the eight LCA years (1996-2003) are:

Shakopee	2,138 Units
Woodbury	1,772
Maple Grove	1,424
Farmington	1,327
Blaine	1,071
Prior Lake	916
Inver Grove Heights	887
Lakeville	764
Coon Rapids	762
Apple Valley	741

### **Total Production of New Affordable Owner and Rental Housing, 1996-2003**

In their responses to the LCA Survey, communities reported permits issued for approximately 121,000 combined new rental and new owner units between 1996 and 2003. Of these, 34,629 met the affordability criteria set for the Livable Communities Act. These units include 6,643 new affordable rental units out of the 21,611 total new rental units constructed, and 27,986 new affordable owner units out of the 99,524 total new owner units constructed.

Twenty-nine percent of the new affordable combined housing units (rental and owner) reported from 1996 to 2003 were deemed affordable. This was a small decrease from the 30 percent reported in last year's report (1996-2002). As stated before, to achieve LCA goals set by communities, the region would have to add about 4,439 new affordable owner units each year from 2004 to 2010 and continue to produce affordable rental units at the current pace each year from 2004 to 2010. The overall goal remains attainable if the next six years are free of recession.

The majority (61 percent) of the new affordable owner and renter units constructed from 1996 to 2003 were built in the developing suburbs, with 21,090 units being added. The developed suburbs had 7,305 new affordable units added, or 22 percent of the total number of new affordable units added. The central cities had 3,974 new affordable units added, or 11 percent of the total number of new affordable units added. The rural growth centers had 1,480 new affordable units added, or 4 percent of the total number of new affordable units added. Rural communities added 780 new affordable units, or 2 percent of the total number of new affordable units added.

The top ten communities producing new affordable renter and owner units during the eight LCA years (1996-2003) are:

Minneapolis	2,506 Units
Shakopee	2,196
Woodbury	1,821
Maple Grove	1,636
St. Paul	1,468
Farmington	1,373
Blaine	1,173
Inver Grove Hts.	1,123
Prior Lake	964
Coon Rapids	926

#### **Eight-Year (1996-2003) Summaries of Building Activity by Geographic Planning Areas**

<b>Policy Area</b>	<b>Affordable Rental Units</b>	<b>All Rental Units</b>	<b>Percent Affordable</b>	<b>Affordable Owner Units</b>	<b>All Owner Units</b>	<b>Percent Affordable</b>	<b>Total Affordable Units</b>	<b>All Units</b>	<b>Percent Affordable</b>
Central Cities	2,682	6,430	41.7%	1,292	4,469	28.9%	3,974	10,899	36.5%
Developed	1,790	7,037	25.4%	5,515	18,312	30.1%	7,305	25,349	28.8%
Developing	2,085	7,991	26.1%	19,005	67,658	28.1%	21,090	75,649	27.9%
Rural Growth Centers	51	54	94.4%	1,429	4,073	35.1%	1,480	4,127	35.9%
Rural Area	35	99	35.4%	745	5,012	14.9%	780	5,111	15.3%
Metro Area	6,643	21,611	30.7%	27,986	99,524	28.1%	34,629	121,135	28.6%

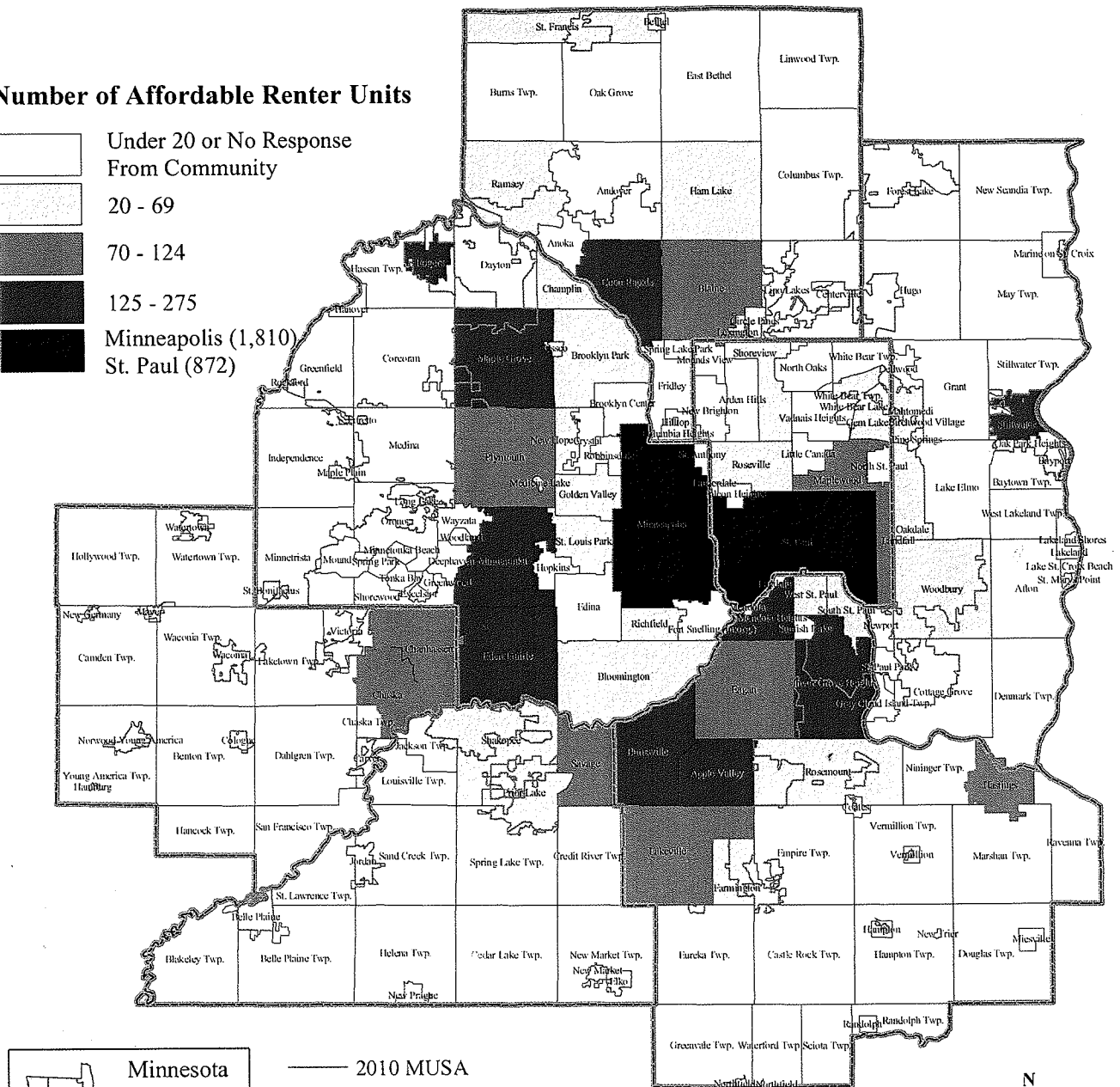
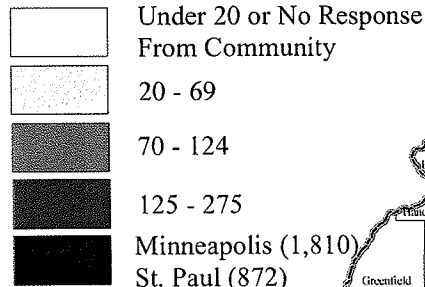


# Twin Cities Metropolitan Area

## Affordable Renter Units Added by Community

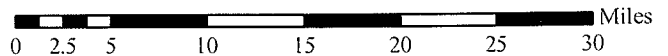
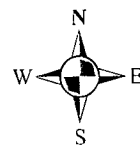
### 1996-2003

#### Number of Affordable Renter Units



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Livable Communities Act Report

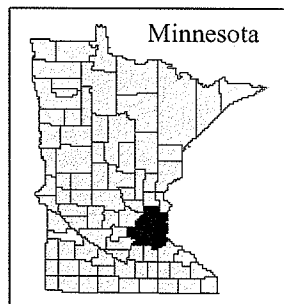
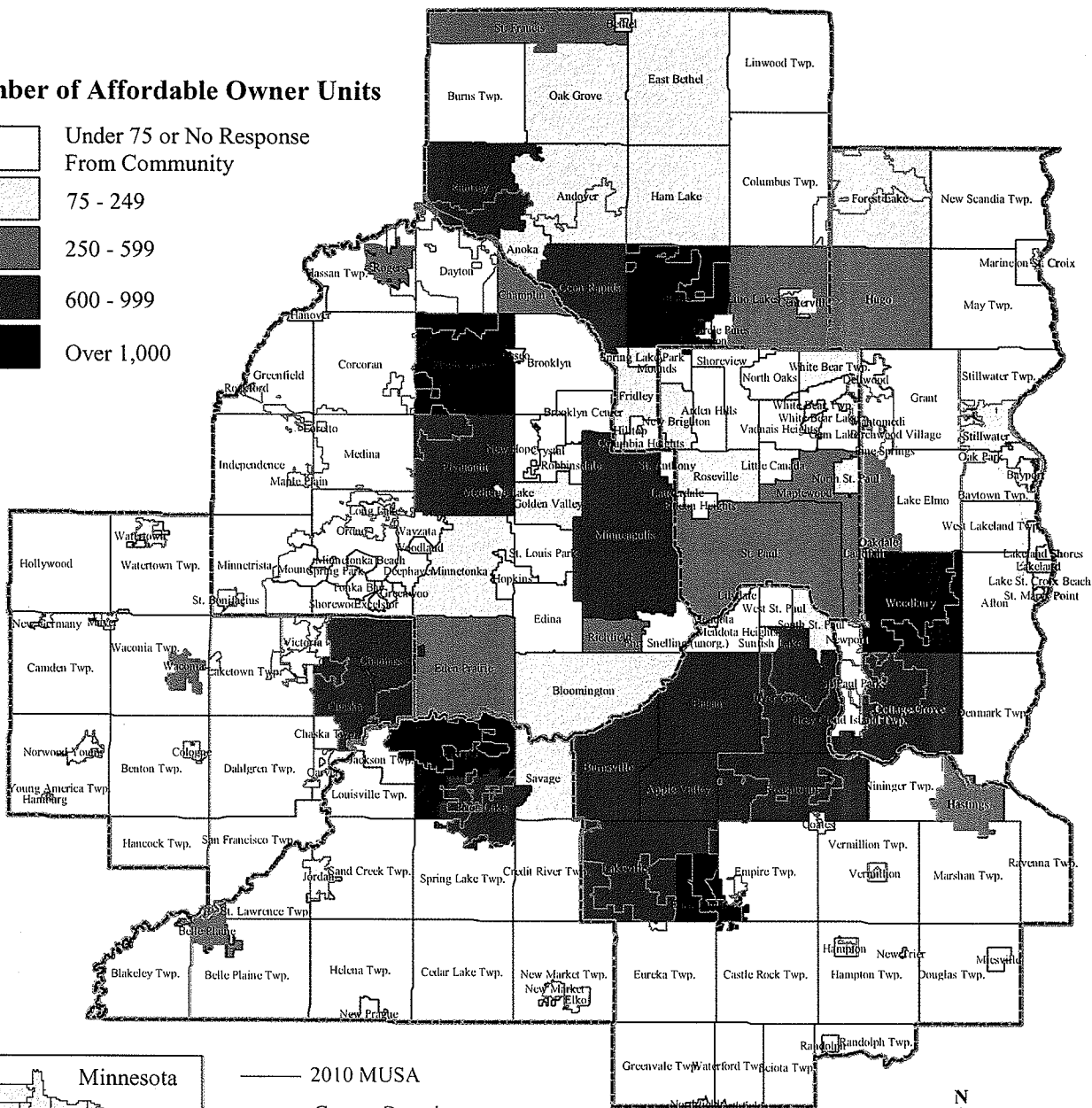
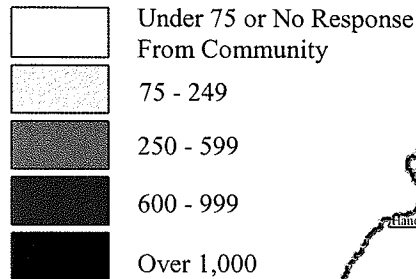


# Twin Cities Metropolitan Area

## Affordable Owner Units Added by Community

### 1996-2003

#### Number of Affordable Owner Units

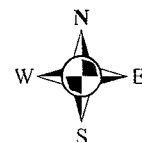


- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2003 Livable Communities Act Report



**Metropolitan Council**





### **Life-Cycle Housing Summary**

The Livable Communities Act legislation asks that the Metropolitan Council report on the efforts being made by communities to provide "life-cycle" housing. Life-cycle housing entails a range of housing options that meet people's preferences and circumstances at all of life's stages. In particular, the act expects options beyond the predominant larger-lot, detached, single-family home.

**Percentage of Life-Cycle Housing Types, 1996-2003**

Life-Cycle Housing	2003 New Units	Eight-Year Totals 1996-2003
Single-Family Detached	43%	52%
Attached Units*	57%	48%

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

\*\*Source: Metropolitan Council's Annual Building Permit Survey

Constructing attached housing units usually results in greater housing density and diversity in housing. Communities that support life-cycle housing will have housing units, both rental and for purchase, that are affordable for low and median-income buyers and for the move-up market. The amount of life-cycle housing added to a municipality is negotiated in advance for each community participating in the LCA program.



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

### **Livable Communities Survey**

Data on the construction of affordable units is taken from the Metropolitan Council's annual Livable Communities Act survey. 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 Metropolitan 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 multi-family) 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 percent 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 of this report. 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. 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. The selling price was used first, and if it was not available, the market value was then used. These two attributes were used extensively to establish whether a unit met the LCA's affordability threshold or not.

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

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



# Livable Communities Survey—Part A

January – December 2003

(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 1<sup>st</sup>, 2004. 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 at (651) 602-1418. Once again, thank you for your assistance.

## Survey Contents:

- A. Comprehensive Planning and Development Incentives.....page 2
- B. Production of New Housing Units.....page 3
- C. Removal of Housing Units.....page 3
- D. ALHOA.....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, you need only describe new initiatives in 2003.

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2. Did your community add to any of the following incentives for the development of affordable and life-cycle housing in 2003?

Density Bonuses	Yes	No
Reduced Setbacks	Yes	No
Reduced Parking Requirements	Yes	No
Decreased Road Widths	Yes	No
Flexibility in Site Development Standards	Yes	No
Flexibility in Zoning Code Requirements	Yes	No
WAC and SAC Reductions	Yes	No
Fast Track Permitting and Approvals	Yes	No

3. How many new manufactured homes were added outside of mobile home parks in 2003? (The Metro Council annually surveys all mobile home parks for unit counts).

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4. Has your community established new or continued the work of 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 2003

1. Please indicate the number of rental units for which building permits were issued during 2003. Rental costs listed are the total costs for rent **and utilities** paid by tenants.

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

\*Single-room occupancy

\*\*Affordable to households earning no more than 50 percent of the regional median income, adjusted for household size (\$38,350 in 2003 for a family of four).

2. Please indicate the number of owner-occupied units for which building permits were issued during 2003.

New Owner-Occupied Housing Units			
Selling Price	Single-Family, Detached	Duplex, Quads and Townhouses	Condominiums
\$183,200 or less*			
Over \$183,200			

\*Affordable to households earning no more than 80 percent of the regional median income (\$61,360 in 2003 for a family of four).

3. How many new, owner-occupied units were constructed during 2003 that would be affordable to households earning 60 percent of the metro area median household income of \$46,020 for a family of four (units costing \$127,000 or less)? \_\_\_\_\_

## C. Removal of Housing Units

1. How many housing units were removed from the housing stock in 2003?  
Single-family, detached \_\_\_\_\_ Multi-family Units \_\_\_\_\_ Mobile Homes \_\_\_\_\_
2. How many of these units were occupied until demolition? \_\_\_\_\_
3. How many units burned or were destroyed by natural disaster? \_\_\_\_\_
4. How many units were demolished because of deterioration (physical or structural)? \_\_\_\_\_
5. How many of the units were replaced? \_\_\_\_\_
6. How many were replaced by owner-occupied single-family, detached units priced at \$183,200 or less? \_\_\_\_\_

7. How many were replaced by owner-occupied multi-family units priced at \$183,200 or less? \_\_\_\_\_
8. How many were replaced by rental units priced at the affordable rental thresholds stated above? \_\_\_\_\_

**D. ALHOA – Affordable and Life-Cycle Housing Opportunities Amount**

During the 2004 legislative session, the basis upon which the ALHOA for each community is calculated was changed retroactive to calendar year 2003. However, eligible ALHOA expenditures and contributions were not changed. They continue to include such items as a local tax levy to support a local or county housing authority, local dollars contributing to housing assistance, development or rehabilitation programs or activities, or to fund a local housing inspections and maintenance program. Funds granted or loaned to the community by another non-local source, public or private, and spent in 2003 may be applicable as an ALHOA expenditure if the funds could have been used for various purposes, but were, in fact, used to assist housing efforts or activities.

During calendar year 2003, did your community expend at least 85 percent of the ALHOA indicated on the enclosed spreadsheet?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, please explain why ALHOA expenditures were not made \_\_\_\_\_

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If yes, please write this ALHOA dollar amount or a larger dollar amount if the community did expend a greater amount, on the line below.

ALHOA expended in 2003 \_\_\_\_\_

If the ALHOA given above includes expenditures/contributions other than a local HRA levy, please indicate the nature of those expenditures/contributions \_\_\_\_\_

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## 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, 2002 and 2003 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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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	*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	0/acre	13-15/acre	Remain at or above benchmark

Hopkins		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	81%	60-77%	Within or above benchmark
	Rental	45%	37-41%	Within or above benchmark
Life-Cycle Hsg.	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
Density	Single-Family Detached	8.5/acre	2.3-2.9/acre	Remain at or above benchmark
	Multi-family	0/acre	13-15/acre	Remain at or above benchmark

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

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

Lauderdale		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	95%	68-77%	Maintain within or above benchmark
	Rental	65%	45-48%	Maintain within or above benchmark
Life-Cycle Hsg.	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
Density	Single-Family Detached	4.0/acre	1.8-2.9/acre	Maintain within or above benchmark
	Multi-family	24/acre	12-15/acre	Maintain within or above benchmark

Little Canada		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	76%	68-69%	Remain at or above benchmark
	Rental	38%	35-48%	Remain at or above benchmark
Life-Cycle Hsg.	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
Density	Single-Family detached	2.0/acre	1.8-1.9/acre	Remain at or above benchmark
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	11/acre	10-14/acre	11/acre

\* This goal is for new owner-occupied multi-family 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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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			
	Multi-family			

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
	Multi-family	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
	Multi-family	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	*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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	*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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	*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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	*
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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 multi-family 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 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
	Multi-family	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 1.8-2.3/acre
	Multi-family	8/acre	10-12/acre	9/acre 9-12/acre

Chanhassen		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	37%	60-69%	50% 30%
	Rental	44%	35-37%	35%
Life-Cycle	Type (Non-Single-Family Detached)	19%	35-37%	34%
				1991 Comp. Plan
	Owner/renter mix	85/15%	(67-75)/(25-33)%	80/20% Rental 1E0-20%
Density	Single-Family Detached	1.5/acre	1.8-1.9/acre	1.8/acre*
	Multi-family	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%	23% 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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	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
	Multi-family	0.0/acre	11.0-14.0/acre	11.0/acre

## Appendix D. Total Number of Rental Units Built in 1996-2003 by County

This appendix shows the number of rental units built in 1996, 1997, 1998, 1999, 2000, 2001, 2002 and 2003 based on the Metropolitan Councils LCA surveys

Anoka County	Affordable Rental Units (50%)*									All Other Rental Units									Total	
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental	
Andover	0	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	0	
Bethel	0	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	0	102	0	0	0	50	0	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	0	
Centerville	0	16	0	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	0	48	0	0	0	0	0	0	0	0	0	48	
Columbia Heights	0	0	40	0	0	0	0	0	40	0	0	0	0	4	0	3	0	7	47	
Columbus Twp.	0	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	8	164	0	6	0	0	24	0	28	61	119	283	
East Bethel	0	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	0	128	128	
Ham Lake	35	0	0	0	0	0	0	0	35	14	0	0	0	0	0	50	0	64	99	
Hilltop	0	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	0	
Lino Lakes	0	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	0	
Oak Grove	0	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	0	49	0	0	0	32	0	0	3	48	83	132	
St. Francis	0	0	0	0	30	0	0	0	30	0	0	0	0	0	0	0	0	0	30	
Spring Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
County Total	111	77	69	120	30	0	69	8	484	14	6	0	210	28	0	84	109	451	935	

Carver County	Affordable Rental Units (50%)*									All Other Rental Units									Total	
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental	
Benton Twp.	0	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	0	
Carver	0	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	36	75	26	0	0	0	0	100	0	125	251	326	
Chaska	0	39	30	30	14	0	0	0	113	0	0	0	53	246	12	127	0	438	551	
Chaska Twp.	0	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	0	
Dahlgren Twp.	0	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	0	
Hancock Twp.	0	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	0	
Laketown Twp.	0	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	0	
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Norwood Y.A.	0	9	0	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	0	
Victoria	0	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	3	3	0	0	0	0	0	0	0	65	65	68	
Waconia Twp.	0	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	0	
Watertown Twp.	0	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	0	
County Total	39	48	30	30	14	0	0	39	200	26	0	0	53	246	112	127	190	754	954	

Dakota County	Affordable Rental Units (50%)*									All Other Rental Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Apple Valley	0	0	0	27	60	17	22	48	174	0	0	0	164	228	67	84	252	795	969
Burnsville	0	0	66	0	17	0	91	13	187	0	120	0	340	24	0	106	136	726	913
Castle Rock Twp.	0	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	0
Douglas Twp.	0	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	69	111	0	0	0	0	2	0	0	69	71	182
Empire Twp.	0	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	0
Farmington	0	0	14	0	0	32	0	0	46	0	0	0	0	16	0	0	0	16	62
Greenvale Twp.	0	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	0
Hampton Twp.	0	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	0	80	0	0	0	0	83	0	0	0	83	163
Inver Grove Heights	0	0	0	0	0	60	0	176	236	0	0	0	0	0	112	138	44	294	530
Lakeville	0	0	30	0	80	0	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	0
Marshan Twp.	0	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	0
Mendota Heights	40	0	0	0	48	0	0	60	148	25	0	0	0	0	0	0	0	25	173
Miesville	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
Nininger Twp.	0	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	0
Randolph Twp.	0	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	0
Rosemount	44	0	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	0
South St. Paul	40	0	0	0	0	0	0	0	40	14	0	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	0
Vermillion	0	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	0
Waterford Twp.	0	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	59	65	0	0	0	0	0	0	0	0	0	65
County Total	213	6	110	27	210	137	113	425	1241	39	120	0	504	353	179	328	501	2024	3265

Hennepin County	Affordable Rental Units (50%)*									All Other Rental Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Bloomington	0	0	1	0	41	0	27	0	69	0	0	0	0	0	0	20	0	20	89
Brooklyn Center	0	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	0	46	0	0	0	0	0	0	0	0	0	46
Champlin	24	18	0	0	0	0	0	0	42	24	30	0	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	0
Crystal	0	0	0	0	0	0	0	2	2	0	0	0	78	0	0	0	0	78	80
Dayton	0	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	0
Eden Prairie	32	32	32	0	38	73	63	0	270	0	0	0	0	148	337	588	0	1073	1343
Edina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	100
Excelsior	0	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	0
Golden Valley	0	0	0	0	0	0	25	0	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	0
Greenwood	0	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	0
Hopkins	0	0	0	0	0	0	0	0	0	0	64	0	0	37	0	0	0	101	101
Independence	0	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	0	10	10
Loretto	0	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	32	212	70	0	0	0	3	0	0	8	81	293
Maple Plain	0	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	0
Medina	0	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	217	1810	31	0	186	292	387	275	661	216	2048	3858
Minnetonka	70	88	0	0	0	0	0	0	158	152	121	126	0	0	60	172	0	631	789
Minnetonka Beach	0	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	0
Mound	0	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	0	65	0	0	0	0	0	0	0	0	0	65
Orono	0	0	0	0	0	0	12	0	12	0	0	0	0	0	0	50	0	50	62
Osseo	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	29	29
Plymouth	0	0	70	0	0	0	0	34	104	0	0	40	0	206	622	513	96	1477	1581
Richfield	0	0	0	0	33	0	0	0	33	0	0	0	138	206	0	0	0	344	377
Robbinsdale	0	0	0	0	0	0	0	0	0	0	0	0	57	0	0	0	0	57	57
Rogers	0	0	0	0	159	0	0	0	159	0	0	0	0	33	0	0	0	33	192
St. Anthony	0	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	0
St. Louis Park	0	0	0	19	0	0	45	0	64	8	0	0	162	247	45	396	0	858	922
Shorewood	0	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	0
Tonka Bay	0	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	0
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	251	300	205	213	1017	241	559	285	3071	285	244	352	727	1267	1349	2400	420	7044	10115

Ramsey County		Affordable Rental Units (50%)*									All Other Rental Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total		1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Arden Hills	0	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	3	3		0	0	0	0	0	0	0	53	53	56
Gem Lake	0	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	0
Little Canada	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	35	79	114	114
Maplewood	31	0	0	0	0	13	0	60	104		0	0	0	168	70	60	0	40	338	442
Mounds View	0	0	10	0	0	0	0	0	10		0	0	0	0	1	0	20	0	21	31
New Brighton	0	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	0
North St. Paul	0	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	22	22		0	0	0	3	0	0	0	50	53	75
St. Paul	0	18	0	18	66	159	327	284	872		0	11	0	18	119	264	646	642	1700	2572
Shoreview	44	0	0	0	0	16	0	0	60		64	0	0	0	0	52	0	0	116	176
Vadnais Heights	0	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	0	26		0	0	0	0	177	18	90	60	345	371
White Bear Twp.	0	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	369	1097		64	11	0	189	367	394	791	924	2740	3837
Scott County		Affordable Rental Units (50%)*									All Other Rental Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total		1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Belle Plaine	0	8	4	0	0	0	0	0	12		0	0	0	0	0	0	3	0	3	15
Belle Plaine Twp.	0	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	0
Cedar Lake Twp.	0	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	0
Elko	0	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	0
Jackson Twp.	0	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	0
Louisville Twp.	0	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	0
New Market Twp.	0	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	0	48		15	0	0	0	0	49	92	0	156	204
St. Lawrence Twp.	0	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	0
Savage	0	48	10	0	32	0	0	0	90		0	0	0	0	96	0	0	14	110	200
Shakopee	0	0	26	0	32	0	0	0	58		0	52	26	60	0	52	16	181	387	445
Spring Lake Twp.	0	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	0	208		15	52	26	60	96	101	111	195	656	864

Washington County	Affordable Rental Units (50%)*									All Other Rental Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Afton	0	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	0
Baytown Twp.	0	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	0
Cottage Grove	0	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	0
Denmark Twp.	0	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	0
Grant	0	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	0
Hugo	0	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	0
Lake St. Croix Beach	0	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	0
Lakeland Shores	0	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	0
Mahtomedi	0	0	30	0	0	0	0	0	30	0	0	0	0	70	0	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	0
May Twp	0	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	0
New Scandia Twp.	0	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	0	52	0	0	0	0	12	0	0	89	101	153
Oak Park Heights	0	0	0	0	0	0	0	0	0	0	0	0	52	56	0	0	0	108	108
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
St. Paul Park	0	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	21	211	21	0	0	0	20	0	0	0	41	252
Stillwater Twp.	0	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	0
Willemie	0	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	0	49	0	240	206	529	4	0	0	0	979	1028
County Total	22	18	30	0	62	79	110	21	342	21	240	206	581	162	0	0	89	1299	1641
Twin Cities Area	Affordable Rental Units (50%)*									All Other Rental Units									Total
	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Rental
Anoka County	111	77	69	120	30	0	69	8	484	14	6	0	210	28	0	84	109	451	935
Carver County	39	48	30	30	14	0	0	39	200	26	0	0	53	246	112	127	190	754	954
Dakota County	213	6	110	27	210	137	113	425	1241	39	120	0	504	353	179	328	501	2024	3265
Hennepin County	251	300	205	213	1,017	241	559	285	3071	285	244	352	727	1267	1349	2400	420	7044	10115
Ramsey County	97	18	11	18	66	188	330	369	1097	64	11	0	189	367	394	791	924	2740	3837
Scott County	37	56	40	0	64	0	11	0	208	15	52	26	60	96	101	111	195	656	864
Washington County	22	18	30	0	62	79	110	21	342	21	240	206	581	162	0	0	89	1299	1641
7-County Totals	770	523	495	408	1463	645	1192	1147	6643	464	673	584	2324	2519	2135	3841	2428	14968	21611

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





## Appendix E. Total Number of Owner Units Built in 1996-2003 by County

This appendix shows the number of owner units built in 1996, 1997, 1998, 1999, 2000, 2001, 2002 and 2003, based on the Metropolitan Councils LCA surveys.

Anoka County	Affordable Ownership Units (80%)*									All Other Ownership Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner
Andover	177	28	0	0	0	0	0	27	232	95	254	0	0	342	0	218	185	1094	1326
Anoka	58	45	22	17	3	3	0	1	149	38	28	9	2	6	13	28	36	160	309
Bethel	0	4	2	2	2	0	2	0	12	0	0	0	0	0	0	3	16	19	31
Blaine	0	0	252	192	8	265	135	219	1071	0	0	335	519	556	403	763	597	3173	4244
Burns Twp.	0	0	0	0	0	0	0	0	0	0	0	39	56	0	0	55	98	248	248
Centerville	19	40	59	12	0	0	0	0	130	19	10	84	66	56	0	48	33	316	446
Circle Pines	0	0	0	0	2	0	20	18	40	2	1	1	0	3	0	74	94	175	215
Columbia Heights	15	6	6	16	4	3	6	15	71	5	4	5	4	6	0	11	0	35	106
Columbus Twp.	0	4	6	0	2	4	0	1	17	0	8	21	0	13	10	12	24	88	105
Coon Rapids	193	148	245	0	25	137	10	4	762	52	90	34	0	114	197	146	259	892	1654
East Bethel	5	40	0	0	68	82	1	0	196	0	77	0	0	25	13	77	115	307	503
Fridley	28	35	8	2	9	33	2	23	140	34	18	12	1	7	10	9	2	93	233
Ham Lake	37	26	19	7	33	84	0	0	206	0	111	128	185	143	84	171	184	1006	1212
Hilltop	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	0	3	0	0	0	2	2	1	1	4	10	13
Lino Lakes	68	81	29	36	32	49	17	0	312	121	98	191	198	208	161	201	112	1290	1602
Linwood Twp.	33	0	0	0	0	0	3	0	36	16	0	0	0	0	42	38	21	117	153
Oak Grove	24	22	6	18	19	53	17	8	167	0	28	54	30	25	23	53	93	306	473
Ramsey	175	67	0	50	5	94	38	199	628	100	198	105	66	28	24	148	207	876	1504
St. Francis	41	32	110	76	23	129	110	68	589	22	14	56	90	103	17	90	128	520	1109
Spring Lake Park	25	22	13	0	0	0	4	19	83	7	0	0	0	0	0	28	1	36	119
County Total	898	600	777	429	235	936	367	602	4844	511	939	1074	1219	1637	998	2174	2209	10761	15605

Carver County	Affordable Ownership Units (80%)*									All Other Ownership Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner
Benton Twp.	0	0	0	0	0	1	0	0	1	0	0	3	0	0	1	2	2	8	9
Camden Twp.	0	0	0	0	0	0	2	0	2	0	0	0	0	0	3	6	7	16	18
Carver	0	0	0	0	13	0	0	0	13	0	0	29	0	66	0	72	90	257	270
Chanhassen	13	84	145	55	4	32	147	141	621	194	194	281	222	154	97	153	94	1389	2010
Chaska	0	0	12	61	87	229	86	215	690	0	156	152	127	110	163	302	258	1268	1958
Chaska Twp.	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	0	75	0	0	0	0	1	0	5	21	27	102
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	4	7	7
Hamburg	3	2	3	1	1	0	4	0	14	1	1	0	0	0	0	1	4	7	21
Hancock Twp.	0	0	3	0	0	0	0	0	3	0	1	0	0	0	1	1	4	7	10
Hollywood Twp.	0	0	0	0	0	2	0	0	2	0	0	0	0	0	7	3	6	16	18
Laketown Twp.	0	0	2	0	0	0	0	0	2	16	0	4	0	0	0	5	4	29	31
Mayer	1	0	3	0	1	19	17	15	56	1	0	0	0	1	6	55	55	118	174
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood Y.A.	3	4	5	0	0	6	25	21	64	2	2	1	0	0	8	23	30	66	130
San Francisco Twp.	0	0	0	0	0	1	1	0	2	0	0	0	5	3	2	4	4	18	20
Victoria	0	0	0	4	0	60	5	0	69	99	52	54	50	0	88	157	97	597	666
Waconia	53	120	97	0	117	39	30	49	505	57	69	100	0	93	114	153	123	709	1214
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	9	9
Watertown	15	0	0	20	45	0	17	31	128	8	0	34	40	59	0	67	40	248	376
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	6	6
Young America Twp.	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	2	1	8	8
County Total	88	230	270	174	290	389	334	472	2247	378	477	661	444	487	490	1019	854	4810	7057

Dakota County	Affordable Ownership Units (80%)*									All Other Ownership Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner
Apple Valley	62	62	44	97	147	274	55	0	741	317	324	251	234	259	215	273	232	2105	2846
Burnsville	236	227	94	28	2	24	20	0	631	105	42	53	90	120	119	151	65	745	1376
Castle Rock Twp.	0	3	1	0	0	1	0	0	5	0	4	6	0	2	2	5	3	22	27
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
Douglas Twp.	0	0	0	3	0	0	0	0	3	0	0	0	0	0	0	5	8	13	16
Eagan	86	167	102	69	98	95	1	74	692	190	185	171	218	234	150	239	287	1674	2366
Empire Twp.	5	20	21	8	2	0	0	0	56	2	11	21	33	8	0	52	77	204	260
Eureka Twp.	0	2	0	0	0	1	1	0	4	0	8	9	0	0	3	3	9	32	36
Farmington	264	180	159	108	145	215	116	140	1327	91	65	127	234	266	239	440	435	1897	3224
Greenvale Twp.	0	0	0	0	2	1	1	0	4	0	0	0	0	4	4	5	9	22	26
Hampton	0	1	6	0	0	43	1	0	51	0	0	0	0	0	17	8	1	26	77
Hampton Twp.	0	0	0	3	0	0	0	1	4	0	2	0	4	3	0	8	4	21	25
Hastings	68	54	41	0	19	30	141	182	535	52	59	65	0	117	85	204	197	779	1314
Inver Grove Heights	0	236	130	55	1	56	147	262	887	0	152	268	212	207	168	105	153	1265	2152
Lakeville	14	23	67	94	24	77	273	192	764	449	330	583	708	582	458	433	597	4140	4904
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	21	9	46	46
Marshan Twp.	0	0	0	2	0	0	0	0	2	0	0	0	4	0	0	2	0	6	8
Mendota	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	0	8	15	33	14	15	24	35	14	21	171	179
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
New Trier	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	5	0	0	0	4	9	9
Randolph	0	0	12	0	1	0	2	2	17	0	0	4	0	0	0	1	6	11	28
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	9	11	9	8	11	3	51	51
Ravenna Twp.	8	0	0	0	0	0	0	0	8	6	0	0	0	0	0	9	7	22	30
Rosemount	153	45	65	49	12	138	125	65	652	32	49	125	308	273	177	205	375	1544	2196
Sciota Twp.	0	2	2	2	0	0	0	0	6	0	2	2	2	0	0	5	3	14	20
South St. Paul	4	4	10	17	17	19	9	21	101	0	7	2	7	12	11	17	20	76	177
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	1	12	12
Vermillion	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	1	2	3
Vermillion Twp.	0	0	0	1	0	0	1	0	2	0	0	0	0	2	5	5	8	20	22
Waterford Twp.	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	1	4	7	8
West St. Paul	1	0	0	0	0	4	1	0	6	14	0	0	0	136	102	12	10	274	280
County Total	909	1026	754	536	470	979	895	939	6508	1273	1274	1710	2086	2266	1817	2236	2550	15212	21720

Hennepin County	Affordable Ownership Units (80%)*										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner		
Bloomington	0	1	0	0	13	49	0	98	161	0	68	0	2	16	13	28	25	152	313		
Brooklyn Center	17	2	5	0	3	2	0	0	29	1	0	1	18	0	0	10	17	47	76		
Brooklyn Park	0	20	0	0	0	2	1	0	23	0	395	355	0	313	0	251	479	1793	1816		
Champlin	0	8	56	38	0	99	36	116	353	0	60	177	174	182	48	105	109	855	1208		
Corcoran	1	0	0	0	0	0	0	0	1	20	0	0	0	0	0	24	16	60	61		
Crystal	0	8	2	3	0	3	0	0	16	4	6	4	9	22	46	32	11	134	150		
Dayton	0	0	0	0	0	1	0	0	1	18	7	0	5	5	8	15	10	68	69		
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	10	12	27	27		
Eden Prairie	322	116	47	0	0	0	0	0	485	0	140	229	336	0	0	442	493	1640	2125		
Edina	0	0	0	0	0	0	0	0	0	0	61	0	52	28	94	127	82	444	444		
Excelsior	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	20	24	24		
Fort Snelling	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	2	151	7	0	28	59	191	28	14	20	347	498		
Greenfield	0	2	0	2	0	0	0	1	5	0	29	0	49	41	29	19	27	194	199		
Greenwood	0	0	0	1	0	0	0	0	1	0	0	0	16	0	0	5	5	26	27		
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	18	32	32		
Hopkins	0	0	0	0	0	0	8	8	16	12	57	9	9	64	16	16	92	275	291		
Independence	0	4	0	2	0	0	2	0	8	29	34	27	30	52	0	40	25	237	245		
Long Lake	0	0	1	0	0	0	0	0	1	0	0	0	1	2	8	3	8	22	23		
Loretto	1	0	1	2	0	1	0	0	5	0	0	10	31	22	1	1	0	65	70		
Maple Grove	5	209	67	175	345	230	86	307	1424	310	288	383	694	570	441	398	391	3475	4899		
Maple Plain	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	5	1	6	7		
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	3	6	6		
Medina	0	0	0	0	0	0	0	10	10	0	0	0	43	43	0	60	146	292	302		
Minneapolis	57	52	53	57	81	185	111	100	696	45	122	47	210	312	257	646	240	1879	2575		
Minnetonka	90	2	6	60	1	3	1	0	163	152	93	98	85	93	107	67	63	758	921		
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	5	5		
Minnetrista	0	0	0	0	0	0	0	7	7	0	43	0	0	0	0	0	157	200	207		
Mound	0	5	2	0	4	1	0	0	12	0	20	12	0	19	20	72	79	222	234		
New Hope	3	0	0	1	2	2	0	0	8	0	0	0	0	6	2	3	0	11	19		
Orono	0	0	0	0	0	0	0	0	0	43	35	18	46	41	47	46	49	325	325		
Osseo	0	0	2	1	0	0	78	0	81	0	0	0	0	0	0	0	49	49	130		
Plymouth	142	19	1	0	2	86	353	41	644	505	301	177	0	554	94	239	476	2346	2990		
Richfield	5	11	3	139	32	10	2	48	250	8	1	10	40	2	6	2	208	277	527		
Robbinsdale	4	6	1	0	2	5	2	0	20	2	0	5	6	4	0	3	4	24	44		
Rogers	30	50	47	70	0	175	30	8	410	0	0	0	0	0	175	171	18	364	774		
St. Anthony	0	0	0	0	0	0	0	0	0	0	7	4	0	6	0	3	0	20	20		
St. Bonifacius	0	0	0	4	38	45	18	3	108	0	0	37	37	30	13	31	7	155	263		
St. Louis Park	2	1	9	0	0	1	0	0	13	7	21	31	26	16	98	22	129	350	363		
Shorewood	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	10	25	81	81		
Spring Park	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	3	6	6		
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	11	4	23	23		
Wayzata	0	0	0	0	0	0	0	0	0	46	27	0	18	10	0	4	9	114	114		
Woodland	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	1	5	5		
County Total	682	518	304	557	530	1035	728	749	5103	1255	1815	1667	2009	2650	1551	2957	3531	17435	22538		

Ramsey County	Affordable Ownership Units (80%)*									All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner	
Arden Hills	3	0	10	0	0	0	0	0	13	16	16	4	0	5	5	4	5	55	68	
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	4	
Gem Lake	0	0	0	1	0	0	0	0	1	0	0	0	1	0	2	6	1	10	11	
Lauderdale	0	0	0	0	0	0	0	2	2	0	0	0	0	1	0	0	0	1	3	
Little Canada	0	0	2	0	0	0	0	0	2	0	0	45	0	0	0	12	20	77	79	
Maplewood	127	70	10	25	17	143	136	25	553	72	112	129	70	46	76	57	128	690	1243	
Mounds View	0	3	2	0	4	0	6	2	17	0	2	1	0	6	0	8	4	21	38	
New Brighton	72	0	19	0	0	1	1	0	93	0	0	4	0	5	6	9	14	38	131	
North Oaks	0	0	0	0	0	0	0	0	0	0	24	31	17	55	42	32	19	220	220	
North St. Paul	0	11	2	0	0	0	77	0	90	0	6	6	0	26	0	5	8	51	141	
Roseville	54	24	26	14	0	5	0	101	224	191	34	44	22	0	12	9	33	345	569	
St. Paul	23	24	83	99	64	142	91	70	596	0	0	22	28	96	162	451	539	1298	1894	
Shoreview	0	12	6	20	24	1	7	2	72	57	27	61	154	222	14	5	10	550	622	
Vadnais Heights	11	0	0	18	0	28	0	8	65	0	0	0	16	0	17	29	25	87	152	
White Bear Lake	28	0	2	2	3	4	1	0	40	22	87	60	43	60	17	41	53	383	423	
White Bear Twp.	0	5	14	8	16	60	15	6	124	56	39	56	54	53	48	80	58	444	568	
County Total	318	149	176	187	128	384	334	216	1892	414	347	463	405	579	401	748	917	4274	6166	
Scott County	Affordable Ownership Units (80%)*									All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner	
Belle Plaine	23	14	34	0	61	100	24	12	268	4	12	20	0	88	112	197	139	572	840	
Belle Plaine Twp.	0	0	0	7	0	2	1	0	10	0	0	11	0	0	7	9	13	40	50	
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	6	6	
Cedar Lake Twp.	0	0	0	0	0	2	1	0	3	0	0	0	0	0	48	44	34	126	129	
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	76	129	129	
Elko	0	0	0	6	6	6	2	0	20	0	0	0	10	22	22	48	81	183	203	
Helena Twp.	0	0	5	0	0	0	3	0	8	0	0	15	0	0	18	19	17	69	77	
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	6	3	13	13	
Jordan	26	4	19	0	0	61	14	12	136	0	54	38	0	0	26	80	65	263	399	
Louisville Twp.	0	0	0	0	0	1	0	0	1	0	0	24	0	0	5	15	8	52	53	
New Market	0	0	0	0	0	2	0	0	2	0	0	24	0	76	6	75	119	300	302	
New Market Twp.	0	0	0	0	0	1	0	0	1	0	0	51	0	0	47	34	23	155	156	
Prior Lake	29	82	28	37	103	202	172	263	916	224	81	186	206	172	204	568	253	1894	2810	
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	10	5	2	2	19	19	
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	11	5	39	39	
Savage	4	20	54	0	8	44	0	38	168	0	0	447	0	0	285	176	195	1103	1271	
Shakopee	370	267	362	268	344	202	109	216	2138	50	74	229	669	387	490	463	690	3052	5190	
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	22	19	78	78	
																			0	
County Total	452	387	502	318	522	623	326	541	3671	278	221	1045	885	755	1342	1823	1744	8093	11764	

Washington County	Affordable Ownership Units (80%)*									All Other Ownership Units									Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner
Afton	0	0	0	0	0	0	0	0	0	9	8	8	17	11	0	15	15	83	83
Bayport	0	0	1	0	1	3	0	0	5	0	1	0	0	8	1	5	3	18	23
Baytown Twp.	0	0	0	1	0	16	0	0	17	0	0	0	20	8	0	15	22	65	82
Birchwood	0	2	0	0	0	0	0	0	2	0	0	0	1	3	0	2	1	7	9
Cottage Grove	112	99	91	0	31	119	155	37	644	118	93	127	0	114	61	141	246	900	1544
Dellwood	0	0	0	0	0	0	0	0	0	7	6	4	12	10	5	3	7	54	54
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	8	5	0	0	17	33	63	63
Forest Lake	38	10	43	35	20	0	0	0	146	0	41	64	80	53	0	317	499	1054	1200
Grant	1	1	0	0	0	0	0	0	2	17	15	18	24	0	22	22	4	122	124
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	3
Hugo	44	5	11	70	162	90	72	54	508	20	13	26	215	174	237	91	173	949	1457
Lake Elmo	0	0	0	0	0	0	0	0	0	0	61	0	0	98	141	98	46	444	444
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	8	5	18	18
Lakeland	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	3	0	4	5
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	3	3
Landfall	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	0	40	93	0	74	0	31	21	22	34	275	315
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	20	3	0	0	7	1	5	36	36
May Twp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	21	30	30
Newport	7	0	7	5	6	4	3	2	34	0	0	2	7	2	3	2	29	45	79
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0	0	28	0	21	30	33	37	149	149
Oakdale	154	72	34	18	31	36	51	10	406	66	73	92	117	103	145	48	98	742	1148
Oak Park Heights	0	7	0	0	8	0	0	0	15	0	25	0	10	5	0	0	122	162	177
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	2	2	4	4
St. Paul Park	0	0	1	0	5	2	0	26	34	0	0	0	0	0	0	4	5	9	43
Stillwater	0	0	6	0	10	52	20	0	88	0	0	36	112	0	103	154	179	584	672
Stillwater Twp.	0	0	0	0	0	1	0	0	1	0	0	2	9	12	11	9	13	56	57
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	15	41	41
Willernie	0	0	0	2	1	0	1	2	6	0	0	0	0	0	0	2	13	15	21
Woodbury	414	304	707	259	36	0	8	44	1772	793	701	941	727	748	469	192	447	5018	6790
County Total	770	500	941	390	311	323	311	175	3721	1123	1057	1437	1358	1403	1257	1243	2075	10953	14674

Twin Cities Area	Affordable Ownership Units (80%)*									All Other Ownership Units									Total
County	1996	1997	1998	1999	2000	2001	2002	2003	Total	1996	1997	1998	1999	2000	2001	2002	2003	Total	Owner
Anoka	898	600	777	429	235	936	367	602	4844	511	939	1074	1219	1637	998	2174	2209	10761	15605
Carver	88	230	270	174	290	389	334	472	2247	378	477	661	444	487	490	1019	854	4810	7057
Dakota	909	1026	754	536	470	979	895	939	6508	1273	1274	1710	2086	2266	1817	2236	2550	15212	21720
Hennepin	682	518	304	557	530	1035	728	749	5103	1255	1815	1667	2009	2650	1551	2957	3531	17435	22538
Ramsey	318	149	176	187	128	384	334	216	1892	414	347	463	405	579	401	748	917	4274	6166
Scott	452	387	502	318	522	623	326	541	3671	278	221	1045	885	755	1342	1823	1744	8093	11764
Washington	770	500	941	390	311	323	311	175	3721	1123	1057	1437	1358	1403	1257	1243	2075	10953	14674
7-County Totals	4117	3410	3724	2591	2486	4669	3295	3694	27986	5232	6130	8057	8406	9777	7856	12200	13880	71538	99524

## **Appendix F. Responses to Comprehensive Planning and Development Incentives Questions from 2003 LCA Survey**

### ***Appendix XX. Responses to Comprehensive Planning and Development Incentives Question from 2003 LCA Survey***

**Communities that have changed or introduced any initiatives toward the production or preservation of affordable and life-cycle housing in 2003 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. 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, you need only describe new initiatives in 2003.***

#### **Anoka County**

Anoka – 1) Interim use permits to use residential property for office use (goal of historic preservation/preserve structure for future residential use).

2) Approved plan for transit-oriented development near historic CBD and proposed Northstar commuter rail station.

Bethel – Do have smaller lot size requirements than surrounding communities.

Circle Pines – Approved mix-use building site plan with higher density and reduced setback requirements.

Columbia Heights – City has 3 different Mixed-Use districts that allow for increase densities if certain criteria are met. This includes: mixed use residential, commercial and/or institutional uses in areas accessible to public transit. Initiatives begun in 2003 include: comprehensive plan amendment and rezoning of the former K-Mart site to the Transit Oriented Mixed Use District. The development will include 230 units of life-cycle housing.

Coon Rapids – A) Adopted Master Plan for redevelopment of Port District – Campus square, a 100+ acre redevelopment tract permitting mixed use developments and residential densities of up to 30 dwelling units per acre. B) Amended land development regulations reducing minimum garage size for single-family residential units. C) Rezoning of property to permit higher density residential development.

Fridley – City uses the S-2 redevelopment zoning classification to help support in-fill redevelopment and the City's housing needs. The S-2 classification allows for higher densities, mixed-uses, and reduced setbacks elated standards to help accommodate redevelopment. In 2003, the City approved the rezoning of several former commercial and light industrial properties to S-2 to help support a 50-unit senior condominium development.



Ham Lake – In 1996, Ham Lake established an affordable Housing District zoning code to allow construction of multi-family apartment building targeted for occupancy by persons 55 or older, or having low or moderate income.

Lino Lakes – The Lino Lakes City Council rezoned a 42-acre parcel from Limited Business to Mixed Use Planned Unit Development and approved a preliminary plat for a mixed use project in the I-35W/Lake Drive interchange (a regional transportation corridor) that includes 450 units of housing at an overall net density of 13 units per acre. Planned housing types include market rate townhomes, senior coop housing, apartments and condominiums, with 20 percent of the units overall being affordable at 80 percent of the median income.

Ramsey – In 2003 the City adopted a new zoning district for the Town Center development, which requires higher-density housing to be integrated with other uses including offices, retail, commercial, schools, and a station for the future Northstar Commuter Rail.

Oak Grove – Began process to build 55-plus senior apartment building with Anoka County HRA. Some units are subsidized.

### **Carver County**

Camden Township – Township is a rural township (1 per 40). We prefer they build in cities or townships with services (water and sewer).

Carver – New comprehensive plan started.

Chanhassen – Created TIF Housing District to provide affordable senior housing for Presbyterian Homes within the Village on the Ponds development.

Chaska – By allowing increased densities in new additions within the Clover Ridge neighborhood, the developer provides 30 percent of the units as affordable. In 2003, an ordinance was passed for the newly annexed Chaska Township development area stating that 30 percent of the homes will be affordable, and 5 percent of the lots (180-200 lots) have to be donated to the Chaska Community Land Trust.

Hancock Township – Township is a small rural agricultural community with a few new single-family homes.

Watertown – We encourage density through bonuses and creative development.

### **Dakota County**

Apple Valley – City approved a rezoning of property from “I-2” (General Industrial) to “PD” (Planned Development) and multi-family development project that will have reduced setbacks and roadway widths; and increased residential unit densities.

Burnsville – Through Heart of City zoning, we review each project through a PUD, which technically creates its own zoning district by ordinance. We approved a PUD for Uptown Landing 111 Owner Occupied Condominiums, and approved a PUD for the HOC Parking **Ramp**

located adjacent to designated affordable units in Grand Market Place. Outside of HOC, we approved a separate PUD for 58 condo units called Summer Hill and provided a mixed use PUD for 12 townhomes and 11 town offices known as Commonwealth Commons and a PUD for 7 more units to be located in the John Mahoney Townhomes. We also approved a small addition to an assisted living building. Comprehensive ordinance amendments were adopted to allow front porch additions to single family homes and to allow rear additions to twin-homes that would otherwise encroach upon our required setbacks. The City also reviewed Housing Improvement Areas as a policy to be utilized for improvements within affordable townhome developments where financial assistance may be needed. This policy was actually adopted in 2004, but extensively reviewed and considered in all of 2003

Hampton Township – Township is zoned Agricultural.

Hastings – The City supports lifestyle and affordable housing through the preservation of existing lifestyle housing stock developed in the traditional compact nature of the City of Hastings. During 2003, the City approved the Preliminary Plat of Glendale Heights, which would add approximately 250 additional apartment units to the City.

Inver Grove Heights – The City of Inver Grove Heights amended the Comprehensive Plan and Zoning Map to allow higher residential densities in four instances in 2003.

Lakeville – Please refer to 2002 survey. In 2003, the City Planning Commission continued 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. Revised performance standards were approved in 2004.

Mendota Heights – In 2003, the City approved 36 condominium units in our “Village of Mendota Heights” project. Construction of the units will begin this year and occupancy is slated for 2005.

Randolph Township – There is no such thing as affordable houses in Randolph Township.

Rosemount – Along with the Comprehensive Plan policies previously noted in the 2002 survey, the City has looked favorably on “blended densities” when approving projects. This has allowed a variation in development density within a specific project; allowing certain housing within a larger development to be more affordable and provide a variety of housing options for the community, including work force housing. This is through the PUD approval process.

South St. Paul – Adopted new zoning controls along North Concord Street to allow for mixed use of high density residential in a formerly “commercial” only district.

West St. Paul – The City of West St. Paul has approved the use of planned Multi-Use Developments and Lot Size Variances on a yearly basis.

## **Hennepin County**

Bloomington – In 2003, Bloomington began a series of Comprehensive Plan and Zoning Ordinance amendments that will greatly support the development of affordable and life-cycle housing. Near LRT stations in eastern Bloomington, the City reguiled (and is in the process of rezoning) commercial land to require new development to include significant high-density housing in a mixed use setting. The proposed zoning requires that developments near the LRT stations include a minimum of 30 residential units per acre and a minimum floor area ratio of 1.5 between residential and non-residential uses. The proposed zoning also offers a FAR bonus for the inclusion of affordable housing.

In 2003, Bloomington continued to provide zoning and site development flexibility such as reduced setbacks and reduced parking requirements for individual affordable and life cycle housing projects. The City also took steps to reduce the road widths required for new residential streets.

Corcoran – City adopted their Comp Plan in December 2002. The plan provides for higher densities in areas of services, along with mixed uses allowing residential units in business areas.

Golden Valley – In 2002 the HRA entered into a purchase agreement to acquire property from Hennepin County to construct 8 affordable housing units (Habitat for Humanity) and 8 market rate units (2 single-family homes and 3 duplexes that are single level living). Construction will begin in 2004.

Greenfield – Implemented a Residential Townhouse District, which is located adjacent to the Business Park.

Long Lake – The City recently adopted a new planned unit development ordinance, which designates higher densities and mixtures of uses within the downtown, with specific development standards. The uses include a variety of retail and residential.

Maple Plain – Higher density Comprehensive Plan land use category near the service center, mixed use areas, corresponding zoning, commitment to affordable and life-cycle housing in the Comprehensive Plan. City ownership of affordable and life-cycle housing.

Medina – The City worked on projects related to higher densities in Uptown Hamel through creating a Master Plan. The City also continued to work on an approved senior-housing project that consists of 10 affordable housing units.

Minneapolis – 1) The comprehensive plan of the City of Minneapolis places a strong emphasis on the development of affordable and life cycle housing. It's clear stance in support of housing growth also makes affordable housing available--especially when coupled with City policies that requires, for all housing developments with City assistance, that at least 20 percent of the housing units be affordable to households earning 50 percent or less of the metropolitan median income.

2) These comprehensive plan policies must be taken into consideration in the creation of any small area plans.

3) The City's comprehensive plan map designates many areas as being conducive to housing growth. These include the City's three Growth Centers, 10 Activity Centers, 7 Transit Station

Areas, 10 Commercial Corridors, 32 Community Corridors, and 44 **Neighborhood Commercial** Nodes. Housing growth is consequently supported along all of the City's transit corridors, and at its most recognized destinations.

4) The City's zoning patterns and zoning code reflect the intent of the comprehensive plan. Much of the property in the vicinity of these land use features is zoned to allow medium or high density development.

5) All of the City's commercial zoning districts allow medium-density or high-density residential development in addition to commercial development. Housing development in commercial districts can be as part of residential/commercial mixed use buildings or in strictly residential buildings. In addition to straightforward multiple family development, the City's commercial zoning districts and medium to high density residential zoning districts allow cluster developments, planned residential developments, community residential facilities, nursing homes and assisted living residences, fraternities/sororities, and supportive housing.

6) The City's Zoning Code provides a 20 percent density bonus for housing developments in which at least 20 percent of housing units are affordable. The parking requirement for residential development in Minneapolis is extremely low. Only one parking space per dwelling unit is required, and parking variances are available for up to 100 percent of required parking in instances where the land use is well served by transit.

Minnetrista – Smaller lot sizes near St. Bonifacius (PUD).

Mound – 1) Maintenance of existing affordable housing

2) Use of PUD, i.e. flex zoning.

3) Code updates, i.e. housing maintenance code, etc.

4) Support for life-cycle housing and preservation of existing stock.

New Hope – The Met Council Livable Communities Initiative was completed in 2002. The City Council selected preferred developers in 2003 for the four target areas in 2003. Similar efforts were accomplished in 2003 for the City Center area in the City. Both initiatives will achieve higher density through planned unit development.

Plymouth – Plymouth's Comprehensive Plan includes a goal concerning the creation of affordable housing. Specifically, the plan states the City will "promote the development and preservation of a supply of quality housing that is affordable at all income levels and at all stages of the life-cycle" by 1) actively encouraging residential developers to include housing affordable to low- and moderate-income residents and local employees as part of their proposals; 2) providing financial and technical assistance to developers of affordable housing for low- and moderate-income residents and 3) recommending ways such housing can be incorporated into the proposal. The plan further encourages that 21 percent of all units in owner-occupied communities be affordable to households earning 80 percent of median income or below and 35 percent of all rental units be affordable to households earning 50 percent of median income or below.

Richfield – Richfield'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 2003. An existing example includes Comp Plan-designated areas for higher density housing along arterial streets. 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 – Modified B-1 zone for higher density near transit.

St. Anthony – In 2003, the City rezoned the former Apache Plaza site from commercial to Planned Unit Development (PUD). The new zoning designation will provide higher densities near employment and transit (bus) centers. Multiple types of housing are planned for the site, including a 261 market rate apartment building, which 25 percent of the units will be affordable units.

St. Louis Park – Previous initiatives have continued and in the past year Comp Plan amendment and zoning amendment were initiated to develop live cycle housing (condos and senior condos) at the Quadian redevelopment site.

### **Ramsey County**

Falcon Heights – Work on the SE corner redevelopment is ongoing. This was rezoned to PUD, and will add 50 units of multi-family housing affordable to a range of incomes, as well as units available for senior, life-cycle housing. This development also incorporates a transit shelter and link to two bus lines.

Lauderdale – Received Met Council Livable Communities grant to study redevelopment that would include the items mentioned above.

Maplewood – City adopted a new mixed-use zoning district in 2003. This allows for the mixing of medium and high density housing with commercial employment and institutional and uses.

Roseville – 1) Once again Roseville was actively involved in the 35W Corridor Coalition Build out study that incorporates development using livable communities' concepts. Roseville staff participates on the housing subcommittee of the Coalition, which adopted a housing action plan.

2) Roseville also approve 8 PUD zoning projects in 2003 that included the approval for the addition of 296 housing units

3) 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 19 setback permits issued in 2003. It is estimated that over 50 percent of the applicants include homes that are affordable. In addition to the setback permits, Council approved 30 residential variances, which allowed home improvement project that encroached within the existing setback areas and/or lot coverage.

St. Paul – Housing 5000 includes higher densities, mixed incomes, mixed use along transit corridors: e.g., University Ave., Riverview and Phalen Blvd.

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

Land Use

- HSR, High-density senior residential land use designation; permits 20 to 45 units per acre
- MU, Mixed-Use land use designation; permits the integration of residential with commercial/office/business park uses.
- Residential Land Use goals include:
  - Locating higher density housing near commercial services and employment opportunities
  - Locating medium and high-density residential development in areas convenient to the regional transportation system.
  - 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:

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 will be complete in 2004 or 2005.

Rice Street Crossings Planning Study. This multi-jurisdictional study is still in process and addresses the redevelopment of the I694/Rice Street area. Existing uses will transition to a mixture of uses including medium/high density residential.

Hodgson Road Residential Area Planning Study: The City completed a 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 study found that a mixture of land uses including low and medium density residential and office uses are suitable for this area. These land use designations and the adopted policies will guide the redevelopment of this area. The policies also indicate that high density residential may be considered in a portion of this area.

Rental Housing Licensing Program. The City initiated a rental housing licensing program requiring the property owners of all rental housing units to obtain a license. This program contributes to the City's affordable and life-cycle housing goals of providing safe, decent housing to all persons, regardless of income or age.

White Bear Lake – New zoning in the marina triangle district allows for multi-family residential with 40 units per acre density for seniors and 24 units per acre for all other housing types. New zoning in the City's downtown area allows for multiple-family residential with up to 50 units per acre for seniors and 32 units per acre for all other housing types.

White Bear Township – Tax Increment Financing used for a life-cycle housing project.

## **Scott County**

Belle Plaine Township – Zoning that promotes choices for affordable housing.

Elko – Pledge participation in housing initiative program, entrance into housing goals agreement, designation of mixed residential development (medium and high density) on pending SE Scott County Comprehensive Plan.

Louisville Township – We go by Scott County Comp Plan.

New Market – In the process of completing a manufactured housing zoning district to be added to the zoning code and will be adopted in 2004.

## **Washington County**

Cottage Grove – In updating the City's Comprehensive Plan, new high-density land use designations have been proposed near commercial areas to be developed in the future.

Forest Lake – Uses of CDBG funds to develop a Habitat for Humanity house, revised housing goals and policies through a new Comprehensive Plan to achieve affordable housing through the use of the County HRA programs and building higher density areas near employment and commercial areas, Revising zoning ord. in 2004 to allow more flexibility in the PUD program (includes higher density and affordable housing near transit, employment and commercial area).

Hugo – The City of Hugo 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 multi-family housing  
3) Providing opportunities for mixed use developments incorporating a mix of housing types near existing and future employment centers.

Newport – The inclusion of Mixed Uses in our Zoning ordinance has allowed us to proceed with plans for a senior housing complex and additional multi-unit housing.

Oakdale – As noted in the 2002 survey, the City of Oakdale has a policy of having higher density zoning in areas near employment, transit, and commercial development (attached is a City zoning map). Note the map shows higher density along the City's Signature Street, Hadley Avenue; 10<sup>th</sup> Street and Highway 120. The City also worked in conjunction with Two Rivers Community Land Trust to construct three 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.

Pine Springs – Because Pine Springs is nearly fully built out, there aren't opportunities for the City to develop affordable and life-cycle housing.

**2. *Did your community add to any incentives for the development of affordable and life-cycle housing in 2003?***

**Anoka County**

Anoka – Reduced setbacks, flexibility in site development standards, flexibility in zoning code requirements.

Bethel – Decreased road widths, flexibility in zoning code requirements.

Circle Pines – Reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning requirements, fast track permitting and approvals.

Columbia Heights – Reduced setbacks

Coon Rapids – Decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

Lino Lakes – Density bonuses, reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements.

Ramsey – Reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

**Carver County**

Carver – Density bonuses, reduced setbacks, flexibility in site requirements, flexibility in zoning code requirements.

Chaska – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development, flexibility in zoning code requirements, WAC and SAC reductions.

Hamburg – Reduced setbacks

Watertown – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements

**Dakota County**

Apple Valley – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths.

Burnsville – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning requirements.



Hastings – Decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

Lakeville – Reduced setbacks, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

Rosemount – Density bonuses, reduced setbacks, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, fast track permitting and approvals.

South St. Paul – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Vermillion – Fast track permitting and approvals.

West St. Paul – Flexibility in site development standards, flexibility in zoning requirements.

### **Hennepin County**

Bloomington – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements

Champlin – Reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Crystal – Reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements.

Eden Prairie – Density bonuses, reduced setbacks, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, fast track permitting and approvals.

Edina – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Long Lake – Reduced parking requirements, flexibility in zoning code requirements.

Maple Plain – Flexibility in site development standards, flexibility in zoning code requirements.

Medina – Reduced setbacks, flexibility in site development standards, flexibility in zoning code requirements.

Minneapolis – Fast track permitting and approvals (the City continues to work on its Development Review Center/One Stop Shop with the intent of streamlining the review of all development applications. Among other measures, a Development Review Coordinator is now assigned to

developments of significant complexity to serve as a facilitator and primary resource for the applicant.)

Minnetonka – Reduced setbacks, decreased road widths.

New Hope – Reduced parking requirements, decreased road widths, fast track permitting and approvals.

Richfield – No changes were made to City ordinances. However, each development is reviewed case by case. In some cases, setbacks have been reduced, parking requirements have been reduced, and site development standards have been flexed.

Robbinsdale – Density bonuses, reduced setbacks, reduced parking requirements, flexibility in zoning code requirements.

St. Anthony Village – Reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

### **Ramsey County**

Falcon Heights – Reduced setbacks, flexibility in site development standards, WAC and SAC reductions.

Maplewood – Reduced setbacks, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions.

Mounds View – Reduced setbacks.

New Brighton – Density bonuses, reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions.

Roseville – Reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, fast track permitting and approval.

St. Paul – Reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Shoreview - Density Bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

White Bear Lake – Density bonuses, reduced setbacks, reduced parking requirements, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

White Bear Township – Reduced setbacks, decreased road widths, flexibility in site development standards.

### **Scott County**

Elko – Ongoing development moratorium (due to lack of sewer capacity) has hindered new development approvals.

Helena Township – Density bonuses, reduced setbacks.

New Market – Density bonuses, reduced setbacks, flexibility in zoning code requirement.

Prior Lake – Fast track permitting and approvals.

Savage – Decreased road widths, flexibility in site development standards, flexibility in zoning code requirements.

### **Washington County**

Cottage Grove – Reduced setbacks, reduced parking requirements, flexibility in site development standards, flexibility in zoning code requirements, fast track permitting and approvals.

Hugo – Density bonuses, reduced setbacks, decreased road widths, flexibility in site development standards, flexibility in zoning code requirements, fast track permitting and approvals.

New Scandia Township – Density bonuses (cluster development bonus).

Oakdale – Flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Stillwater – Density bonuses, flexibility in site development standards, flexibility in zoning code requirements, WAC and SAC reductions, fast track permitting and approvals.

Woodbury – Reduced parking requirements (senior co-op building, proof of parking), flexibility in site development standards (in all PUD applications), flexibility in zoning code requirements (in all PUD applications), WAC and SAC reductions (WAC only), fast track permitting and approvals (42 day average approvals, legal ad requirements).

### ***3. How many new manufactured homes were added outside of mobile home parks in 2003?***

#### **Anoka County**

None

#### **Carver County**

None

### **Dakota County**

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

### **Hennepin County**

Brooklyn Center – One

Hopkins – One

Minneapolis – One

Mound – Unknown, classified as single-family detached in December 2004 final building activity report. Estimated at one.

### **Ramsey County**

None

### **Scott County**

Helena Township – One

### **Washington County**

None

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

### **Anoka County**

Anoka – Mayor's Housing Policy Task Force (new), Housing and Redevelopment Authority (continued), Economic Development Commission (continued), North Central Business District Redevelopment Steering Committee (new), Landlord and Managers Association (continued).

Circle Pines – North metro I-35W Coalition. Each month a Housing Committee meets to work on various housing issues, such as affordable and life-cycle housing.

Columbia Heights – The Kmart Advisory Group was formed to address affordable and life-cycle housing as part of the site development. The EDA, as part of the Industrial Park Redevelopment Project, completed a market feasibility study (Maxfield) that will guide housing development in the area. The Rising to Heights residents group continues to support housing issues with their Housing Fair held in March of each year.

Coon Rapids – Adopted Resolution providing for the continuation of the Coon Rapids Mortgage Assistance Foundation. Designated Coon Rapids Mortgage Assistance Foundation Fund program to fund balances to current and future housing programs.

Fridley – City is hosting a series of public forums on housing related issues, beginning in August and running through November.

Hilltop – Preservation of high-density, affordable manufactured housing continues to be a priority of the City council.

Ramsey – The City is currently considering the creation of a Housing and Redevelopment Authority (HRA).

### **Carver County**

Camden Township – Chairman is member of Carver County Elected Official Leadership Program. A U-lead program.

Carver – New Comprehensive Plan committee formed.

Chanhassen – Continue to investigate establishment of land trust.

Chaska – The Chaska Community Land Trust was established in 2002, and had since become it's own entity, partnering with the City and the Carver County HRA. The CLT continually sells units, and the City continues to give money to the CLT. In addition, the Human Right's Commission is charged with educating the residents on affordable housing issues, and to encourage the City Council to continue to push for additional affordable housing initiatives.

Norwood Young America – The Senior Advisory Committee provides input on all senior issues, including housing.

Waconia – Liaison to Carver County Senior Commission.

### **Dakota County**

Eagan – City joined LCA.

Inver Grove Heights – The City has conducted a series of meetings with a group of local churches and concerned citizens who advocate for affordable housing.

Rosemount – The City has been working with the CDA to attract affordable housing in the community. City Representatives have had discussions with MICAH regarding the provision of affordable housing in the community.

South St. Paul – North Concord Street Committee implemented mixed-use and high-density residential zoning along North Concord Exchange and North Concord Street.

## **Hennepin County**

Brooklyn Center – No, however the City's Housing Commission serves as an ongoing advisory body to the City Council on housing matters. The Housing Commission is currently reviewing the need for senior housing in the City.

Brooklyn Park – Brooklyn Park is a member City of Northwest Community Revitalization Corporation along with New Hope, Robbinsdale, Maple Grove, and this organization addresses affordable housing issues and works to provide the same.

Eden Prairie – Began a project involving Hennepin Technical College, West Hennepin Affordable Housing Land Trust, and others, to build an affordable single-family home.

Edina – City has participated with task force groups from the faith community regarding the need for work force housing what the City has done in the past and plans for the future.

Maple Plain – Housing Task Force Reviewed Assisted Care Facility. Decided that the appropriate location was near the existing Maple Terrace Senior Housing close to services and retail.

Medina – A committee was established to revise the Uptown Hamel Ordinance that resulted in higher density housing allowance.

Minneapolis – In 2003, the City of Minneapolis teamed with The Center for Neighborhoods in creating the Corridor Housing Initiative, to "provide opportunities for neighborhoods and community-based groups to cooperatively identify where additional affordable and life-cycle housing can be sited to complement other community development opportunities, align with neighborhood values, and achieve expanded housing and location choices for City residents" the initiative is focused on affordable housing, higher density housing and mixed-use development opportunities on the City's community and commercial corridors. To complement this effort, Minneapolis's Department of Community Planning and Economic Development established a new funding program for multi-family corridor site acquisition in 2004. In addition, the City of Minneapolis and County of Hennepin continue to convene the Community Advisory Committee on Homelessness to advise on policies of Homelessness and supportive housing. The City's Senior Housing task force is a staff team that monitors activity and provides policy advice in the area of senior housing. The City's Affordable Housing Trust Fund Advisory Group, the City/County Funder's Council on homelessness and Interagency Stabilization Group also provides policy direction to the City on the expenditure of resources on affordable housing.

Minnnetonka – The Economic Development Authority reviews development and makes recommendations on affordable housing. Also in 2003 the EDA advocated for increased density and more proactive approaches to redevelopment.

New Hope – As stated in Question #1, the Metropolitan Council's Livable Communities Initiative was completed in 2002 through the efforts of a volunteer citizen task force and a \$60,000 LCDA Opportunity Grant. The City Council selected preferred developers for the four target areas in 2003. It is anticipated that redevelopment on the southeast and southwest quadrants of Bass Lake Road and Winnetka Avenue will begin in 2004. Similar efforts were

accomplished in 2003 for the City Center area (42<sup>nd</sup> and Winnetka Avenues) in the City. Staff continues to meet with various developers. Task force activities were funded by the City and with a \$55,500 LCDA grant. Both initiatives include affordable housing mixed-use high-density development, transit and access improvements through planned unit development.

Orono – The City Council has had ongoing work session discussions regarding the City's options for and potential locations for life-cycle housing.

Plymouth – Plymouth created a regulatory policies review team of City and HRA staff members. During 2003 the regulatory policies review team analyzed various City controlled regulatory policies and their effect on affordability. A final report on their findings is expected in fall 2004. The Plymouth HRA is directly responsible for the housing activities in the City and continually works with housing organizations to address affordable and life-cycle housing in the community. In addition, Plymouth HRA staff is working with the Interfaith Outreach and Community Partners (IOCP) housing committee for their annual Housing Week activities.

Richfield – A committee called the Attainable Housing Committee meets monthly to pursue the Richfield Community Council's goal of stable, affordable housing. The committee plans to explore all available resources for both rental and home ownership opportunities. City staff work with this committee to help them move towards their goals and to demonstrate to them goals that the City/HRA have already attained or are working towards. Staff is working with a consultant to generate a housing inventory for Richfield. The purpose is to assess the value, availability, size, age, and other characteristics of the housing stock; and to understand the incomes of Richfield residents, and how that relates to housing choices. The inventory is an extension of the Richfield 20/20 community visioning process. Staff is drafting a program to provide rent assistance to families with children. It is a 36-month program, meant to help families' transition to needing no rent assistance, "life-cycling" them to greater self-sufficiency.

St. Anthony Village – In the community, there is an active group called the St. Anthony Housing Group. They work to advocate for affordable housing. They were an important piece to seeing some affordable units in the Apache redevelopment. The City has met with them on a number of occasions.

St. Louis Park – The City initiated a comprehensive strategic Housing Summit in 2003. Council members, Planning Commissioners, Housing Authority Commissioners, School Board Members, County Commissioner and Business reps have been meeting on a regular basis to study the housing needs and desires of the community. Housing data, demographic data and trends have been explored to determine how the community can promote and facilitate affordable and life-cycle housing, as well as preserve existing housing and respond responsibly to the market place redevelopment that is and will occur in St. Louis Park. In July of 2004, we anticipate Council approval of revised comprehensive housing goals. The public process phase is scheduled for late summer and fall. The full Housing Summit will meet to incorporate public comments into the draft goals in fall of 2004, and we anticipate Council approval of housing goals in winter of 2004. Also in this past year, staff has become active with the Family Services Collaborative, Housing Subcommittees. This subcommittee has been reactivated in 2003, and its mission is to address issues of low-income family housing stability. A Multi-family Resources Fair is scheduled for this fall, in which all rental owners/managers will meet with community social services providers to learn how rental owners and managers can help residents deal with life

crisis's and retain their housing. City staff and officials continue to serve on numerous committees that address affordable and life-cycle housing issues, such as: the annual Senior Summit, a collaborative for the meadowbrook apartment complex of 550 market rate affordable units and the St. Louis Park Rental Coalition.

Wayzata – HRA continues to work on 5 housing initiatives adopted by the City Council in 2000.

### **Ramsey County**

Arden Hills – As part of its continued role, the TCAAP Master Planning Advisory Panel will evaluate housing options for the site, which would include looking at affordability and life-cycle options.

Lauderdale – The Council continues to discuss housing replacement. Now considering rental licensing and joining the Housing Resource Center which is a program of the Greater Metropolitan Housing Corp. of the Twin Cities. Discussed creating a task fore for the redevelopment of the Larpenteur Ave. corridor. Currently participating in housing assistance program.

Mounds View – The City Council directed staff to explore code amendments and incentives to encourage affordable and life-cycle housing. This work is underway and we hope to present our findings to the Council later this year for possible consideration.

Roseville – Roseville 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. The HRA began officially meeting in 2003. In addition, as neighborhood task force was created in 2003 to provide direction and input on a neighborhood master plan that includes housing preservation, renovation and development of affordable and life-cycle housing.

Saint Paul – Housing 5000 Task Force continues to monitor Housing 5000 and the annual housing action plan. The Ramsey County/St. Paul Funders Council monitors the implementation of the Homeless Plan.

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. The Economic Development Commission also reviews development proposals with respect to workforce housing issues.

White Bear Lake – The City continues to support and participate in the Northeast Roundtable for Affordable Housing.

### **Scott County**

Elko – To some extent, as part of the pending SE Scott County Comprehensive Plan work effort, specialized focus groups were created. Such focus groups have supported the inclusion of goal statements that encourage affordable and life-cycle housing in the plan study area.



Helena Township – Township works with Scott County HRA.

New Market – The City has been working with Scott County on a Comprehensive Plan Update. The plan includes transition area, which will allow higher densities than the City presently has. The Committee and the Planning and Zoning board is presently working on medium and high density zoning districts, which will allow housing diversity- presently the city has single family housing. This ordinance will create more affordable housing opportunities in the city of New Market.

### **Washington County**

Cottage Grove – Yes, as part of the East Ravine Planning Process, life-cycle housing has continues to be addressed.

Hugo – The Planning Commission and the City Council have continued 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.

Lake Elmo – The work of the Lake Elmo Old Village Commission continues in 2004. The end product of this initiative will likely be new, affordable and life-cycle housing resources within the Old Village Neighborhood of Lake Elmo.

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

Woodbury – The Woodbury Community Land Trust (CLT) was officially formed in 2003, holding it's first organizational meeting in December 2003. The City was instrumental in its establishment and initial staffing. A consultant was paid for by the City to assist in the formation of the group and providing, in-kind, staff support for the organization into 2004.

## Appendix G. Removal of Housing Units

The tables in this appendix show the removal of housing units according to the 2003 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 Disaster	Deterioration		Single-Family Units \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Andover	0	0	0	0	0	0	0	0	0	0
Anoka	3	0	0	2	1	2	2	0	0	0
Bethel	1	0	0	1	1	0	0	0	0	0
Blaine	11	0	0							
Burns Twp.	1	0	0	1	0	0	1	0	0	0
Centerville	1	0	0							
Circle Pines	0	0	0	0	0	0	0	0		0
Columbia Heights	4	0	0	4	0	4	4	4	0	0
Columbus Twp.	0	0	0	0	0	0	0	0	0	0
Coon Rapids	7	0	0	6	1	3	3	0	0	0
East Bethel	0	0	0	0	0	0	0	0	0	0
Fridley	7	0	0	7	0	0	7	2	0	0
Ham Lake	1	0	0	1	1	0	0	0	0	0
Hilltop	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	2	0	2	0	2			
Lino Lakes	5	0	0	3	5	0	2	0	0	
Linwood Twp.	0	0	0	0	0	0	0	0	0	0
Oak Grove	3	0	0	0	0	0	3	0	3	0
Ramsey	4	0	0	4	1	3	4	0	0	0
St. Francis	0	0	0	0	0	0	0	0	0	0
Spring Lake Park	0	0	0	0	0	0	0	0	0	0
<b>County Totals</b>	<b>48</b>	<b>0</b>	<b>2</b>	<b>29</b>	<b>12</b>	<b>12</b>	<b>28</b>	<b>6</b>	<b>3</b>	<b>0</b>

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 Disaster	Deterioration		Single-Family Units \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Benton Twp.	1	0	0							
Camden Twp.	1	0	0	0	0	0	0	0	0	0
Carver	1	0	0	1	0	0	0	0	0	0
Chanhassen	11	0	0	2	2	1	11	1	0	0
Chaska	0	0	0	0	0	0	0	0	0	0
Chaska Twp.	0	0	0	0	0	0	0	0	0	0
Cologne	0	0	0	0	0	0	0	0	0	0
Dahlgren Twp.	1	0	0							
Hamburg	0	0	0	0	0	0	0	0	0	0
Hancock Twp.	0	0	0	0	0	0	0	0	0	0
Hollywood Twp.	1	0	0							
Laketown Twp.	1	0	0							
Mayer	0	0	0	0	0	0	0	0	0	0
New Germany	0	0	0	0	0	0	0	0	0	0
Norwood YA	1	0	0	0	0	0	0	0	0	0
San Francisco Twp.	1	0	0	0	0	0	0	0	0	0
Victoria	13	0	0							
Waconia	1	0	0	0	0	1	1	0	0	0
Waconia Twp.	0	0	0	0	0	0	0	0	0	0
Watertown	1	0	0	0	1					
Watertown Twp.	0	0	0	0	0	0	0	0	0	0
Young America Twp.	0	0	0	0	0	0	0	0	0	0
County Totals	34	0	0	3	3	2	12	1	0	0

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 \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Apple Valley	0	0	11	11	0		11	11	0	
Burnsville	0	13	0	0	13	0	13	0	0	13
Castle Rock Twp.	0	0	0	0	0	0	0	0	0	0
Coates	1	0	0							
Douglas Twp.	0	0	0	0	0	0	0	0	0	0
Eagan	11	0	0	0	2	0	0	0	0	0
Empire Twp.	0	0	0	0	0	0	0	0	0	0
Eureka Twp.	0	0	0	0	0	0	0	0	0	0
Farmington	2	0	0							
Greenvale Twp.	0	0	0	0	0	0	0	0	0	0
Hampton	0	0	0	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	0	0	0	0	0	0
Hastings	3	0	0	3	0	2	0	3	0	0
Inver Grove Hts.	8	0	0	0	0	0	0	0	0	0
Lakeville	5	0	0	1	0	5	0	0	0	0
Lilydale	0	0	0	0	0	0	0	0	0	0
Marshan Twp.										
Mendota	0	0	0	0	0	0	0	0	0	0
Mendota Heights	2	0	0	0	0	0	0	0	0	0
Miesville										
New Trier	0	0	0	0	0	0	0	0	0	0
Nininger Twp.										
Randolph	0	0	0	0	0	0	0	0	0	0
Randolph Twp.	0	0	0	0	0	0	0	0	0	0
Ravenna Twp.										
Rosemount	6	0	0	3	0	1	1	0	0	0
Sciota Twp.	0	0	0	0	0	0	0	0	0	0
South St. Paul	12	0	0	12	1	11	12	12	0	0
Sunfish Lake	0	0	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	0	0	0	0
Vermillion Twp.										
Waterford Twp.	0	0	2	0	0	0	2	2	0	0
West St. Paul	8	0	0	8	0	8	0	0	0	0
County Totals	58	13	13	38	16	27	39	28	0	13

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 \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Bloomington	30	0	0	0	0	21	8	7	0	0
Brooklyn Center	10	13	0	23	3	2	3	0	0	0
Brooklyn Park	20	0	0							
Champlin	7	0	0	4	1	1		0	0	0
Corcoran	6	0	0	3	0	3	3	0	0	0
Crystal	11	0	0	7	2	4	7	0	0	0
Dayton	4	0	0							
Deephaven	5	0	0	5	0	0	5	0	0	0
Eden Prairie	19	0	0							
Edina	12	0	0	12	0	0	12	0	0	0
Excelsior										
Fort Snelling										
Golden Valley	4	0	0	4	1	0	2	0	0	0
Greenfield	2	0	0	2	0	0	2	0	2	0
Greenwood	3	0	0	3	0	0	3	0	0	0
Hassan Twp.										
Hopkins	0	0	0	0	0	0	0	0	0	0
Independence	1	0	0	1	0	1	1	0	0	0
Long Lake	12	0	0	12	0	0	0	0	0	0
Loretto	0	0	0	0	0	0	0	0	0	0
Maple Grove	17	0	0	24	5	19	11	0	0	0
Maple Plain										
Medicine Lake	2	0	0							
Medina	1	0	0	1						
Minneapolis	58	36	0			10				
Minnnetonka	22	0	0	21	0	0	15	0	4	0
Minnnetonka Beach	0	0	0	0	0	0	0	0	0	0
Minnetrissa	0	0	0	0	0	0	0	0	0	0
Mound	10	0	0		0	10	3	0	0	0
New Hope	0	0	0	0	0	0	0	0	0	0
Orono	29	0	0	25	1	0	22	0	0	0
Osseo	1	4	0							
Plymouth	10	0	0	1	1	9	5	0	0	0
Richfield	21	3	0	21	0	10	93	0	47	0
Robbinsdale	3	0	0	0	0	3	3	0	0	0
Rogers	0	0	0	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0	0	0	0
St. Bonifacius	1	0	0	0	1	0	0	0	0	0
St. Louis Park	3	0	0	1	0	2	0	0	0	0
Shorewood	8	0	0							
Spring Park	2	0	0	1	0	0	2	0	0	0
Tonka Bay										
Wayzata	9	0	0	6	0	2	4	0	0	0
Woodland	2	0	0	2	0	0	2	0	0	0
County Totals	345	56	0	179	15	97	206	7	53	0

RAMSEY COUNTY	Units Removed			Units	Units Demolished Due to:		Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes	Occupied Until Demolition	Fire or Natural Disaster	Deterioration		Single-Family Units \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Arden Hills	3	0	0	3	0	0	3	0	0	0
Falcon Heights	0	0	0	0	0	0	0	0	0	0
Gem Lake	0	0	0	0	0	0	0	0	0	0
Lauderdale	2	0	0	1	0	2	2	2	0	0
Little Canada	1	0	0							
Maplewood	8	0	0	6	4	4	4	1	0	0
Mounds View	0	0	19				19			
New Brighton	3	0	0	3	0	0	2	0	0	0
North Oaks	1	0	0	1	0	1	1	0	0	0
North St. Paul	1	0	0							
Roseville	5	0	0	0	0	4	4	1	0	0
St. Paul	78	26	0	0	0	104	104		70	284
Shoreview	14	0	0	14	0	0	6	2	0	0
Vadnais Heights	2	0	0							
White Bear Lake	8	0	0	8	0	1	2	0	0	0
White Bear Twp.	10	0	0	10	0	10	6	1	0	0
County Totals	136	26	19	46	4	126	153	7	70	284

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 Disaster	Deterioration		Single-Family Units \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Belle Plaine	2	0	0							
Belle Plaine Twp.	0	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	0
Helena Twp.										
Jackson Twp.										
Jordan										
Louisville Twp.	0	0	0	0	0	0	0	0	0	0
New Market	2	0	0		0	0	0	0	0	0
New Market Twp.										
Prior Lake	18	0	0	18	0	0	12	0	0	0
St. Lawrence Twp.										
Sand Creek Twp.										
Savage	2	0	0	1	1					
Shakopee	12	0	0							
Spring Lake Twp.										
County Totals	36	0	0	19	1	0	12	0	0	0

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 \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Afton	2	0	0							
Bayport										
Baytown Twp.	0	0	0	0	0	0	0	0	0	0
Birchwood	1	0	0	1	0	0	1	0	0	0
Cottage Grove	3	0	0	1	1	2	2	1	0	0
Dellwood	0	0	0	0	0	0	0	0	0	0
Denmark Twp.	1	0	0							
Forest Lake	14	0	0	9	0	7	8	0	0	0
Grant	0	0	0	0	0	0	0	0	0	0
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0
Hugo	0	0	0	0	0	0	0	0	0	0
Lake Elmo	5	0	3	3	0	3	3	0	0	0
Lake St. Croix Beach										
Lakeland	0	0	0	0	0	0	0	0	0	0
Lakeland Shores	0	0	0	0	0	0	0	0	0	0
Landfall	0	0	0	0	0	0	0	0	0	0
Mahtomedi	8	0	0							
Marine-on-St. Croix	0	0	0	0	0	0	0	0	0	0
May Twp.										
Newport	1	0	0	0	0	0	0	0	0	0
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0
Oakdale	0	0	0	0	0	0	0	0	0	0
Oak Park Hts.	0	0	0	0	0	0	0	0	0	0
Pine Springs										
St. Mary's Point	0	0	0	0	0	0	0	0	0	0
St. Paul Park	3	0	0							
Stillwater	2	0	0	1	2	0	0	0	0	0
Stillwater Twp.	2	0	0							
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0
Willernie	0	0	0	0	0	0	0	0	0	0
Woodbury	2	0	0	0	1	0	2	0	0	0
County Totals	44	0	3	15	4	12	16	1	0	0



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 Disaster	Deterioration		Single-Family Units \$183,200 or Less*	Multi-family Units \$183,200 or Less*	Multi-family Units Affordable to 50% MHI**
Anoka County	48	0	2	29	12	12	28	6	3	0
Carver County	34	0	0	3	3	2	12	1	0	0
Dakota County	58	13	13	38	16	27	39	28	0	13
Hennepin County	345	56	0	179	15	97	206	7	53	0
Ramsey County	136	26	19	46	4	126	153	7	70	284
Scott County	36	0	0	19	1	0	12	0	0	0
Washington County	44	0	3	15	4	12	16	1	0	0
Total	701	95	37	329	55	276	466	50	126	297
Blank entry indicates no response from the community.										
*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$183,200 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.										