

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

In the Twin Cities Metropolitan Area, 2004

December 2005



Metropolitan Council

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Executive Summary

This report summarizes nine years (1996-2004) of progress towards negotiated affordable and life-cycle housing goals for communities enrolled in the Livable Communities Act (LCA) 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 participate with local dollars in 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 as well. The housing production totals from 1996-2004 do not reflect the efforts made prior to the implementation of the LCA. It is important to note that the implementation of affordable and life-cycle housing policies occurs slowly, and within the context of fluctuating housing market conditions.

Some major findings from the LCA Report for 2004 are:

- There were 776 new affordable rental units added. A majority were built in the central cities of Minneapolis and St. Paul
- Thirty percent of all new renter-occupied housing units added were affordable. This was a decrease from the 32 percent calculated in 2003.
- There were 3,525 new affordable owner units added. A majority were built in the developing communities.
- Eighteen percent of all new owner-occupied housing units added were affordable. This was a decrease from the 21 percent calculated in 2003.
- Overall in 2004, there were 4,301 new affordable units (owner and renter units combined) added to the Twin Cities region; 19 percent of all housing built in 2004 was affordable. This was a decrease from the 20 percent calculated in 2003.
- Sixty-two percent of housing units constructed in 2004 were attached units (townhouses, duplexes, condos, and apartments). Thirty-eight percent were single-family, detached units.

Some major findings from the LCA Report for the years 1996-2004 are:

- There were 7,882 affordable rental units added.
- Thirty-one percent of all new renter-occupied housing units added were affordable.
- There were 31,548 new affordable owner-occupied housing units added.
- Twenty-six percent of all new owner-occupied housing units added were affordable.
- From 1996-2004, there were 39,430 new affordable units (owner and renter units combined) added to the Twin Cities region; 27 percent of all new housing added was affordable.
- Participants in the Livable Communities program have negotiated goals that represent the addition of 99,284 affordable units for the region by 2010 (84,439 owner units and 14,845 rental units). If production continues at the pace it has for the last nine years, the region will fall short of the goals by about 33,500 units.
- Fifty percent of housing units constructed from 1996-2004 were attached units (townhouses, duplexes, condos, and apartments). Fifty percent were single-family detached units.

Background

The Annual Report Card

In the 1995 Livable Communities Act, the Minnesota Legislature gave the Metropolitan Council responsibility for 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 a low and moderate income household pays 30 percent or less of it’s income for housing costs.

Communities were given property value and monthly rent criteria to determine how many of the new housing units added in 2004 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 family income at the prevailing home mortgage interest rates. Ownership units are any units that are sold outright, including single-family, detached units as well as townhouses and apartment units that are 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 2004 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 threshold for 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 2004. 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 2004 were:

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

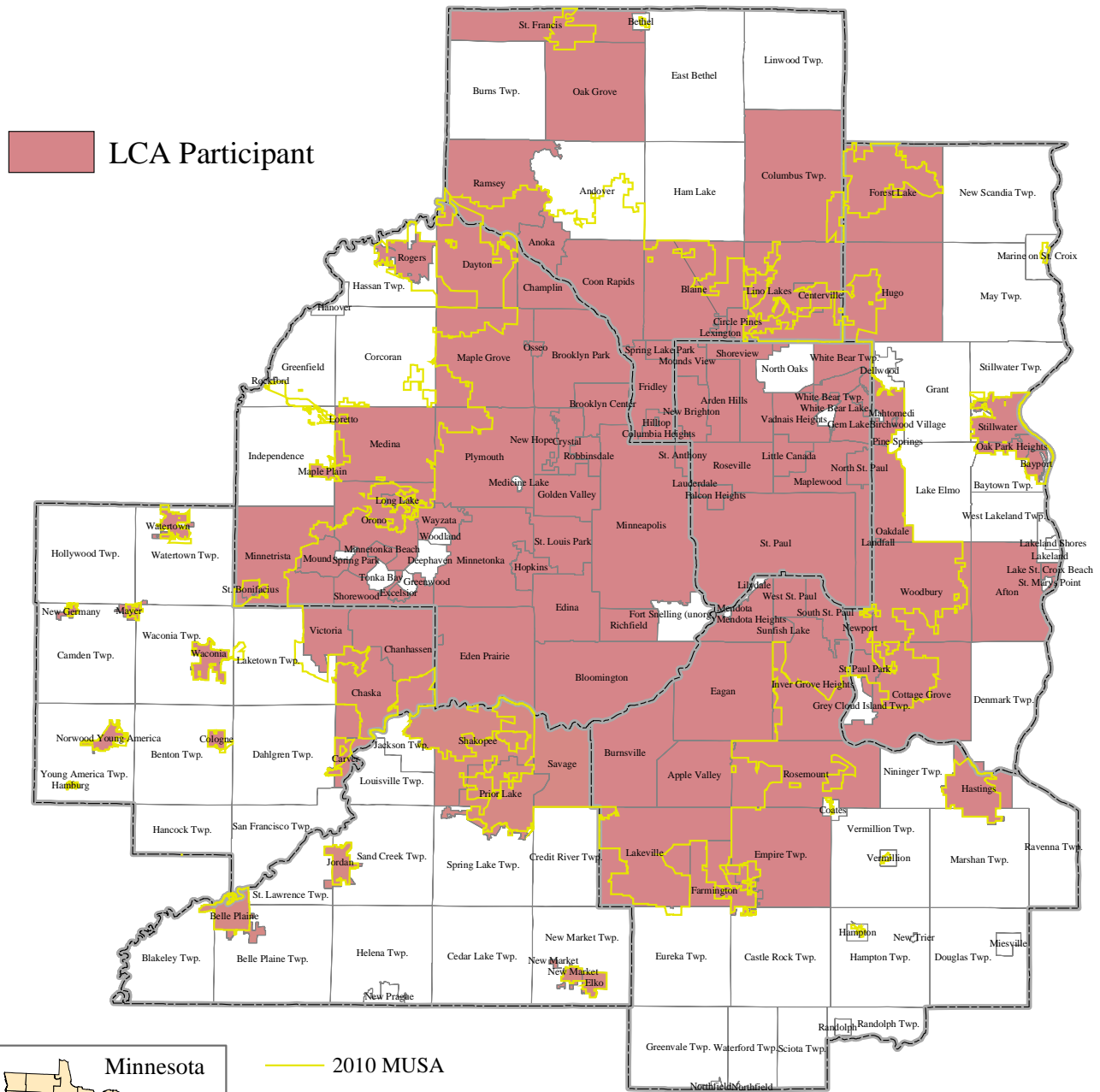
New rental units are considered affordable by LCA standards if the tenant had housing costs (rent and utilities) that were less than:

\$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:

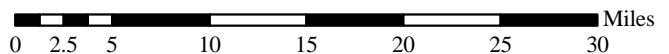
\$193,700 for a single-family, detached unit or for an attached unit (duplex, quad, condo and townhome units).

Twin Cities Metropolitan Area Communities Participating in the Livable Communities Act, 2004



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Livable Communities Act Report



**MUNICIPALITIES PARTICIPATING
IN THE METROPOLITAN LIVABLE COMMUNITIES ACT
LOCAL HOUSING INCENTIVES PROGRAM IN 2004**

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
Eagan
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
Maple Plain
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

Regional Housing Trends

Production of Residential Units

The Metropolitan Council conducts an Annual Permit Survey measuring residential and non-residential permitting activity in the 7-county 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 4.3 percent growth in residential units permitted from 2003. New units permitted totaled 22,240 in 2004, the highest level reported in the region since 1987.

Permits for single-family, detached homes declined in 2004. This follows an overall trend since 2000 of single-family, detached housing units decreasing in the number of permits being issued. There were 8,421 new single-family, detached homes permitted in 2004. This is a 7.8 percent decrease from 2003, and the least single-family homes permitted since 2002. Still, a major shift has occurred in the housing mix. Thirty-eight percent of new units added to the region in 2004 were single-family, detached homes. At the peak of the single-family boom in 1992, 78 percent of the units permitted were single-family, detached homes.

New multi-family housing development, which includes townhouses, duplexes, and apartments units, continues to surpass single-family homebuilding, with 62 percent of the residential market in 2004. 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 2004, attached housing has garnered a larger share of all residential units, with 13,819 multi-family units permitted in 2004.

Townhouse construction during 2000 to 2003 averaged 3,700 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 2004, the number of townhomes permitted increased to 4,952 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 issuing the most permits for single-family, detached units in 2004 were:

Blaine	520 Units
Woodbury	508
Brooklyn Park	503
Shakopee	393
Lakeville	382
Rosemount	300
Maple Grove	265
St. Paul	219
Cottage Grove	189
Chaska	186

The top 10 communities that issuing the most permits for townhouse, duplex, and multi-family units in 2004 were:

Minneapolis	2,449 Units
St. Paul	1,562
Woodbury	779
Lakeville	564
Blaine	552
Inver Grove Heights	457
Maple Grove	419
Ramsey	398
St. Anthony	389
Shakopee	385

The top 10 communities that issuing the most permits for all types of residential units (includes single-family, townhouse, duplex, and multi-family units) in 2004 were:

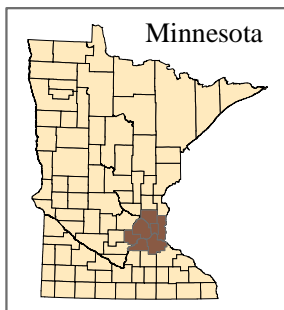
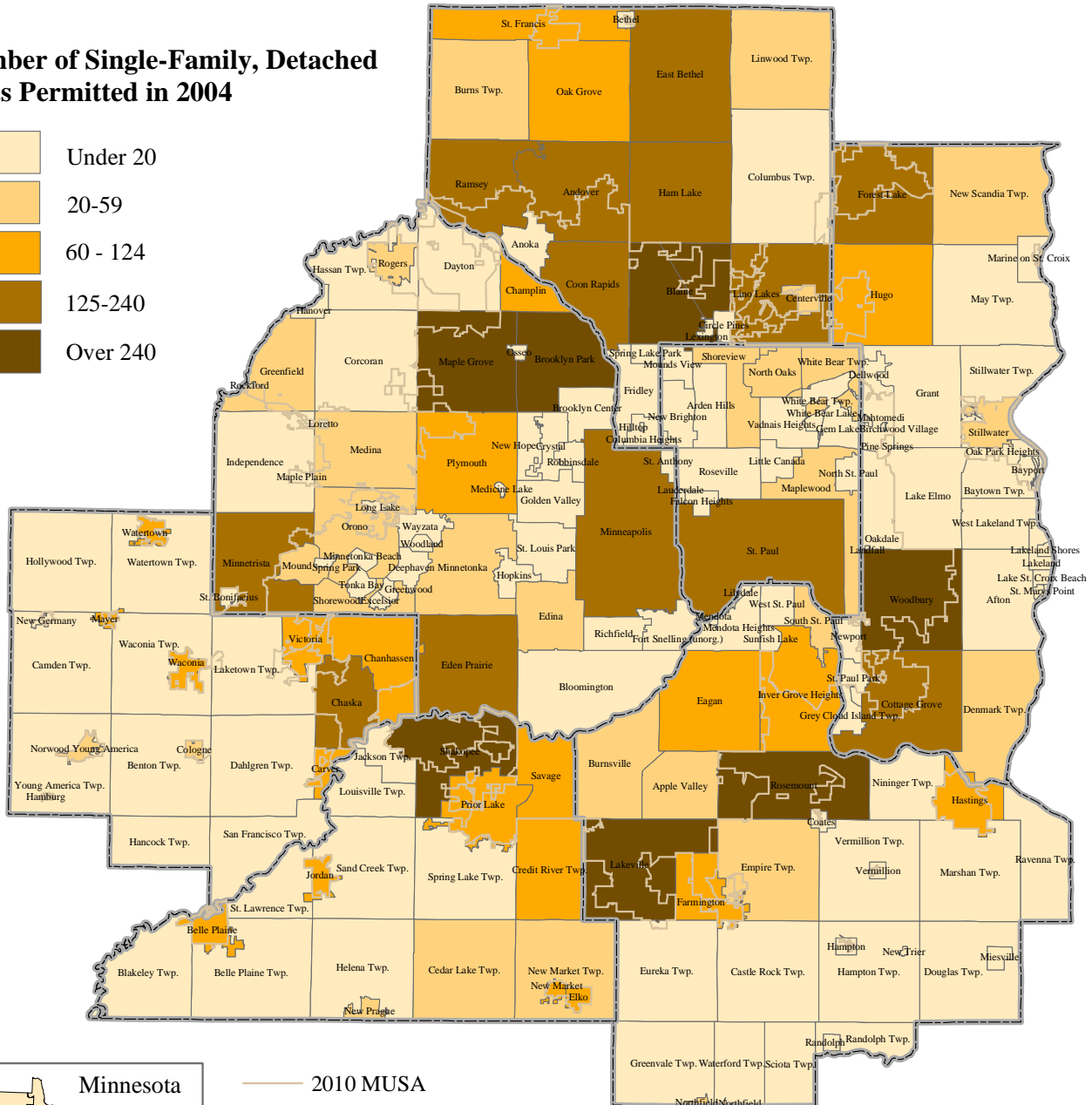
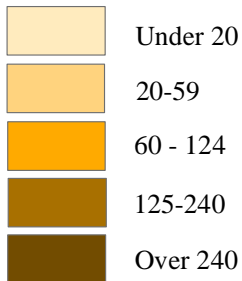
Minneapolis	2,594 Units
St. Paul	1,781
Woodbury	1,287
Blaine	1,072
Lakeville	946
Shakopee	778
Maple Grove	684
Ramsey	564
Brooklyn Park	562
Rosemount	551

Twin Cities Metropolitan Area

Single-Family, Detached

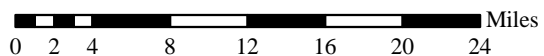
Residential Building Permits in 2004

**Number of Single-Family, Detached
Units Permitted in 2004**



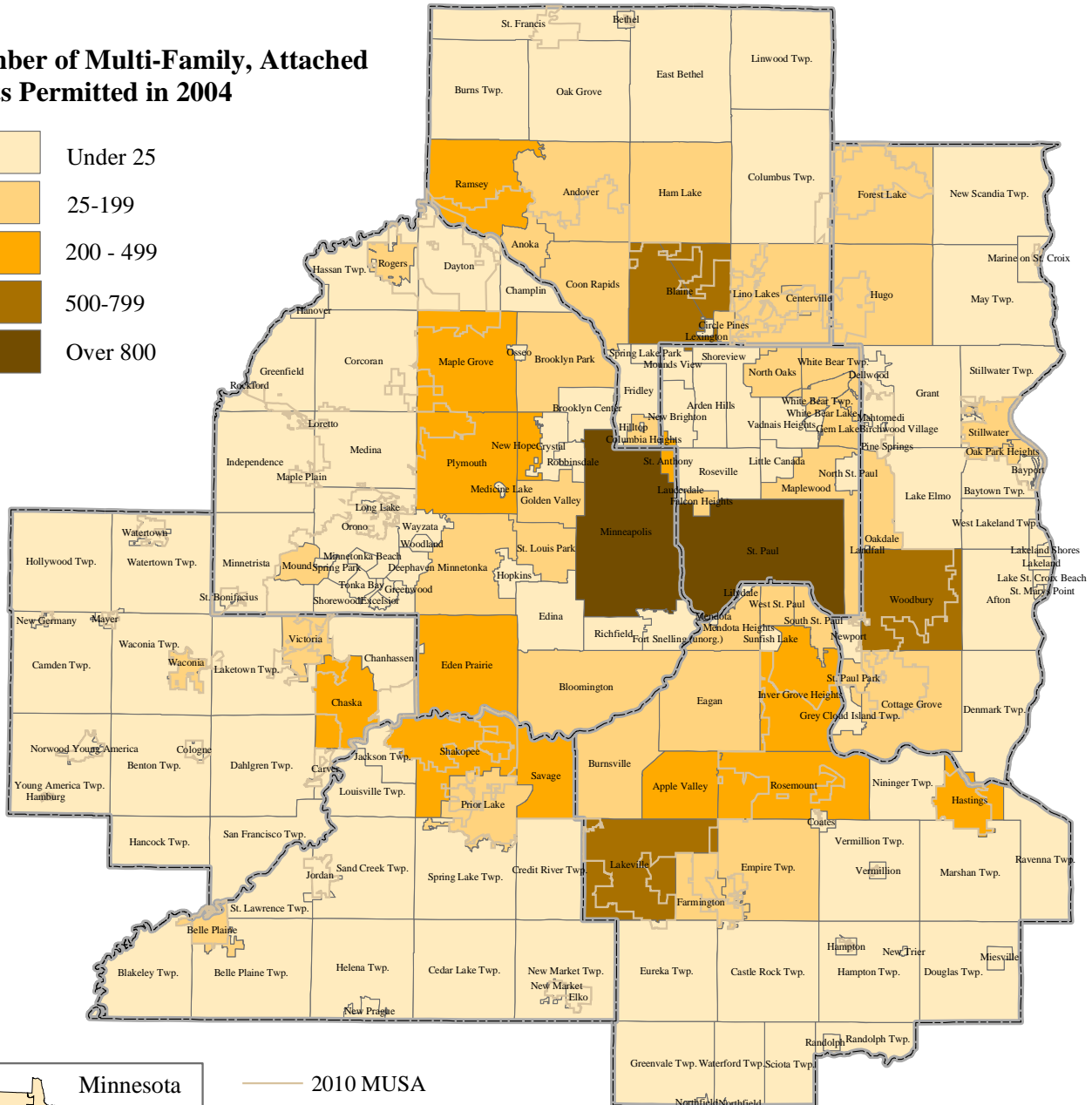
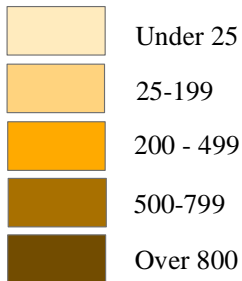
- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Metropolitan Council's Annual Building Permit Survey



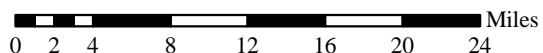
Twin Cities Metropolitan Area Multi-Family, Attached Residential Building Permits in 2004

**Number of Multi-Family, Attached
Units Permitted in 2004**



- 2010 MUSA
- County Boundary
- City & Township Boundaries

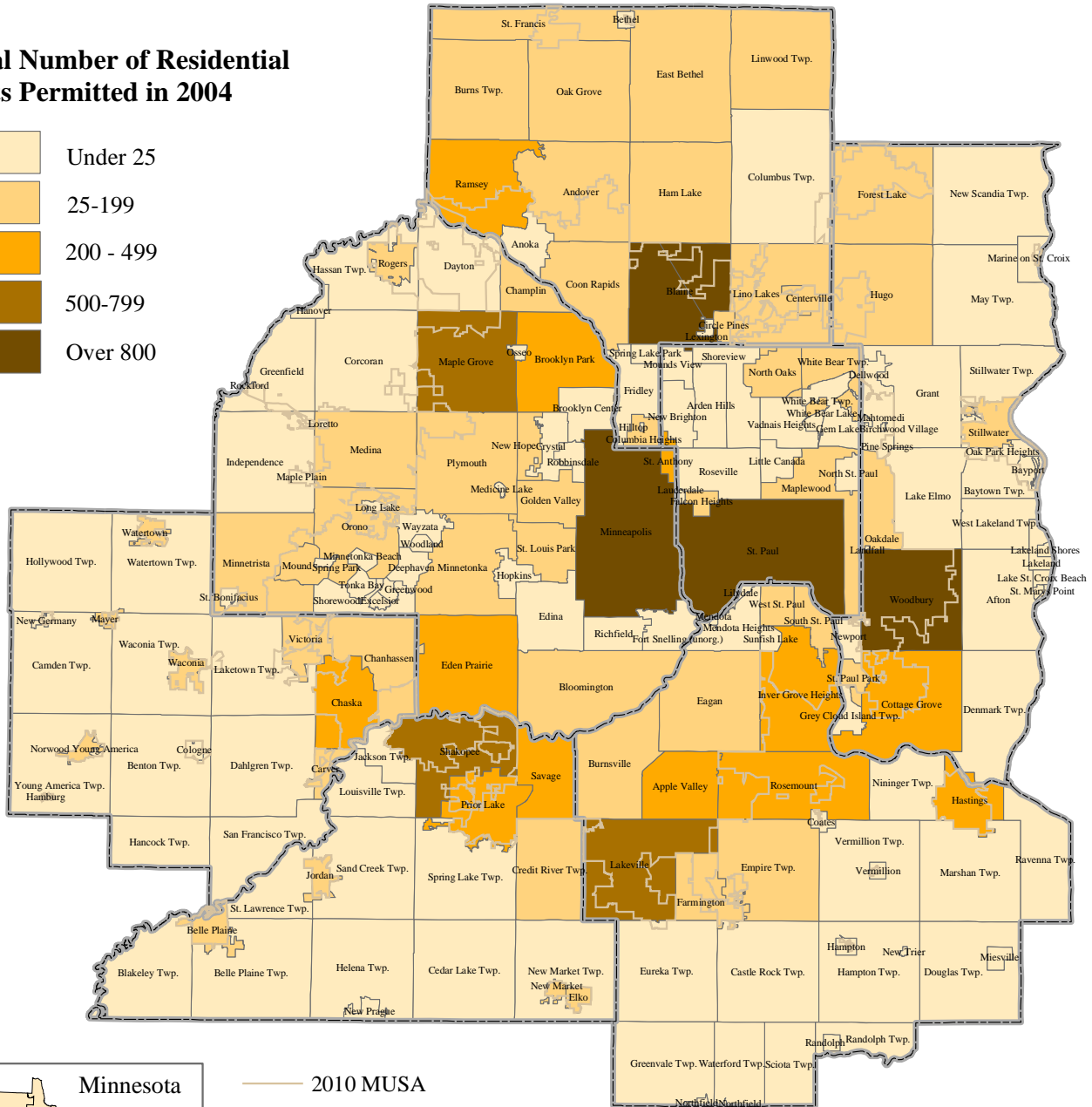
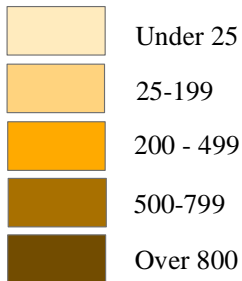
Source: 2004 Metropolitan Council's Annual Building Permit Survey



Twin Cities Metropolitan Area

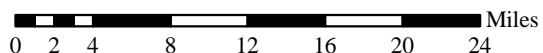
Residential Building Permit Totals in 2004

Total Number of Residential Units Permitted in 2004



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Metropolitan Council's Annual Building Permit Survey



Twin Cities Rental Costs and Vacancy Rates in 2004-2005

- The average rent for all units in September 2005 was \$848, down about 0.2 percent from a year earlier.¹
- Average rents rose slightly for studio units between third quarter 2004 and third quarter 2005. For rental units, including one, two, three and four-bedroom units, monthly rents actually went down.¹
- The vacancy rate for the region in September 2005 was 5.6 percent, down from the 6.7 percent reported in September 2004.¹
- Most rental unit types showed a decrease in vacancy rates. Only three bedroom and larger units displayed an increase in vacancy rates.¹

Units Demolished in 2004

The Metropolitan Council monitors demolition of residential units each year. These statistics include the units that have been reported as lost through natural disasters, burned, cleared for redevelopment or road projects, and removed due to physical deterioration. It is possible that these statistics are under reported by communities. For calendar year 2004, the Council's survey results showed:

- 701 units were demolished in 2004, representing a 12 percent increase from last year's 627 units removed from the housing stock.
- Of the 701 units demolished in 2004, 642 were single-family units. 29 were duplex or townhomes, and 30 were multi-family units.
- About 26 percent of all demolitions occurred in the two central cities. These rates show a continued decline from the last decade, when almost two-thirds of all demolitions occurred in Minneapolis or St. Paul.

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. 2004 LCA survey results showed:

- There were more units replaced from demolished units than there were demolished units. There were 237 units demolished and 498 replacement units.
- Of the 498 replacement units:
 - Six percent were affordable single-family, detached units
 - Twenty-eight percent were affordable multi-family units
 - Twenty percent were affordable rental units

¹ GVA Marquette Rental Studies, 3rd Quarter 2005

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 forecast 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
- Quantify the unmet need for affordable housing in 2010.

The 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.
- Filter down of aging, “class C” units into the affordable category should yield 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 three categories of housing needs in 2010—the 171,000 cost-burdened households (housed but paying over 30 percent of household income), 13,900 units that will require public or philanthropic assistance, 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.

Production of New Affordable Housing

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

Production of New Affordable Rental Housing in 2004

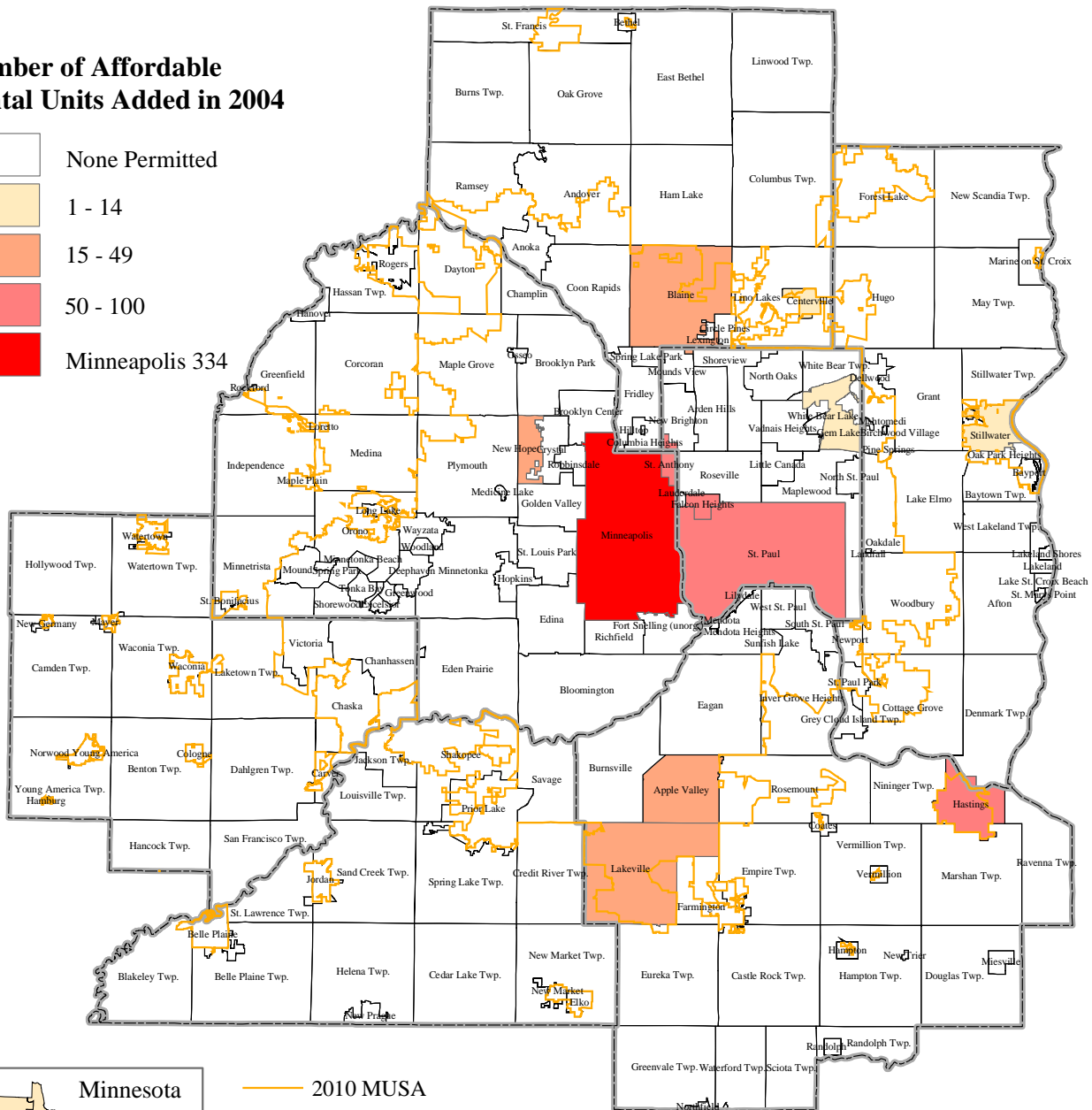
Almost 30 percent of the new renter-occupied housing units reported in the 2004 LCA Report were deemed affordable. This was a decrease from the 32 percent calculated in 2003. Ten communities showed gains in affordable rental units from the previous year, with the majority of construction occurring in Minneapolis (334 affordable rental units) and St. Paul (100 affordable rental units).

Of the stock of new affordable rental units added in 2004 (776 units), almost 56 percent were built in the central cities. The developed communities contributed around 27 percent of the total, and the developing communities were at 17 percent. Rural cities and growth centers didn't add any affordable rental units in 2004. 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 2004 were:

Minneapolis	334 Units
St. Paul	100
Saint Anthony	67
Hastings	63
Falcon Heights	50
Lakeville	40
Apple Valley	36
New Hope	27
Blaine	18

Number of Affordable Rental Units Added in 2004



Source: 2004 Livable Communities Act Report



Production of New Affordable Owner Housing in 2004

Over 18 percent of the new owner-occupied housing units reported in the 2004 LCA Report were deemed affordable. This was a decrease from the 21 percent calculated in 2003. Thirty communities showed gains in affordable owner units from the previous year, with the majority of construction occurring in Minneapolis (374 units), Ramsey (349 units) and St. Paul (262 units).

Of all the new affordable owner units added in 2004 (3,525 units), about 70 percent were built in the developing communities. The central cities added about 20 percent of the total, while the developed communities contributed 8 percent. Rural growth centers added about 2 percent of the total and the rural areas added less than 1 percent. 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 2004 are:

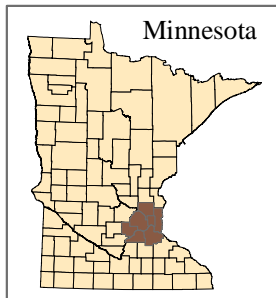
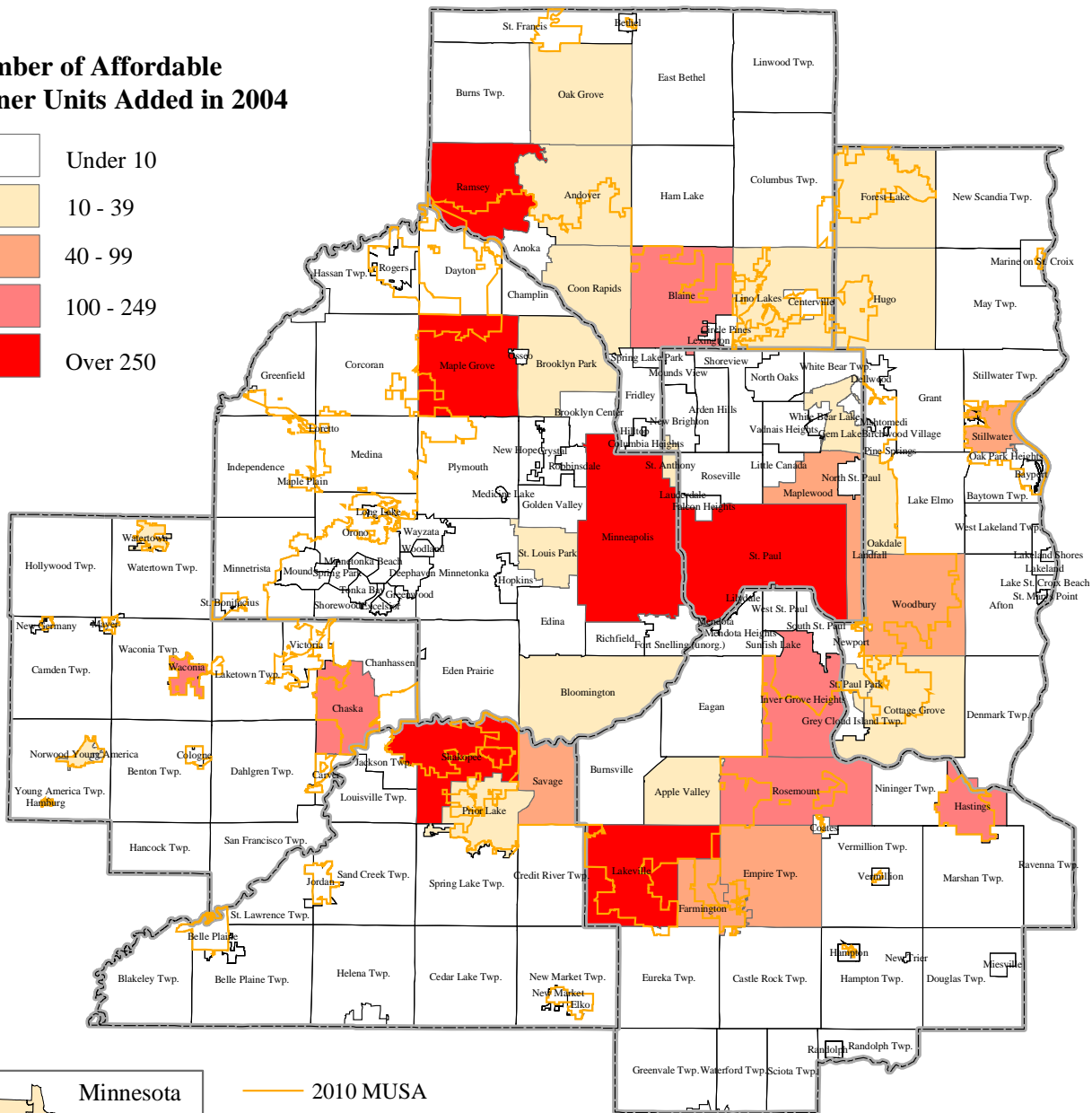
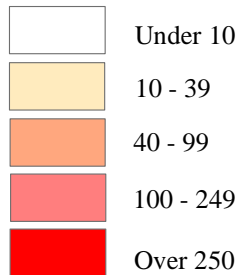
Minneapolis	374 Units
Ramsey	349
St. Paul	315
Maple Grove	271
Lakeville	263
Shakopee	262
Blaine	224
Inver Grove Heights	180
Rosemount	151
Chaska	142

Twin Cities Metropolitan Area

Affordable Owner Units Added by Community

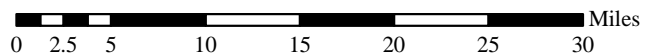
2004

Number of Affordable Owner Units Added in 2004



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Livable Communities Act Report



Total Production of New Affordable Owner and Rental Housing in 2004

Overall in 2004, there were 4,301 new affordable units (owner and renter units combined) added to the Twin Cities region, which means 19 percent of the owner and rental housing built in 2004 was affordable. This was a decrease from the 23 percent calculated in 2003.

The majority of the affordable owner and renter units constructed in 2004 were built in the developing communities, with 2,615 units being added. This was almost 61 percent of the total number of new affordable units constructed in 2004. The central cities had 1,123 new affordable units added, or over 26 percent of the total number of new affordable units added in 2004. The developed communities had 490 new affordable units added, or over 11 percent of the total number of new affordable units added in 2004. The rural growth centers had 58 new affordable units added, or about 1 percent of the total number of new affordable units added in 2004. Other rural communities added 15 new affordable units, or less than 1 percent of the total number of new affordable units added in 2004.

The top 10 communities producing combined new affordable renter and owner-occupied units during 2004 are:

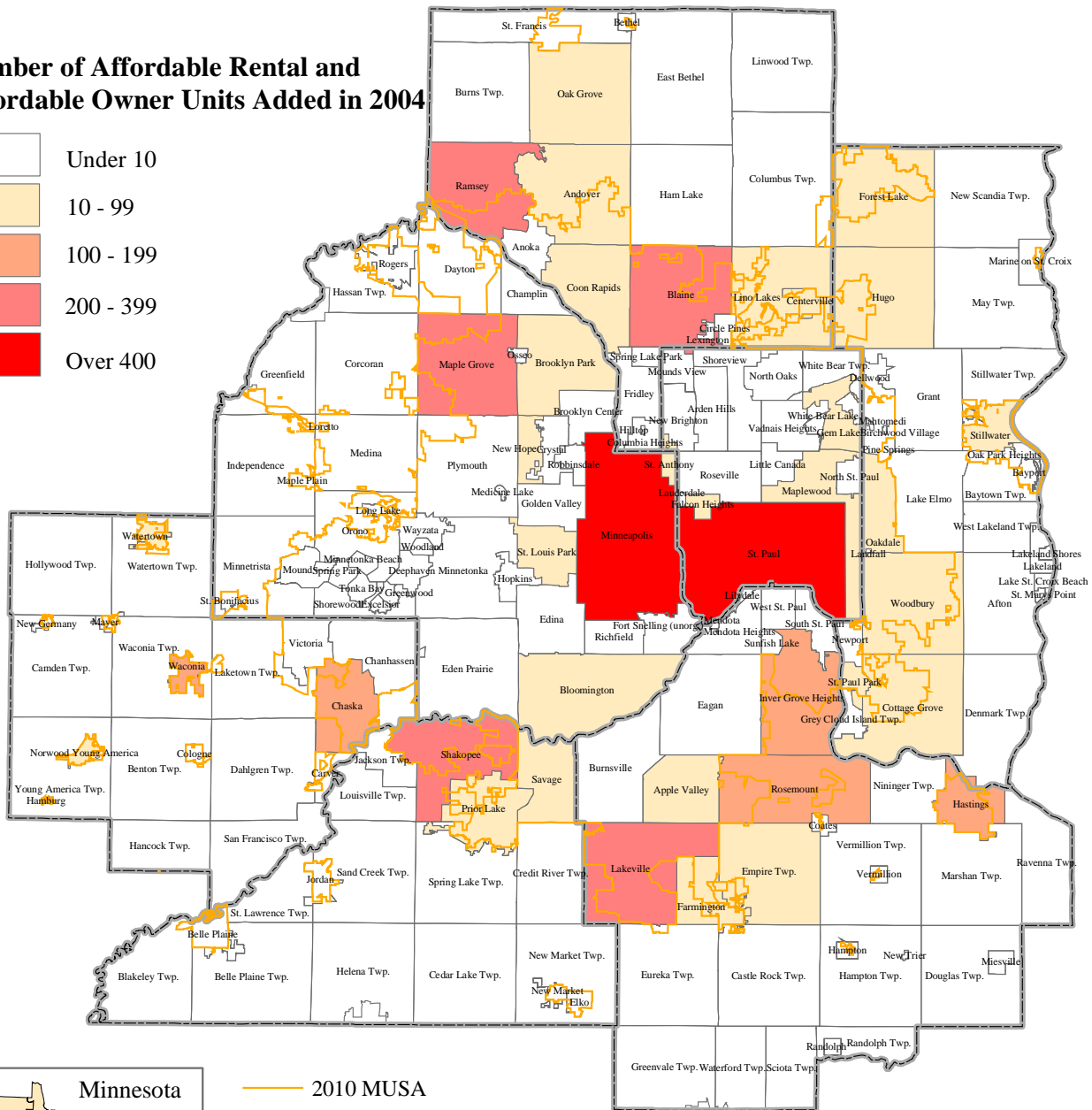
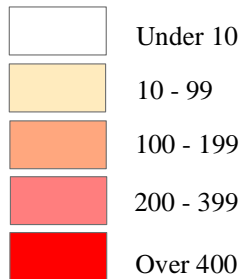
Minneapolis	708 Units
St. Paul	415
Ramsey	349
Lakeville	303
Maple Grove	271
Shakopee	262
Blaine	242
Inver Grove Heights	180
Hastings	165
Rosemount	151

Twin Cities Metropolitan Area

Total Affordable Units Added by Community

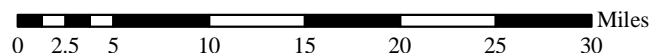
2004

**Number of Affordable Rental and
Affordable Owner Units Added in 2004**



— 2010 MUSA
 — County Boundary
 — City & Township Boundaries

Source: 2004 Livable Communities Act Report



Regional Goals and Production Levels of Affordable Units, 1996-2004

Participants in the Livable Communities program have negotiated goals that represent the addition of 99,284 affordable units (as of October 2004) for the region by 2010 (84,439 owner units and 14,845 rental units). If production continues at the pace it has for the last nine years, the region will fall short of the goals by about 33,500 units.

Affordable Housing Units	New Affordable Units Reported, 1996-2003	New Affordable Units Reported, 2004	Projected Through 2010	1996-2010 Goals
Owner	28,023	3,525	52,580	84,439
Renter	7,106	776	13,137	14,845

Production of New Affordable Rental Housing, 1996-2004

Thirty-one percent of the new renter-occupied housing units added from 1996 to 2004 were deemed affordable. If the production of rental units continues at this pace, the LCA goals set by communities of 14,845 rental units will fall short by 1,708 units. The region would have to add 1,161 affordable rental units each year from 2005 to 2010 to reach the negotiated affordable rental goals.

Of all the new affordable rental units added (7,882 units) from 1996 to 2004, 40 percent were built in the central cities. The developing communities contributed 32 percent of the total, while the developed communities added 27 percent of the total. Rural growth centers and rural communities 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 nine LCA years (1996-2004) are:

Minneapolis	2,144 Units
St. Paul	972
Eden Prairie	270
Eagan	240
Inver Grove Heights	236
Maple Grove	215
Apple Valley	210
Stillwater	178
Burnsville	174
Coon Rapids	164
South St. Paul	160

Production of New Affordable Owner Housing, 1996-2004

Over 26 percent of the new owner-occupied housing units reported from 1996 to 2004 were deemed affordable. If the production of owner units continues at this pace, the LCA goals set by communities of 84,439 units will fall short by 31,859 units. The region would have to add 8,815 affordable owner units each year from 2005 to 2010 to reach the negotiated affordable owner goals.

Of all the new affordable owner units added to the region (31,548 units) from 1996 to 2004, 68 percent were built in the developing suburbs. The developed communities contributed over 18 percent of the total, while the central cities added 7 percent of the total. The rural growth centers added 5 percent and the rural communities added 2 percent of the new affordable owner units during these years.

The top ten communities producing new affordable owner-occupied units during the nine LCA years (1996-2004) are:

Shakopee	2,400 Units
Woodbury	1,829
Maple Grove	1,705
Farmington	1,368
Blaine	1,295
Minneapolis	1,175
Inver Grove Heights	1,067
Lakeville	1,027
Ramsey	977
Prior Lake	941

Total Production of New Affordable Owner and Rental Housing, 1996-2004

In their responses to the LCA Survey, communities reported permits issued for approximately 144,500 combined new rental and new owner units between 1996 and 2004. Of these, 39,430 met the affordability criteria set for the Livable Communities Act. These units include 7,882 new affordable rental units out of the 25,220 total new rental units constructed, and 31,548 new affordable owner units out of the 119,363 total new owner units constructed.

Twenty-seven percent of the new affordable combined housing units (rental and owner) reported from 1996 to 2004 were deemed affordable. As stated before, to achieve LCA goals set by communities, the region would have to add 8,815 new affordable owner units each year from 2005 to 2010 and add about 1,161 new affordable rental units each year from 2005 to 2010.

The majority (61 percent) of the new affordable owner and renter units constructed from 1996 to 2004 were built in the developing suburbs, with 23,989 units being added. The developed suburbs had 7,917 new affordable units added, or 20 percent of the total number of new affordable units added. The central cities had 5,202 new affordable units added, or 13 percent of the total number of new affordable units added. The rural growth centers had 1,527 new affordable units added, or 4 percent of the total number of new affordable units added. Rural communities added 795 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 nine LCA years (1996-2004) are:

Minneapolis	3,319 Units
Shakopee	2,493
Maple Grove	1,920
Woodbury	1,894
St. Paul	1,883
Farmington	1,444
Blaine	1,429
Inver Grove Heights	1,303
Lakeville	1,177
Ramsey	1,026

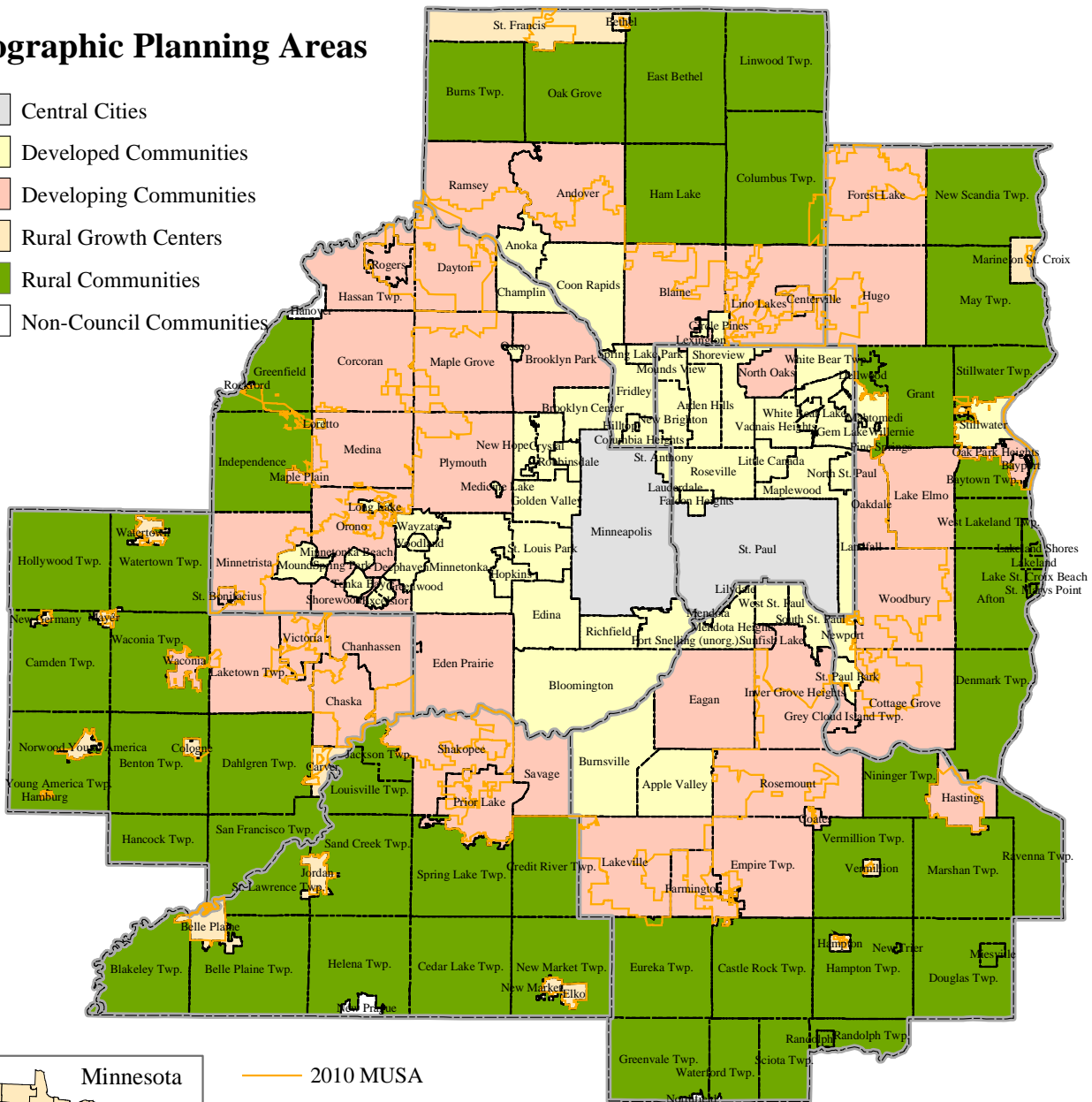
Nine-Year (1996-2004) Summaries of Building Activity by Geographic Planning Areas

Policy Area	Affordable Rental Units	All Rental Units	Percent Affordable	Affordable Owner Units	All Owner Units	Percent Affordable	Total Affordable Units	All Units	Percent Affordable
Central Cities	3,116	7,000	44.5%	2,086	8,057	25.9%	5,202	15,057	34.5%
Developed	2,122	8,204	25.9%	5,795	21,123	27.4%	7,917	29,327	27.0%
Developing	2,546	9,833	25.9%	21,443	79,186	27.1%	23,989	89,019	26.9%
Rural Growth Centers	63	84	75.0%	1,464	4,955	29.5%	1,527	5,039	30.3%
Rural Communities	35	99	35.4%	760	6,042	12.6%	795	6,141	12.9 %
Metro Area	7,882	25,220	31.3%	31,548	119,363	26.4%	39,430	143,583	27.5%

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



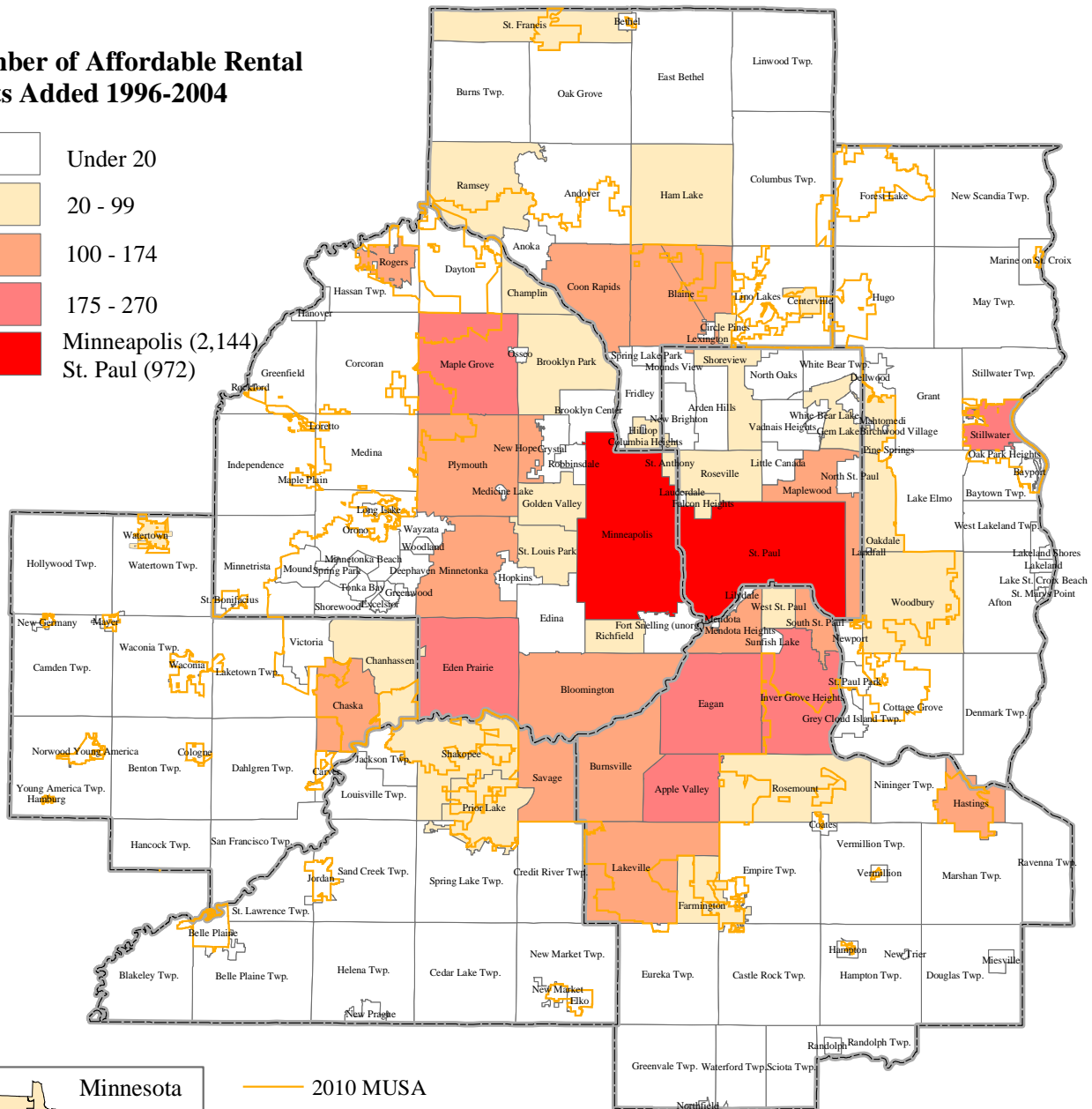
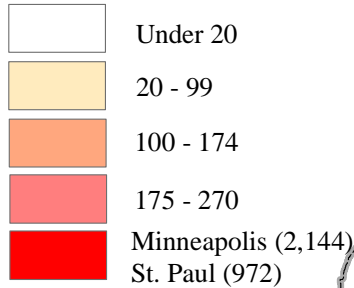
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Twin Cities Metropolitan Area

Affordable Rental Units Added by Community

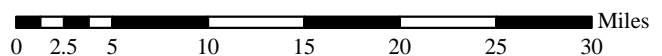
1996-2004

Number of Affordable Rental Units Added 1996-2004



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Livable Communities Act Report

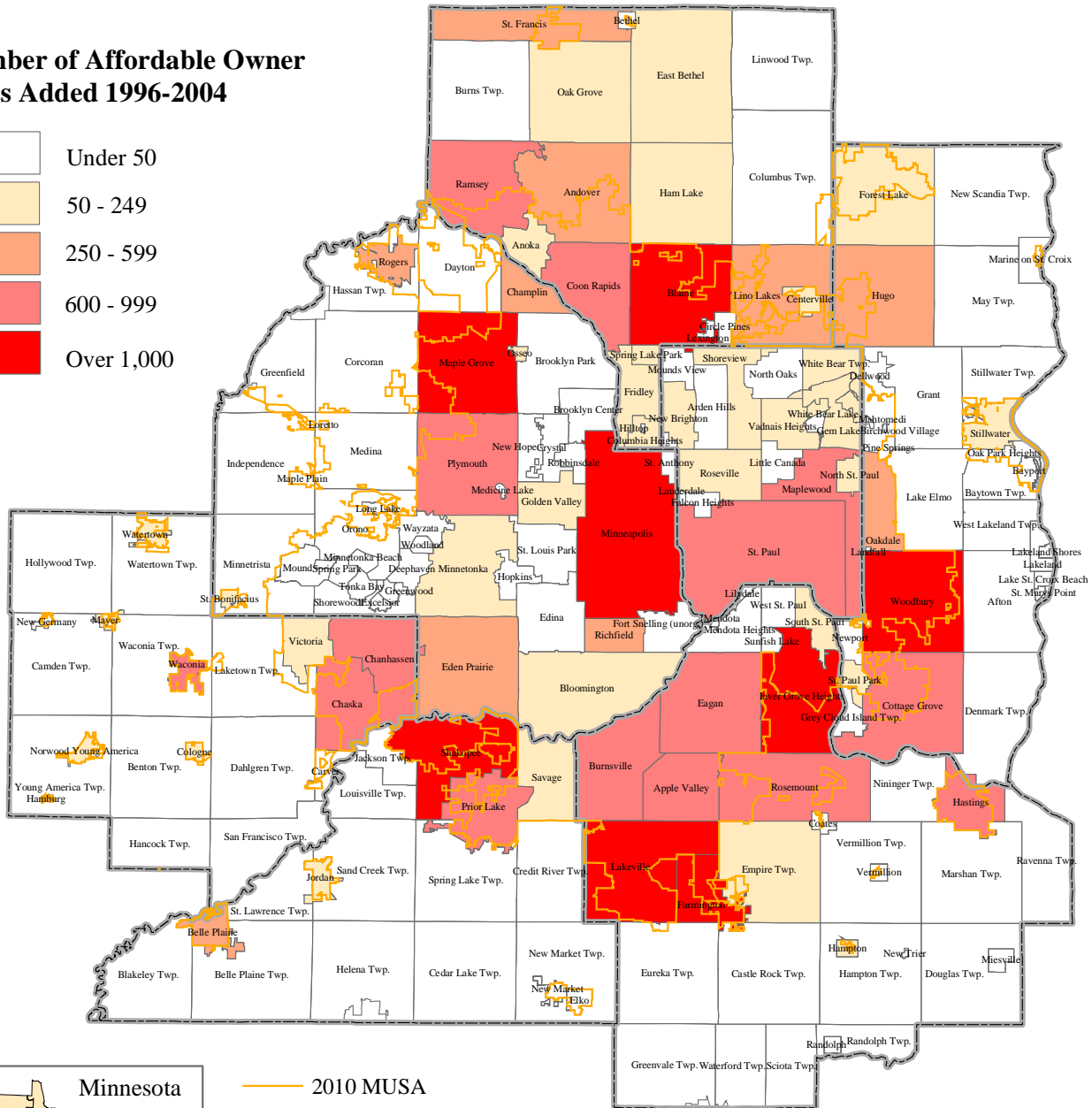
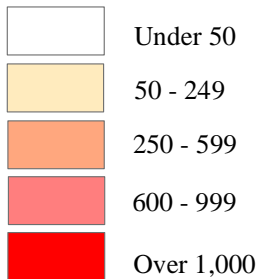


Twin Cities Metropolitan Area

Affordable Owner Units Added by Community

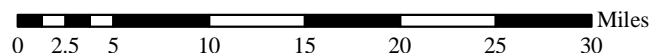
1996-2004

Number of Affordable Owner Units Added 1996-2004



— 2010 MUSA
 — County Boundary
 — City & Township Boundaries

Source: 2004 Livable Communities Act Report

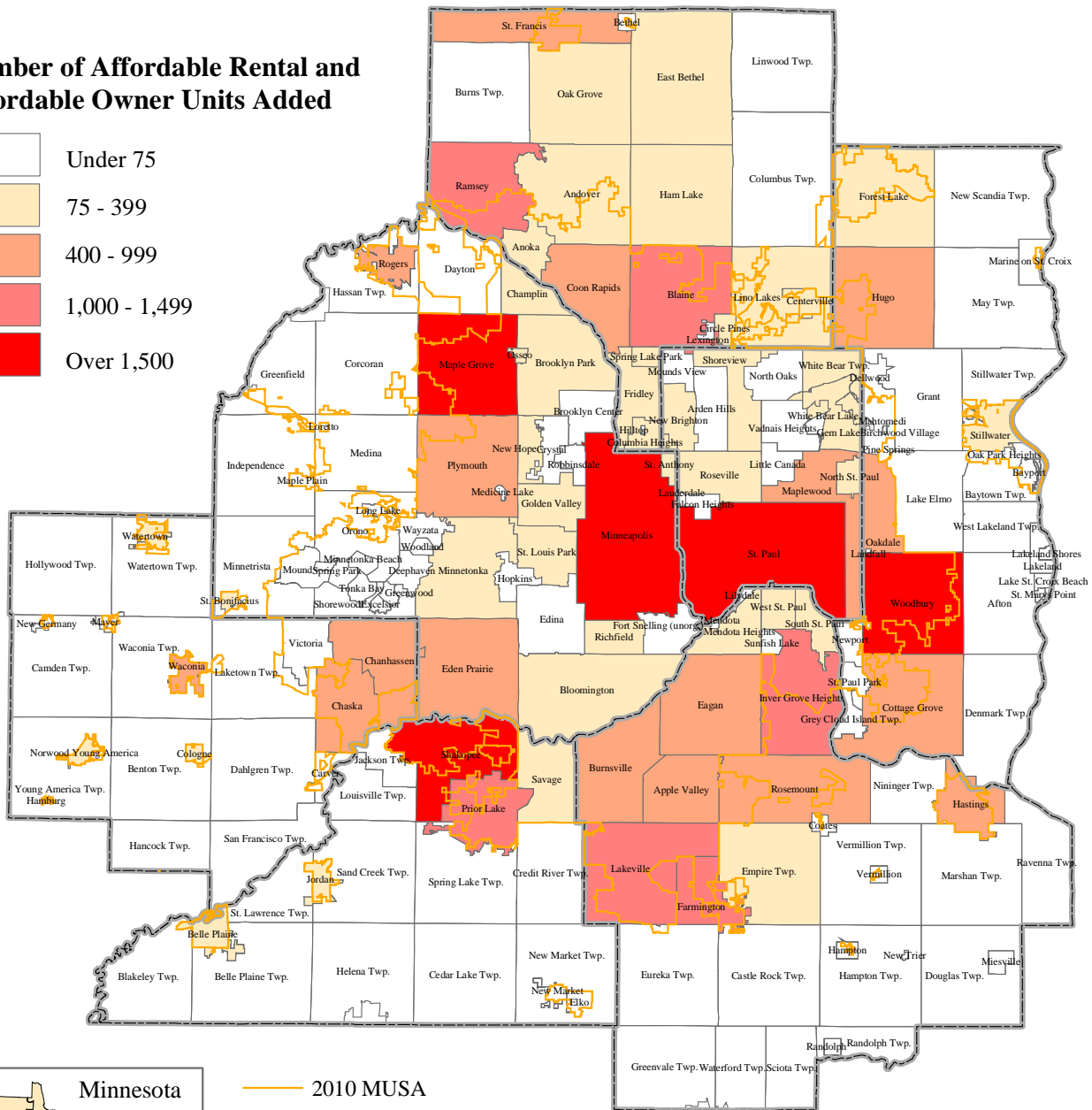
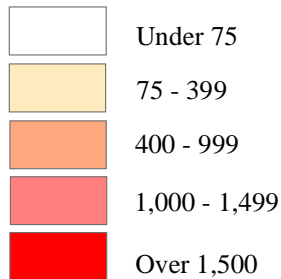


Twin Cities Metropolitan Area

Total Affordable Units Added by Community

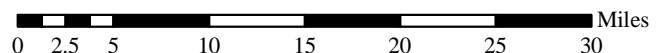
1996-2004

Number of Affordable Rental and Affordable Owner Units Added



- 2010 MUSA
- County Boundary
- City & Township Boundaries

Source: 2004 Livable Communities Act Report



Life-Cycle Housing Summary

The Livable Communities Act asks that the Metropolitan Council to 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, 1996-2004

Life-Cycle Housing	2004 New Units	Nine-Year Totals 1996-2004
Single-Family Detached	38%	50%
Attached Units*	62%	50%

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

Source: Metropolitan Council's Annual Building Permit Survey

Constructing attached housing units yields 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 to be added to a municipality is negotiated in advance for each community participating in the LCA program.

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 2004, over \$127.9 million in grants were awarded for the following:

Since 1996, the Metropolitan Council has awarded \$13.2 million in Local Housing Incentives Account grants. They included 85 grants benefiting 50 communities. Funds were distributed to complement an estimated \$354 million in total development costs to accomplish the following:

- Development of 1,730 new rental units
 - 1,465 units affordable to lower-income households
- Rehabilitation of 539 affordable rental units
- Development of over 557 new affordable ownership units

- Rehabilitation of approximately 225-243 affordable ownership units
- Home improvement loans to 1,100+ homeowners

Communities awarded LHIA 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, Forest Lake, Fridley, Hastings, Inver Grove Heights, Lakeville, Lino Lakes, 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, Stillwater, Vadnais Heights, West St. Paul and Woodbury—with some cities participating in one or more awards made 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 \$57.45* million in Demonstration Account Funds, including 123 grants to 46 communities and three multi-city coalitions. Funds were distributed to accomplish the following:

- Leverage over \$2.53 billion in private development
- Leverage over \$958 million in other public investment
- Include 20,584 new and 618 rehabilitated housing units—single-family houses, townhouses, condominiums, and rental apartments for families and seniors, and live-work housing.
- 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 awarded funds include: Anoka, Apple Valley, Arden Hills, Blaine, Bloomington, Brooklyn Center, Brooklyn Park, Burnsville, Champlin, Chanhassen, Chaska, Circle Pines, Columbia Heights, Cottage Grove, Crystal, Dayton, Excelsior, Falcon Heights, Farmington, Golden Valley, Hastings, Hilltop, Hopkins, Hugo, Lauderdale, Lino Lakes, Long Lake, Loretto, Maple Grove, Maplewood, Mendota Heights, Minneapolis, Minnetonka, Mound, New Brighton, Ramsey, Richfield, Robbinsdale, Rosemount, Roseville, St. Louis Park, St. Paul, Shoreview,

Stillwater, West St. Paul, and White Bear Lake; plus 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).

*Includes \$7.5 million of 2004 funding awarded in February 2005

Since 1996, the Metropolitan Council has awarded \$52.65* million for 160 Tax Base Revitalization Account grants in 31 communities to assist in accomplishing:

- Leverage \$2.04 billion in private investment
- Increase net tax capacity by \$39.4 million
- Include 17,368 new and retained jobs, providing an average hourly wage of \$12.72
- Redevelop former brownfields totaling 1,180 acres

Communities awarded funds include: Anoka, Blaine, Bloomington, Brooklyn Center, Brooklyn Park, Champlin, Chaska, Columbia Heights, Coon Rapids, Falcon Heights, Farmington, Fridley, Golden Valley, Hastings, Hopkins, Lakeville, Lauderdale, Loretto, Minneapolis, New Brighton, Osseo, Robbinsdale, Roseville, St. Anthony Village, St. Francis, St. Louis Park, St. Paul, Shoreview, South St. Paul, Stillwater and West St. Paul plus Hennepin County

*Includes \$2.8 million of 2004 funding awarded in January 2005

In 2000 and 2004, the Metropolitan Council awarded 13 Inclusionary Housing Account grants totaling \$4.6 million to 8 communities to help achieve:

- Include \$125 million in total development investment
- Develop 134 new affordable condominiums and townhomes
- Develop 578 new rental—271 of which are affordable to lower income households

Communities awarded funds included: 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.

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Appendix A. Data Sources and Definitions

Livable Communities Survey

Data on the construction of affordable units is collected through the Metropolitan Council's annual Livable Communities Act survey. Municipalities are not required to join the Livable Communities program.

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 units that have been removed from the housing stock each year. The building permit survey has nearly a 100 percent response rate.

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 Association of Realtors (MAR), vacancy rates from *Metro Updates* (a report from Spectrum Apartment Search), monthly rental rates from GVA Marquette, rental data from Minnesota Housing Finance Agency (MHFA) and the Dakota County Community Development Agency (CDA).

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 others 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 completing the LCA survey were asked to add an average lot price to permit valuations in order to estimate the final cost. While these adjusted costs were not exact, they more closely reflected the market 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 assessors' data was used to estimate the price of each new housing unit added. The county assessors' 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.

In 2004, the Minnesota Housing Finance Agency's Housing Tax Credit Programs – Funded Developments data was used to estimate the number of affordable rental units added. This database includes many attributes including the total number of tax credit units by municipality, development name, project type, and project inception date. These fields were used to validate the number of rental units that met the affordable rental thresholds.

In general, these affordable housing numbers can be fluid from one year to the next. Changes in the numbers are reflective of market activity, but also the input of new data sources. As new data sources become available, better quality of data can be presented for this report.

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 Act Report and Housing Performance Survey June 2005	
COMMUNITY NAME	
PRIMARY PERSON COMPLETING THE SURVEY	
TELEPHONE	()
FAX	()
E-MAIL ADDRESS	

<p>1.Criterion #3</p> <p>If applicable, please identify the number of detached housing units in the community that have been developed through 2004 using a zero lot line or other atypical detached housing site plan approach to increase development density. (Do not include manufactured housing units in manufactured home parks.)</p>

<p>2.Part of Criterion #4</p> <p>During 2004, were any existing subsidized housing units in the municipality “preserved” as affordable for low- and moderate-income households because of public and/or private reinvestment in that housing? For example, a Section 8 or 236 building with an expiring contract with HUD that was “preserved” through reinvestment and an extension of rent subsidies for a definitive period of years.</p>	
Name(s) of the housing:	
Number of units “preserved” in each property.	

3.Part of Criterion #4**Production of New Rental Housing Units in 2004**

Please indicate the number of rental units for which building permits were issued during 2004. Rental costs listed are the total costs for rent **and utilities** paid by tenants.

Monthly Rent Affordability Levels for Rental Housing

Rents	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% of the regional median income, adjusted for household size (\$38,350 in 2004 for a family of four).

4.Part of Criterion #4**Production of New Owner Housing Units in 2004**

Please indicate the number of owner-occupied units for which building permits were issued during 2004.

New Owner-Occupied Housing Units

Selling Price	Single-Family, Detached Units	Multi-Family, Attached Units
\$193,700 or less*		
Over \$193,700		

*Affordable to households earning no more than 80% of the regional median income (\$61,360 in 2004 for a family of four).

5. Removal of Housing Units Due to City Initiatives

1. How many housing units were removed from the housing stock in 2004 due to city initiatives?

Single-family, detached _____ Multifamily Units _____ Mobile Homes _____

2. How many of the units were replaced? _____

3. How many were replaced by owner-occupied single-family, detached units priced at \$193,700 or less? _____

4. How many were replaced by owner-occupied multifamily units priced at \$193,700 or less? _____

5. How many were replaced by rental units priced at the affordable rental thresholds stated in question 3?

6. Criterion #6

Please identify no more than five local **fiscal tools or initiatives** that assisted the development or preservation of affordable or life-cycle housing that are, by local policy, available from or through the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and/or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation. (See criterion 6 for examples of fiscal tools.)

a

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b

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c

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d

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e

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7.Criterion #7

Please identify/describe up to five instances/examples during 2003 and 2004 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of **a local official control, or development or building requirement**; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

No more than two examples of the application may be identified for any single housing project.

a.

b.

c.

d.

e.

8.Criterion #8

Please list up to five housing **preservation/maintenance activities** or efforts the municipality is currently engaged in or programs it uses and promotes to maintain or improve its existing housing stock and were used in 2003 or 2004. For example, a housing maintenance code and enforcement program, or a home rehabilitation loan program. County-administered programs **are** applicable (see criterion 8 for examples).

a.

b.

c.

d.

e.

9.Criterion #9

Note: If your community has participated in the annual Plat Monitoring Program in 2003 and 2004, please disregard this question. If your community would like more information regarding the annual Plat Monitoring Program, please check the box.

a. Sewered Communities
☐

Please indicate the overall average net-density* and number of new sewer residential units for which a building permit was issued or all final necessary local approvals were granted in 2003 and 2004. Please provide the density to the nearest one-tenth of an acre.

	Type of Unit	Net density per acre	Number of units
	Detached Units		
	Attached Units		
	Total Units		

b. Unsewered Communities

Please indicate the overall average net-density* of new residential units for which a building permit was issued or all necessary local approvals were granted in 2003 and 2004. Please provide the density to the nearest one-tenth of an acre.

		Net density per acre	Number of Units
	Total New Residential Units		

**Net density is a calculation based upon the number of approved units and the adjusted area of plat guided for residential development. The formula for calculating net residential density is as follows:*

Net Residential Density = Total Units ÷ (Total Area – Total Area Adjustments)

Total Area Adjustments mean the exclusion of:

- Major Highways (those with right-of-way 200 ft. or greater)
- Wetlands identified in National Wetlands Inventory
- Major Parks and Open Spaces
- Steep slopes greater than 18%

Local streets, alleys, and sidewalks, as well as private parks, pools and tennis courts are NOT excluded from the total area.

10. Criterion #10

In 2003 or 2004, did the municipality acquire land to be held specifically for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been or are currently under construction?

Yes_____ No_____

Describe the land acquisition and the intended development for such land.

In 2003 or 2004, did the municipality approve the development or reuse of existing housing for use as affordable family housing or any senior housing (55+) or approve municipal involvement in the preservation and reinvestment in existing affordable family housing or senior housing for a development(s) that has not as yet been undertaken or completed for reasons beyond the municipality's control? If so, name the development(s) or project(s)

11. 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 2004 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 2004, did your community expend or contribute through property taxes at least 85% of the ALHOA indicated on the enclosed spreadsheet?

Yes_____ No_____

If no, please explain why ALHOA expenditures or contributions were not made _____

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 since 1995. Cities participating in the LCA program for the first time in 1996-2004 are shown in the following sections of this appendix.

Descriptions and Definitions:

Affordability – The amount of affordable owner and rental housing meeting the LCA’s affordability threshold. A housing unit is considered affordable if household members pay 30 percent or less of their combined income for housing costs (see pages 2 and 3).

Life-Cycle Housing – Housing types that are not single-family detached units, including manufactured homes. Also includes an owner/renter mix.

Density – The number of housing units per acre for both single-family, detached units and multi-family units.

City Index – A snapshot of the community’s affordable housing, life-cycle housing, and housing density taken from the data available in 1995.

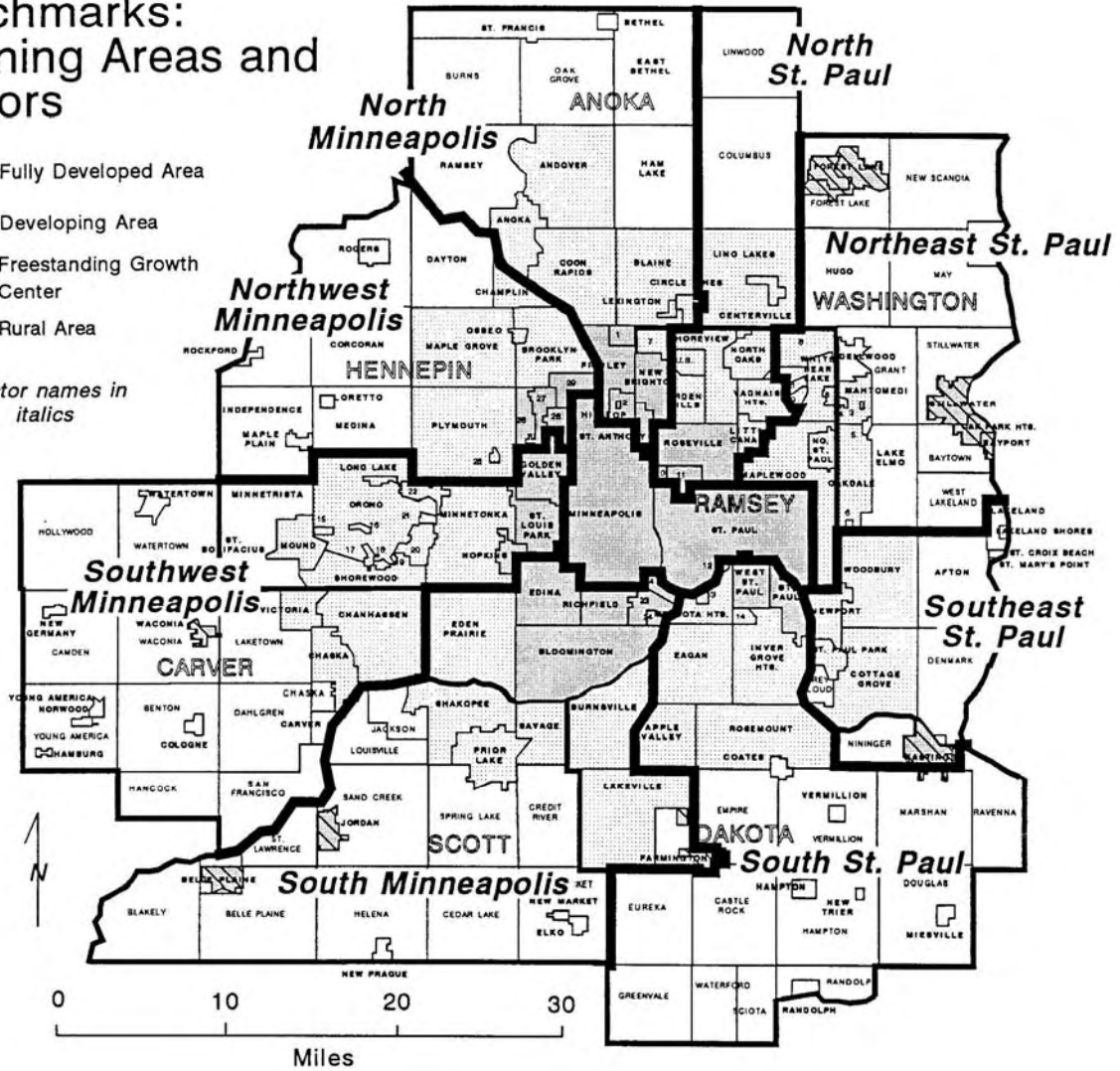
Benchmark – A range for each community, which represents the 2004 average for communities within similar planning sectors and the 2004 average of the existing situation for all communities of the same planning area (see map on page 42).

Goal – The affordable and life-cycle housing percent, and the densities negotiated between the community and the Metropolitan Council, in which the community would adopt goals that would maintain or increase their percent of such housing and their residential development densities through 2010.

Benchmarks: Planning Areas and Sectors

-  Fully Developed Area
-  Developing Area
-  Freestanding Growth Center
-  Rural Area

Sector names in
italics



RAMSEY County
ST. PAUL City
LINWOOD Township

- | | | |
|---------------------|----------------------|---------------------|
| 1. SPRING LAKE PARK | 11. FALCON HEIGHTS | 21. WOODLAND |
| 2. COLUMBIA HEIGHTS | 12. LILYDALE | 22. WAYZATA |
| 3. WILLERNE | 13. MENDOTA | 23. AIRPORT |
| 4. BIRCHWOOD | 14. SUNFISH LAKE | 24. U.S. GOVT. |
| 5. PINE SPRINGS | 15. SPRING PARK | 25. MEDICINE LAKE |
| 6. LANDFALL | 16. MINNETONKA BEACH | 26. ROBBINSDALE |
| 7. MOUNDVIEW | 17. TONK BAY | 27. CRYSTAL |
| 8. WHITE BEAR TWP. | 18. EXCELSIOR | 28. NEW HOPE |
| 9. GEM LAKE | 19. GREENWOOD | 29. BROOKLYN CENTER |
| 10. LAUDERDALE | 20. DEEPHAVEN | |

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%	54/46%
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)%	87/13%
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
Density	Owner/renter mix	85/15%	(67-75)/(25-33)%	80/20% Rental 1E0-20%
	Single-Family Detached	1.5/acre	1.8-1.9/acre	1.8/acre*
Density	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 1996-2004 by County

This appendix shows the number of rental units built in 1996-2004 based on the Metropolitan Councils LCA surveys

Appendix D: Rental Units by County

Anoka County	Affordable Rental Units										All Other Rental Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Andover	0	0	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	4	4	4
Bethel	0	0	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	14	0	18	134	0	0	0	50	0	0	4	0	69	123	257
Burns Twp.	0	0	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	13	29	0	0	0	0	0	0	0	0	18	18	47
Circle Pines	48	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	144	144	192
Columbia Heights	0	0	40	0	0	0	0	0	0	40	0	0	0	0	4	0	3	0	0	7	47
Columbus Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coon Rapids	28	61	31	0	0	0	38	8	0	166	0	6	9	0	24	0	28	61	0	128	294
East Bethel	0	0	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	0	128	0	0	0	0	4	132	132
Ham Lake	35	0	0	0	0	0	0	0	0	35	14	0	0	0	0	0	50	0	0	64	99
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	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	0	0
Linwood Twp.	0	0	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	0	0
Ramsey	0	0	0	18	0	0	31	0	0	49	0	0	0	32	0	0	3	48	4	87	136
St. Francis	0	0	0	0	21	0	0	0	0	21	0	0	0	0	9	0	0	0	0	9	30
Spring Lake Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	111	77	71	120	21	0	83	8	31	522	14	6	9	210	37	0	88	109	243	716	1,238

Carver County	Affordable Rental Units										All Other Rental Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Benton Twp.	0	0	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	0	0
Carver	0	0	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	0	75	26	0	0	0	0	100	0	125	0	251	326
Chaska	0	39	30	30	14	0	0	0	0	113	0	0	0	53	246	12	127	0	0	438	551
Chaska Twp.	0	0	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	0	0
Dahlgren Twp.	0	0	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	0	0
Hancock Twp.	0	0	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	0	0
Laketown Twp.	0	0	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	0	0
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood YA	0	9	0	0	0	0	0	0	0	9	0	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	0	0
Victoria	0	0	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	0	3	0	0	0	0	0	0	0	65	75	140	143
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watertown	0	0	0	0	15	6	0	0	0	21	0	0	0	0	9	0	0	0	0	9	30
Watertown Twp.	0	0	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	0	0
County Total	39	48	30	30	29	6	0	39	0	221	26	0	0	53	255	112	127	190	75	838	1,059

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Rental Housing Units

Dakota County	Affordable Rental Units										All Other Rental Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Community	0	0	0	27	60	17	22	48	36	210	0	0	0	164	228	67	84	242	0	785	995
Apple Valley	0	0	66	0	17	0	91	0	0	174	0	114	0	343	24	44	106	136	0	767	941
Burnsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Castle Rock Twp.	0	0	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	0	0
Douglas Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagan	42	0	30	25	0	28	0	115	0	240	240	0	0	0	2	84	0	212	0	538	778
Empire Twp.	0	0	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	0	0
Farmington	0	0	28	0	16	32	0	0	0	76	0	0	0	0	0	0	0	0	0	0	76
Greenville Twp.	0	0	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	0	0
Hampton Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hastings	31	0	0	0	5	58	0	0	63	157	0	0	0	0	16	137	0	0	0	153	310
Inver Grove Heights	0	0	0	0	0	60	0	176	0	236	0	0	0	0	0	112	138	44	136	430	666
Lakeville	0	0	30	0	80	0	0	0	40	150	0	0	0	0	0	0	0	0	0	0	150
Lilydale	0	0	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	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	55	0	0	0	24	0	0	60	0	139	25	0	0	0	0	0	0	0	0	25	164
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	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	0	0
Randolph Twp.	0	0	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	0	0
Rosemount	44	0	0	0	0	0	0	0	0	44	0	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	0	0
South St. Paul	40	0	0	60	0	0	20	40	0	160	14	0	0	0	0	0	0	0	0	14	174
Sunfish Lake	0	0	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	0	0
Vermillion Twp.	0	0	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	0	0
West St. Paul	0	6	0	0	0	0	0	59	0	65	0	0	0	0	0	0	0	0	90	90	155
County Total	212	6	154	112	202	195	133	498	139	1,651	279	114	0	507	270	444	328	634	226	2,802	4,453

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Rental Housing Units

Hennepin County	Affordable Rental Units										All Other Rental Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Community	0	0	1	0	41	44	37	0	0	123	0	0	0	0	0	0	10	0	0	10	133
Bloomington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Center	0	23	23	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	0	46
Brooklyn Park	24	18	0	0	0	0	0	0	0	42	24	30	0	0	0	0	0	0	0	54	96
Champlin	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corcoran	0	0	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	0	0	0	0	0	0	78	0	0	0	0	0	78	78
Dayton	0	0	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	0	0
Eden Prairie	32	32	32	0	38	73	63	0	0	270	0	0	0	0	148	337	588	188	0	1261	1531
Edina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Snelling	0	0	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	0	25	0	0	0	0	0	0	0	0	193	193	218
Greenfield	0	0	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	10	0	0	10	10
Hassan Twp.	0	0	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	0	64	0	0	37	0	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	0	0
Long Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10	10
Loretto	0	0	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	35	0	215	70	0	0	0	3	0	0	115	0	188	403
Maple Plain	0	0	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	0	0
Medina	0	0	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	334	2144	31	0	186	292	387	275	661	216	289	2337	4481
Minnetonka	70	88	0	0	0	0	0	0	0	158	152	121	126	0	0	60	172	0	61	692	850
Minnetonka Beach	0	0	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	0	0
Mound	0	0	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	35	100	0	0	0	0	0	0	0	0	0	0	100
Orono	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	0	50	0	0	50	62
Osseo	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	29	29
Plymouth	0	0	70	0	0	0	27	34	0	131	0	0	40	0	206	622	486	96	0	1450	1581
Richfield	0	0	0	0	33	0	0	0	0	33	0	0	0	138	206	0	0	0	0	344	377
Robbinsdale	0	0	0	0	0	0	0	0	0	0	0	0	0	57	0	0	0	0	0	57	57
Rogers	0	0	0	0	159	0	0	0	0	159	0	0	0	0	33	0	0	21	141	195	354
St. Anthony	0	0	0	0	0	0	0	0	67	67	0	0	0	0	0	0	0	0	194	194	261
St. Bonifacius	0	0	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	0	64	8	0	0	162	247	45	396	0	0	858	922
Shorewood	0	0	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	0	0
Tonka Bay	0	0	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	0	0
Woodland	0	0	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	1,017	285	596	286	436	3,589	285	244	352	727	1,267	1,349	2,373	636	878	8,111	11,700

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Rental Housing Units

Ramsey County	Affordable Rental Units										All Other Rental Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arden Hills	0	0	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	50	53	0	0	0	0	0	0	0	53	69	122	175
Gem Lake	0	0	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	0	0
Little Canada	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	79	0	114	114
Maplewood	31	0	0	0	0	13	0	58	0	102	0	0	0	168	70	60	0	42	0	340	442
Mounds View	0	0	10	0	0	0	0	0	0	10	0	0	0	0	1	0	20	0	0	21	31
New Brighton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0	125	125
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84	84
North St. Paul	0	0	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	0	22	0	0	0	3	0	0	0	50	0	53	75
St. Paul	0	18	0	18	66	159	327	284	100	972	0	11	0	18	119	264	646	295	194	1547	2519
Shoreview	44	0	0	0	0	29	0	0	0	73	64	0	0	0	0	39	0	0	0	103	176
Vadnais Heights	0	0	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	14	40	0	0	0	0	177	18	90	60	0	345	385
White Bear Twp.	0	0	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	201	330	367	164	1,272	64	11	-	189	367	381	791	704	347	2,854	4,126

Scott County	Affordable Rental Units										All Other Rental Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Community	0	8	4	0	0	0	0	0	0	12	0	0	0	0	0	0	3	0	0	3	15
Belle Plaine	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belle Plaine Twp.	0	0	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	0	0
Cedar Lake Twp.	0	0	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	0	0
Elko	0	0	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	0	0
Jackson Twp.	0	0	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	0	0
Louisville Twp.	0	0	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	0	0
New Market Twp.	0	0	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	34	0	0	71	15	0	0	0	0	49	69	0	0	133	204
St. Lawrence Twp.	0	0	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	0	0
Savage	0	42	10	42	32	0	0	0	0	126	0	1	0	14	96	0	0	14	0	125	251
Shakopee	0	0	26	0	32	0	16	19	0	93	0	52	26	60	0	52	0	162	40	392	485
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Total	37	50	40	42	64	-	50	19	-	302	15	53	26	74	96	101	72	176	40	653	955

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Rental Housing Units

Washington County	Affordable Rental Units										All Other Rental Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Afton	0	0	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	0	0
Baytown Twp.	0	0	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	0	0
Cottage Grove	0	0	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	0	0
Denmark Twp.	0	0	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	8	8	8
Grant	0	0	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	0	0
Hugo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24
Lake Elmo	0	0	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	0	0
Lakeland	0	0	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	0	0
Landfall	0	0	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	0	30	0	0	0	0	70	0	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	0	0
May Twp	0	0	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	4	4	4
New Scandia Twp.	0	0	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	0	52	0	0	0	0	12	0	0	89	0	101	153
Oak Park Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	52	56	0	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	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	0	0
St. Paul Park	0	0	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	92	0	6	178	21	0	0	0	20	0	18	0	0	59	237
Stillwater Twp.	0	0	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	0	0
Willernie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodbury	0	0	0	0	30	35	0	0	0	65	0	240	206	529	10	5	0	0	0	990	1055
County Total	22	18	30	-	60	97	92	-	6	325	21	240	206	581	168	5	18	89	36	1,364	1,689

Metro Counties	Affordable Rental Units										All Other Rental Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Rental
Anoka	111	77	71	120	21	0	83	8	31	522	14	6	9	210	37	0	88	109	243	716	1,238
Carver	39	48	30	30	29	6	0	39	0	221	26	0	0	53	255	112	127	190	75	838	1,059
Dakota	212	6	154	112	202	195	133	498	139	1,651	279	114	0	507	270	444	328	634	226	2,802	4,453
Hennepin	251	300	205	213	1,017	285	596	286	436	3,589	285	244	352	727	1,267	1,349	2,373	636	878	8,111	11,700
Ramsey	97	18	11	18	66	201	330	367	164	1,272	64	11	-	189	367	381	791	704	347	2,854	4,126
Scott	37	50	40	42	64	-	50	19	-	302	15	53	26	74	96	101	72	176	40	653	955
Washington	22	18	30	-	60	97	92	-	6	325	21	240	206	581	168	5	18	89	36	1,364	1,689
70county Totals	769	517	541	535	1,459	784	1,284	1,217	776	7,882	704	668	593	2,341	2,460	2,392	3,797	2,538	1,845	17,338	25,220

Appendix E. Total Number of Owner Units Built in 1996-2004 by County

This appendix shows the number of owner units built in 1996-2004 based on the Metropolitan Councils LCA surveys.

AppendixE. Owner-Occupied Housing Units

Anoka County	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Andover	177	28	0	0	0	9	28	27	24	293	95	254	0	0	342	276	220	185	227	1,599	1,892
Anoka	58	45	22	17	3	3	0	1	0	149	38	28	9	2	6	13	28	36	38	198	347
Bethel	0	4	2	2	2	0	2	0	0	12	0	0	0	0	0	0	3	16	12	31	43
Blaine	0	0	252	192	8	265	135	219	224	1,295	0	0	335	519	556	403	663	597	761	3,834	5,129
Burns Twp.	0	0	0	0	0	0	0	0	0	0	0	0	39	56	0	0	55	98	52	300	300
Centerville	19	40	59	12	0	0	0	0	0	130	19	10	84	66	56	0	48	33	25	341	471
Circle Pines	0	0	0	0	2	0	20	20	0	42	2	1	1	0	3	0	74	99	5	185	227
Columbia Heights	15	6	6	16	4	3	6	15	0	71	5	4	5	4	6	0	11	4	80	119	190
Columbus Twp.	0	4	6	0	2	4	0	1	1	18	0	8	21	0	13	10	12	24	17	105	123
Coon Rapids	193	148	245	0	25	137	10	4	16	778	52	90	34	0	114	197	146	259	267	1,159	1,937
East Bethel	5	40	0	0	68	82	1	0	0	196	0	77	0	0	25	13	77	115	126	433	629
Fridley	28	35	8	2	9	33	2	23	0	140	34	18	12	1	7	10	9	2	6	99	239
Ham Lake	37	26	19	7	33	84	0	0	0	206	0	111	128	185	143	84	171	184	159	1,165	1,371
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	1	0	0	2	0	1	4	0	0	0	2	2	1	1	4	3	13	17
Lino Lakes	68	81	29	36	32	49	17	0	16	328	121	98	191	198	208	161	201	121	174	1,473	1,801
Linwood Twp	33	0	0	0	0	0	3	0	0	36	16	0	0	0	0	42	38	21	53	170	206
Oak Grove	24	22	6	18	19	53	17	8	10	177	0	28	54	30	25	23	53	93	99	405	582
Ramsey	175	67	0	50	5	94	38	199	349	977	100	198	105	66	28	24	148	207	211	1,087	2,064
St. Francis	41	32	110	76	23	129	110	68	8	597	22	14	56	90	103	17	90	128	97	617	1,214
Spring Lake Park	25	22	13	0	0	0	4	19	0	83	7	0	0	0	0	0	28	1	1	37	120
County Total	898	600	777	429	235	945	395	604	649	5,532	511	939	1,074	1,219	1,637	1,274	2,076	2,227	2,413	13,370	18,902

Carver County	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Benton Twp.	0	0	0	0	0	1	0	0	0	1	0	0	3	0	0	1	2	2	3	11	12
Camden Twp.	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	6	7	1	17	19
Carver	0	0	0	0	13	0	0	0	0	13	0	0	29	0	66	0	72	90	86	343	356
Chanhassen	13	84	145	55	4	32	147	141	0	621	194	194	281	222	154	97	153	94	93	1,482	2,103
Chaska	0	0	12	61	87	229	86	209	142	826	0	156	152	127	110	163	302	258	334	1,602	2,428
Chaska Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cologne	0	20	0	33	22	0	0	0	0	75	0	0	0	0	1	0	5	21	30	57	132
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	4	7	14	14
Hamburg	3	2	3	1	1	0	4	0	4	18	1	1	0	0	0	0	1	4	0	7	25
Hancock Twp.	0	0	3	0	0	0	0	0	0	3	0	1	0	0	0	1	1	4	1	8	11
Hollywood Twp.	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	7	3	6	4	20	22
Laketown Twp.	0	0	2	0	0	0	0	0	0	2	16	0	4	0	0	0	5	4	7	36	38
Mayer	1	0	3	0	1	19	17	15	0	56	1	0	0	0	1	6	55	55	82	200	256
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norwood YA	3	4	5	0	0	6	25	21	21	85	2	2	1	0	0	8	23	30	35	101	186
San Francisco Twp.	0	0	0	0	0	1	1	0	0	2	0	0	0	5	3	2	4	4	4	22	24
Victoria	0	0	0	4	0	60	5	0	0	69	99	52	54	50	0	88	157	102	124	726	795
Waconia	53	120	97	0	117	39	30	49	121	626	57	69	100	0	93	114	153	123	79	788	1,414
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	3	12	12
Watertown	15	0	0	20	21	1	17	31	16	121	8	0	34	40	37	78	67	40	57	361	482
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	5	11	11
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	2	1	3	11	11
County Total	88	230	270	174	266	390	334	466	304	2,522	378	477	661	444	465	568	1,019	859	958	5,829	8,351

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Owner-Occupied Housing Units

Dakota County	Affordable Ownership Units										All Other Ownership Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Community	62	62	44	97	147	274	55	0	22	763	317	324	251	234	259	215	273	232	284	2,389	5,541
Apple Valley	62	62	44	97	147	274	55	0	22	763	317	324	251	234	259	215	273	232	284	2,389	5,541
Burnsville	236	227	94	28	2	24	20	0	0	631	105	42	53	91	120	100	151	65	228	955	2,541
Castle Rock Twp.	0	3	1	0	0	1	0	0	0	5	0	4	6	0	2	2	5	4	1	24	53
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2
Douglas Twp.	0	0	0	3	0	0	0	0	0	3	0	0	0	0	0	0	5	8	2	15	33
Eagan	86	167	102	69	98	95	1	15	0	633	364	185	171	218	234	153	239	166	147	1,877	4,387
Empire Twp.	5	20	21	8	2	0	0	0	50	106	2	11	21	33	8	0	52	77	30	234	574
Eureka Twp.	0	2	0	0	0	1	1	0	0	4	0	8	9	0	0	3	3	9	1	33	70
Farmington	264	180	159	108	145	215	116	120	61	1,368	91	65	127	234	265	239	440	415	166	2,042	5,452
Greenvale Twp.	0	0	0	0	2	1	1	0	0	4	0	0	0	0	4	4	5	9	7	29	62
Hampton	0	1	6	0	0	43	1	0	3	54	0	0	0	0	0	17	8	1	3	29	112
Hampton Twp.	0	0	0	3	0	0	0	0	1	4	0	2	0	4	3	0	8	4	5	26	56
Hastings	68	54	41	0	19	25	141	182	102	632	52	59	65	0	117	80	204	196	191	964	2,560
Inver Grove Heights	0	236	130	55	1	56	147	262	180	1,067	0	152	268	212	207	168	105	153	210	1,475	4,017
Lakeville	14	23	67	94	24	77	273	192	263	1,027	449	330	583	708	582	458	433	597	643	4,783	10,593
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	21	9	8	54	108
Marshan Twp.	0	0	0	2	0	0	0	0	0	2	0	0	0	4	0	0	2	2	5	13	28
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	10
Mendota Heights	8	0	0	0	0	0	0	0	0	8	15	33	14	15	24	35	14	21	42	213	434
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	4	6	15	30
Randolph	0	0	12	0	1	0	2	2	0	17	0	0	4	0	0	0	1	6	5	16	49
Randolph Twp.	0	0	0	0	0	0	0	0	0	0	0	0	9	11	9	8	11	3	4	55	110
Ravenna Twp.	8	0	0	0	0	0	0	0	0	8	6	0	0	0	0	0	9	7	5	27	62
Rosemount	153	45	65	49	12	138	125	65	151	803	32	49	125	308	273	177	205	375	400	1,944	4,691
Sciota Twp.	0	2	2	2	0	0	0	0	0	6	0	2	2	2	0	0	5	3	5	19	44
South St. Paul	4	4	10	17	17	19	9	21	5	106	0	7	2	7	12	11	16	21	65	141	388
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	1	2	14	28
Vermillion	0	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	1	0	2	5
Vermillion Twp.	0	0	0	1	0	0	1	0	0	2	0	0	0	0	2	5	5	8	7	27	56
Waterford Twp.	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	1	1	4	3	10	21
West St. Paul	1	0	0	0	0	39	1	3	0	44	14	0	0	0	136	102	12	10	13	287	618
County Total	909	1,026	754	536	470	1,009	895	863	837	7,299	1,447	1,274	1,710	2,087	2,265	1,796	2,235	2,412	2,494	17,720	25,019

2004 LCA Report

Owner-Occupied Housing Units

Hennepin County	Affordable Ownership Units										All Other Ownership Units										Total
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Community	0	1	0	0	13	5	0	100	17	136	0	68	0	2	16	13	28	34	99	260	396
Bloomington	0	1	0	0	13	5	0	100	17	136	0	68	0	2	16	13	28	34	99	260	396
Brooklyn Center	17	2	5	0	3	2	0	0	0	29	1	0	1	18	0	0	10	17	18	65	94
Brooklyn Park	0	20	0	0	0	2	1	0	26	49	0	395	355	0	313	0	251	474	536	2324	2373
Champlin	0	8	56	38	0	99	36	116	4	357	0	60	177	174	182	48	105	109	96	951	1308
Corcoran	1	0	0	0	0	0	0	0	1	2	20	0	0	0	0	0	24	16	16	76	78
Crystal	0	8	2	3	0	3	0	0	0	16	4	6	4	9	22	46	32	12	15	150	166
Dayton	0	0	0	0	0	1	0	0	0	1	18	7	0	5	5	8	15	10	11	79	80
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	10	12	6	33	33
Eden Prairie	322	116	47	0	0	0	0	0	6	491	0	140	229	336	0	0	442	493	366	2006	2497
Edina	0	0	0	0	0	0	0	0	0	0	0	61	0	52	28	94	127	82	25	469	469
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	20	0	24	24
Fort Snelling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	3	1	1	2	7	135	0	2	6	157	7	0	28	59	191	28	14	20	15	362	519
Greenfield	0	2	0	2	0	0	0	1	4	9	0	29	0	49	41	29	19	27	40	234	243
Greenwood	0	0	0	1	0	0	0	0	0	1	0	0	0	16	0	0	5	5	3	29	30
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	18	15	47	47
Hopkins	0	0	0	0	0	0	8	8	0	16	12	57	9	9	64	16	16	92	22	297	313
Independence	0	4	0	2	0	0	2	0	0	8	29	34	27	30	52	0	40	25	16	253	261
Long Lake	0	0	1	0	0	0	0	0	0	1	0	0	0	1	2	8	3	8	10	32	33
Loretto	1	0	1	2	0	1	0	0	0	5	0	0	10	31	22	1	1	0	0	65	70
Maple Grove	5	209	67	175	345	230	86	317	271	1705	310	288	383	694	570	441	398	391	413	3888	5593
Maple Plain	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	5	0	1	6	7
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	3	1	7	7
Medina	0	0	0	0	0	0	0	10	0	10	0	0	0	43	43	0	60	146	53	345	355
Minneapolis	57	52	53	57	81	185	111	205	374	1175	45	122	47	210	312	257	646	497	1597	3733	4908
Minnetonka	90	2	6	60	1	3	1	0	2	165	152	93	98	85	93	107	67	63	94	852	1017
Minnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	2	0	2	7	7
Minnetrista	0	0	0	0	0	0	0	7	0	7	0	43	0	0	0	0	0	157	130	330	337
Mound	0	5	2	0	4	1	0	0	0	12	0	20	12	0	19	20	72	79	58	280	292
New Hope	3	0	0	1	2	2	0	0	0	8	0	0	0	6	2	3	0	226	237	245	
Orono	0	0	0	0	0	0	0	0	0	0	43	35	18	46	41	47	46	46	50	372	372
Osseo	0	0	2	1	0	0	78	0	0	81	0	0	0	0	0	0	0	49	1	50	131
Plymouth	142	19	1	0	2	86	353	41	2	646	505	301	177	0	554	94	239	476	287	2633	3279
Richfield	5	11	3	139	32	10	2	48	6	256	8	1	10	40	2	6	2	208	2	279	535
Robbinsdale	4	6	1	0	2	5	2	0	0	20	2	0	5	6	4	0	3	5	6	31	51
Rogers	30	50	47	70	0	175	30	8	4	414	0	0	0	0	0	175	171	18	60	424	838
St. Anthony	0	0	0	0	0	0	0	0	31	31	0	7	4	0	6	0	3	0	99	119	150
St. Bonifacius	0	0	0	4	38	45	18	3	4	112	0	0	37	37	30	13	31	6	11	165	277
St. Louis Park	2	1	9	0	0	1	0	0	10	23	7	21	31	26	16	98	22	128	110	459	482
Shorewood	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	10	25	25	106	106
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	3	2	8	8
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	11	4	8	31	31
Wayzata	0	0	0	0	0	0	0	0	0	0	46	27	0	18	10	0	4	9	8	122	122
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	1	2	7	7
County Total	682	518	304	557	530	991	728	866	768	5,944	1,255	1,815	1,667	2,009	2,650	1,551	2,957	3,788	4,555	22,247	28,191

2004 LCA Report

Owner-Occupied Housing Units

Ramsey County	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Arden Hills	3	0	10	0	0	0	0	0	0	13	16	16	4	0	5	5	4	5	5	60	73
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	4
Gem Lake	0	0	0	1	0	0	0	0	0	1	0	0	0	1	0	2	6	1	3	13	14
Lauderdale	0	0	0	0	0	0	0	2	0	2	0	0	0	0	1	0	0	0	0	1	3
Little Canada	0	0	2	0	0	0	0	0	0	2	0	0	45	0	0	0	12	20	23	100	102
Maplewood	127	70	10	25	17	143	136	25	56	609	72	112	129	70	46	76	57	128	87	777	1386
Mounds View	0	3	2	0	4	0	6	2	0	17	0	2	1	0	6	0	8	4	9	30	47
New Brighton	72	0	19	0	0	1	1	0	0	93	0	0	4	0	5	6	9	19	2	45	138
North Oaks	0	0	0	0	0	0	0	0	0	0	0	24	31	17	55	42	32	19	34	254	254
North St. Paul	0	11	2	0	0	0	77	0	0	90	0	6	6	0	26	0	5	8	7	58	148
Roseville	54	24	26	14	0	5	0	101	9	233	191	34	44	22	0	12	9	33	27	372	605
St. Paul	23	24	83	99	64	142	91	70	315	911	0	0	22	28	96	162	451	307	1172	2238	3149
Shoreview	0	12	6	20	24	1	7	2	1	73	57	27	61	154	222	14	5	10	20	570	643
Vadnais Heights	11	0	0	18	0	28	0	8	1	66	0	0	0	16	0	17	29	25	5	92	158
White Bear Lake	28	0	2	2	3	4	1	0	12	52	22	87	60	43	60	17	41	53	83	466	518
White Bear Twp.	0	5	14	8	16	60	15	6	0	124	56	39	56	54	53	48	80	58	40	484	608
County Total	318	149	176	187	128	384	334	216	394	2,286	414	347	463	405	579	401	748	690	1,517	5,564	7,850

Scott County	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Belle Plaine	23	14	34	0	61	100	24	12	0	268	4	12	20	0	88	112	197	139	150	722	990
Belle Plaine Twp.	0	0	0	7	0	2	1	0	0	10	0	0	11	0	0	7	9	13	9	49	59
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	1	7	7
Cedar Lake Twp.	0	0	0	0	0	2	1	0	0	3	0	0	0	0	0	48	44	34	41	167	170
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	76	73	202	202
Elko	0	0	0	6	6	6	2	0	0	20	0	0	0	10	22	22	48	90	75	267	287
Helena Twp.	0	0	5	0	0	0	3	0	0	8	0	0	15	0	0	18	19	17	15	84	92
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	6	3	0	13	13
Jordan	26	4	19	0	0	61	14	12	6	142	0	54	38	0	0	26	80	65	85	348	490
Louisville Twp.	0	0	0	0	0	1	0	0	0	1	0	0	24	0	0	5	15	8	5	57	58
New Market	0	0	0	0	0	2	0	0	0	2	0	0	24	0	76	6	75	119	66	366	368
New Market Twp.	0	0	0	0	0	1	0	0	0	1	0	0	51	0	0	47	34	23	23	178	179
Prior Lake	29	82	28	37	103	202	172	263	25	941	224	81	186	206	172	204	538	253	275	2139	3080
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	5	2	2	1	20	20
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	11	5	11	50	50
Savage	4	20	54	0	8	44	0	38	46	214	0	0	447	0	0	285	176	195	277	1380	1594
Shakopee	370	267	362	268	344	202	109	216	262	2400	50	74	229	669	387	490	484	690	476	3549	5949
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	22	19	19	97	97	97
County Total	452	387	502	318	522	623	326	541	339	4,010	278	221	1,045	885	755	1,342	1,814	1,753	1,602	9,695	13,705

2004 LCA Report

Owner-Occupied Housing Units

Washington County	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Afton	0	0	0	0	0	0	0	0	0	0	9	8	8	17	11	0	15	15	14	97	97
Bayport	0	0	1	0	1	3	0	0	1	6	0	1	0	0	8	1	5	3	7	25	31
Baytown Twp.	0	0	0	1	0	16	0	0	0	17	0	0	0	20	8	0	15	22	11	76	93
Birchwood	0	2	0	0	0	0	0	0	0	2	0	0	0	1	3	0	2	1	0	7	9
Cottage Grove	112	99	91	0	31	119	155	37	33	677	118	93	127	0	114	61	141	246	274	1174	1851
Dellwood	0	0	0	0	0	0	0	0	0	0	7	6	4	12	10	5	3	7	3	57	57
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	8	5	0	0	17	33	33	96	96
Forest Lake	38	10	43	35	20	0	0	0	22	168	0	41	64	80	53	0	317	499	234	1288	1456
Grant	1	1	0	0	0	0	0	0	0	2	17	15	18	24	0	22	22	17	15	150	152
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3	3
Hugo	44	5	11	70	162	90	72	54	15	523	20	13	26	215	174	237	91	173	190	1139	1662
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	61	0	0	98	141	98	46	13	457	457
Lake St. Croix Beach	0	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	8	5	2	20	20
Lakeland	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1	0	3	0	0	4	5
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	2	5	5
Landfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mahtomedi	0	0	40	0	0	0	0	0	0	40	93	0	74	0	31	21	22	34	19	294	334
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	20	3	0	0	7	1	5	4	40	40
May Twp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	21	17	47	47
Newport	7	0	7	5	6	4	3	2	4	38	0	0	2	7	2	3	2	27	0	43	81
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	28	0	21	30	33	37	31	180	180
Oakdale	154	72	34	18	31	36	51	10	23	429	66	73	92	117	103	145	48	98	74	816	1245
Oak Park Heights	0	7	0	0	8	0	0	0	0	15	0	25	0	10	5	0	0	122	46	208	223
Pine Springs	0	0	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	2	2	3	7	7
St. Paul Park	0	0	1	0	5	2	0	26	38	72	0	0	0	0	0	0	4	5	60	69	141
Stillwater	0	0	6	0	10	52	20	0	40	128	0	0	36	112	0	103	154	179	163	747	875
Stillwater Twp.	0	0	0	0	0	1	0	0	0	1	0	0	2	9	12	11	9	13	9	65	66
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	15	11	52	52
Willernie	0	0	0	2	1	0	1	2	1	7	0	0	0	0	0	0	2	13	1	16	23
Woodbury	414	304	707	259	36	0	8	44	57	1829	793	701	941	727	748	429	192	447	1230	6208	8037
County Total	770	500	941	390	311	323	311	175	234	3,955	1,123	1,057	1,437	1,358	1,403	1,217	1,243	2,086	2,466	13,390	17,345

Metro Counties	Affordable Ownership Units										All Other Ownership Units										Total
Community	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total	Owner
Anoka	898	600	777	429	235	945	395	604	649	5,532	511	939	1,074	1,219	1,637	1,274	2,076	2,227	2,413	13,370	18,902
Carver	88	230	270	174	266	390	334	466	304	2,522	378	477	661	444	465	568	1,019	859	958	5,829	8,351
Dakota	909	1,026	754	536	470	1,009	895	863	837	7,299	1,447	1,274	1,710	2,087	2,265	1,796	2,235	2,412	2,494	17,720	25,019
Hennepin	682	518	304	557	530	991	728	866	768	5,944	1,255	1,815	1,667	2,009	2,650	1,551	2,957	3,788	4,555	22,247	28,191
Ramsey	318	149	176	187	128	384	334	216	394	2,286	414	347	463	405	579	401	748	690	1,517	5,564	7,850
Scott	452	387	502	318	522	623	326	541	339	4,010	278	221	1,045	885	755	1,342	1,814	1,753	1,602	9,695	13,705
Washington	770	500	941	390	311	323	311	175	234	3,955	1,123	1,057	1,437	1,358	1,403	1,217	1,243	2,086	2,466	13,390	17,345
7-county Totals	4,117	3,410	3,724	2,591	2,462	4,665	3,323	3,731	3,525	31,548	5,406	6,130	8,057	8,407	9,754	8,149	12,092	13,815	16,005	87,815	119,363

Appendix F. Responses to Comprehensive Planning and Development Incentives Questions from 2004 LCA Survey

1. Criterion #3.

If applicable, please identify the number of detached housing units in the community that have been developed through 2004 using a zero lot line or other atypical detached housing site plan approach to increase development density. (Do not include manufactured housing units in manufactured home parks.)

Anoka County

Andover – 8.

Anoka – 2 units at 2240-2242 Ferry Street (twinhome), and 4 units issued building permits in a 16-unit PUD subdivision (detached townhomes).

Blaine – 87 apartment units for seniors, reduced lot size; 125 condominiums/town homes, zero lot line or reduced lot size; 244 detached town homes, either zero lot line or reduced lot size; 31 detached town homes, either zero lot line or reduced lot size.

Centerville – Royal Meadows – 39 units (HUD project).

Circle Pines – Pine Hollow, a 52-unit single family development, was designed and approved for 5-foot side yard setback (10-foot typical) and 20-foot front yard setback (30-foot typical) to create more density.

Coon Rapids – Two-family zero lot line, 858 units; detached townhouse, 283 units; small lot single family, 775 units.

Ramsey – In 2003 the City Council granted final plat approval to the Village of Sunfish Lake, which includes 91 single-family and 38 detached multi-family units. The Village of Sunfish Lake was developed through the Planned Unit Development (PUD) process, which allowed for smaller lots, reduced setbacks, and a higher density than would be permitted under the City's standard single-family zoning requirements. The Ramsey Town Center, which is currently under construction, will contain many more such housing units.

Carver County

Carver – Carver Bluffs West platted in 2004 using reduced setbacks to increase density.

Chanhassen – 119 units (75 at North Bay, 44 at Walnut Grove).

Dakota County

Apple Valley – Ninety-one zero-lot line single family dwelling units were constructed in the city in the 1980s. From 1995-2004, the City has seen a significant increase in the number of attached

dwelling units constructed. This would include doubling the number of apartment/condominium dwelling units and an increase of almost 1,500 townhouse units during that period. Through the planned development zoning approval process, the City has been able to tailor performance standards and area requirements to specific residential development requests. These tailored performance standards and area requirements included such things as reduced lot areas and setbacks, and increased residential unit densities, which has in turn provided a more diverse housing stock and an increase in the number of attached dwelling units constructed. In 1995 the number of attached dwelling units represented approximately 32% of the city's housing stock. At the end of 2004, that number increased to 44%.

Burnsville – In 2004, we issued permits for 77 units of senior/assisted living multi-family units, 92 condominium units in Heart of the City, and 15 townhomes. In 2004, the City Council approved a total of 403 zero lot line units: 14 villas in Heart of the City townhomes, 30 Nicollet Plaza townhomes, 204 Nicollet Plaza condos, 84 Park Crest condos, and 71 mixed use condos in Grandview Commons. These permits have been issued/in place for issuance in 2005.

Eagan – 316 units – 0 lot line or small lot detached. 3,000 units – below standard 12,000 sq ft lot minimum.

Hastings – The City of Hastings has traditionally had a smaller minimum lot size and setback requirement. The minimum lot size for a single family home ranges from 5,000 s.f. to 9,000 s.f. Minimum front and rear setbacks are 20 feet, and side setbacks range from 7 to 10 feet.

Inver Grove Heights – The Pines, 44 lots; Aspen Ridge, 68 lots; Oak Park Preserve, 31 lots; Blaine Ridge, 1st Addition, 26 lots; Blaine Ridge, 2nd Addition, 7 lots; Park Pointe, 14 lots; total, 176 lots.

Lakeville – The City of Lakeville issued permits for 107 detached townhomes in 2004. For building permit reporting purposes, they are included in the total of single-family detached units.

Rosemount – 184 in 2002, 34 in 2003, 22 in 2004.

West St. Paul – There were five detached housing units developed in 2004.

Hennepin County

Bloomington – 112 units.

Brooklyn Park – Aspen Cover – 19 detached townhomes on small lots with association maintenance; Town Garden, 2nd addition – 45 detached townhomes on narrow lots with association maintenance; Lakeside at Oxbow Commons – 74 single family homes on 55'-65' wide lots; Brook Park Farms – 52 quads on zero lot line; Roxborough Crossing – planned development overlay zoning approval to allow increased density to 7 units per acre; Cottages on the Green – 46 units, variance from standard allowed streets to be reduced from 32 ft to 28 ft; Seasons in the Park – 33 single family homes on small lots with association maintenance; Brook Park Farms – 52 quads, zero lot line.

Champlin – 15 units, Villas at Waters Edge.

Crystal – 191 units.

Eden Prairie – 1,271 units.

Edina – 61 units.

Golden Valley – 6 units.

Greenfield – 21 units.

Hopkins – 142 units.

Minneapolis – Four accessory dwelling units were approved in 2004 as part of a cluster development or planned residential development. In addition to these, 512 other multifamily dwelling units were approved in 2004 as planned residential developments, which under the city's ordinance allows flexibility in the placement of residential structures, and allows a 20% increase in residential density without a variance. Of course, many other condominiums, apartment and townhouse units were also developed. Building permits were issued for a total of 1,561 multifamily dwelling units in 2004.

Minnetonka – Water's Edge, 17 units, dense, atypical housing; Fairways at West Oaks, 11 units, zero lot line housing; Cedar Pass, 37 units, dense, atypical housing; Manchester Place, 51 units, zero lot line housing; St. Alban's Hollow, 26 units, cluster housing.

New Hope – Winnetka Green by Ryland Homes – 132 owner occupied townhome and condominium units permitted in 2004. Winnetka Townhomes by Master Development, 14 owner-occupied units permitted in 2004. Woodbridge Senior Cooperative, 78 owner-occupied senior cooperative units permitted in 2004. 5501 Boone Avenue Apartments by Project for Pride in Living Inc., 35 rental units permitted in 2004.

Plymouth – 363 units.

Richfield – 275 units have been developed through 2004 using a zero lot line or other atypical detached housing site plan approach. Penn Place is a development of 7 townhomes located at the intersection of 69th St and Penn Av. Prior to the townhome development, the site was 2 single family properties. The City Council approved higher densities for cluster housing developments, which allowed the project to move forward. Also, the City's Comprehensive Plan calls for higher residential development along Penn Av. Front setbacks were also decreased, allowing for an increase in the density of the area. The project was completed in the fall of 2004. The next development is Kensington Park, a mixed-used redevelopment project in the 7600 block of Lyndale Av. including 27,000 sq. ft. of retail space, 94 condos, and 14 twinhomes. These residential units replaced 7 single family homes and two apartment units, increasing the density. This project was completed in the fall of 2004. Finally, City Bella, located at 66th St and Lyndale Av, is a mixed-use development with 18,000 sq. ft. of commercial space, 144 cooperative housing units and 16 townhomes. The City Council approved the rezoning of the site, allowing for a mixed-used development, as well as approved a PUD for the project, which included decreased setbacks and increased density.

Robbinsdale – Robbinsdale lots are small compared to most cities in the metro area. Since most lots are 40, 50 and 60 feet wide, no new approach is needed.

Spring Park – 39-unit condo.

Ramsey County

Maplewood – 33, Cottages at Legacy Village detached townhouses on private drives on a 4.6 acre site.

Roseville – Single family detached = 13, duplex/triplex/dbl-dwell = 178.

St. Paul – 32 units in 1999, 9 units in 2001.

Shoreview – There are approximately 284 housing units in Shoreview that have been developed using the zero lot line technique. In addition, Shoreview has 174 duplexes/triplexes.

White Bear Lake – 2,484 apartments, 1,311 townhomes, 121 condos, 95 two/three unit buildings.

Scott County

Elko – None. Past development moratorium has prohibited the processing of new subdivisions.

Prior Lake – Sterling South 2nd Addition, 21 units.

Washington County

Bayport – 3 units.

Cottage Grove – 118 units.

New Scandia Township – 30 units.

Oakdale – 48 units – Charter Oaks/Oakhill Hills (15th and Granada) includes detached zero lot line patio homes, developed in the late 1980s and last phase is being constructed at present with modern town homes.

St. Paul Park – 41 units.

Stillwater – 398 HUS Expansion Area, 330 Downtown infill condos.

Woodbury – Cardinal Way, 48 units; Applewood Pointe, 2 units added to a previously approved 74-unit condo building; Wyncrest, 37 townhouse units; Dancing Waters 7th Addn., 209 townhouses, 76 detached townhouses; Retreat at Garden Gate, 91 for-rent apartments, 228 for-sale apartments, 40 townhouses; Kingsfield, 5 townhouses added to 186 previously approved.

2. Part of Criterion #4

During 2004, were any existing subsidized housing units in the municipality “preserved” as affordable for low- and moderate-income households because of public and/or private reinvestment in that housing? For example, a Section 8 or 236 building with an expiring contract with HUD that was “preserved” through reinvestment and an extension of rent subsidies for a definitive period of years?

Anoka County

Andover – Franklin Lane Apartments (annual contract), Section 8 project-based, converted to project-based in 2000, 66 units “preserved”.

Blaine – Blaine Courts Senior Apartments and Cloverleaf Courts Senior Apartments are both owned by the city. The city covered the cost of lost revenue due to no rent increases, at the request of Metro HRA, for Section 8 units located at its two senior apartment buildings. This action “preserved” 21 affordable dwelling units for seniors that would have been lost if the city declined to continue its participation in the Section 8 program.

Hennepin County

Edina – Yorkdale Townhomes, 90 units; Yorktown Continental, 265 units; Oak Glen, 26 units.

Minneapolis – Holmes Greenway, 50 units, closed and rehab completed; Loring Towers, 230 units (187 Section 8 units), closed and new construction and rehab completed; Olson Townhomes, 92 units, rehab completed; Seward Towers, 640 units, rehab completed; Oakland Square, 31 units, closed; Cedil Newman, 64 units, funding approved; Elliot Park Commons, 25 units, funding approved; 2100 Bloomington, 90 units, funding approved; Little Earth Phase 4, 52 units, funding approved.

Minnetonka – Cedar Pointe Townhouses, 9 units preserved in 2004; West Hennepin Affordable Housing Land Trust (WHAHLT), 4 units preserved in 2004; Family Affordable Housing Program, 2 units preserved in 2004.

New Hope – 4864 Flag Av N, 1 owner-occupied unit preserved in 2004 through reinvestment of local funds (\$18,400) to assist with down payment and closing costs.

Plymouth – Willow Woods Estates, 40 units; At the Lake Apartments, 41 units.

Robbinsdale – All subsidized housing units are being preserved through the City’s Housing Maintenance Code Program. Also, 33 units at 4168-76 Adair were preserved by “No Place Like Home Communities.” The units are sold to “trust” for special need households. NPLHC – 33 units; Robins Landing – 110 SR units; Cunningham – 25 handicap units; Lilac Way – 49 units.

St. Louis Park – Community Involvement Program, 8 units received rehabilitation money from the city for needed renovations. Low income, vulnerable individuals did not have rents increased in order to pay for the improvements.

Ramsey County

St. Paul – Wilder Square Cooperative, 163 units; Wilkins Townhomes, 23 units; YWCA Supportive Housing-Oxford, 12 units.

Shoreview – Through the support and encouragement of the City, the property owner of Meadowland Townhomes formally agreed to preserve 44 units and continue in the program by initiating a new 10-year contract to continue in this program.

Washington County

Oak Park Heights – Raymie Johnson Estates, 96 hi-rise units and 24 townhome units.

6. Criterion #6

Please identify no more than five local fiscal tools or initiatives that assisted the development or preservation of affordable or life-cycle housing that are, by local policy, available from or through the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and /or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation.

Anoka County

Andover – a) Tax Increment Financing; b) Housing Revenue Bonds; c) General Obligation Bonds; d) Property tax levy; e) Local tax abatement (was talked about but not acted on).

Anoka – a) Housing Rehabilitation Loans funded by HRA levy; b) Technical assistance and loans available for historic rehab and reuse of upper floors of commercial buildings for residential use; c) Scattered Site Redevelopment Program funded through HRA TIF district; d) Tax Abatement Policy that is available for housing rehab (replaces “This Old House”); e) Revolving Loan Fund.

Blaine – a) Blaine Discount Loan Program, interest write-down on community fix-up home improvement loans for low/moderate income homeowners; b) Blaine Manufactured Home Rehab Loan Program, low interest loans available to manufactured homeowners; c) General Obligation TIF Bonds, Cloverleaf Courts Senior Apartments (102 units); d) TIF and land write-downs, Blaine Town Square Senior Apartments (87 units); e) EDA Fund, CEE Financial Resources provides technical and financial assistance services.

Centerville – Housing Development Revenue Bonds financing.

Circle Pines – a) Revolving Loan Program; b) Housing Resource Center; c) TIF.

Columbia Heights – a) Revenue Bonds; b) Tax Increment Financing Districts (TIF); c) Community Development Block Grants (CDBG) Funds; d) Land write-down; e) HOME Funds for Habitat for Humanity Home.

Coon Rapids – a) Tax Increment Financing, Port Riverwalk Redevelopment District; b) CDBG Rehabilitation Loan Program, deferred loan/grant program; c) Coon Rapids Discount Loan Program,

interest write-down on Community Fix-Up Fund home improvements loans for low- and moderate-income homeowners; d) Coon Rapids Mortgage Assistance Foundation Fund, Scattered Site Acquisition Program creating infill opportunities for affordable and life-cycle housing; e) Housing Improvement District, Willow Court Coach Homes.

Fridley – a) City HRA Tax Levy; b) Tax Increment Financing; c) General Obligation Bonds; d) Land Write Down; e) Fee Waivers and Reductions.

Oak Grove – a) Maintain 2.5-acre density lots, not 10-acre; b) Allow PUDs for more land use options.

Ramsey – a) Tax Increment Financing – Savannah Oaks (senior rental housing); b) Tax Increment Financing – Ramsey Townhomes (mixed-income rental housing); c) Low-Income Tax Credits – Ramsey Townhomes (mixed-income rental housing); d) Tax Increment Financing – proposed senior housing project for Fall 2005.

Spring Lake Park – a) PUDs; b) Density variances.

Carver County

Carver – Local tax levy.

Chanhassen – Tax Increment Financing (North Bay, Summerwood).

Victoria – a) Planned Unit Development (PUD) to allow smaller lots in exchange for land trust donation lots; b) Planned Unit Development (PUD) to allow smaller lots or more multi-family units in exchange for affordable housing; c) Reduction of the required park dedication in exchange for affordable housing; d) Creation of a scoring system that distributes the limited sewer connection we have more often to affordable housing projects.

Waconia – a) City administered CDBG revolving loan funds – some funds used to create/upgrade upper floor rental units in downtown area; b) Carver County HRA on home purchase, rehab and rent programs (income qualifications); c) Carver County HRA home improvement loans for qualifying properties.

Watertown – Downtown DEED grant.

Dakota County

Apple Valley – a) The City allocated CDBG funding in the amount of \$170,500, which was used to provide assistance to the Dakota County Community Services Division of the Office of Planning with the acquisition of vacant property for a 36-unit apartment building currently under construction, which will provide 18 units of supportive housing for low-income disabled persons with the remaining units targeted to low-income workers, particularly those who work in the area; b) The City and the Dakota County CDA approved Tax Increment Financing for the Tuscany, a market rate apartment project, which will require that 20% of their rental units be affordable; c) The City allocated CDBG funds in the amount of \$161,338 for 2004, which provided low-interest and forgivable loans for the replacement of aging manufactured homes in the city's two mobile home parks.

Burnsville – a) City CDBG – Provided grants to single family households meeting affordability guidelines for the purpose of providing funds for home improvement; b) Dakota County CDA – CDBG loans for home improvement; c) City is in partnership with Dakota County CDA to

provide financing for affordable housing; d) City Tax Abatement for Mixed Use (Affordable/Lifecycle combined with Commercial); e) City TIF for HOC Mixed-Use (Affordable/Lifecycle combined with commercial).

Eagan – TIF.

Hampton – Land is cheaper this far out and houses are affordable.

Hastings – a) TIF - Guardian Angels, conversion of church and school to housing; b) Housing Revenue Bonds - Augustana Senior Home, and Arbor Oaks Senior Home; c) Local Property Tax Levy - HRA levy for affordable housing rehabilitation programs; d) Assessment Abatement – public improvement assistance for low/moderate income property; e) Public Utility Funding Assistance – Habitat for Humanity.

Inver Grove Heights – a) Community Development Block Grant (Housing Rehabilitation Program); b) Revenue Bonds (Summer House Life-Cycle Development); c) Tax Increment Financing (Brentwood Village Affordable Rentals); d) Property Tax Levy (Dakota County CDA); e) Waiver Park Dedication (Good Samaritan Affordable Life-Cycle Housing Development).

Lakeville – a) Tax Increment Financing; b) Reduction in development fees and charges; c) Participation in infrastructure costs; d) Community Development Block Grant Funds – Affordable Housing Site Acquisition; e) Community Development Block Grant Funds – City Funded Home Rehab Loans.

Mendota Heights – a) Use of Tax Increment Financing to fund Village at Mendota Heights; b) Reduced or waived park dedication fees for affordable housing (example: Dakota County CDA Senior Housing (“Village Commons”) at Village at Mendota Heights.

Rosemount – a) Tax Increment Financing; b) Local Fee waivers or reduction; c) Community Block Grant Funds; d) DCA financing through County levy: City contributed \$242,000 in 2004.

West St. Paul – a) Land write-down or sale; b) CDBG dollars used for Housing Rehabilitation Programs; c) Collaboration and participation with non-profit organizations to preserve long-term affordability; d) Tax revenue bonds; e) Tax increment financing.

Hennepin County

Bloomington – a) Community Development Block Grant; b) Tax Exempt Revenue Bonds; c) Tax Increment Financing; d) HRA Housing Fund; e) HRA Development Fund.

Brooklyn Center – a) Housing Revenue Bonds pursuant to M.S. 462C; b) Tax Increment Financing (Housing Development Account); c) Community Development Block Grant (CDBG) Program; d) General Fund budget allocation to fund operation of Northwest Housing Resource Center.

Brooklyn Park – a) Housing Revenue Bonds (Brooks Garden & Brooks Landing); b) TIF (Eden Park, Waterford I & II, The Groves, The Fountains, Park Gardens); c) Member city, Northwest

Community Revitalization Corporation (use of grant money to write down cost of homes together with CDBG funds); d) Land write-down (Waterford II); e) Deferred Park Dedication fees (for Town Gardens Town Homes).

Champlin – a) Housing Rehab Loan Program CDBG Funds; b) PUD zoning; c) Tax Increment; d) EDA tax levy; e) variances.

Crystal – a) Tax Increment Financing; b) Local HRA levy to fund redevelopment and rehabilitation; c) Lots sold below the cost of redevelopment; d) CDBG-funded deferred home improvement loans for low-income household (<50% median); e) Locally funded home improvement incentive rebates.

Eden Prairie – a) West Hennepin Affordable Housing Land Trust (WHAHLT); b) TIF; c) CDBG; d) Bonds; e) Homebuyer assistance – MHFA (MCCP).

Edina – a) CDBG Scattered Site Affordable Housing - \$80,000 to Cornerstone, Bloomington; b) City & EEHF purchased properties to hold for future affordable housing project; c) EEHF Programs: 2nd Mortgage, Down Payment Assistance and rehab/preservation; d) Created an Affordable Housing Task Force to advise City Council on the current status of affordable housing research needs and opportunities for improvement; e) Tax Increment Financing.

Golden Valley – CDBG funds used for acquisition of Habitat for Humanity sites.

Hopkins – a) HRA levy; b) Land write-down; c) TIF/tax abatement; d) Housing Improvement Area Financing (GO Bonds); e) Housing Rehabilitation Loan and Grant Program (CDBG).

Maple Grove – a) CDBG and HOME funds; b) Annual income from City scattered site rental properties; c) HRA Levy; d) TIF; e) Interim rental program using homes purchased for future public right of ways for rent to households with qualifying income levels.

Minneapolis – a) In 2003, CPED joined the Center for Neighborhoods 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 higher-density housing and mixed-use development opportunities on the city’s community, commercial and transit corridors. To complement this effort, CPED established a new funding program for multifamily corridor site acquisition in 2004 (\$1M/year). The city’s Corridor strategies were recently selected as a finalist in the Innovations in American Government Awards program; b) Affordable Housing Trust Fund – CDBG, HOME, ESG, EZ and local funds of \$10+M/year; c) Housing Revenue Bonds; d) Affordable Ownership Program Strategies – Workforce Housing Gap, Limited Equity Cooperative and Perpetual Affordability (land trust) programs - \$1.5M/year; e) Tax Increment Financing.

Minnetonka – a) Tax Increment Financing, West Ridge Market, Ridgebury; b) Housing Revenue Bonds, Elmbrooke; c) Land write down, Excelsior Court Apartments; d) CDBG Funds, West Hennepin Affordable Housing Land Trust; e) Grants and Line of Credit from City, West Hennepin Affordable Housing Land Trust.

Mound – a) TIF; b) HUD (cooperation with Hennepin County); c) Upgrade/improvements at Indian Knoll (city/HRA-owned Section 8 apartment complex); d) CDBG grant/program funding; e) Development of a new rental ordinance (under development).

New Hope – a) TIF bonds issued for project at 5501 Boone Av N, \$1.2M; b) CDBG funds used to acquire 4317 Nevada Av for redevelopment into 6 owner-occupied twinhomes that will be affordable to those at or below 80% AMI; c) Work with local CHDO (Northwest Community Revitalization Corporation) to develop and preserve affordable housing opportunities (4301-17 Nevada Av).

Orono – Tax increment financing was approved for a 4-story mixed use project containing 18 elderly housing units and two office bays with associated parking on the first floor.

Plymouth – a) Affordable Housing Reserve Account and Tax Increment Housing Assistance Program (TIHAP) – Quest; b) HRA General Account – Willow Woods Estates; c) Local HRA Tax Levy – Plymouth Towne Square; d) Housing Revenue Bonds – At the Lake Apartments; e) Community Development Block Grant (CDBG) – Housing Rehabilitation and First Time Homebuyer Programs.

Richfield – a) HRA levy funds rehabilitation and new home construction programs for lower income households; b) Tax Increment Financing – This tool has been used for a variety of redevelopment projects, most recently the production of 160 units at City Bella and 108 units at Kensington Park; c) Housing Fund – Developers who cannot make at least 10% of the housing affordable in a development can contribute 15 percent of available tax increment from a development to the Richfield Housing Fund. The fund will be used for housing initiatives throughout the city, presently supporting our single family scattered site life cycle housing program, Richfield Rediscovered, and our Kids @ Home program, which is a 36-month rent assistance program designed to help families become self-sufficient; d) CDBG for New Home Construction – CDBG funding was used to purchase two substandard properties through the Homeownership program. One was sold to Habitat for Humanity, which was then resold to an income-qualified buyer and the other will be sold to a non-profit developer and will also be sold to an income-qualified buyer; e) CDBG for Rehab – CDBG funds provide deferred loan rehab resources to lower income households.

St. Anthony – a) Approving variances for lot width and lot area; b) Proposed ordinance to allow egress windows in side yard setbacks so owners may use additional living space in lower level of their homes; c) Providing homeowners with information to upgrade homes; d) Providing/participating in GMHC & Housing Resource Center; e) Working with developers in providing multi-family housing options by setting up mixed-use areas and smaller area requirements for PUD developments.

St. Louis Park – a) TIF – Elmwood Village – Rottlund Condominiums; b) TIF approved – Aquila Commons – 110 affordable & senior coop units; c) City Housing Rehabilitation Fund & CDBG funds for deferred & discounted loans for SF low income owners; d) MF Revenue Bonds – Newport on 7 Apartments; e) CDBG funds to Supportive and Transitional MF Housing Providers – Community Involvement Program.

Ramsey County

Arden Hills – a) Community Development Block Grants; b) Property taxes; c) Tax Increment Financing.

Falcon Heights – a) TIF; b) HOME (Ramsey County); c) Minimum building permit fees, plan check and planning fees.

Maplewood – The City used funds from a tax-increment finance district to establish and continue a scattered-site housing program. In 2003 and 2004 the City used the funds to buy 5 dilapidated homes and the City prepared the site (grading and soil corrections) for a new 11-unit townhouse development.

Roseville – a) HRA Fund – Housing Resource Center Technical and Financial Assistance Services; b) HRA Fund – Roseville Revolving Loan Fund for owner-occupied housing renovation; c) HRA Fund – Design Assistance Grant for projects that help to keep families in the community who need to increase living space – grants limited to families with incomes at or below 120% of median income; d) HRA Fund – HRA provided second mortgages to first-time homebuyers to write down the purchase of five single family homes; e) Housing Fund – Annual Home & Garden Fair to assist with preservation of affordable and life-cycle housing.

St. Paul – a) Mortgage revenue bonds (City Living); b) Rental housing revenue bonds (Bridgecreek, Lyon's Court); c) Low-income housing tax credits (Bridgecreek, Crestview, Lyon's Court); d) Federal CDBG/HOME funds (Germain Landing, Railroad Island, 560 State, Lowry Plaza, Model Cities, single family developments; e) TIF, local HRA, STAR funds (Bridgecreek, Crestview, Maryland/Forest, Phalen Crossing, Emerald Gardens, Gateway Village, Lyon's Court).

Shoreview – a) CIP – Planning Studies: Shoreview Town Center, demographic analysis and other; b) Tax Increment Financing; c) Land acquisition/exchange/write-down; d) Public infrastructure construction costs; e) Reduction/waiver of development fees.

Vadnais Heights – City continued and issued TIF assistance to Cottages senior housing to reduce rental fees. This is low/moderate housing project. City street program which subsidizes assessments for housing helps promote or keep cost to housing units low.

White Bear Lake – a) Housing Revenue Bonds – Pinehurst Apartments; b) Tax Increment – The Arbors; c) Housing Revenue Bonds – The Boulders; d) General Obligation Bonds – Pioneer Manor (city-owned affordable housing); e) Land write down – The Arbors.

White Bear Township – Tax Increment Financing.

Scott County

Belle Plaine – a) Tax increment financing; b) Local fee waivers or reductions.

Elko – Local property tax levy (to support Scott County HRA).

Prior Lake – a) Tax Increment Financing – Creekside Commons, Lakefront Plaza; b) Scott County HRA Tax Credit assistance (49 units); c) Safe Haven for Youth Transitional Housing (Scott County HRA); d) Scott County HRA Tax Levy, approximately \$200,000.

Savage – TIF is available within the city’s downtown redevelopment for mixed use projects that include a residential component.

Shakopee – Low interest rehab loan money funded by CDBG block grant.

Landfall – Tax Increment Financing.

Mahtomedi – a) TIF; b) Receive bonds; c) Programs offered through Washington County HRA.

Oakdale – a) Streamlined approval process/design standards; b) PUD process where developed standards are flexible; c) Collaboration with a Community Land Trust. The City is currently working with Two Rivers CLT on rehabbing existing home stock in Oakdale. They recently teamed up with City Academy and finished a house at 6309 6th St.; d) Collaboration with a Non-Profit Housing Organization. Began dialogue with representatives from Habitat for Humanity about project opportunities within Oakdale; e) CDBG funding. CDBG Funds were used to help in the building of 3 single family affordable homes as well as help with the anticipated expense of rehabilitating 3-5 deteriorating homes in 2004.

Oak Park Heights – a) Tax Increment Financing; b) Local Property Tax Levy; c) General Obligation Bonds; d) Community Development Block Grant; e) 501(c)(3) Bonds.

St. Mary’s Point – Variances to raise houses above flood plain.

Stillwater – a) Density bonus – senior projects; b) Possible TIF assistance; c) Zoning to preserve existing housing stock; d) Zoning to increase development on infill sites; e) Land cost write downs and tax credit (state) assistance.

Woodbury – a) Density bonuses, previously enacted; b) Reduced parking requirements, senior coop building; c) Decreased roadway width, previously enacted; d) Flexibility in zoning requirements, in all PUD applications; e) WAC/SAC reductions, WAC only.

7. Criterion #7

Please identify/describe up to five instances/examples during 2003 and 2004 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, or development or building requirement; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

Anoka County

Andover – a) PUD to achieve more density.

Anoka – a) Planned Unit Development and variance granted to allow increased density and reduced setbacks for a 16-unit detached townhouse project; b) Variance for lot width and lot area requirements for a lot split to accommodate new single family house site; c) Impervious surface coverage variance granted to accommodate a 28-unit townhouse development; d) Variance to allow more than 50% tree crown cover reduction to accommodate a 32-unit townhouse project; d) Density and setback variances granted to allow 10 residential units in the upper floor of a commercial building in the Historic Central Business District.

Blaine – a) DF/Flexible Development Standards, Lakes of Radisson North, Hans Hagen Town Homes (204 units); b) DF/Flexible Development Standards, Lakes of Radisson North, Rottlund Town Homes (350 units); c) DF/Flexible Development Standards, Lakes of Radisson North, Sharper Homes Town Homes (65 units); d) DF/Flexible Development Standards, Sophia's Glen, Yor Way Custom Homes Town Homes (12 units); e) DF/Flexible Development Standards, Club West 12th Addition, 125 condominiums/town homes.

Centerville – Zero lot line developments.

Circle Pines – a) Reduction of street width at Pine Hollow; b) Rezoned Pine Hollow from Commercial to Residential.

Coon Rapids – a) PUD/Flexible Development Standards – Wexford Villas Townhouses; b) PUD/Flexible Development Standards – Ashley Oaks Townhouses; c) PUD/Flexible Development Standards – Cottages on Main Townhouses; d) PUD/Flexible Development Standards – Lifestyle Coon Rapids Townhouses; e) Development Standard – Reduced minimum garage sizes for single-family units.

Fridley – a) Allow 50 foot lot widths for those properties platted before 1955; b) Reduced front yard setbacks to allow expansion of existing homes.

Oak Grove – West Lake George is a PUD where we reduced the setbacks.

Ramsey – a) Adopted Ramsey Town Center zoning district that allows for increased density, reduced setbacks, and other regulatory flexibility in the Ramsey Town Center, which will contain a range of life-cycle housing options; b) Reduction in setbacks, allowances for private streets – Ryland Townhomes (life-cycle townhome project); c) Reduction in setbacks,

allowances for private streets – Town Center Gardens Townhomes (life-cycle townhome project); d) Reduction in setbacks, allowances for private streets – Alpine Acres Townhomes (life-cycle townhome project); e) Reduction in setbacks, allowances for private streets – DR Horton Townhomes (life-cycle townhome project).

Carver County

Carver – Reduced setbacks in approving plat for Carver Bluffs West through the PRD process.

Chanhassen – a) Reduced setbacks, Summerwood; b) Increased building height, Summerwood; c) Use of private street, Highlands on Bluff Creek.

Hamburg – a) Setback requirements – variance; b) Storm sewer requirements; c) Amount of LOC – 50%.

Waconia – a) Allowed 24 foot wide streets to increase density of townhome project; b) Allowed 20% of lots in a subdivision to have their lot size and lot width reduced by 25% to promote housing variety.

Dakota County

Apple Valley – a) The City approved planned development performance standards and area requirements for Cobblestone Lake 3rd Addition, a 59-acre mixed-use residential development. These standards and requirements for such things as reduced setbacks and increased densities for the single family/townhouse development, as well as smaller lot area requirements for single family component; b) The City prepared and approved a planned development ordinance and design framework for the Central Village, a 70-acre mixed-use development that will include office, retail and attached housing. Significant increase in dwelling densities, setbacks that included build-to-lines, and incorporation of truly mixed-use (commercial/residential) buildings; c) A variance was granted by the City that reduced the number of parking spaces typically required for multi-family projects from 2.5 spaces to 1.84 spaces per unit for a 70-unit, seniors only cooperative; d) The City adopted ordinance amendments, which would allow one accessory dwelling unit in a single family detached dwelling; e) The City approved a rezoning of a 19.5-acre site from “I-2” (General Industrial) to “PD” (Planned Development), which created area requirements and performance standards for multi-family residential uses; and subdivided the property into 18 lots for the purpose of constructing 13 townhome and 4 condominium buildings that will have a total of 174 townhome and 96 condominium dwelling units.

Burnsville – a) 2004 – Lintor Villas in HOC, allowed cement fiber lap siding materials deviation; b) 2004 – Lintor Villas in HOC, allowed lesser ratios of primary building materials deviation; c) 2003 – Uptown Landing, allowed deviations to building materials; d) 2004 – Grandview Commons, allowed deviation to height; e) 2004 – Grandview Commons, allowed deviation to building materials.

Eagan – a) Cedar Grove Zoning District adopted and implemented allowing higher density and reduced setback for 129-unit Keystone Communities Senior Housing; b) Planned Development Zoning used for mixed use Nicols Ridge townhomes and condo units in Cedar Grove

Redevelopment Area; c) Rezoned commercial property to allow 138-unit rental townhome project, Cedar Villas, 34 units developed as affordable by county CDA.

Hastings – a) Glendale Heights 2nd & 3rd Additions – Use of Planned Residential Development provision to cluster units to preserve wooded bluff lands to construct 278 townhome units; b) Lawrence Condominium , Whispering Lane – Use of Planned Residential Development to allow for density increase to 18 units an acre (72 units total); c) Schoolhouse Square 3rd Addition – Use of Planned Residential Development to allow for mixed use and increased density in exchange for increased architectural detail (resembling the old Hastings School), 57 units, 4 stores; d) Riverwood 8th Addition Approval – Use of Planned Residential Development provision to cluster units to preserve open space and facilitate construction of 61 townhomes and 168 condominium/apartment units; e) Williams 2nd Addition – Use of Planned Residential Development to allow for smaller lot sizes and decreased front yard setbacks to preserve woodlands for 5 single family homes.

Inver Grove Heights – a) Variances from PUD parcel size, arterial road setbacks for Park Pointe subdivision; b) Variance to allow two lots to share same driveway for Jeff Riegel addition; c) Variance to allow homes to be less than 15 feet above street grade for River Run Cahill Addition; d) Variances from front yard setback and road width requirements for Lafayette Addition affordable housing; e) Variances from parking requirements for Brentwood Village Apartments affordable housing.

Lakeville – a) Storm water Management requirements were reduced for the Lakeville Family Housing Third Addition developed by Dakota County CDA in2003; b) Narrower private streets rather than wider public streets were allowed in the Lakeville Family Housing Third Addition developed by the Dakota County CDA in2003; c) Affordable rental and owner-occupied housing are exempt from certain design and construction requirements contained in the Zoning Ordinance; d) Reduced residential setbacks were approved in the Spirit of Brandtjen Farm mixed use Planned Unit Development in 2004; e) Narrower residential public streets were approved in the Spirit of Brandtjen Farm mixed use Planned Unit Development in 2004.

Mendota Heights – a) May 6, 2003, the City Council approved the PUD Final Development Plan for East and West Townhome Neighborhoods for the Village at Mendota Heights; b) July 1, 2003, the City Council approved the PUD Final Development Plan for the North Neighborhood of the Village at Mendota Heights.

Rosemount – a) Modify zoning ordinance to permit reduced setbacks for older homes in the community (R1A zoning district) where property owners may choose to expand the garage but want to remain in the same dwelling unit/moderate housing options and life-cycle housing; b) Reduced single family lot sizes. Harmony Master Development Plan approval; c) Requirement of senior housing and apartment project within the Harmony Master Development Plan approval; d) Use of private drives rather than public roads in Connemara Crossing attached housing project; e) Ordinance amendment to allow front yard setback deviations for single family homes built before 1980 to permit building additions that allow existing residents to upgrade homes and stay in moderate-priced housing.

West St. Paul – a) Lot size variance granted to allow construction of replacement housing and at increased density. Setback variance granted; b) Used site design standards; c) Use PRD zoning

requirements; d) Subsidized development cost in partnership with Dakota County Community Development Agency; e) Land write-down or sale.

Hennepin County

Bloomington – a) Applewood Pointe Senior Cooperative (95 units) – Approved planned development height flexibility for three stories to four stories to allow higher density, more units, lower cost per unit; b) Applewood Pointe Senior Cooperative (95 units) – Approved planned development setback flexibility from 60 feet to 29 feet along Lyndale Avenue to allow higher density, more units, lower per unit cost; c) Lyndale Green Townhomes (46 units) – Approved planned development setback flexibility from 60 to 30 feet along 84th Street to allow higher density, more units, lower per unit cost; d) Essex Knoll Lot 4 – Approved variance decrease lot size requirements to 68.4% of the district minimum for an HRA redevelopment to create new single family detached housing affordable to households below 60% of median; e) Essex Knoll Lot 9 – Approved variance to decrease lot size requirement to 70.1% of the district minimum for an HRA redevelopment to create new single family detached housing affordable to households earning below 60% of median income.

Brooklyn Park – a) Aspen Cover – 19 units of detached life-cycle housing: allowed smaller lots with narrow private road, reduced setbacks; b) Town Gardens – 134 units of attached and detached town homes: allowed smaller lots, reduced setbacks, private roads to increase density; c) SummerCrest – 59-unit condominium project for 55 plus: reduced parking requirement by allowing proof of parking. This property was formerly zoned for office and rezoned to high-density residential; d) Cottages on the Green – 46 units detached homes, variance from standard allowed streets to be reduced from 32 ft to 28 ft; e) Roxborough Crossing – planned development overlay zoning approved to allow increased density – 7 units per acre.

Champlin – a) Oaks of Savannah, 65 lots with reduced lot widths; b) Oaks of Elm Creek, 30 lots with reduced lot widths; c) Villas at Waters Edge, rezone for greater density.

Crystal – a) Variance from rear yard coverage limits in May 2003 to facilitate construction of a new house at 3516 Kyle Av N; b) Variance from rear yard coverage limits in May 2003 to facilitate construction of a new house at 3520 Kyle Av N.

Deephaven – Approved a 28-unit townhouse development using a Planned Unit Development Ordinance passed in 2003.

Golden Valley – a) Reduction of lot size requirement for Habitat for Humanity twin homes; b) Waive park dedication fee for Habitat for Humanity twin home development.

Hopkins – a) PUD to allow greater density – Marketplace Lofts; b) PUD to allow greater density – Regency; c) PUD to allow greater density – The Summit; d) Flexibility in payment of Park Dedication Fee – The Summit; e) Variance to allow flag lot – Oakridge Place.

Maple Grove – a) Flexible design and density standards – ongoing citywide; b) Gravel Mining Area-Special Area Plan – 1997 applied relatively elevated densities over approximately 380 acres of land guided to medium and high density residential; c) PUD process is used extensively to reduce setbacks and lot sizes; d) Project Point System put in place in 2004 which awards

project points for, among other categories, affordability; e) Approved the use of a \$275,000 Affordable Housing Incentive Fund loan for Maple Lakes Townhomes project.

Minneapolis – a) St. Anne’s, 2300-2400 W Broadway Av N & 2519 to 2531 Queen Av N. 1) Approve rezoning from R1A and C1 to C2, and a conditional use permit, to allow 66 affordable housing units for senior citizens. 2) Approved the vacation of an alley. 3) Approved variance to increase the front yard setback beyond the 8 feet required in the Pedestrian Oriented Overlay District. 4) Approved variance to reduce the number of off-street parking spaces from 61 to 57; b) Heritage Park Phase III, area bounded by Olson Memorial Highway, Van White Memorial Blvd, 5th Av N and Lyndale Place. 1) Approved conditional use permit to allow planned residential development of xx housing units including xx public housing units and xx additional affordable housing units. 2) Approved variance to allow accessory parking structure not at the rear of residential structures. 3) Approved variance to reduce front yard setback from 15 feet to 10 feet to allow placement of one of the residential structures and to allow porches on the front of structures in the required front yard, and variance of the interior side yard setback from 9 feet to 5 feet for accessory structures; c) Clare Apartments, 957 Central Av NE, 200 10th St NE, and 1000, 1004 and 1006 3rd Av NE. 1) Approve rezoning from R5 to OR2 and conditional use permit to allow supportive housing facility serving 31 people. 2) Approved vacation of parts of 10th St and 3rd Av rights of way. 3) Approved variance of front yard setback along 3rd Av from 15 feet to 0 feet to allow the building and mechanical equipment. 4) Approved variance of front yard setback along Central Av from 15 feet to 0 feet to allow a 15-foot wide walkway. 5) Approved variance of rear yard setback from 11 feet to 6 feet and 0 feet to allow parking spaces and a drive aisle; d) Minneapolis Public Housing Authority senior housing building, 1101 4th Av N. 1) Approved rezoning from R4 to R5, and conditional use permit, to allow 102 public housing units for seniors. 2) Approved variance for required parking from 75 parking spaces to 50 parking spaces. 3) Approved variance of required front yard setback from 15 feet to 10 feet, 5 feet and 0 feet for part of the building, the entrance colonnade, and a front walkway feature; e) Midtown Exchange, 826 Lake St E, 1010 Lake St E, 2901 10th Av S, 2843 Elliot Av S. 1) Approved rezoning from I1 to C2 and C3A to allow a planned commercial development with 315 units of ownership and rental housing, of which 62 are affordable at 50% MMI. 2) Approved the vacation of part of an alley. 3) Approved conditional use permit for an increase in the allowed height of a hotel from 4 stories/56 feet to 5 stories/63 feet. 4) Approved variance of the allowed floor area ratio from 2.7 to 2.8. 5) Approved multiple setback variances to allow a shortened distance to front, rear and side property lines for portions of the building, a canopy, a bus turnaround, a patio, and a drive aisle. 6) Approved variance of the number of on-site loading areas from 2 to 1; f) Similar flexibilities were granted for at least 7 other affordable and life cycle projects in 2004, including CCHT Townhouses, Hawthorne Village, River Run, Walker Senior Housing, Hope Community Court, Camden Apartments, and Many Rivers West; g) In addition, the City of Minneapolis allows by right a 20% increase in the number of dwelling units allowed if at least 20% of the dwelling units in the project are affordable to families earning 50% of the metropolitan median income.

Minnetonka – a) Planned Unit Development, The Sanctuary, Deephaven Cover; b) Rezoning, Wyldewood Condominiums, Cloud 9 Condominiums; c) Setback variances, Meadowwoods, Lakeside Estates; d) Private streets and storm sewers, The Sanctuary; e) Reduced road and right-of-way widths, Meadowwoods.

Mound – a) Fee reduction(s) and relaxing of requirements in downtown districts via development agreement and PDA approval; b) Support for high density, transit-oriented mixed use development in downtown core; c) Standard minimum lot size of 6,000 sf in R-1A & R2 districts with reduced setbacks for “lots of record”.

New Hope – a) Approved Planned Unit Development & rezoning application to PPI for development of 35-unit apartment building and 41-unit owner-occupied condominium building at formerly city-owned property at 5501 Boone Av. City used CDBG funds to acquire the site. City also granted \$1.2 million in TIF assistance to assist with higher redevelopment costs due to the poor soils on the site. Each building will be constructed on approximately 100 pilings; b) The city granted approval to Chardon Court for the construction of a 78-unit owner-occupied senior cooperative named Woodbridge. Construction was substantially complete in 2004. No city financial assistance was requested for this project; c) In 2004, the city council approved a purchase agreement with the local CHDO to acquire the city-owned property at 4317 Nevada Av for \$1. The project will redevelop two dilapidated properties into 6 owner-occupied townhomes that are affordable to those at or below 80% AMI; d) City has reduced or waived development fees for affordable housing projects on a case-by-case basis in the past.

Orono – Variance for height to allow 4-story mixed use project.

Plymouth – a) Fire lane variance for Bass Lake Villas; b) Private drive variance for Woods at Medicine Lake; c) Variances for structure and drive aisle setbacks and no turnaround on a private drive for Plymouth Crossing.

Richfield – a) Building Permits for Kensington Park – The City implemented its approval of a PUD for Kensington Park through the issuance of a building permit in 2003. The HRA also approved and paid for streetscape improvements for this project, including sidewalks, lighting and landscaping, installed in 2004; b) Building Permits for City Bella – City action was taken in 2003 with the issuance of building permits for the City Bella project. This project included the use of tax increment and Business Subsidy agreements, which reduced the total development cost. Also, PUD approvals allowed for mixed-use with a housing density of 35.5 units per acre; c) Building Permits for Penn Place – Building permits were issued for Penn Place in 2003. The City Council approved higher densities for cluster housing developments, allowing Penn Place Townhouses to move forward with the construction of 7 live/work units; d) Blending Public/Private Spaces Policy document – This was completed in 2003 and was used to reduce costs of both public and private infrastructure and yield more attractive investments; e) The HRA used federal funds to purchase a substandard property, which will be sold to a non-profit for redevelopment and then sold to an income-qualifying household. The administrative time and legal expense in the acquisition spared the non-profit time and expense.

Richfield – A) Conditional Use permit and variances for 18-unit condo project at 2559 France; b) Conditional Use permit and variances for 4-unit townhome project at 3554 Grimes; c) Variance at 4168-72-76 Adair for condo conversion (NPLHC); d) variance at 4217 Ewing for third bedroom/attached garage addition; e) variance at 4139 Regent for 142 townhouse project (front yard from 30 to 25 feet).

St. Anthony – See Criterion 6.

St. Louis Park – a) Developed MX zoning District – Stonebridge Condos; b) MF Residential administrative approval in Residential/Commercial district, Urban apts. 90 units affordable rental; c) Greater density via PUD, Excelsior and Grand Phase NE; d) Allowed drainage ponds on park property to increase density – Parkside Urban Lofts; e) Allowed greater density and building height via PUD – Park Summit – 150 units senior.

Ramsey County

Arden Hills – Variances to preserve single-family property that is affordable.

Falcon Heights – a) Minimum building permits, zoning review, planning fees; b) Use of PUD ordinance in redevelopment (reduction of certain requirements).

Maplewood – a) Van Dyke Village Townhouses – The City sold the land to the developer at cost and reduced PAC fees for a 20-unit townhouse development for low- to moderate-cost workforce rental housing; b) Rezoning and re-guiding property previously used as a school in order to allow for the development of 44 senior housing units on 2.2 acres. This required several Council approvals, including the project density (Summerhill); c) For the Legacy village project, the city applied ‘smart growth’ development principles and allowed reduced front setbacks throughout the project.

Roseville – a) Seven setback permits out of 19 were issued for renovation projects to homes with a value under \$183,200 in 2003 and five setback permits out of 8 were issued for renovation projects to homes with a value under \$193,700; b) PUD/Flexible Development Standards were approved for over 424 units of new single family and multifamily housing projects that increase the standard density (Arona-Applewood, Hamline Center, Heritage Place, Midland Hills, Greenhouse Village); c) Sold city land for the redevelopment of a mix of senior, young professional and first-time buyer affordable units and two Habitat for Humanity Homes using the PUD rezoning process of development (Arona-Applewood); d) The City Council approved the issuance of \$92,000 of land proceeds from the sale of city property to the Roseville HRA for the development of affordable and life-cycle housing; e) Eleven out of 24 single family variances were issued for renovation projects to homes with a value under \$183,200 in 2003 and 3 out of 9 single family variances were issued for renovation projects to homes with a value under \$193,700.

St. Paul – a) Created new zoning districts for higher densities; b) Reduced city building and zoning fees; c) Removed consent petitions for residential rezoning; d) Approved zoning changes for mixed use; e) Approved variances, special conditions, etc.

Shoreview – a) Planned Unit Development – small lot detached townhomes: Villas of Whispering Pines; b) Implementation of reduced building setbacks: Whispering Pines and Snail Lake Landing; c) Reducing minimum lot standards for a subdivision through the variance process: Allen; d) Reducing street standard requirements: Snail Lake Landing; e) Reducing required setbacks for an addition to address life-cycle housing needs: Reid.

Vadnais Heights – The city approved a variance to code to allow a rear lot setback to allow an 8-unit apartment building by Keith Frank at 745 E County Road D with detached garages. These units had permits issued in 2003 and are considered affordable housing. On August 17, 2004 the

city approved a 31-unit townhome development which included variances to code to allow setbacks for front, rear and side yard on a few of the units which helped make the entire development economically feasible.

White Bear Lake – a) 2003 – City provided a parking waiver in the marina/triangle district whereby the City Council can reduce the amount of required parking where other city parking exists without the need for a variance; b) 2003 – Eliminated the requirement for private off-street parking in the downtown for 5 or fewer residential units and reduced the parking requirements for larger apartment developments; c) 2004 – Released a use easement on a single family parcel to assist Habitat for Humanity in acquiring the property; d) 2004 – Granted a lot width variance and subdivision to allow a group home to be built; e) It is the City’s policy and practice to allow multifamily senior housing in single family zones as a conditional use without rezoning.

Scott County

Elko – During the recent development moratorium, the City of Elko, City of New Market and New Market Township (under the guidance of Scott County) undertook and adopted a southeast Scott County Comprehensive Plan. The plan includes policies which promote flexibility including the creation of a mixed use zoning district. The plan further directs a density objective consistent with Metropolitan Council requirements.

Prior Lake – a) Jeffers Pond, a Planned Unit Development, allowed reduced setbacks and lot areas for single family homes in Jeffers Pond Enclave; b) Jeffers Pond PUD provided for construction of 200 units of senior housing and affordable rental townhomes in future phases.

Savage – a) Provided for increased density through PUD regulations, allowing for development of affordable condominium units; b) The city zoning ordinance includes density bonuses for residential projects that include units meeting livable communities’ standards for affordability.

Shakopee – a) Reduced setbacks in Thomas A. Phillip Addition; b) Shared recreational space in S. Meadows and T.A. Phillip Addition; c) Reduced setbacks in Dean Lakes 1st Addition; d) Various variances to lot standards in Riverside Fields; e) Overall development pattern in Church Addition.

Washington County

Afton – Increase maximum site coverage for buildings in our downtown district.

Cottage Grove – a) Summerhill Senior Housing – reduced parking requirements; b) Summerhill Senior Housing – reduced building and parking setbacks; c) 12 individual variances for single family homes targeted toward improvements to foster life-cycle housing.

Mahtomedi – RIE Historic Mahtomedi Zoning District – flexible lot requirements, setbacks, etc.

Oakdale – a) 18 units – allowed single family development to be platted with smaller lot sizes than conventional zones allowed (Rosewood Ponds); b) Approved mixed-use project to include town home units (Oakcrest Village) where zones would otherwise have not permitted residential

units; c) Facilitated expansion of successful apartment project (Cedrics Landing) for a second phase with 89 units.

Oak Park Heights – a) Use of variances, conditional use permits and other; b) Building Permit Plan Review Fee waived or reduced on occasion of developments with mirrored or very same construction design/plan; c) Reduction (when deemed appropriate) of roadway width and/or parking space requirement; d) Private roadways versus public roadways (when deemed appropriate); e) Design Guideline and Zone Review with modification where and when needed.

St. Mary's Point – Variances to raise homes above flood levels.

Stillwater – HSI – Home Free project, 6 du's/ density

Woodbury – a) Stonemill Farms 3rd Addition, roadway widths, setbacks, lot sizes; b) Pine Ridge, roadway widths, setbacks, lot sizes; c) Retreat at Garden Gate, private streets, setbacks, mixed residential units, affordable housing component of 40 units; d) Dancing Water 7th, roadway widths, private streets, setbacks, mixed residential units; e) Applewood Pointe, increased densities of 11 units per acre, zoning interpretation to allow the use in the B-1, Limited Business District zone.

8. Criterion #8.

Please list up to five housing preservation/maintenance activities or efforts the municipality is currently engaged in or programs it uses and promotes to maintain or improve its existing housing stock and were used in 2003 or 2004. For example, a housing maintenance code and enforcement program, or a home rehabilitation loan program. County-administered programs are applicable.

Anoka County

Andover – a) Rental Rehab Loan Program.

Anoka – a) Rental Registration and Inspection Program (adopted 2004); b) Property maintenance code and enforcement (updated in 2004, hired full-time property maintenance coordinator); c) Housing Rehabilitation Loan Program for owner-occupied (includes City of Anoka contract with MN Center for Energy and Environment); d) Housing Rehabilitation Loan Program for Rental Property (City of Anoka contract with MN CEE); e) North Suburban Home Improvement Show (City sponsored, hosted with surrounding communities).

Blaine – a) Blaine Residential Maintenance Code for Rental Housing; b) Blaine Residential Maintenance Code for Owner-Occupied Housing; c) Blaine Home Improvement Loan Program for Rental Housing; d) Blaine Home Improvement Loan Program for Owner-Occupied Housing; e) Promotion of Anoka County Community Action Program loans and grants.

Centerville – 1997 Uniform Housing Code.

Circle Pines – a) Rehabilitation Loan Program; b) Housing Resource Center; c) Housing maintenance code rental/owner; d) Rental License Program; e) Code enforcement.

Columbia Heights – a) Housing Resource Center, \$15,000; b) Housing Rehabilitation Center, \$40,000; c) Home Remodeling Fair, in-kind; d) Point of Sale Program, soon to be implemented.

Coon Rapids – a) Housing Maintenance and Occupancy Code and Enforcement Program – Rental Housing; b) Housing Maintenance Code and Enforcement Program – Owner-occupied Housing; c) Housing Rehabilitation Grant and Loan Program – Owner-occupied Housing; d) HousingResourceTM Center – No-cost Home Improvement Assistance; e) Home Improvement Interest Write-down Loan Program – Owner-occupied Housing.

Fridley – a) Property Maintenance Code Enforcement Program; b) Home Improvement Loan Program; c) Section 8 Code Compliance Inspection Program; d) Rental Licensing Inspection Program; e) Annual Home Remodeling Fair.

Ham Lake – County administered loan program to rehab homes.

Oak Grove – CDBG funds from Anoka County for rehab in Oak Grove.

Ramsey – a) In 2003, the City of Ramsey significantly updated its Housing Maintenance Code and its enforcement for all residential types; b) Also in 2003, the City upgraded its Rental Licensure requirement, to include an inspection of each rental unit; c) The Ramsey Police Department operates a Crime-Free Multi-Housing program focused on landlord and tenant education; d) Ramsey residents also participate in Anoka County's First Time Buyer program, which provides homebuyer education and low-interest loans to first-time home buyers.

Spring Lake Park – a) Housing Maintenance Code; b) Rental Housing Code.

Carver County

Carver - County HRA programs.

Chanhassen – a) Housing maintenance ordinance; b) Rental licensing requirement.

Mayer – Building permit process.

Norwood Young America – Rental Housing Inspection Program.

Victoria – a) Code enforcement of building and zoning ordinance; b) Rental housing code; c) Environment/nuisance ordinance.

Waconia – a) Carver County HRA Home Improvement Loans; b) City of Waconia Revolving Loan Fund (\$40,000 per app) to create/upgrade downtown rental dwelling units; c) City of Waconia Rental Dwelling Unit Inspection/License program; d) Waconia Fire Department – programs on home safety and fire preparedness; e) Waconia community ed home fix-up classes (kitchen upgrades, decks, finish basements, etc.).

Watertown – a) Housing maintenance code/enforcement for rental housing through Building Inspector's office; b) Housing rehab loan/grant program through downtown DEED grant for rental dwellings above downtown businesses.

Dakota County

Apple Valley – a) The City allocated CDBG funds in the amounts of \$161,338 for 2004, which provided low-interest and forgivable loans for the replacement of aging manufactured homes in the city's two mobile home parks; b) The City participates in the MHFA Rehabilitation Program, which is administered by the Dakota County CDA on behalf of the City; c) The City participates in Dakota County's Weatherization Program, which is administered by the Dakota County CDA; d) The City has two full-time staff persons who enforce the property maintenance code.

Burnsville – a) Property Maintenance Code is enforced; b) MHFA Community Fix-up Funds; c) CDA – Home Remodeling Loan programs, Weatherization Loan Programs; d) City hosts an annual home remodeling fair and provides free seminars and information to residents on maintaining/improving homes; e) City uses CDBG to offer one-time grants to qualifying homeowners for improvements.

Eagan – a) Housing maintenance code enforcement; b) Home improvement loan program, county CDA.

Hastings – a) Rental housing inspection; b) Owner-occupied rehabilitation loan, city funded; c) Rental unit rehabilitation loan program, city funded; d) CDBG funds allocated to code related activities; e) Dakota CDA for rehabilitation loans.

Inver Grove Heights – a) Housing Rehabilitation Loan Program, through Dakota County CDA; b) Weatherization Program, through Dakota County CDA; c) First Time Homebuyer Financing Program, through Dakota County CDA.

Lakeville – a) City of Lakeville/Dakota County CDA Home Rehabilitation Loan Program; b) City of Lakeville/Dakota County CDA Weatherization Program; c) Ongoing zoning enforcement activities; d) City sponsored free seminars for homeowners to assist them with basement finishing and deck construction projects; e) The City offers the ability to issue E-permits for roofing, siding, electrical permits, which provides homeowners fast and convenient permit approval.

Mendota Heights – a) Dakota County CDA Housing Rehabilitation Loan Programs; b) City endorsed home remodeling funds through Community Revitalization Resources; c) City endorsed home energy loans for energy-related improvements through Community Revitalization Resources.

Rosemount – a) Housing Maintenance Code Enforcement; b) City Code Enforcement Program/Sequential Code Enforcement Program; c) DCA Housing Rehab Program.

West St. Paul – a) The City participate in Dakota County CDA's City and Countywide Housing Rehabilitation Program. The City provides Exterior Housing Grants to improve residential property. The City participated in a FHLB AHP grant for Housing Rehab from 2001-2003; b)

Approved two site plans for rehabilitation and conversion of apartments to condos; c) The City has a Comprehensive Code Enforcement Program consisting of Compliant Activated Spot Enforcement (CASE) and Pro-Active Code Enforcement (PACE) Activities. The City also maintains a property complaint line; d) The City has a Scattered Site Housing Replacement Program; e) The City also held a Home and Garden Fair in 2004.

Hennepin County

Bloomington – a) Neighborhood-based single family rehab program; b) City-wide CDBG funded single family rehab program; c) City-sponsored home improvement fair; d) Rental licensing and inspection; e) City-wide nuisance inspection program.

Brooklyn Center – a) Housing/Building Maintenance Code and ongoing Code Enforcement Program; b) Rental Dwelling Inspection and Licensing Program; c) Participate in and fund multi-city Housing Resource Center; d) Community Development Block Grant (CDBG) Deferred Loan Program for Housing Rehabilitation; e) Housing and Outside Maintenance for the Elderly (H.O.M.E.).

Brooklyn Park – a) Housing Maintenance Code/Enforcement Program –owner-occupied homes; b) Rental Licensing – mandates inspection and compliance of maintenance code; c) Singel Family/Rental Owners Loan Programs – variety of loans (some deferred) for property owners (special considerations for lower-income households); d) Duplex Conversion Program – purchases blighted housing for total rehabilitation, converting to twin homes and sale to lo-mod income first time buyers. Dedicated funds for second mortgages for fir-time low-mod income buyers of twin homes; e) Town Home Improvement Loan Program.

Champlin – a) Housing rehab loan and grant program; b) Housing maintenance code; c) Code enforcement program.

Crystal – a) Rental licensing, inspection and repair requirements; b) Point-of-sale inspection and repair requirements; c) CDBG funds used to assist low-income households with repairs; d) Local funds used to provide incentive rebates for home improvements; e) Local funds used for technical assistance for home improvements, through the Housing Resource Center – Northwest (GMHC).

Eden Prairie – a) Housing Rehabilitation Deferred Loan Program; b) Housing Maintenance Code; c) Rental Maintenance Code; d) Common Ground – faith-based housing initiative; e) Community Action for Suburban Hennepin County (CASH) – Housing Services.

Edina – a) Housing maintenance code for owner-occupied and rental housing; b) CDBG housing rehab for owner-occupied housing; c) Senior Community Services Household Maintenance Program – HOME; d) EEHF assisted in the preservation and rehab of Section 8 units at Oak Glen; e) Edina assisted Met Council to purchase 8 homes for their Family Affordable Housing Project.

Golden Valley – a) Quarterly meetings with apartment building managers and owners; b) Regular inspection of apartment buildings by fire inspectors; c) In 2004, the City began the

process to adopt a housing maintenance code for apartments. It was enacted in 2005 with enforcement beginning in late 2005.

Hopkins – a) Truth-In-Housing; b) Housing Rehabilitation Loan and Grant Program; c) Housing Maintenance Code; d) Rental Registration Program; e) Community Fix-Up Fund.

Long Lake – Zoning and City Code Enforcement.

Maple Grove – a) Urban HC CDBG Single Family Housing Rehab funds; b) Community Fix-Up Fund MHFA – owner-occupied; c) Scattered Site Rental Housing acquisition; d) Cooperation Agreement for Met Council Family Affordable Housing Program; e) Rental Housing Inspections Program.

Minneapolis –a) Hennepin County/City of Minneapolis cooperative lead hazard control initiatives, including the HUD Round XI Lead Hazard Control Grant, HUD Demonstration grant, Healthy Homes Grant and the Lead Outreach Grant; b) Stabilization/preservation of affordable rental housing is a high priority for the city's Affordable Housing Trust Fund. Participation in the Interagency Stabilization Group (ISG) facilitates cooperation and coordination amongst the funders; c) HOME funds are used to rehabilitate affordable ownership housing units through the Homeownership Works (HOW) program; d) The city utilizes CDBG and MHFA funds for a variety of home improvement programs; e) The Neighborhood Revitalization Program (NRP) has funded many neighborhood-based rehabilitation and home improvement programs. Phase 2 of NRP is underway and is strongly focused on housing preservation and home improvement initiatives.

Minnetonka – a) HOME Program - Homemaker and fix-up program for the elderly; b) Housing Rehabilitation Loans – Partnership with Wells Fargo Bank to provide Fix-Up Fund and Community Fix-Up Fund loans to Minnetonka residents; c) Deferred Housing Rehabilitation Loans – Program administered by the city to provide 0%, deferred loans for owner-occupied units; d) Senior Skills Bank – Handyman and fix-up services for seniors, to keep seniors in their homes longer; e) Housing Code – For owner-occupied and rental units.

Mound – a) Housing/property management ordinances; b) Nuisance ordinance updates; c) Hennepin County programs (housing improvement); d) Public information availability; e) CDBG (coop with Hennepin County (programs)).

New Hope – a) Homeowner rehabilitation loan program funded through CDBG funds and administered by Hennepin County; b) Code Compliance Inspection required for all residential properties at the point of sale. Program maintains existing housing stock by ensuring all properties comply with local codes prior to being transferred to new owner; c) City provide funding and staff support to local CHDO (Northwest Community Revitalization Corporation NCRC) which works to develop and maintain affordable housing in New Hope, Robbinsdale, Maple Grove and Brooklyn Park; d) Greater Metropolitan Housing Corp. (GMHC) provides residents with home improvement and financing needs. Ongoing activity funded through the city's general fund; e) Remodeling Planbook – Cape Cod and Rambler book developed by several jurisdictions in 1997. A new planbook initiative is underway (approved in 2002) focusing on split-level homes. Planbook project funded with EDA funds.

Orono – a) With limited City staff, the City retains Metro West Inspections to enforce housing and building code compliance; b) The City has a grant program for the upgrade of building facades in its downtown district. This money could be used for maintenance/ improvements of mixed use (commercial and residential) projects in the downtown. Under this program, the City will match \$1 for every \$3 of qualified façade improvement, up to a maximum \$5,000 for \$15,000 of improvements; c) The City does not have a housing department. Most housing programs are administered through Hennepin County. They include: 1) Administration of federal HUD CDBG, HOME Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) Programs; 2) Hennepin Housing Consortium Fair Housing Initiative; 3) Administer the Continuum of Care Plan and Process to address homelessness; 4) Hennepin County Housing and Redevelopment Authority (HCHRA), including the MN Cities Participation First-Time Homebuyer Program, MN Housing Finance Agency (MHFA) Housing Rehabilitation Programs, Hennepin County Affordable Housing Incentive Fund (AHIF), Minnesota 4d Property Tax Classification and other programs.

Plymouth – a) Community Development Block Grant (CDBG) – Housing Rehabilitation Program; b) Community Development Block Grant (CDBG) – Emergency Small Repair Grant Program for Seniors; c) Minnesota Housing Finance Agency’s Rehabilitation Program; d) Affordable Housing Development Account; e) Housing Maintenance Code for rental and owner-occupied housing units.

Richfield – a) Point of Sale Program: required inspection for all homes prior to sale to identify code violations and safety concerns; b) Provisional Licensing Ordinance: keeps property owners and managers of multi-unit residences on task for maintaining units to housing quality standards, and for keeping tenants responsible; c) Housing Rehabilitation Deferred Loan: zero interest loan for low-income homeowners to repair and update their homes; d) Apartment Remodeling program: zero interest loan for apartment building owners to repair and rehab their buildings; e) Remodeling Advisor services: provides free consultation to all Richfield homeowners on ideas for remodeling, cost estimating, contractor bid comparison, and rehabilitation problem-solving.

Robbinsdale – a) Housing Maintenance Code – rental and exterior of owner-occupied; b) MHFA & CDBG rehab programs; c) NW Housing Resource Center; d) Comm. Revitalization Resources – Home Improvement; e) Rehab Incentive Fund by GMHC.

St. Anthony – See Criterion 6.

St. Louis Park – a) The City continued the Pilot Program which included a full city-wide survey of all sf homes. 200 homes were identified as having significant exterior property maintenance violations. Cited owners were provided technical assistance and, if income eligible, deferred or discounted loans to make needed improvements. This pilot program combined enforcement with technical and financial assistance in making improvements. The pilot program ended in December of 2003 with almost complete compliance, and additional legal expenses were incurred in 2004 & 2005. The MHFA leveraged \$209,200 and private investment exceeded \$1,500,000. The City Council has decided to continue the city-wide survey/enforcement/improvement program every 4 years; b) Three home rehabilitation programs for income eligible residents; one deferred and two discount to MHFA loans; c) Emergency Repair Grant for low-income sf owners – capped at \$4,000 per home; d) Home Remodeling Fair/Home Remodeling Planbook; e) The Housing Summit, which began in 2003 continued into

2004 and provided a thorough and comprehensive study of all housing in the city, along with demographics and trends. The discussions that were held at these meetings and subsequent changes made to the City's goals, policies, and strategies reflect what is best for the collective good of the entire community and will maintain high quality and sustainable housing.

Ramsey County

Falcon Heights – a) Building rehabilitation and loans through the Housing Resource Center; b) Code Enforcement; c) Website-based information on permits, zoning and planning.

Maplewood – a) City Housing Maintenance Code; b) Suburban Owner-Occupied Rehab Program; c) Energy Efficiency and Emergency Fix-Up Program; d) Maplewood Housing Replacement Program; d) Rehab resource line.

Roseville – a) City low-interest housing renovation loan program; b) Senior Housing Regeneration Program; c) Housing Redesign Grant Program; d) Participation in the Housing Resource Center – North Metro; e) Ramsey County and MHFA Deferred Renovation Program.

St. Paul – a) Single family rehab of owner-occupied homes; b) Treatment of vacant houses; c) Multifamily rehab including preservation and stabilization of existing affordable housing; d) Purchase or refinance and rehab mortgage financing; e) Code enforcement.

Shoreview – a) Administration of a housing maintenance code and enforcement program; implemented the 'SHINE' neighborhood code enforcement sweep program; b) Establishment of a rental housing licensing program where property owners of rental units (1,500 units) are required to obtain a license in order to rent out a dwelling unit. Said program includes the inspection of licensed units for compliance to the City's housing and property maintenance code; c) Housing Resource Center: the City has contracted out with the Housing Resource Center to administer housing programs in the local community. Services provided by the Resource Center include: loan information; First Time Home Buyer Assistance; assistance regarding construction management; homeownership assistance; and administration of a home improvement rebate program. One other item to note is that the City acquired and renovated a historic residential property which now houses the Resource Center. Additional work is needed on this home and will be funded through the CIP; d) Partnered with Ramsey County and have received funding through Community Development Block Grant Program for redevelopment projects with affordable housing and housing-related programs. Through Ramsey Council, participate in the MN Housing Finance Agency's First Time Home Buyer program. Participant in the Metropolitan Council's FAHP program; e) Engaged in 3 Planning Studies for priority redevelopment areas. Redevelopment plans for the Shoreview Town Center area include mixed use with residential. Residential development is envisioned to include different housing types, density and occupancy. Grant money through LCDA was received for this study. Additional money was received in 2002 for implementation. Plans for the Rice Street Crossings, a multi-jurisdictional study, have not yet been completed. The Hodgson Road Residential Study was completed and identifies recommended land uses and policies pertaining to the redevelopment of this low-density large-lot single family residential area that is adjacent to an arterial and commercial development. The overall intent of the study is to identify suitable land uses and develop land use policies to guide the redevelopment. Uses identified as suitable include low- and medium-density residential, with some possible high-density residential and office.

Vadnais Heights – The city has a rental housing maintenance ordinance and annual licensing program (used every year). The city has density bonus in condos/apartments for underground parking and balconies of a minimum size (used in 2005).

White Bear Lake – a) The city has a housing maintenance code and licensing program for rental housing; b) The city has a housing maintenance code and enforcement program for owner-occupied housing; c) City homeowners can access low-interest home improvement funds through Ramsey County’s ‘Low Interest Home Fix-Up Fund Program’; d) City homeowners can access grant monies for energy conservation improvements through Ramsey County’s ‘Energy Conservation Deferred Loan Program’; e) The City employs 3 full-time certified building officials who provide home improvement advice at no charge on a daily basis.

Scott County

Belle Plaine – Local Housing Revolving Loan Fund.

Prior Lake – Scott County HRA Project Based Assistance – 54 units totaling \$400,000.

Shakopee – a) Christmas in May; b) Deck building workshop; c) Community Home Expo; d) Rehab loan program; e) Scott County Energy program.

Washington County

Bayport – a) Annual property maintenance code enforcement neighborhood sweep; b) Neighborhood Energy Consortium Home Fix-up Fund Program; c) Washington County Community Development Block Grant Program.

Cottage Grove – a) Adopt housing maintenance code; b) HRA Housing Rehabilitation Loan Program for owner-occupied housing; c) HRA Home Improvement Program.

Landfall – Housing Maintenance Code and Enforcement Program.

Mahtomedi – a) RIE Historic; b) Programs offered by Washington County HRA.

Newport – a) Partnered with the Center for Energy and Environment, Community Revitalization Resources to promote housing rehabilitation loans in the community; b) Partnered with Washington County on their Greater Metropolitan Housing Corp./Housing Resource Center administered housing rehabilitation loan program; c) Established the City of Newport Rental Housing Maintenance/Inspection program; d) Established the City of Newport Property Maintenance Ordinance.

Oakdale – a) Inspections of rental housing unit for code compliance and fire safety; b) Community Revitalization Resource programs for housing rehabilitation; c) International property maintenance code and enforcement program; d) MHFA rental rehab and community fix-up program; e) Center for Energy and Environment (CEE) housing rehabilitation programs and community fix-up programs. CEE recently opened a new branch in the City of Oakdale. This close proximity has provided the City with an opportunity to partner with the organization in promoting their multiple housing programs.

Oak Park Heights – a) Local Ordinance and Zoning Code enforcement; b) Building permit requirement and inspections enforcement; c) Affordable flat rate permits for residential maintenance/improvement projects (e.g., windows, roof and siding replacement); d) Neighborhood Quality Programs: trees, parks, trails and annual clean up for collection of household waste and items; e) Ongoing communication to residents (and potential residents) of resources available on a variety of things (e.g., county tax deferral for certain types of improvements to aged homes).

St. Mary’s Point – Variances to raise homes above flood level.

St. Paul Park – a) Housing and Maintenance Code and enforcement; b) County Rehab Program; c) County Grant Program; d) County Loan Program.

Stillwater – a) HCD Block Grant Rehab, Washington County; b) HCD NorthHill Rehab Program, 30 hu's, CDBG.

Willernie – The City is currently revisiting City ordinances and putting into place an ordinance to enforce the upkeep on rental houses.

Woodbury – a) Tax Increment Financing; b) Fee waivers; c) Land write down; d) Density bonus system for affordable house as identified in the comprehensive plan; e) Collaboration with the Woodbury Land Trust.

10. Criterion #10

In 2003 or 2004, did the municipality acquire land to be held specifically for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been or are currently under construction? Describe the land acquisition and the intended development for such land.

In 2003 or 2004, did the municipality approve the development or reuse of existing housing for use as affordable family housing or any senior housing (55+) or approve municipal involvement in the preservation and reinvestment in existing affordable family housing or senior housing for a development(s) that has not as yet been undertaken or completed for reasons beyond the municipality's control? If so, name the development(s) or project(s).

Anoka County

Anoka – The City of Anoka continues to acquire land and properties around the Northstar Commuter Rail Station and our Historic Downtown Central Business District in preparation for development/redevelopment. These developments may include senior and affordable housing. We anticipate development in the north CBD to begin in 2006. Both sites have high potential for transit-oriented development, including medium- and high-density housing.

Circle Pines – Village Plaza is a mixed-use building that was used to preserve 52 units of senior housing through the Community Unit Plan resolution.

Oak Grove – Lake George project acquired property for senior apartment building with Anoka Co HRA that contains a few below-market-rate units.

Spring Lake Park – Spring Lake Gardens, 88-unit senior apartments.

Carver County

Norwood Young America – Peace Villa Assisted Living Senior Housing – The City is assisting in the financing of this proposed development. The proposal includes 36 new units adjacent to Peace Villa's existing site. The development is in the process of preparation for site plan approval.

Dakota County

Burnsville – In 2001 the City Council approved a 125-unit, two building senior cooperative for Grammercy Group as a PUD. In 2002, a permit was issued for the first phase (51 units). Phase II consisting of 77 units was not undertaken in 2002 or 2003 and the land was held for future development, which eventually was issued a permit in 2004. But as of 2003 and approximately one-half of 2004, the land was held for this use.

Eagan – City has, and is currently in the process of assisting acquisition of property within the Cedar Grove Redevelopment Area. It is anticipated that some affordable scattered site and/or senior housing will occur within the area under future phases. Final agreement has not been reached to date.

Inver Grove Heights – In 2003 and 2004, the City granted approvals for a 30-unit affordable housing project for the Dakota County CDA at 50th Street and Boyd Avenue. The project is scheduled for construction in late 2005 or 2006.

Hennepin County

Edina – EEHF and the City have acquired 3 parcels which are being held with the intention of including them with land from a private developer for a future mixed market rate/affordable housing project. These parcels are located in the Valley View & Wooddale neighborhood.

Maple Grove – The City purchased a twin home in 2004 using CDBG, HOME and HRA funds to add to the Scattered Site Rental Housing Program.

Minneapolis – 1818 West Broadway: acquisition of a blighted vacant structure; part of a larger site assembly for future multifamily housing development along the West Broadway Curve area. This is one of the city's Corridor Housing Initiative program areas described in Criterion #6. CPED owns several parcels within the development area. Ultimately this development will result in medium to high-density (R5 zoning) mixed-income rental and ownership housing (approximately 100 units). 1000 Humboldt Av N: acquisition of land within the Heritage Park development. Sold to Heritage Housing LLC for mixed-income ownership housing development (16 units on this site, which is a part of the large phase 1-2 Heritage Housing Development of 167 ownership units). For 2003, refer to the city's 2003 LCA Housing Performance Survey. For 2004, city included a list of projects.

Minnetonka – Cloud 9 Condominiums, received city approvals in 2004, to be built in 2005, will have 34 affordable units; Meadowwoods, received city approval in 2003, affordable units to be built in 2005, will have 2 affordable units; Wyldewood Condominiums, received city approvals in 2003/modified 2004, to be built in 2005, will have 8 affordable units; Lakeside Estates, received city approvals in 2004, to be built in 2005, will have 1 affordable unit; The Sanctuary, received city approvals in 2003, 2 affordable units to be built in 2005.

New Hope – The city acquired 4317 Nevada Av with CDBG funds to redevelop the site into an affordable housing project. NCRC, the city's local CHDO acquired the property at 4301 Nevada Av and proposed a redevelopment of the combined sites into six owner-occupied affordable twinhomes. The City Council agreed to transfer the property to NCRC for \$1 once all of the planning approvals have been received. Construction of the 6 twinhomes will begin in summer 2005.

Plymouth – Quest site.

Robbinsdale – Land for 60-unit senior coop at Parker Village is being subsidized by TIF.

St. Anthony – The city approved the rezoning of the Apache Plaza to include affordable family housing and senior housing. Previously, this site was mostly commercial and business office sites/businesses. The City Council approved rezoning to mixed use PUD to include affordable housing and senior housing.

Ramsey County

Maplewood – The city acquired five single family houses with the city's housing replacement funds. The city originally purchased three of the houses after they flooded from an adjacent pond and were deemed uninhabitable, then purchased the two adjacent homes which were old and in disrepair. The city demolished the homes and prepared the properties (site construction preparation including grading, building pad, rezoning) for the redevelopment of the land with 11 affordable townhouse units. The city sold the land to a developer who will build the approved 11 townhouse units later this year and sell the units for \$199,000 per unit.

Roseville – Redevelopment of the Hamline Shopping Center was concept approved that will include 96 units of senior housing but has not been developed due to redevelopment issues such as relocation, soils and storm water requirements. The project is expected to be constructed in 2006 but final building plans have not been issued – Presbyterian Homes/Senior Housing Partners, Hamline Shopping Center. The City approved the development of an 18-unit apartment complex in 2002 but the project has not been developed due to soil stability issues. The property has since been sold to another developer and the City is awaiting final building plans for the site – Cave Apartments.

St. Paul – Land acquisition: Victoria Park, White Bear Avenue properties, Payne Phalen, Railroad Island, Phalen Village, Hospital Linen Site, single family lots. Existing housing: Ames Lake, Capitol City Townhomes, CHDC preservation projects, Jamestown, YWCA Grotto.

Vadnais Heights – No, but the city did acquire a parcel of tax-forfeited property in 1998, took the necessary storm sewer easement required for an improvement and then sold the lot at a very below market price for a Habitat for Humanity home in 2005.

Scott County

Helena Township – Helena Township has not been approached by any developers or builders with reference to affordable housing. It is occurring in the cites of Jordan and New Prague.

Savage – The city has been acquiring properties in the downtown redevelopment area to facilitate future development of senior housing and/or affordable multiple residential units. A project of similar nature was completed in 2000 which added 48 senior living units to the city's housing stock. Acquisition of properties as noted is intended towards completing a second building of this type.

Washington County

Newport – The City has a parcel (old Public Works site) which is being marketed as a possible senior housing development site.

Oakdale – The City of Oakdale is working in conjunction with Two Rivers Community Land Trust to rehabilitate existing housing stock for low- and moderate-income families. Using Washington County CDBG Funds the City will participate in the Community Land Trust initiated Program (CIP). Through this partnership the City will identify homes for sale that will work within the parameters of the CIP program. Upon purchase and rehabilitation of these homes, Two Rivers will sell the home only to families at or below 80% of the area median income, retaining ownership of the land by Two Rivers.

Woodbury – Applewood Pointe – 76, 55+ senior cooperative building approved and is under construction; Retreat at Garden Gate - 40 townhomes approved for affordable housing; City Walk – the City acquired land for 36 units of affordable housing to be constructed by the Community Land Trust.

Appendix G. Removal of Housing Units

The tables in this appendix show the removal of housing units according to the 2004 Livable Communities Act survey.

ANOKA COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Andover	0	0	0	0	0	0	0
Anoka	0	0	0	0	0	0	0
Bethel							
Blaine	0	0	0	0	0	0	0
Burns Twp.							
Centerville	1	0	0	0	0	0	0
Circle Pines	0	0	0	0	0	0	0
Columbia Heights	2	0	0	5	0	0	0
Columbus Twp.	0	0	0	0	0	0	0
Coon Rapids	9	0	0	1	0	0	0
East Bethel	0	0	0	0	0	0	0
Fridley	0	0	0	0	0	0	0
Ham Lake	0	0	0	0	0	0	0
Hilltop	0	0	0	0	0	0	0
Lexington	0	0	0	0	0	0	0
Lino Lakes	6	1	0	0	0	0	0
Linwood Twp.	0	0	0	0	0	0	0
Oak Grove	9	0	0	0	0	0	0
Ramsey	0	0	0	0	0	0	0
St. Francis							
Spring Lake Park	0	0	0	0	0	0	0
County Totals	27	1	0	6	0	0	0

CARVER COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Benton Twp.							
Camden Twp.							
Carver	0	0	0	0	0	0	0
Chanhassen	5	0	0	5	0	0	0
Chaska	1	0	0	0	0	0	0
Chaska Twp.							
Cologne							
Dahlgren Twp.							
Hamburg	1	0	0	1	1	0	0
Hancock Twp.	0	0	0	0	0	0	0
Hollywood Twp.							
Laketown Twp.							
Mayer	0	0	0	0	0	0	0
New Germany	0	0	0	0	0	0	0
Norwood Young Am.	0	0	0	0	0	0	0
San Francisco Twp.	0	0	0	0	0	0	0
Victoria	1	0	0	0	0	0	0
Waconia	0	0	0	0	0	0	0
Waconia Twp.							
Watertown	0	0	0	0	0	0	0
Watertown Twp.							
Young America Twp.							
County Totals	8	0	0	6	1	0	0

DAKOTA COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Apple Valley	2	0	1	14	1	0	0
Burnsville	4	0	0	1	0	0	0
Castle Rock Twp.	0	0	0	0	0	0	0
Coates							
Douglas Twp.							
Eagan	0	0	0	0	0	0	0
Empire Twp.							
Eureka Twp.							
Farmington							
Greenvale Twp.							
Hampton	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	0	0	0
Hastings				0			
Inver Grove Hts.	3	0	0	0	0	0	0
Lakeville	3	0	0	0	0	0	0
Lilydale							
Marshan Twp.							
Mendota	0	0	0	0	0	0	0
Mendota Heights	0	0	0	0	0	0	0
Miesville							
New Trier							
Nininger Twp.							
Randolph							
Randolph Twp.	0	0	0	0	0	0	0
Ravenna Twp.							
Rosemount	0	0	0	0	0	0	0
Sciota Twp.							
South St. Paul							
Sunfish Lake							
Vermillion	0	0	0	0	0	0	0
Vermillion Twp.							
Waterford Twp.	0	0	0	0	0	0	0
West St. Paul	5	7	0	1	0	0	0
County Totals	17	7	1	16	1	0	0

HENNEPIN COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Bloomington	8	0	0	3	0	2	0
Brooklyn Center	0	0	0	0	0	0	0
Brooklyn Park	0	0	0	0	0	0	0
Champlin	0	0	0	0	0	0	0
Corcoran	0	0	0	0	0	0	0
Crystal	5	0	0	5	0	0	0
Dayton	0	0	0	0	0	0	0
Deephaven	0	0	0	0	0	0	0
Eden Prairie	1	0	0	1	1	0	0
Edina	0	0	0	0	0	0	0
Excelsior							
Fort Snelling							
Golden Valley	0	0	0	0	0	0	0
Greenfield	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	0
Hassan Twp..							
Hopkins	0	0	0	0	0	0	0
Independence	0	0	0	0	0	0	0
Long Lake	0	0	0	0	0	0	0
Loretto	0	0	0	0	0	0	0
Maple Grove	1	0	0	0	0	0	0
Maple Plain							
Medicine Lake	0	0	0	0	0	0	0
Medina							
Minneapolis	12	0	0	1			
Minnetonka	27	0	1	118	0	2	0
Minnetonka Beach	0	0	0	0	0	0	0
Minnetrista							
Mound	0	0	0	0	0	0	0
New Hope	16	0	0	0	0	0	0
Orono							
Osseo	0	0	0	0	0	0	0
Plymouth	0	0	0	0	0	0	0
Richfield	9	3	0	12	0		0
Robbinsdale	4	0	0	4	0	0	0
Rogers							
St. Anthony	0	0	0	0	0	0	0
St. Bonifacius	0	0	0	0	0	0	0
St. Louis Park	4	0	0	0	0	0	0
Shorewood							
Spring Park	0	0	0	0	0	0	0
Tonka Bay							
Wayzata							
Woodland	0	0	0	0	0	0	0
County Totals	87	3	1	144	1	4	0

RAMSEY COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Arden Hills	0	0	0	0	0	0	0
Falcon Heights	0	0	0	0	0	0	0
Gem Lake	0	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0	0
Little Canada							
Maplewood	5	0	0	5	0	5	0
Mounds View							
New Brighton	2	0	0	0	0	0	0
North Oaks							
North St. Paul							
Roseville	1	0	0	1	0	1	0
St. Paul	61	0	0	317	27	131	100
Shoreview	0	0	0	0	0	0	0
Vadnais Heights	2	0	0	2	0	0	0
White Bear Lake	0	0	0	0	0	0	0
White Bear Twp.	4	0	0	0	0	0	0
County Totals	75	0	0	325	27	137	100

SCOTT COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Belle Plaine	0	0	0	0	0	0	0
Belle Plaine Twp.							
Blakeley Twp.							
Cedar Lake Twp.							
Credit River Twp.							
Elko	0	0	0	0	0	0	0
Helena Twp.	0	0	0	0	0	0	0
Jackson Twp.							
Jordan							
Louisville Twp.							
New Market							
New Market Twp.							
Prior Lake	0	0	0	0	0	0	0
St. Lawrence Twp.							
Sand Creek Twp.							
Savage	9	0	0	1	0	0	0
Shakopee	0	0	0	0	0	0	0
Spring Lake Twp.							
County Totals	9	0	0	1	0	0	0

WASHINGTON COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Afton	1	0	0	0	0	0	0
Bayport	0	0	0	0	0	0	0
Baytown Twp.	0	0	0	0	0	0	0
Birchwood	0	0	0	0	0	0	0
Cottage Grove	0	0	0	0	0	0	0
Dellwood	0	0	0	0	0	0	0
Denmark Twp.	0	0	0	0	0	0	0
Forest Lake	0	0	0	0	0	0	0
Grant							
Grey Cloud Twp.	0	0	0	0	0	0	0
Hugo							
Lake Elmo							
Lake St. Croix Beach							
Lakeland							
Lakeland Shores							
Landfall	0	0	0	0	0	0	0
Mahtomedi	0	0	0	0	0	0	0
Marine-on-St. Croix	0	0	0	0	0	0	0
May Twp.							
Newport	0	0	0	0	0	0	0
New Scandia Twp.							
Oakdale	0	0	0	0	0	0	0
Oak Park Hts.	0	0	0	0	0	0	0
Pine Springs	0	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0	0
St. Paul Park	0	0	0	0	0	0	0
Stillwater	0	0	0	0	0	0	0
Stillwater Twp.	0	0	0	0	0	0	0
West Lakeland Twp.	0	0	0	0	0	0	0
Willernie	0	0	0	0	0	0	0
Woodbury	0	0	0	0	0	0	0
County Totals	1	0	0	0	0	0	0

COUNTY TOTALS	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Homes		Owner-Occupied Single- Family, Detached Units \$193,700 or Less*	Owner-Occupied Multifamily Units \$193,700 or Less*	Rental Units Affordable to 50% MHI**
Anoka County	27	1	0	6	0	0	0
Carver County	8	0	0	6	1	0	0
Dakota County	17	7	1	16	1	0	0
Hennepin County	87	3	1	144	1	4	0
Ramsey County	75	0	0	325	27	137	100
Scott County	9	0	0	1	0	0	0
Washington County	1	0	0	0	0	0	0
Total	224	11	2	498	30	141	100

Blank entry indicates no response from the community.

*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$193,700 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.