

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

In the Twin Cities Metropolitan Area, 2005

December 2006



Metropolitan Council

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Executive Summary

This report summarizes ten years (1996-2005) 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 Act 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 invest local funds in implementing their local housing goals.

This annual Report to the Legislature on Affordable and Life-Cycle Housing includes summaries of new affordable units added by cities and townships that are LCA participants, as well as non-LCA participants. The housing production totals from 1996-2005 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 calendar year 2005 are:

- There were 541 new affordable rental units added. A majority were built in the central cities of Minneapolis and St. Paul
- Thirty-six percent of all rental units added were affordable. This was an increase from the 30 percent calculated in 2004.
- There were 2,471 new affordable owner units added. A majority were built in the developing communities.
- Fifteen percent of all new owner-occupied housing units added were affordable. This was a decrease from the 18 percent calculated in 2004.
- Overall in 2005, there were 3,012 new affordable units (owner and rental units combined) added in the Twin Cities region; 17 percent of all housing built in 2005 was affordable. This was a decrease from the 19 percent calculated in 2004.
- Sixty-one percent of housing units constructed in 2005 were attached units (townhouse, duplex, triplex, quad, and multifamily units). Thirty-nine percent were single-family, detached units.

Some major findings from the LCA Report for the years 1996-2005 are:

- There were 8,423 affordable rental units added.
- Thirty-two percent of all rental units added were affordable.
- There were 34,019 new affordable owner-occupied housing units added.
- Twenty-five percent of all new owner-occupied housing units added were affordable.
- From 1996-2005, there were 42,442 new affordable units (owner and renter units combined) added in the Twin Cities region; 26 percent of all new housing added was affordable.
- Participants in the Livable Communities program have negotiated goals totaling 102,451 affordable units for the region by 2010 (86,069 owner units and 16,382 rental units). If production continues at the pace it has for the last ten years, the region will fall short of the goals by almost 39,000 units.
- Fifty-two percent of housing units constructed from 1996-2005 were attached units (townhouse, duplex, triplex, quad, and multifamily units). Forty-eight percent were single-family detached units.

Background

The Annual Report Card

The 1995 Livable Communities Act assigns 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 U.S. Department of Housing and Urban Development’s standards, which relate household income thresholds to a scale of “affordable” housing costs. 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 price-point 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. 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 2005 was \$77,000; 80 percent of median was \$61,600. Since most homeownership assistance programs are targeted to households at or below 80 percent of median income, this is the threshold for determining whether ownership 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 \$38,500 in 2005. 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.

Communities were given property value and monthly rent criteria to determine how many of the new housing units added in 2005 met LCA affordability standards. 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 2005 were:

Median family income	\$77,000
80 percent of median for owner units	\$61,600
50 percent of median for rental units	\$38,500

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

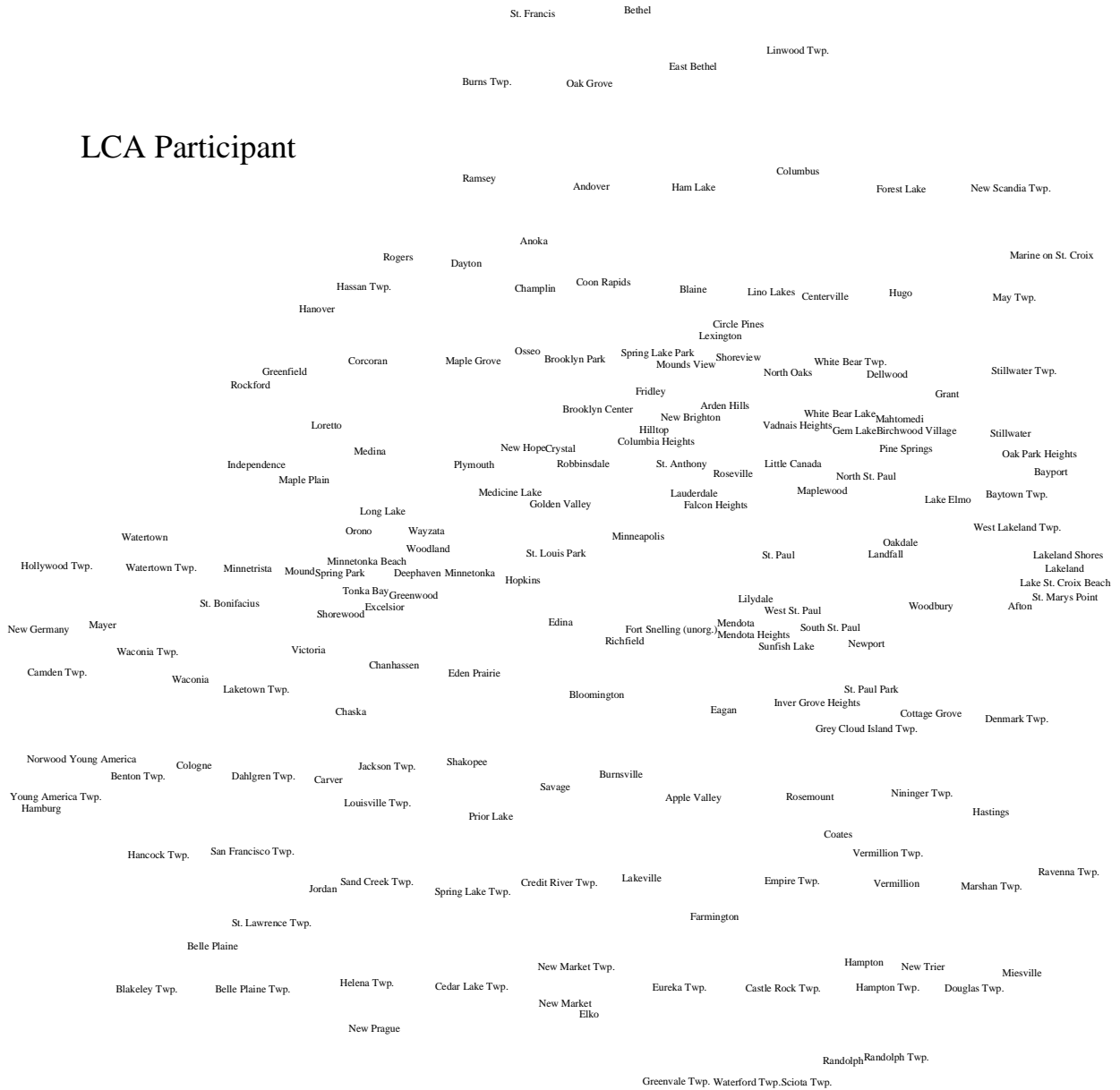
- \$673/month for an efficiency or single-room occupancy unit
- \$721/month for a one-bedroom unit
- \$866/month for a two-bedroom unit
- \$1,001/month for a three-bedroom and larger unit

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 (townhouse, duplex, triplex, quad, and multifamily units).

Twin Cities Metropolitan Area Communities Participating in the Livable Communities Act, 2005

LCA Participant



Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Report



0 2.5 5 10 15 20 25 30 Miles

**MUNICIPALITIES PARTICIPATING
IN THE METROPOLITAN LIVABLE COMMUNITIES ACT
LOCAL HOUSING INCENTIVES PROGRAM IN 2005**

<p><u>ANOKA COUNTY</u> Anoka Blaine Centerville Circle Pines Columbia Heights Columbus Township Coon Rapids Fridley Hilltop Lexington Lino Lakes Oak Grove Ramsey St. Francis Spring Lake Park</p>	<p><u>HENNEPIN COUNTY</u> 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 Mound New Hope Orono Osseo Plymouth Richfield Robbinsdale Rogers Shorewood St. Anthony St. Bonifacius St. Louis Park Wayzata</p>	<p><u>RAMSEY COUNTY</u> 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</p>
<p><u>CARVER COUNTY</u> Carver Chanassen Chaska Cologne Hamburg Mayer New Germany Norwood/Young America Victoria Waconia Watertown</p>		<p><u>SCOTT COUNTY</u> Belle Plaine Elko Jordan New Market Prior Lake Savage Shakopee</p>
<p><u>DAKOTA COUNTY</u> Apple Valley Burnsville Eagan Empire Township Farmington Hastings Inver Grove Heights Lakeville Mendota Heights Rosemount South St. Paul Sunfish Lake West St. Paul</p>		<p><u>WASHINGTON COUNTY</u> Afton Bayport Cottage Grove Forest Lake Hugo Lake St. Croix Beach Landfall Mahtomedi Newport Oakdale Oak Park Heights St. Paul Park Stillwater Willernie Woodbury</p>

Regional Housing Trends

Production of Residential Units

The Metropolitan Council conducts an Annual Building Permit Survey measuring residential permitting activity in the 7-county metro area. This survey tracks the number of units by type (single-family, townhouse, duplex, triplex, quad, and multifamily units) that are added to the region. The building permit survey has nearly a 100 percent response rate; however, if a 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 17.5 percent decline in residential units permitted from 2004. New units permitted totaled 17,621 in 2005, the lowest level reported in the region since 1998.

Permits for single-family, detached homes declined again in 2005. There were 6,879 new single-family, detached homes permitted in 2005. This is a 16.6 percent decrease from 2004, and the least number of single-family homes permitted since 1982.

A major shift has continued in the housing mix. Thirty-nine percent of new units added to the region in 2005 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.

Permits for attached housing represent townhouse, duplex, triplex, quad, and multifamily units, continues to surpass single-family homebuilding, with 61 percent of the residential market in 2005. 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 2001 and 2005, attached housing has garnered a larger share of residential units as compared to single-family, detached units, with 10,742 multi-family units permitted in 2005.

The top 10 communities issuing the most permits for single-family, detached units in 2005 were:

Woodbury	451 Units
Brooklyn Park	359
Shakopee	356
Blaine	311
Lakeville	286
Hugo	283
Maple Grove	209
Rosemount	189
Andover	165
Minneapolis	164

The top 10 communities issuing the most permits for townhouse, duplex, triplex, quad, and multifamily units in 2005 were:

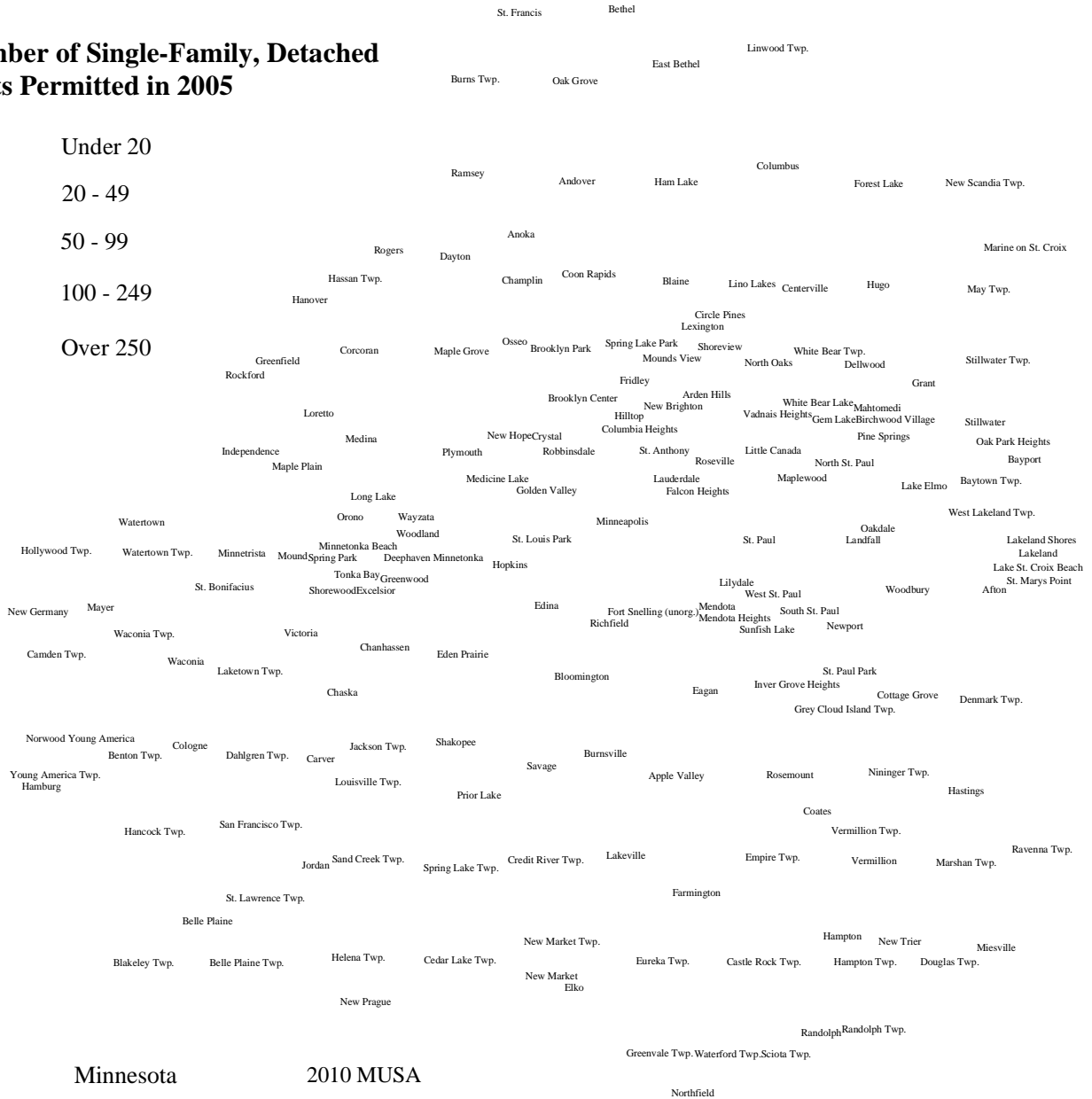
Minneapolis	1,345 Units
Woodbury	530
Hugo	514
St. Paul	475
St. Louis Park	430
Bloomington	408
Brooklyn Park	399
Lakeville	379
Blaine	357
Plymouth	338

The top 10 communities issuing the most permits for all types of residential units (includes single-family, townhouse, duplex, triplex, quad, and multifamily units) in 2005 were:

Minneapolis	1,509 Units
Woodbury	981
Hugo	797
Brooklyn Park	758
Shakopee	674
Blaine	668
Lakeville	665
St. Paul	598
Rosemount	454
Maple Grove	451

Twin Cities Metropolitan Area Single-Family, Detached Residential Building Permits in 2005

Number of Single-Family, Detached Units Permitted in 2005



Minnesota

2010 MUSA

County Boundary

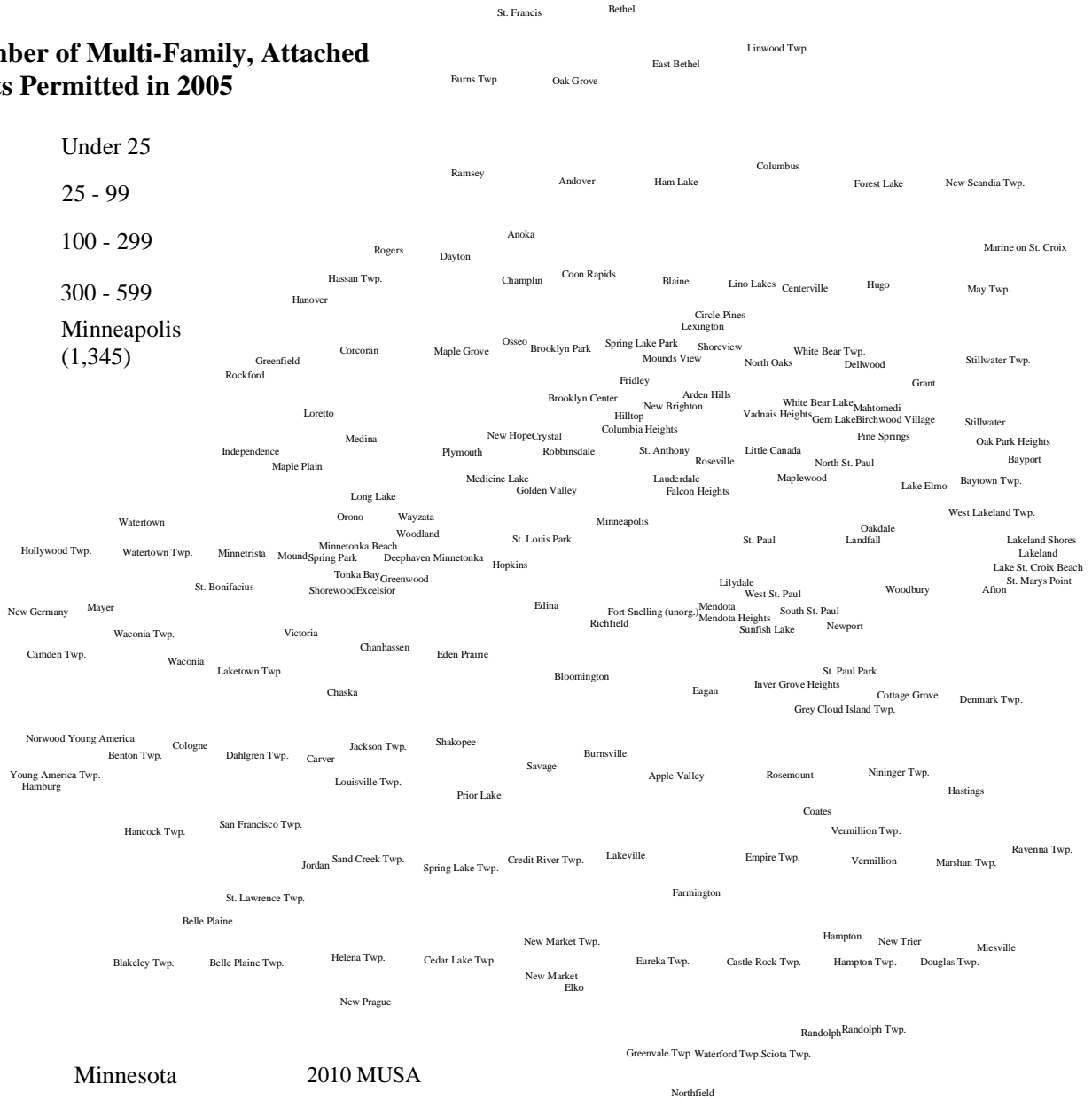
City & Township Boundaries

Source: 2005 Metropolitan Council's Annual Building Permit Survey



Twin Cities Metropolitan Area Multi-Family, Attached Residential Building Permits in 2005

Number of Multi-Family, Attached Units Permitted in 2005



Minnesota

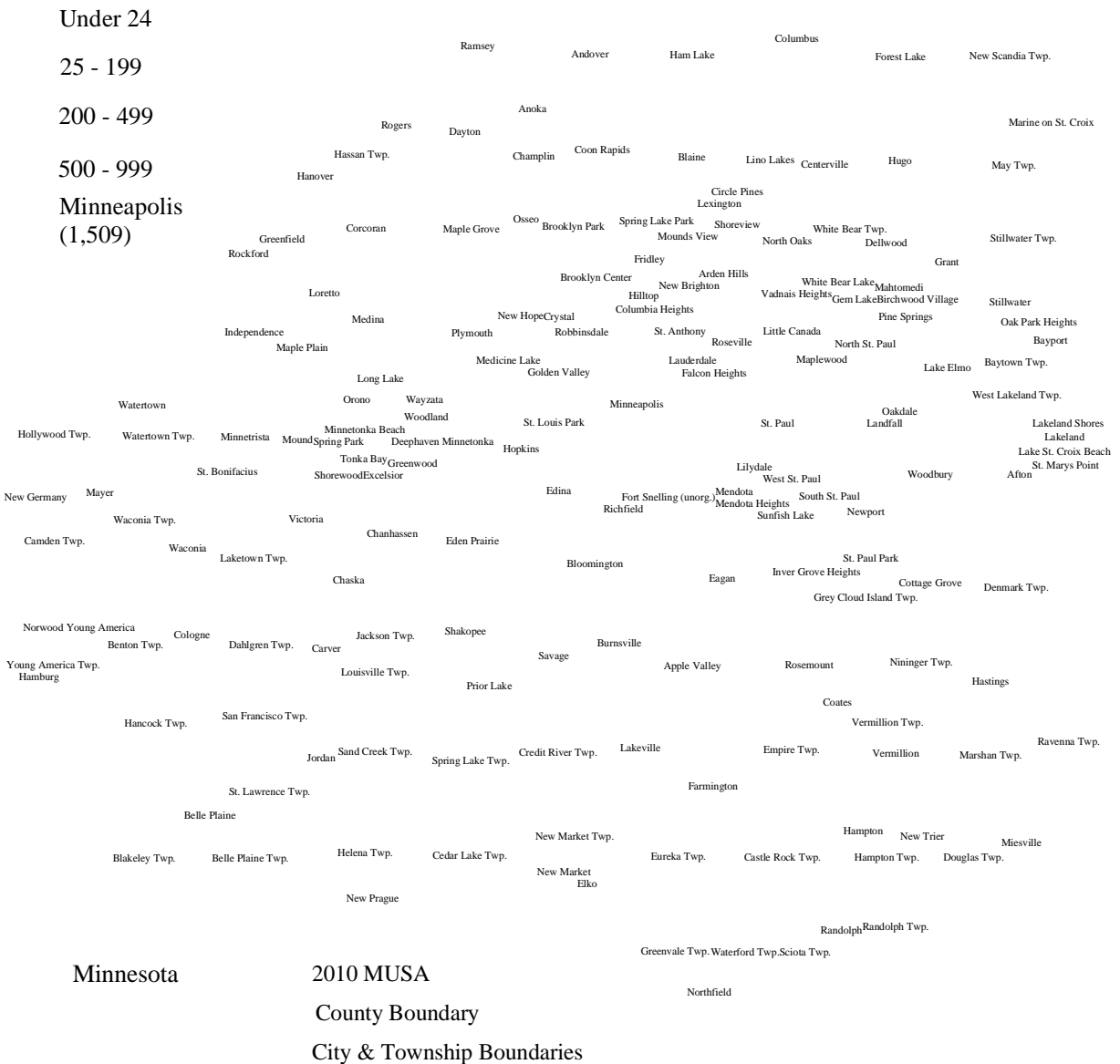
2010 MUSA
County Boundary
City & Township Boundaries

Source: 2005 Metropolitan Council's Annual Building Permit Survey



Twin Cities Metropolitan Area Residential Building Permit Totals in 2005

Total Number of Residential Units Permitted in 2005



Source: 2005 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 all other unit types, 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 estimated 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 2005

The Metropolitan Council monitors demolition of residential units each year. These statistics include units that have been reported as destroyed by 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 2005, the Council's survey results showed:

- 751 units were demolished in 2005, representing a 7.3 percent increase from last year's 701 units removed from the housing stock.
- Of the 751 units demolished in 2005, 625 were single-family units; 56 were duplex, triplex, quads, or townhomes; and 70 were multi-family units.
- The largest number of units demolished in 2005 were in the developing suburbs, with 274 units demolished. The central cities demolished 215 units. The developed suburbs demolished 203 units. Rural communities demolished 41 units. Rural growth centers demolished 17 units.

On LCA surveys, communities are asked if city-initiated demolitions 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 means of monitoring whether lost housing is replaced, and if so, by a unit that is affordable. 2005 LCA survey results showed:

- There were more units replaced from demolished units than there were demolished units. There were 150 units demolished and 354 replacement units.
- Of the 354 replacement units:
 - Three percent were affordable, owner-occupied single-family, detached units
 - Six percent were affordable, owner-occupied multi-family units
 - Seventy-three 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 contracted 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 development 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 at or below 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 net 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 and private development of new affordable units should yield 24,300 units to satisfy the growth of the low-income segment.
- 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 a few 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. Subsequent research by the Minnesota Housing Finance Agency and Wilder Research finds 5,000 potential households currently homeless in the Twin Cities.

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

Local Programs and Incentives Promoting Affordable and Life-Cycle Housing

Communities participating in the Livable Communities Act are required to identify Comprehensive Planning and Development Incentive programs that promote affordable and life-cycle housing. Appendix F includes the full responses from communities regarding the efforts made in satisfying this application of the LCA. Some of the more popular responses include:

- Reduced lot sizes.
- Zero lot-line housing (the location of a building in such a manner that one or more of the building's sides rests directly on a lot line).
- Reduced setbacks (the distance between a property boundary and a building).
- Creating more condos/apartment dwellings (increased building heights).
- Creating more attached housing (sharing a common wall).
- Narrower private streets.
- Allowing mixed-use development (rezoning of commercial/residential property).
- Variances that allow communities to reduce the number of parking spots in multi-family developments.
- Reduced minimum garage sizes.
- Local fee waivers or reduction of fees
- Land write-downs. The lowering of land costs when a redevelopment agency assumes part of the acquisition, demolition, and improvement costs, in return for more stringent development requirements.
- Providing tax exempt multifamily housing revenue bonds and HOPE (Housing Opportunity Enhancement) funds to finance the acquisition and rehab of units.
- Using Section 8 contracts to preserve affordable housing prices. The Section 8 program is designed to increase the housing choices available to very low-income households by making privately-owned rental housing affordable to them. It provides rent subsidies, either rental certificates or vouchers, on behalf of eligible tenants. These subsidies usually equal the difference between 30 percent of the household's adjusted income and the HUD-approved fair market rent (for certificates) or the PHA-approved payment standard (for vouchers).
- Tax Increment Financing (TIF) assistance
- Home rehabilitation loan programs.
- Community Development Block Grant (CDBG) funds.
- Public utility funding assistance from Habitat for Humanity.
- Low income housing loans from Center for Energy and Environment.

Production of New Affordable Housing

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

Production of New Affordable Rental Housing in 2005

Almost 36 percent of the new renter-occupied housing units reported in the 2005 LCA Report were estimated to be affordable. This was an increase from the 30 percent calculated in 2004. Six communities showed gains in affordable rental units from the previous year, with the largest number built in Minneapolis (224 affordable rental units).

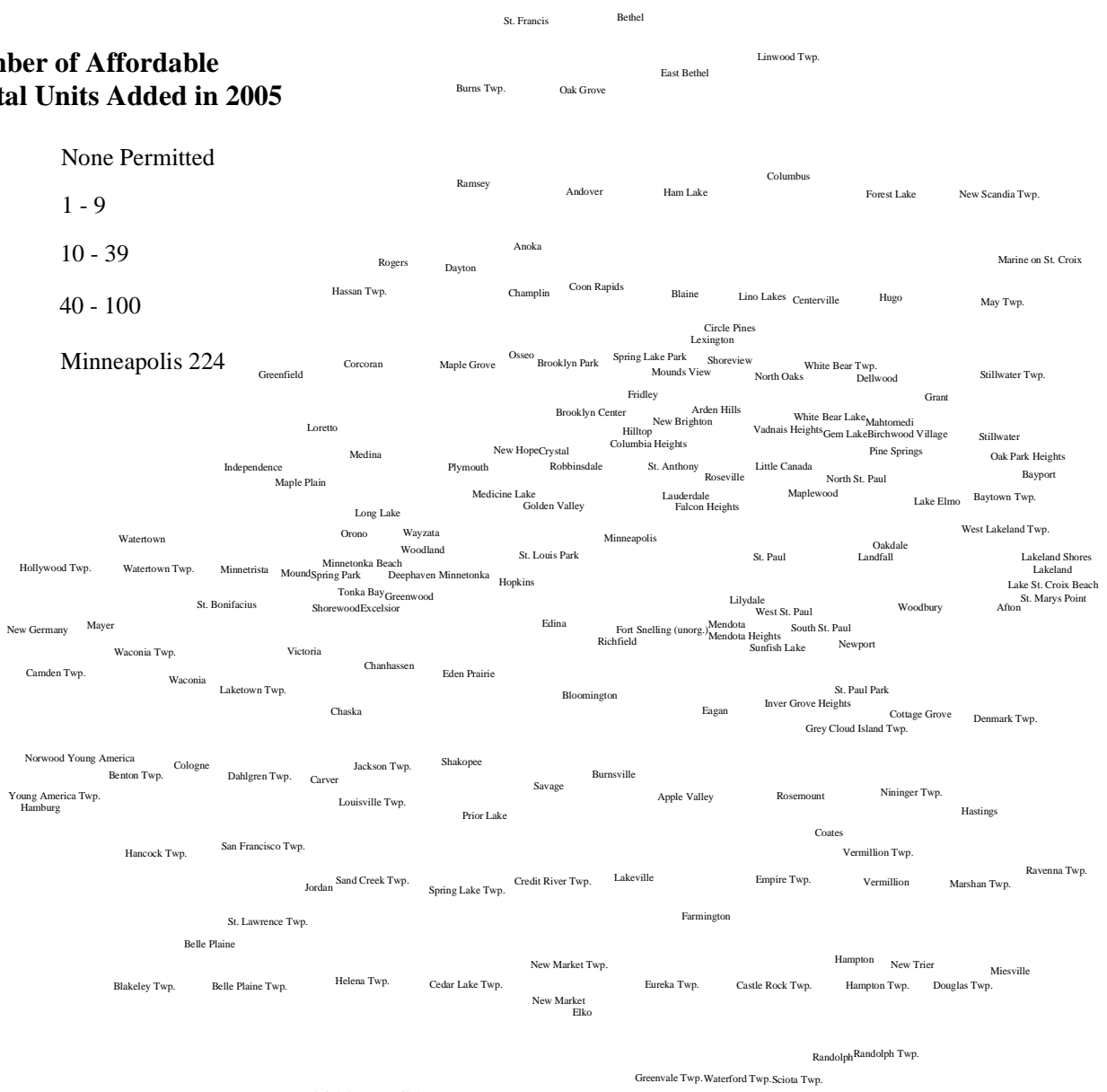
Of the stock of new affordable rental units added in 2005 (541 units), over 50 percent were built in the central cities. The developing communities contributed around 24 percent of the total, and the developed suburbs were at 18 percent. The rural growth centers added 7 percent of the total, while other rural areas didn't add any affordable rental units in 2005. 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 2005 were:

Minneapolis	224 Units
Hastings	63
New Brighton	52
St. Paul	49
Apple Valley	36
Norwood Y.A.	36
Plymouth	34
Inver Grove Heights	30
Stillwater	6

Twin Cities Metropolitan Area Affordable Rental Units Added by Community 2005

Number of Affordable Rental Units Added in 2005



Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Survey



Production of New Affordable Owner Housing in 2005

Over 15 percent of the new owner-occupied housing units reported in the 2005 LCA Report were estimated to be affordable. This was a decrease from the 18 percent calculated in 2004. Thirty-five communities showed gains in affordable owner units from the previous year, with the largest number built in Minneapolis (380 units) and Hugo (282 units).

Of all the new affordable owner units added in 2005 (2,471 units), 63 percent were built in the developing communities. The central cities added 18 percent of the total, while the developed suburbs contributed 16 percent. Rural growth centers added 3 percent of the total and other rural areas added less than 1 percent. Again, the 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 owner-occupied units in 2005 are:

Minneapolis	380 Units
Hugo	282
Rosemount	172
Maple Grove	166
Lakeville	165
New Brighton	123
Hastings	108
Ramsey	101
Farmington	74
Inver Grove Heights	65

Total Production of New Affordable Owner and Rental Housing in 2005

Overall in 2005, there were 3,012 new affordable units (owner and renter units combined) added to the Twin Cities region, which means 17 percent of the owner and rental housing built in 2005 was affordable. This was a decline from the 19 percent calculated in 2004.

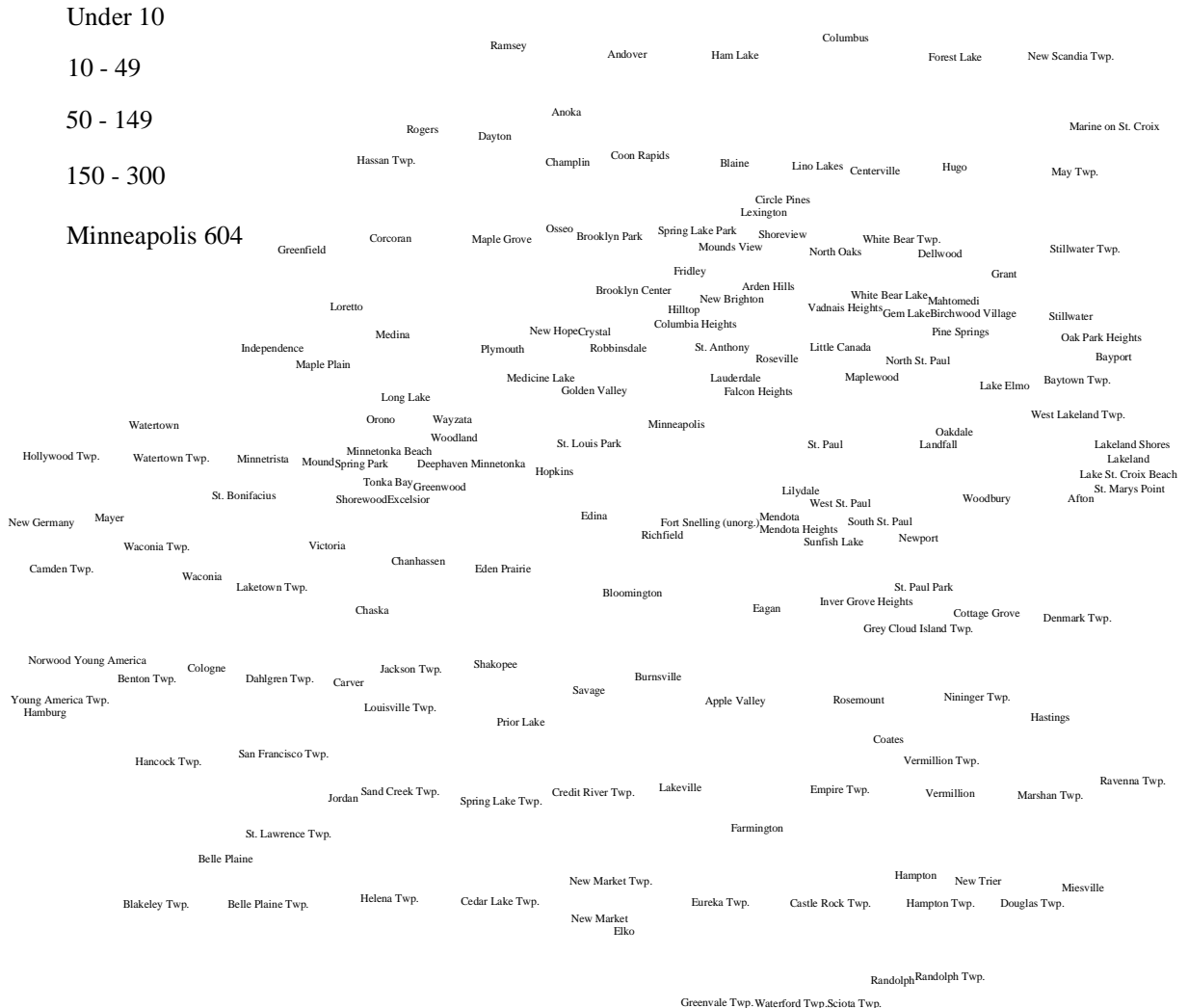
The majority of the affordable units constructed (56 percent) were built in the developing communities, with 1,695 units being added. The central cities had 708 new affordable units added, or 24 percent of the region total in 2005. The developed communities had 487 new affordable units added, or 16 percent of the region total in 2005. The rural growth centers had 113 new affordable units added, or 4 percent of the region total in 2005. Other rural communities added 9 new affordable units, or less than 1 percent of the region total in 2005.

The top 10 communities producing combined new affordable renter and owner-occupied units during 2005 are:

Minneapolis	604 Units
Hugo	282
New Brighton	175
Rosemount	172
Hastings	171
Maple Grove	166
Lakeville	165
St. Paul	104
Ramsey	101
Inver Grove Heights	95

Twin Cities Metropolitan Area Total Affordable Units Added by Community 2005

Number of Affordable Rental and Affordable Owner Units Added in 2005



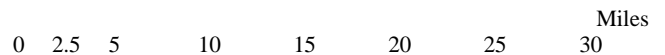
Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Survey



Regional Goals and Production Levels of Affordable Units, 1996-2005

Participants in the Livable Communities program have negotiated goals that represent the addition of 102,451 affordable units (as of August 2006) for the region by 2010 (86,069 owner units and 16,382 rental units). If production continues at the pace it has for the last ten years, the region will fall short of the goals by about 39,000 units.

Affordable Housing Units	New Affordable Units Reported, 1996-2004	New Affordable Units Reported, 2005	Projected Through 2010	1996-2010 Goals
Owner	31,548	2,471	51,029	86,069
Renter	7,882	541	12,635	16,382

Production of New Affordable Rental Housing, 1996-2005

Thirty-two percent of the new renter-occupied housing units added from 1996 to 2005 were estimated to be affordable. If the production of rental units continues at this pace, the LCA goals set by communities of 16,382 rental units will fall short by about 3,800 units. The region would have to add around 1,600 affordable rental units each year from 2006 to 2010 to reach the negotiated affordable rental goals.

Of all the new affordable rental units added (8,423 units) from 1996 to 2005, 40 percent were built in the central cities. The developing communities contributed 32 percent of the total, while the developed suburbs added 26 percent of the total. Rural growth centers added 1 percent of the total, while the other rural communities added a negligible number (less than 1 percent).

The top ten communities in producing affordable renter-occupied units during the ten LCA years (1996-2005) are:

Minneapolis	2,368 Units
St. Paul	1,021
Eden Prairie	270
Inver Grove Heights	266
Apple Valley	246
Eagan	240
Hastings	220
Maple Grove	215
Stillwater	184
Burnsville	174
Coon Rapids	166

Production of New Affordable Owner Housing, 1996-2005

Over 25 percent of the new owner-occupied housing units reported from 1996 to 2005 were estimated to be affordable. If the production of owner units continues at this pace, the LCA goals set by communities of 86,069 units will fall short by 35,000 units. The region would have to add 10,410 affordable owner units each year from 2006 to 2010 to reach the negotiated affordable ownership housing goals.

Of all the new affordable owner units added to the region (34,019 units) from 1996 to 2005, 68 percent were built in the developing suburbs. The developed suburbs 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 other 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 ten LCA years (1996-2005) are:

Shakopee	2,434 Units
Maple Grove	1,871
Woodbury	1,862
Minneapolis	1,555
Farmington	1,442
Blaine	1,346
Lakeville	1,192
Inver Grove Heights	1,132
Ramsey	1,078
Rosemount	975

Total Production of New Affordable Owner and Rental Housing, 1996-2005

In their responses to the LCA Survey, communities reported permits issued for 162,236 combined new rental and new owner units between 1996 and 2005. Of these, 42,442 met the affordability criteria set for the Livable Communities Act. These units include 8,423 new affordable rental units out of the 26,736 total new rental units constructed, and 34,019 new affordable owner units out of the 135,500 total new owner units constructed.

Twenty-six percent of the new affordable combined housing units (rental and owner) reported from 1996 to 2005 were deemed affordable. As stated before, to achieve LCA goals set by communities, the region would have to add 10,000 new affordable owner units each year from 2006 to 2010 and add about 1,600 new affordable rental units each year from 2006 to 2010.

The majority (61 percent) of the new affordable owner and renter units constructed from 1996 to 2005 were built in the developing suburbs, with 25,684 units being added. The developed suburbs had 8,404 new affordable units added, or 20 percent of all new affordable units added. The central cities had 5,910 new affordable units added, or 14 percent of all new affordable units added. The rural growth centers had 1,640 new affordable units added, or 4 percent of all new affordable units added. Rural communities added 804 new affordable units, or 2 percent of all new affordable units added.

The top ten communities producing new affordable renter and owner units during the ten LCA years (1996-2005) are:

Minneapolis	3,923 Units
Shakopee	2,527
Maple Grove	2,086
St. Paul	1,987
Woodbury	1,927
Farmington	1,518
Blaine	1,480
Inver Grove Heights	1,398
Lakeville	1,342
Ramsey	1,127

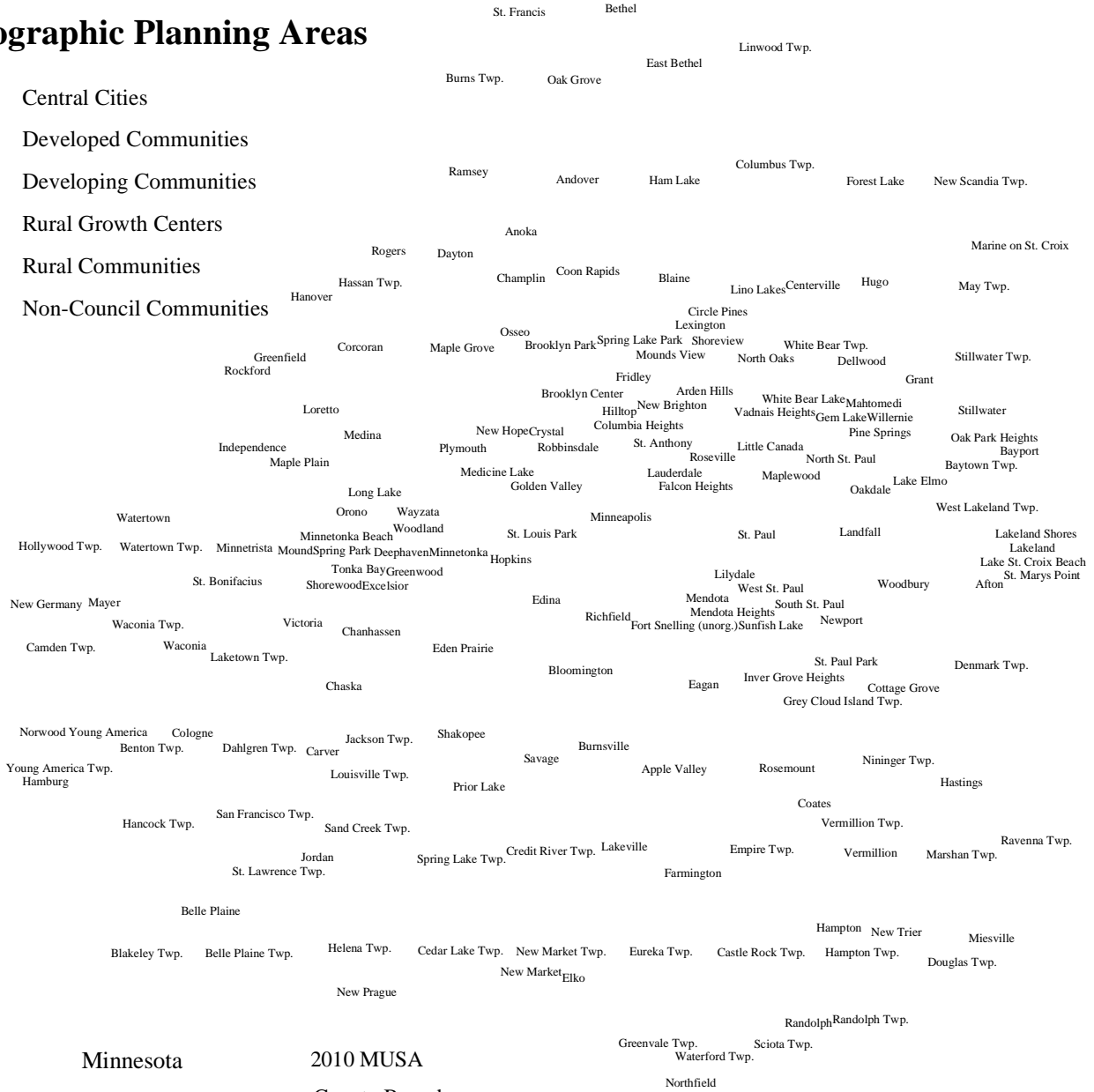
Ten-Year (1996-2005) Summaries of Building Activity by Geographic Planning Areas

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	3,389	7,485	45.3%	2,521	9,679	26.0%	5,910	17,164	34.4%
Developed	2,220	8,322	26.7%	6,184	24,789	24.9%	8,404	33,111	25.4%
Developing	2,677	10,655	25.1%	23,007	88,501	26.0%	25,684	99,156	25.9%
Rural Growth Centers	102	123	82.9%	1,538	5,654	27.2%	1,640	5,777	28.4%
Rural Communities	35	151	23.2%	769	6,877	11.2%	804	7,028	11.4%
Metro Area	8,423	26,736	31.5%	34,019	135,500	25.1%	42,442	162,236	26.2%

Twin Cities Metropolitan Area Geographic Planning Areas

Geographic Planning Areas

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

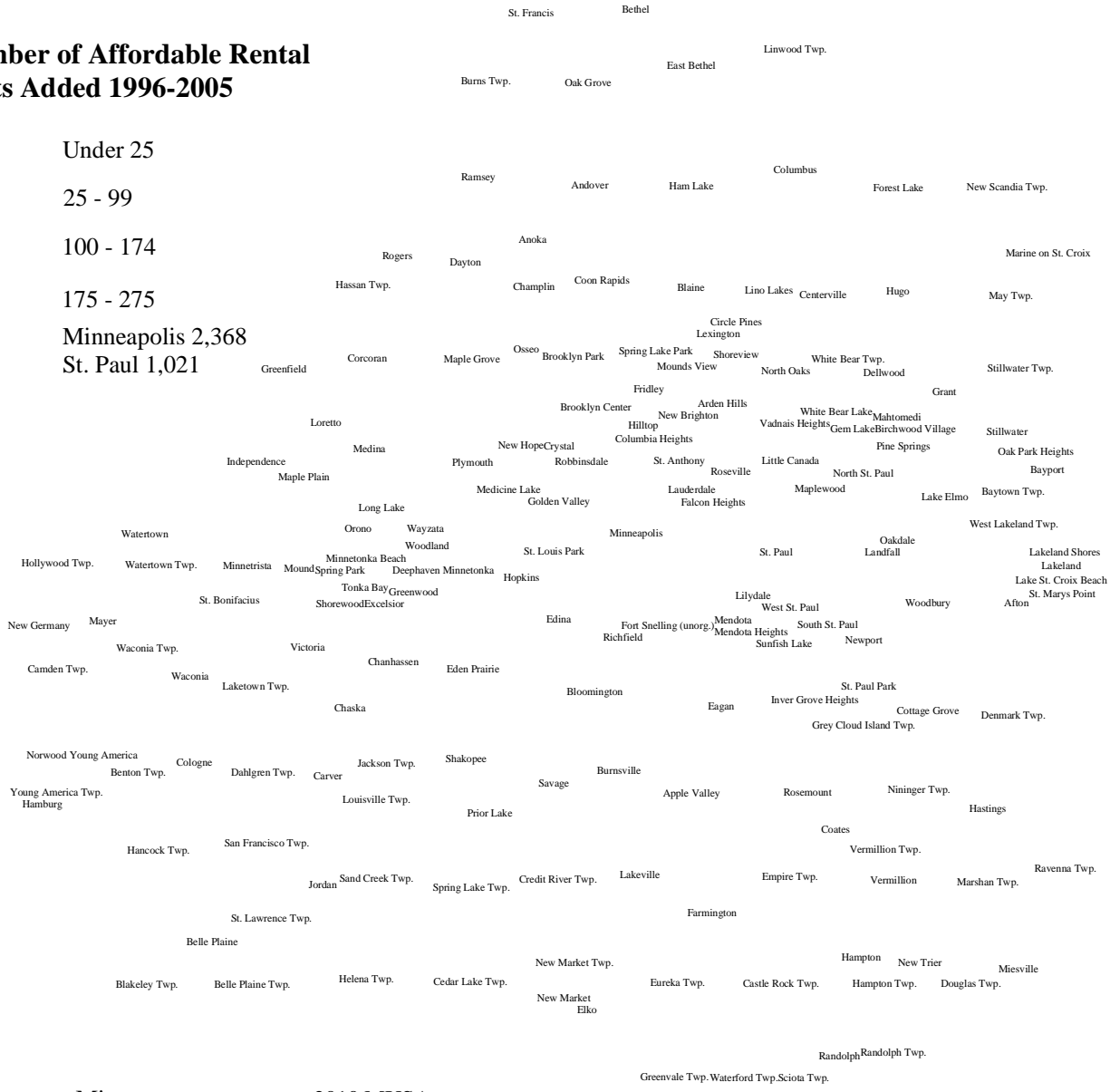


Source: Metropolitan Council



Twin Cities Metropolitan Area Affordable Rental Units Added by Community 1996-2005

Number of Affordable Rental Units Added 1996-2005



Under 25

25 - 99

100 - 174

175 - 275

Minneapolis 2,368

St. Paul 1,021

Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Survey

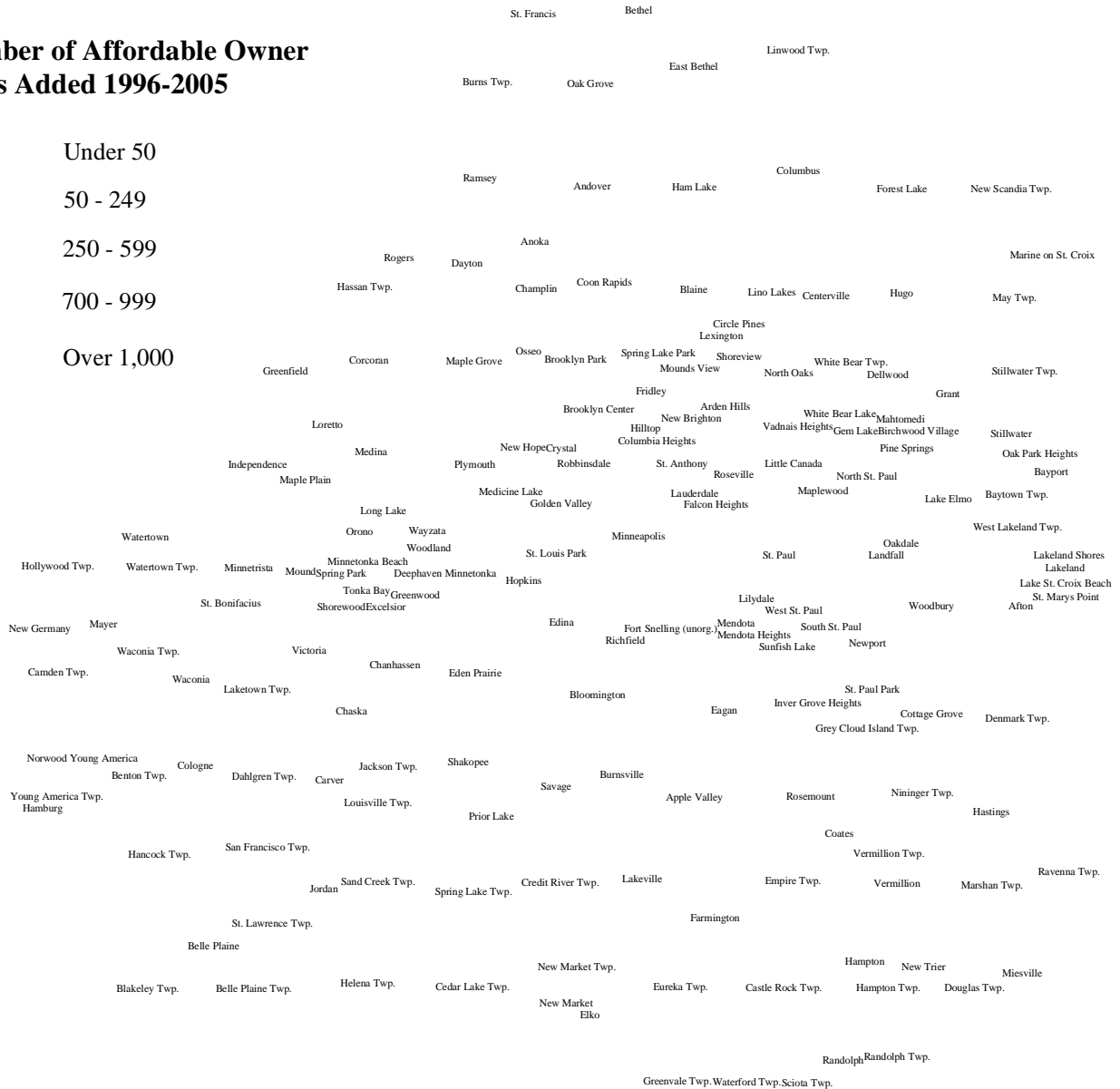


0 2.5 5 10 15 20 25 30 Miles

Twin Cities Metropolitan Area Affordable Owner Units Added by Community 1996-2005

Number of Affordable Owner Units Added 1996-2005

- Under 50
- 50 - 249
- 250 - 599
- 700 - 999
- Over 1,000



Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Survey

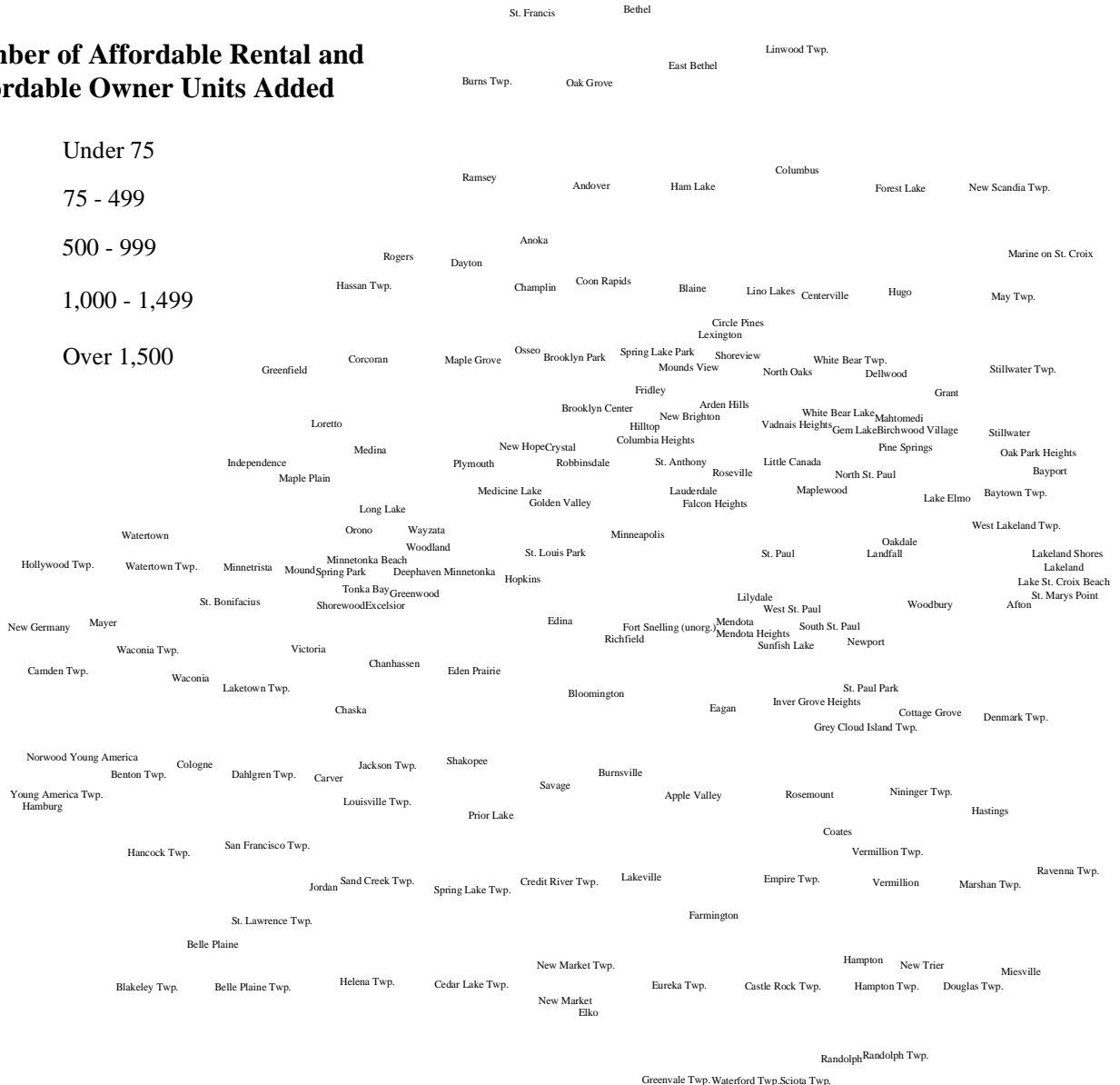


0 2.5 5 10 15 20 25 30 Miles

Twin Cities Metropolitan Area Total Affordable Units Added by Community 1996-2005

Number of Affordable Rental and Affordable Owner Units Added

- Under 75
- 75 - 499
- 500 - 999
- 1,000 - 1,499
- Over 1,500



Minnesota

2010 MUSA

County Boundary

City & Township Boundaries

Source: 2005 Livable Communities Act Survey



Life-Cycle Housing Summary

The Livable Communities Act assigns 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, 1996-2005

Life-Cycle Housing	2005 New Units	Ten-Year Totals 1996-2005
Single-Family Detached	39%	48%
Attached Units*	61%	52%

*Attached units include townhouses, duplexes, triplexes, quad units, and multi-family units
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 moderate-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.

Metro HRA

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers \$51 million in federal funds and \$4 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.

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 2005, over \$144.3 million in grants were awarded for the following:

Since 1996, the Metropolitan Council has awarded \$14.85 million in Local Housing Incentives Account grants. They included 93 grants benefiting 50 communities. Funds were distributed to complement an estimated \$390 million in total development costs to accomplish the following:

- Development of 1,890 new rental units
 - 1,625 units affordable to lower-income households
- Rehabilitation of 638 affordable rental units
- Development of over 565 new affordable ownership units
- Rehabilitation of approximately 237-255 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; the Washington County Housing and Redevelopment Authority; the Dakota County Community Development Agency; the West Hennepin Affordable Housing Land Trust; and Two Rivers Community Land Trust.

Since 1996, the Metropolitan Council has awarded \$65.87* million in Demonstration Account Funds, including 133 grants to 46 communities and three multi-city coalitions. Funds were distributed to accomplish the following:

- Leverage over \$2.56 billion in private development
- Leverage over \$1 million in other public investment
- Include 21,834 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 additional 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 pedestrian greenways.
- Assist 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 \$8,418,586 of 2005 funding awarded in January

2006

Since 1996, the Metropolitan Council has awarded \$59.02* million for 186 Tax Base Revitalization Account grants in 33 communities to assist in accomplishing:

- Leverage \$2.6 billion in private investment
- Increase net tax capacity by \$52.1 million
- Include 19,395 new and retained jobs, providing an average hourly wage of \$12.79
- Redevelop former brownfields totaling 1,320 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, Mound, New Brighton, Osseo, Ramsey, Robbinsdale, Roseville, St. Anthony Village, St. Francis, St. Louis Park, St. Paul, Shoreview, South St. Paul, Stillwater and West St. Paul plus Hennepin County and Ramsey County

*Includes \$3,645,000 of 2005 funding awarded in January

2006

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

Appendix A. Data Sources and Definitions

Livable Communities Act 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 Act 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 Area Association of Realtors (MAAR), 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 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 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.

Starting 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 2006**

COMMUNITY NAME	
PRIMARY PERSON COMPLETING THE SURVEY	
TELEPHONE	()
FAX	()
E-MAIL ADDRESS	

1. Criterion #3

If applicable, please identify the number of detached housing units in the community that have been developed through 2005 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.)

2. Part of Criterion #4

During 2005, 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.

Name(s) of the housing:	
Number of units “preserved” in each property.	

3.Part of Criterion #4**Production of New Rental Housing Units in 2005**

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**	\$673 or less		\$721 or less		\$866 or less		\$1001 or less	
All other new rental units	Above \$673		Above \$721		Above \$866		Above \$1001	

*Single-room occupancy

**Affordable to households earning no more than 50% of the regional median income, adjusted for household size (\$38,350 in 2005 for a family of four).

4.Part of Criterion #4**Production of New Owner Housing Units in 2005**

Please indicate the number of owner-occupied units for which building permits were issued during 2005.

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 (\$61,600 in 2005 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 2005 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

.

b

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c

.

d

.

e

.

7.Criterion #7

Please identify/describe up to five instances/examples during 2004 and 2005 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 2004 or 2005. 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 2004 and 2005, 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 sewered residential units for which a building permit was issued or all final necessary local approvals were granted in 2004 and 2005. 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 2004 and 2005. Please provide the density to the nearest one-tenth of an acre.

	Total New Residential Units	Net density per acre	Number of 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:*

$$\text{Net Residential Density} = \text{Total Units} \div (\text{Total Area} - \text{Total Area Adjustments})$$

Total Area Adjustments mean the exclusion of:

- Arterial road right-of-way
- Wetlands and water bodies
- Public parks and trails
- Natural resources mapped in the comprehensive plan and protected by ordinance
- Outlots for future or non-residential development

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 2004 or 2005, 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 2004 or 2005, 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

Eligible ALHOA expenditures and contributions 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 2005 may be applicable as an ALHOA expenditure only if the funds could have been used for various purposes, but were, in fact, used to assist housing efforts or activities.

During calendar year 2005, did your community expend local dollars or dedicate local property taxes, an amount toward affordable or life-cycle housing representing 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 1996. Cities participating in the LCA program for the first time after 1996 are shown starting on page 59.

Descriptions and Definitions:

Affordability – An estimation of the share of existing housing stock that was considered affordable at the start of the LCA program. A housing unit is considered affordable if it would be affordable to a household with 80 percent or 50 percent of area median income (see page 2). Ownership units were considered affordable if, using 1994 Minnesota Department of Revenue data, the home was assessed at or below \$115,000. Rental units were considered affordable if, using 1990 Census data, the rent was \$560/month or less.

Life-Cycle Housing – Housing types that are not single-family detached units, including manufactured homes. For the life-cycle housing type, the Metropolitan Council's 1993 Residential Construction Report was utilized. For the owner/renter mix, 1990 Census data was used.





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, including 1994 estimated market values from Minnesota Department of Revenue and 1990 rent levels from the U.S. Census Bureau

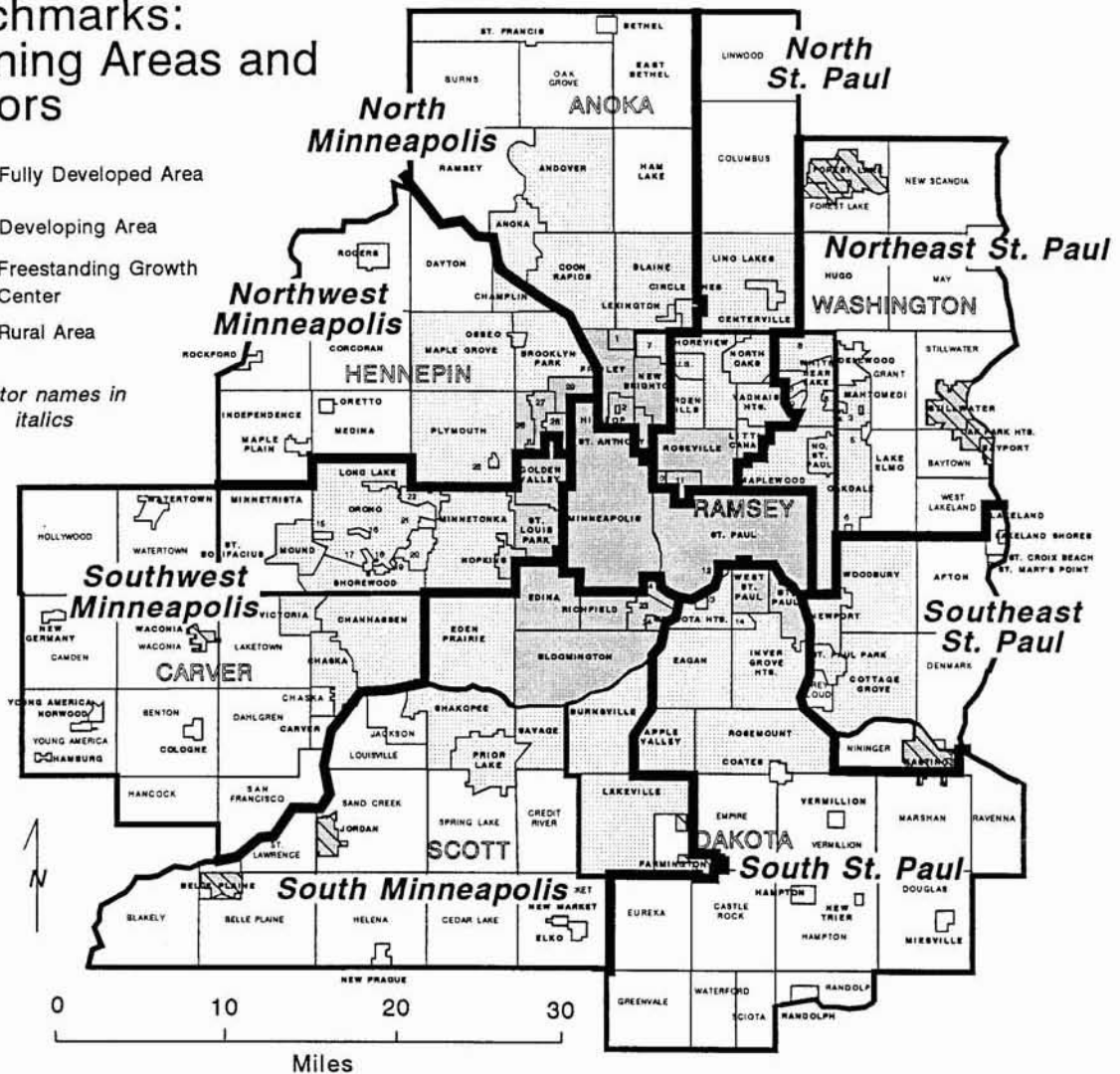
Benchmark – A range that represents the City Index average for communities within similar planning sectors and the city index average of the existing situation for all communities of the same planning area (see map on page 42).

Goal – The affordable and life-cycle housing share, and the densities negotiated between the community and the Metropolitan Council, in which the community would adopt goals for development occurring from 1996 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. WILLERNIE | 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. ROBBINS DALE |
| 7. MOUNDSVIEW | 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. DEEPAVEN | |

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

Bayport		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	83%	74-85%	74-85%
	Rental	53%	52-68%	51-67%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	24%	29-36%	24%
	Owner/renter mix	76/24%	(68-77)/(23-32)%	(68-77)/(23-32)%
Density	Single-Family Detached	2.1/acre	2.2-2.5/acre	2.1-2.3/acre
	Multi-family	7/acre	13-14/acre	7/acre

Belle Plain		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	96%	64-85%	85%
	Rental	85%	32-68%	65%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	28%	36-38%	32%
	Owner/renter mix	74/26%	68-70/30-32%	70/30%
Density	Single-Family Detached	2.1/acre	2.3-2.5/acre	2.3/acre
	Multi-family	0/acre	11-14/acre	11/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
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	19%	14-17%	Maintain within or above benchmark
	Owner/renter mix	85/15%	(85)/(15)%	Maintain within or above benchmark
Density	Single-Family detached	1.6/acre	0.8-1.2/acre	Maintain within or above benchmark
	Multi-family	7.0/acre	18.0-21.8/acre	Maintain within or above benchmark

Centerville		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	92%	68-69%	Remain within benchmark
	Rental	89%	35-48%	Remain within benchmark
	Type (Non-Single-Family Detached)	8%	35-36%	Remain within benchmark
Life-Cycle Hsg.				
	Owner/renter mix	90/10%	64-75/25-36%	Remain within benchmark
Density	Single-Family Detached	1.6/acre	1.8-1.9/acre	Remain within benchmark
	Multi-family	15/acre	10-12/acre	Remain within 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

Lakeville		CITY INDEX	BENCHMARK	GOAL
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Affordability	Ownership	6%	64-69%	64%
	Rental	24%	32-35%	32%
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	23%	35-38%	25%
	Owner/renter mix	86/14%	(70-75)/(25-30)%	86/14%
Density	Single-Family Detached	1.9/acre	1.9-2.3/acre	1.9/acre
	Multi-family	10/acre	10-11/acre	10/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

Maplewood		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	82%	69-74%	Maintain within benchmark

	Rental	46%	35-52%	Maintain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	38%	29-35%	Maintain within benchmark
	Owner/renter mix	72/28%	(75-77)/(23-25)%	Maintain within benchmark
Density	Single-Family Detached	2.2/acre	1.9-2.2/acre	Maintain within benchmark
	Multi-family	13/acre	10-13/acre	Maintain within benchmark

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

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
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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

Oak Park Heights		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	90%	74-85%	Remain within the benchmark
	Rental	55%	52-68%	Remain within the benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	50%	29-36%	Remain within the benchmark
	Owner/renter mix	63/37%	(68-77)/(23-32)%	Remain within the benchmark
Density	Single-Family Detached	2.3/acre	2.2-2.5/acre	Remain within the benchmark
	Multi-family	15/acre	13-14/acre	Remain within the benchmark

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
	Rental	72%	40-45%	Remain within benchmark
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	32%	38-41%	35%
	Owner/renter mix	70/30%	(64-72)/(28-36)%	Remain within benchmark
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

Willernie		CITY INDEX	BENCHMARK	GOAL
Affordability	Ownership	100%	69-74%	No numerical goals
	Rental	100%	35-52%	No numerical goals
Life-Cycle Hsg.	Type (Non-Single-Family Detached)	11%	29-35%	No numerical goals
	Owner/renter mix	89/11%	(75-77)/(23-25)%	No numerical goals
Density	Single-Family Detached	3.2/acre	1.9-2.2/acre	No numerical goals
	Multi-family	0/acre	10-13/acre	No numerical goals

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
	Owner/renter mix	85/15%	(67-75)/(25-33)%	80/20% Rental 1E0-20%
Density	Single-Family Detached	1.5/acre	1.8-1.9/acre	1.8/acre*
	Multi-family	11/acre	10-14/acre	9-10/acre

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

Lino Lakes		CITY INDEX	BENCHMARK	GOAL*
Affordability	Ownership	68%	68-69%	60% 68%
	Rental	23%	35-48%	23% 25%
Life-Cycle	Type (Non-Single-Family Detached)	5%	35-36%	10% 35%
	Owner/renter mix	96/4%	(64-75)/(25-36)%	90/10% 75/25%
Density	Single-Family Detached	1.0/acre	1.8-1.9/acre	1.2/acre 2.3/acre
	Multi-family	0/acre	10-12/acre	5/acre 10/acre

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

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

Negotiated LCA Goals for New Participants In 1999

Lake St. Croix Beach

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

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

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

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

Renegotiated LCA Goals for 1999

Note: Shading indicates new goal.

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

Negotiated Goals for New Participants In 2000

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

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

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

Negotiated Goals for New Participants In 2001

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

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

Negotiated Goals for New Participants in 2002

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

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

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

Negotiated Goals for New Participants in 2004

Maple Plain		CITY INDEX	BENCHMARK	GOAL THROUGH 2010
Affordability	Ownership	50%	63-68%	50%
	Rental	87%	42-53%	At least 50%
Life-Cycle	Type (Non-Single-Family Detached)	34%	13-17%	34%
	Owner/renter mix	65/35%	(87-89)/(11-13)%	65/35%
Density	Single-Family Detached	2.0/acre	0.8-1.2/acre	2/acre
	Multi-family	26.8/acre	18-22.5/acre	17/acre – High 6/acre - Medium

Appendix D. Total Number of Rental Units Built in 1996-2005 by County

This appendix shows the number of rental units built in 1996-2005 based on the Metropolitan Councils LCA surveys

**Anoka County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units										Total Rental		
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		Total	
Andover	0	0	0	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	0	4	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	0	0	0
Blaine	0	0	0	102	0	0	14	0	18	0	134	0	0	0	50	0	0	4	0	69	0	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	0	0	0
Centerville	0	16	0	0	0	0	0	0	13	0	29	0	0	0	0	0	0	0	18	0	18	47	47	
Circle Pines	48	0	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	144	0	144	192	192	
Columbia Heights	0	0	40	0	0	0	0	0	0	0	40	0	0	0	4	0	3	0	0	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	0	0	0
Coon Rapids	28	61	31	0	0	0	38	8	0	0	166	0	6	9	24	0	28	61	0	5	133	299	299	
East Bethel	0	0	0	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	4	4	0	0	0	128	0	0	0	0	4	12	144	148	
Ham Lake	35	0	0	0	0	0	0	0	0	0	35	14	0	0	0	0	50	0	0	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	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	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	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	0	0	0
Oak Grove	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52	52	52	
Ramsey	0	0	0	18	0	0	31	0	0	0	49	0	0	0	32	0	3	48	4	12	99	148	148	
St. Francis	0	0	0	0	21	0	0	0	0	0	21	0	0	0	9	0	0	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	0	0	0
County Total	111	77	71	120	21	0	83	8	31	4	526	14	6	9	210	37	0	88	109	243	81	797	1,323	

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

**Carver County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units											Total Rental
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Benton Twp.	0	0	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	0	0
Carver	0	0	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	0	75	26	0	0	0	100	0	125	0	0	0	251	326
Chaska	0	39	30	30	14	0	0	0	0	0	113	0	0	0	53	246	12	127	0	0	0	438	551
Cologne	0	0	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	0	0
Hamburg	0	0	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	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	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	0	0
Mayer	0	0	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	0	0
Norwood Young America	0	9	0	0	0	0	0	0	0	36	45	0	0	0	0	0	0	0	0	0	0	0	45
San Francisco Twp.	0	0	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	0	0
Waconia	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	65	75	0	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	0	0
Watertown	0	0	0	0	15	6	0	0	0	0	21	0	0	0	9	0	0	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	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	0	0
County Total	39	48	30	30	29	6	0	39	0	36	257	26	0	0	53	255	112	127	190	75	0	838	1095

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

**Dakota County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units											Total Rental
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Apple Valley	0	0	0	27	60	17	22	48	36	36	246	0	0	0	164	228	67	84	242	0	0	785	1,031
Burnsville	0	0	66	0	17	0	91	0	0	0	174	0	114	0	343	24	44	106	136	0	0	767	941
Castle Rock Twp.	0	0	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	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	0	0
Eagan	42	0	30	25	0	28	0	115	0	0	240	240	0	0	2	84	0	212	0	0	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	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	0	0
Farmington	0	0	28	0	16	32	0	0	0	0	76	0	0	0	0	0	0	0	0	0	0	0	76
Greenvale Twp.	0	0	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	3	3	0	0	0	0	0	0	0	0	0	0	0	3
Hampton Twp.	0	0	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	63	220	0	0	0	16	137	0	0	0	0	0	153	373
Inver Grove Heights	0	0	0	0	0	60	0	176	0	30	266	0	0	0	0	112	138	44	136	0	0	430	696
Lakeville	0	0	30	0	80	0	0	0	40	0	150	0	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	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	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mendota Heights	55	0	0	0	24	0	0	60	0	0	139	25	0	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	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	0	0
Rosemount	44	0	0	0	0	0	0	0	0	0	44	0	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	0	0
South St. Paul	40	0	0	60	0	0	20	40	0	0	160	14	0	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	0	0
Vermillion	0	0	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	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	0	0
West St. Paul	0	6	0	0	0	0	0	59	0	0	65	0	0	0	0	0	0	0	90	0	0	90	155
County Total	212	6	154	112	202	195	133	498	139	132	1,783	279	114	0	507	270	444	328	634	226	0	2,802	4,585

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

**Hennepin County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units											Total Rental
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Bloomington	0	0	1	0	41	44	37	0	0	0	123	0	0	0	0	0	10	0	0	0	0	10	133
Brooklyn Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brooklyn Park	0	23	23	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	297	297	343
Champlin	24	18	0	0	0	0	0	0	0	0	42	24	30	0	0	0	0	0	0	0	0	54	96
Corcoran	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crystal	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	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	0	0
Deephaven	0	0	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	0	270	0	0	0	0	148	337	588	188	0	0	1,261	1,531
Edina	0	0	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	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	0	0
Golden Valley	0	0	0	0	0	0	25	0	0	0	25	0	0	0	0	0	0	0	0	193	0	193	218
Greenfield	0	0	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	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	0	0
Hopkins	0	0	0	0	0	0	0	0	0	0	0	0	64	0	37	0	0	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	0	0
Long Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	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	0	0
Maple Grove	66	0	0	19	45	50	0	35	0	0	215	70	0	0	0	3	0	0	115	0	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	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	0	0
Medina	0	0	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	224	2,368	31	0	186	292	387	275	661	216	289	117	2,454	4,822
Minnnetonka	70	88	0	0	0	0	0	0	0	0	158	152	121	126	0	60	172	0	61	0	0	692	850
Minnnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minnnetrista	0	0	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	0	0
New Hope	0	0	34	0	20	11	0	0	35	0	100	0	0	0	0	0	0	0	0	0	0	0	100
Orono	0	0	0	0	0	0	12	0	0	0	12	0	0	0	0	0	50	0	0	0	0	50	62
Osseo	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	29	29
Plymouth	0	0	70	0	0	0	27	34	0	34	165	0	0	40	0	206	622	486	96	0	62	1,512	1,677
Richfield	0	0	0	0	33	0	0	0	0	0	33	0	0	0	138	206	0	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	0	0	57	57
Rogers	0	0	0	0	159	0	0	0	0	0	159	0	0	0	33	0	0	21	141	0	0	195	354
St. Anthony	0	0	0	0	0	0	0	0	67	0	67	0	0	0	0	0	0	0	194	0	0	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	0	0
St. Louis Park	0	0	0	19	0	0	45	0	0	0	64	8	0	0	162	247	45	396	0	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	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	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	0	0
Wayzata	0	0	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	0	0
County Total	251	300	205	213	1,017	285	596	286	436	258	3,847	285	244	352	727	1,267	1,349	2,373	636	878	476	8,587	12,434

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

**Ramsey County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*										All Other Rental Units										Total Rental			
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004		2005	Total	
Arden Hills	0	0	0	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	0	53	0	0	0	0	0	0	53	69	0	0	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	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	0	0	0
Little Canada	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	79	0	0	114	114	0	
Maplewood	31	0	0	0	0	13	0	58	0	0	102	0	0	0	168	70	60	0	42	0	3	343	445	
Mounds View	0	0	10	0	0	0	0	0	0	0	10	0	0	0	0	1	0	20	0	0	0	21	31	
New Brighton	0	0	0	0	0	0	0	0	0	52	52	0	0	0	0	0	0	125	0	0	0	125	177	
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	0	0	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	0	0	
Roseville	0	0	0	0	0	0	0	22	0	0	22	0	0	0	3	0	0	0	50	0	0	53	75	
St. Paul	0	18	0	18	66	159	327	284	100	49	1,021	0	11	0	18	119	264	646	295	194	95	1,642	2,663	
Shoreview	44	0	0	0	0	29	0	0	0	0	73	64	0	0	0	39	0	0	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	0	0	
White Bear Twp.	22	0	1	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	
White Bear Lake	0	0	0	0	0	0	3	0	14	0	17	0	0	0	177	18	90	60	0	0	0	345	362	
County Total	97	18	11	18	66	201	330	367	164	101	1,373	64	11	0	189	367	381	791	704	347	98	2,952	4,325	

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

**Scott County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units											Total Rental	
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total		
Belle Plaine	0	8	4	0	0	0	0	0	0	0	12	0	0	0	0	0	0	3	0	0	0	3	15	
Belle Plaine Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	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	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	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	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	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	0	0	0
Prior Lake	37	0	0	0	0	0	34	0	0	0	71	15	0	0	0	49	69	0	0	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	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	0	0	0
Savage	0	42	10	42	32	0	0	0	4	130	0	1	0	14	96	0	0	14	0	0	0	125	255	
Shakopee	0	0	26	0	32	0	16	19	0	0	93	0	52	26	60	0	52	0	162	40	101	493	586	
Spring Lake Twp.	0	0	0	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	0	50	19	0	4	306	15	53	26	74	96	101	72	176	40	101	754	1,060	

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

**Washington County
Production of Rental Units
Livable Communities Survey, 1996-2005**

Community	Affordable Rental Units*											All Other Rental Units											Total Rental
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Afton	0	0	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	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	0	0
Birchwood	0	0	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	0	0
Dellwood	0	0	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	0	0
Forest Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	6	14	14	14
Grant	0	0	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	0	0
Hugo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	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	0	0
Lakeland	0	0	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	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	0	0
Landfall	0	0	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	0	30	0	0	0	0	70	0	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	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	0	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	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	0	0
Oakdale	22	18	0	0	0	12	0	0	0	0	52	0	0	0	12	0	0	89	0	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	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	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	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	0	0
Stillwater	0	0	0	0	30	50	92	0	6	6	184	21	0	0	20	0	18	0	0	0	59	243	
Stillwater Twp.	0	0	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	0	0
Willernie	0	0	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	0	65	0	240	206	529	10	5	0	0	0	213	1,203	1,268
County Total	22	18	30	0	60	97	92	0	6	6	331	21	240	206	581	168	5	18	89	36	219	1,583	1,914

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

**7-County Twin Cities Metropolitan Area
Production of Rental Units
Livable Communities Survey, 1996-2005**

County	Affordable Rental Units*											All Other Rental Units											Total Rental
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Anoka County	111	77	71	120	21	0	83	8	31	4	526	14	6	9	210	37	0	88	109	243	81	797	1,323
Carver County	39	48	30	30	29	6	0	39	0	36	257	26	0	0	53	255	112	127	190	75	0	838	1,095
Dakota County	212	6	154	112	202	195	133	498	139	132	1,783	279	114	0	507	270	444	328	634	226	0	2,802	4,585
Hennepin County	251	300	205	213	1,017	285	596	286	436	258	3,847	285	244	352	727	1,267	1,349	2,373	636	878	476	8,587	12,434
Ramsey County	97	18	11	18	66	201	330	367	164	101	1,373	64	11	0	189	367	381	791	704	347	98	2,952	4,325
Scott County	37	50	40	42	64	0	50	19	0	4	306	15	53	26	74	96	101	72	176	40	101	754	1,060
Washington County	22	18	30	0	60	97	92	0	6	6	331	21	240	206	581	168	5	18	89	36	219	1,583	1,914
7-County Totals	769	517	541	535	1,459	784	1,284	1,217	776	541	8,423	704	668	593	2,341	2,460	2,392	3,797	2,538	1,845	975	18,313	26,736

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

Appendix E. Total Number of Owner Units Built in 1996-2005 by County

This appendix shows the number of owner units built in 1996-2005 based on the Metropolitan Councils LCA surveys.

**Anoka County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner	
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total		
Andover	177	28	0	0	0	9	28	27	24	30	323	95	254	0	0	342	276	220	185	227	226	1,825	2,148	
Anoka	58	45	22	17	3	3	0	1	0	3	152	38	28	9	2	6	13	28	36	38	47	245	397	
Bethel	0	4	2	2	2	0	2	0	0	1	13	0	0	0	0	0	3	16	12	0	31	44		
Blaine	0	0	252	192	8	265	135	219	224	51	1,346	0	0	335	519	556	403	663	597	761	617	4,451	5,797	
Burns Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	39	56	0	0	55	98	52	30	330	330	
Centerville	19	40	59	12	0	0	0	0	0	0	130	19	10	84	66	56	0	48	33	25	17	358	488	
Circle Pines	0	0	0	0	2	0	20	20	0	0	42	2	1	1	0	3	0	74	99	5	47	232	274	
Columbia Heights	15	6	6	16	4	3	6	15	0	0	71	5	4	5	4	6	0	11	4	80	30	149	220	
Columbus Twp.	0	4	6	0	2	4	0	1	1	0	18	0	8	21	0	13	10	12	24	17	18	123	141	
Coon Rapids	193	148	245	0	25	137	10	4	16	18	796	52	90	34	0	114	197	146	259	267	154	1,313	2,109	
East Bethel	5	40	0	0	68	82	1	0	0	0	196	0	77	0	0	25	13	77	115	126	77	510	706	
Fridley	28	35	8	2	9	33	2	23	0	3	143	34	18	12	1	7	10	9	2	6	6	105	248	
Ham Lake	37	26	19	7	33	84	0	0	0	3	209	0	111	128	185	143	84	171	184	159	99	1,264	1,473	
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	1	0	0	2	0	1	0	4	0	0	0	2	2	1	1	4	3	7	20	24	
Lino Lakes	68	81	29	36	32	49	17	0	16	10	338	121	98	191	198	208	161	201	121	174	186	1,659	1,997	
Linwood Twp	33	0	0	0	0	0	3	0	0	0	36	16	0	0	0	0	42	38	21	53	50	220	256	
Oak Grove	24	22	6	18	19	53	17	8	10	0	177	0	28	54	30	25	23	53	93	99	88	493	670	
Ramsey	175	67	0	50	5	94	38	199	349	101	1,078	100	198	105	66	28	24	148	207	211	290	1,377	2,455	
St. Francis	41	32	110	76	23	129	110	68	8	47	644	22	14	56	90	103	17	90	128	97	50	667	1,311	
Spring Lake Park	25	22	13	0	0	0	4	19	0	0	83	7	0	0	0	0	28	1	1	5	42	125	125	
County Total	898	600	777	429	235	945	395	604	649	267	5,799	511	939	1,074	1,219	1,637	1,274	2,076	2,227	2,413	2,044	15,414	21,213	

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

Carver County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Benton Twp.	0	0	0	0	0	1	0	0	0	0	1	0	0	3	0	0	1	2	2	3	2	13	
Camden Twp.	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	3	6	7	1	4	21	23	
Carver	0	0	0	0	13	0	0	0	0	7	20	0	0	29	0	66	0	72	90	86	90	453	
Chanhassen	13	84	145	55	4	32	147	141	0	0	621	194	194	281	222	154	97	153	94	93	84	1,566	2,187
Chaska	0	0	12	61	87	229	86	209	142	55	881	0	156	152	127	110	163	302	258	334	227	1,829	2,710
Cologne	0	20	0	33	22	0	0	0	0	0	75	0	0	0	0	1	0	5	21	30	47	104	179
Dahlgren Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	4	7	3	17	17
Hamburg	3	2	3	1	1	0	4	0	4	0	18	1	1	0	0	0	0	1	4	0	1	8	26
Hancock Twp.	0	0	3	0	0	0	0	0	0	0	3	0	1	0	0	0	1	1	4	1	2	10	13
Hollywood Twp.	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	7	3	6	4	5	25	27
Laketown Twp.	0	0	2	0	0	0	0	0	0	0	2	16	0	4	0	0	0	5	4	7	1	37	39
Mayer	1	0	3	0	1	19	17	15	0	9	65	1	0	0	0	1	6	55	55	82	66	266	331
New Germany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3	3
Norwood Young America	3	4	5	0	0	6	25	21	21	8	93	2	2	1	0	8	23	30	35	51	152	245	
San Francisco Twp.	0	0	0	0	1	1	0	0	0	0	2	0	0	0	5	3	2	4	4	4	3	25	27
Victoria	0	0	0	4	0	60	5	0	0	0	69	99	52	54	50	0	88	157	102	124	174	900	969
Waconia	53	120	97	0	117	39	30	49	121	62	688	57	69	100	0	93	114	153	123	79	73	861	1,549
Waconia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6	3	2	14	14	14
Watertown	15	0	0	20	21	1	17	31	16	2	123	8	0	34	40	37	78	67	40	57	20	381	504
Watertown Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4	5	5	16	16	16
Young America Twp.	0	0	0	0	0	0	0	0	0	0	0	0	2	3	0	0	2	1	3	1	12	12	12
County Total	88	230	270	174	266	390	334	466	304	143	2,665	378	477	661	444	465	568	1,019	859	958	864	6,693	9,358

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

**Dakota County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Apple Valley	62	62	44	97	147	274	55	0	22	0	763	317	324	251	234	259	215	273	232	284	169	2,558	3,321
Burnsville	236	227	94	28	2	24	20	0	0	42	673	105	42	53	91	120	100	151	65	228	172	1,127	1,800
Castle Rock Twp.	0	3	1	0	0	1	0	0	0	0	5	0	4	6	0	2	2	5	4	1	3	27	32
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Douglas Twp.	0	0	0	3	0	0	0	0	0	1	4	0	0	0	0	0	0	5	8	2	4	19	23
Eagan	86	167	102	69	98	95	1	15	0	0	633	364	185	171	218	234	153	239	166	147	161	2,038	2,671
Empire Twp.	5	20	21	8	2	0	0	0	50	2	108	2	11	21	33	8	0	52	77	30	25	259	367
Eureka Twp.	0	2	0	0	0	1	1	0	0	0	4	0	8	9	0	0	3	3	9	1	3	36	40
Farmington	264	180	159	108	145	215	116	120	61	74	1,442	91	65	127	234	265	239	440	415	166	124	2,166	3,608
Greenvale Twp.	0	0	0	0	2	1	1	0	0	0	4	0	0	0	0	4	4	5	9	7	4	33	37
Hampton	0	1	6	0	0	43	1	0	3	0	54	0	0	0	0	0	17	8	1	3	1	30	84
Hampton Twp.	0	0	0	3	0	0	0	1	0	0	4	0	2	0	4	3	0	8	4	5	1	27	31
Hastings	68	54	41	0	19	25	141	182	102	108	740	52	59	65	0	117	80	204	196	191	74	1,038	1,778
Inver Grove Heights	0	236	130	55	1	56	147	262	180	65	1,132	0	152	268	212	207	168	105	153	210	106	1,581	2,713
Lakeville	14	23	67	94	24	77	273	192	263	165	1,192	449	330	583	708	582	458	433	597	643	500	5,283	6,475
Lilydale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	21	9	8	0	54	54
Marshan Twp.	0	0	0	2	0	0	0	0	0	0	2	0	0	0	4	0	0	2	2	5	4	17	19
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	5
Mendota Heights	8	0	0	0	0	0	0	0	0	0	8	15	33	14	15	24	35	14	21	42	27	240	248
Miesville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2	2
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2	2
Nininger Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	4	6	3	18	18
Randolph	0	0	12	0	1	0	2	2	0	1	18	0	0	4	0	0	0	1	6	5	5	21	39
Randolph Twp.	0	0	0	0	0	0	0	0	0	2	2	0	0	9	11	9	8	11	3	4	6	61	63
Ravenna Twp.	8	0	0	0	0	0	0	0	0	1	9	6	0	0	0	0	0	9	7	5	6	33	42
Rosemount	153	45	65	49	12	138	125	65	151	172	975	32	49	125	308	273	177	205	375	400	282	2,226	3,201
Sciota Twp.	0	2	2	2	0	0	0	0	0	0	6	0	2	2	2	0	0	5	3	5	4	23	29
South St. Paul	4	4	10	17	17	19	9	21	5	5	111	0	7	2	7	12	11	16	21	65	36	177	288
Sunfish Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2	1	1	2	2	2	16	16
Vermillion	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	2	3
Vermillion Twp.	0	0	0	1	0	0	1	0	0	0	2	0	0	0	0	2	5	5	8	7	6	33	35
Waterford Twp.	0	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	1	1	4	3	2	12	13
West St. Paul	1	0	0	0	0	39	1	3	0	11	55	14	0	0	0	136	102	12	10	13	27	314	369
County Total	909	1,026	754	536	470	1,009	895	863	837	649	7,948	1,447	1,274	1,710	2,087	2,265	1,796	2,235	2,412	2,494	1,759	19,479	27,427

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

**Hennepin County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Bloomington	0	1	0	0	13	5	0	100	17	49	185	0	68	0	2	16	13	28	34	99	377	637	822
Brooklyn Center	17	2	5	0	3	2	0	0	0	0	29	1	0	1	18	0	0	10	17	18	17	82	111
Brooklyn Park	0	20	0	0	0	2	1	0	26	4	53	0	395	355	0	313	0	251	474	536	457	2,781	2,834
Champlin	0	8	56	38	0	99	36	116	4	0	357	0	60	177	174	182	48	105	109	96	53	1,004	1,361
Corcoran	1	0	0	0	0	0	0	0	1	0	2	20	0	0	0	0	0	24	16	16	18	94	96
Crystal	0	8	2	3	0	3	0	0	0	0	16	4	6	4	9	22	46	32	12	15	9	159	175
Dayton	0	0	0	0	0	1	0	0	0	0	1	18	7	0	5	5	8	15	10	11	19	98	99
Deephaven	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	10	12	6	1	34	34
Eden Prairie	322	116	47	0	0	0	0	0	6	0	491	0	140	229	336	0	0	442	493	366	325	2,331	2,822
Edina	0	0	0	0	0	0	0	0	0	0	0	0	61	0	52	28	94	127	82	25	96	565	565
Excelsior	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	20	0	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	0	0
Golden Valley	3	1	1	2	7	135	0	2	6	0	157	7	0	28	59	191	28	14	20	15	33	395	552
Greenfield	0	2	0	2	0	0	0	1	4	0	9	0	29	0	49	41	29	19	27	40	56	290	299
Greenwood	0	0	0	1	0	0	0	0	0	0	1	0	0	0	16	0	0	5	5	3	8	37	38
Hassan Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	18	15	24	71	71
Hopkins	0	0	0	0	0	0	8	8	0	4	20	12	57	9	64	16	16	92	22	64	361	381	
Independence	0	4	0	2	0	0	2	0	0	1	9	29	34	27	30	52	0	40	25	16	20	273	282
Long Lake	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	2	8	3	8	10	3	35	36
Loretto	1	0	1	2	0	1	0	0	0	0	5	0	0	10	31	22	1	1	0	0	0	65	70
Maple Grove	5	209	67	175	345	230	86	317	271	166	1,871	310	288	383	694	570	441	398	391	413	285	4,173	6,044
Maple Plain	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	5	0	1	0	6	7
Medicine Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	3	1	2	9	9
Medina	0	0	0	0	0	0	0	10	0	0	10	0	0	0	43	43	0	60	146	53	68	413	423
Minneapolis	57	52	53	57	81	185	111	205	374	380	1,555	45	122	47	210	312	257	646	497	1,597	788	4,521	6,076
Mnetonka	90	2	6	60	1	3	1	0	2	43	208	152	93	98	85	93	107	67	63	94	108	960	1,168
Mnetonka Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	2	2	9	9
Mnetrista	0	0	0	0	0	0	0	7	0	0	7	0	43	0	0	0	0	0	157	130	105	435	442
Mound	0	5	2	0	4	1	0	0	0	0	12	0	20	12	0	19	20	72	79	58	30	310	322
New Hope	3	0	0	1	2	2	0	0	0	1	9	0	0	0	6	2	3	0	226	82	319	328	328
Orono	0	0	0	0	0	0	0	0	0	0	0	43	35	18	46	41	47	46	46	50	97	469	469
Osseo	0	0	2	1	0	0	78	0	0	0	81	0	0	0	0	0	0	49	1	0	0	50	131
Plymouth	142	19	1	0	2	86	353	41	2	2	648	505	301	177	0	554	94	239	476	287	271	2,904	3,552
Richfield	5	11	3	139	32	10	2	48	6	0	256	8	1	10	40	2	6	2	208	2	19	298	554
Robbinsdale	4	6	1	0	2	5	2	0	0	0	20	2	0	5	6	4	0	3	5	6	57	88	108
Rogers	30	50	47	70	0	175	30	8	4	5	419	0	0	0	0	0	175	171	18	60	72	496	915
St. Anthony	0	0	0	0	0	0	0	0	31	0	31	0	7	4	0	6	0	3	0	99	132	251	282
St. Bonifacius	0	0	0	4	38	45	18	3	4	0	112	0	0	37	37	30	13	31	6	11	9	174	286
St. Louis Park	2	1	9	0	0	1	0	0	10	13	36	7	21	31	26	16	98	22	128	110	316	775	811
Shorewood	0	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	10	25	25	24	130	130
Spring Park	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	3	2	159	167	167
Tonka Bay	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	2	0	11	4	8	5	36	36
Wayzata	0	0	0	0	0	0	0	0	0	0	0	46	27	0	18	10	0	4	9	8	7	129	129
Woodland	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	1	2	1	1	8	8
County Total	682	518	304	557	530	991	728	866	768	668	6,612	1,255	1,815	1,667	2,009	2,650	1,551	2,957	3,788	4,555	4,219	26,466	33,078

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

**Ramsey County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Arden Hills	3	0	10	0	0	0	0	0	0	0	13	16	16	4	0	5	5	4	5	5	3	63	76
Falcon Heights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	14	18	18
Gem Lake	0	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	2	6	1	3	3	16	17
Lauderdale	0	0	0	0	0	0	0	2	0	0	2	0	0	0	1	0	0	0	0	0	0	1	3
Little Canada	0	0	2	0	0	0	0	0	0	0	2	0	0	0	45	0	0	12	20	23	37	137	139
Maplewood	127	70	10	25	17	143	136	25	56	42	651	72	112	129	70	46	76	57	128	87	266	1,043	1,694
Mounds View	0	3	2	0	4	0	6	2	0	0	17	0	2	1	0	6	0	8	4	9	12	42	59
New Brighton	72	0	19	0	0	1	1	0	0	123	216	0	0	4	0	5	6	9	19	2	8	53	269
North Oaks	0	0	0	0	0	0	0	0	0	0	0	0	24	31	17	55	42	32	19	34	18	272	272
North St. Paul	0	11	2	0	0	0	77	0	0	0	90	0	6	6	0	26	0	5	8	7	17	75	165
Roseville	54	24	26	14	0	5	0	101	9	12	245	191	34	44	22	0	12	9	33	27	151	523	768
St. Paul	23	24	83	99	64	142	91	70	315	55	966	0	0	22	28	96	162	451	307	1,172	399	2,637	3,603
Shoreview	0	12	6	20	24	1	7	2	1	2	75	57	27	61	154	222	14	5	10	20	35	605	680
Vadnais Heights	11	0	0	18	0	28	0	8	1	5	71	0	0	0	16	0	17	29	25	5	12	104	175
White Bear Twp.	28	0	2	2	16	60	15	6	0	1	130	56	39	56	54	53	48	80	58	40	23	507	637
White Bear Lake	0	5	14	8	3	4	1	0	12	2	49	22	87	60	43	60	17	41	53	83	23	489	538
County Total	318	149	176	187	128	384	334	216	394	242	2,528	414	347	463	405	579	401	748	690	1,517	1,021	6,585	9,113

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

**Scott County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Belle Plaine	23	14	34	0	61	100	24	12	0	0	268	4	12	20	0	88	112	197	139	150	117	839	1,107
Belle Plaine Twp.	0	0	0	7	0	2	1	0	0	0	10	0	0	11	0	0	7	9	13	9	10	59	69
Blakeley Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	1	2	9	9	9
Cedar Lake Twp.	0	0	0	0	0	2	1	0	0	0	3	0	0	0	0	48	44	34	41	29	196	199	199
Credit River Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	76	73	70	272	272	272
Elko	0	0	0	6	6	6	2	0	0	0	20	0	0	0	10	22	22	48	90	75	70	337	357
Helena Twp.	0	0	5	0	0	0	3	0	0	0	8	0	0	15	0	0	18	19	17	15	17	101	109
Jackson Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	6	3	0	1	14	14	14
Jordan	26	4	19	0	0	61	14	12	6	0	142	0	54	38	0	0	26	80	65	85	86	434	576
Louisville Twp.	0	0	0	0	0	1	0	0	0	0	1	0	0	24	0	0	5	15	8	5	6	63	64
New Market	0	0	0	0	0	2	0	0	0	0	2	0	0	24	0	76	6	75	119	66	19	385	387
New Market Twp.	0	0	0	0	0	1	0	0	0	0	1	0	0	51	0	0	47	34	23	23	24	202	203
Prior Lake	29	82	28	37	103	202	172	263	25	33	974	224	81	186	206	172	204	538	253	275	187	2,326	3,300
St. Lawrence Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	5	2	2	1	0	20	20	20
Sand Creek Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	11	5	11	7	57	57	57
Savage	4	20	54	0	8	44	0	38	46	59	273	0	0	447	0	0	285	176	195	277	192	1,572	1,845
Shakopee	370	267	362	268	344	202	109	216	262	34	2,434	50	74	229	669	387	490	484	690	476	534	4,083	6,517
Spring Lake Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	22	19	19	22	119	119	119
County Total	452	387	502	318	522	623	326	541	339	126	4,136	278	221	1,045	885	755	1,342	1,814	1,753	1,602	1,393	11,088	15,224

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

**Washington County
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

Community	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Afton	0	0	0	0	0	0	0	0	0	0	0	9	8	8	17	11	0	15	15	14	6	103	103
Bayport	0	0	1	0	1	3	0	0	1	0	6	0	1	0	0	8	1	5	3	7	7	32	38
Baytown Twp.	0	0	0	1	0	16	0	0	0	0	17	0	0	0	20	8	0	15	22	11	9	85	102
Birchwood	0	2	0	0	0	0	0	0	0	0	2	0	0	0	1	3	0	2	1	0	1	8	10
Cottage Grove	112	99	91	0	31	119	155	37	33	40	717	118	93	127	0	114	61	141	246	274	223	1,397	2,114
Dellwood	0	0	0	0	0	0	0	0	0	0	0	7	6	4	12	10	5	3	7	3	2	59	59
Denmark Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	8	5	0	0	17	33	33	16	112	112
Forest Lake	38	10	43	35	20	0	0	0	22	0	168	0	41	64	80	53	0	317	499	234	106	1,394	1,562
Grant	1	1	0	0	0	0	0	0	0	0	2	17	15	18	24	0	22	22	17	15	10	160	162
Grey Cloud Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3	3
Hugo	44	5	11	70	162	90	72	54	15	282	805	20	13	26	215	174	237	91	173	190	515	1,654	2,459
Lake Elmo	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0	98	141	98	46	13	21	478	478
Lakeland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0	0	4	4
Lakeland Shores	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	2	2	7	7
Lake St. Croix Beach	0	0	0	0	0	0	1	0	0	0	1	0	0	2	2	1	0	8	5	2	1	21	22
Landfall	0	0	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	0	40	93	0	74	0	31	21	22	34	19	31	325	365
Marine on St. Croix	0	0	0	0	0	0	0	0	0	0	0	0	20	3	0	0	7	1	5	4	4	44	44
May Twp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	21	17	17	17	64	64
Newport	7	0	7	5	6	4	3	2	4	0	38	0	0	2	7	2	3	2	27	0	1	44	82
New Scandia Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	21	30	33	37	31	33	213	213
Oakdale	154	72	34	18	31	36	51	10	23	11	440	66	73	92	117	103	145	48	98	74	28	844	1,284
Oak Park Heights	0	7	0	0	8	0	0	0	0	0	15	0	25	0	10	5	0	0	122	46	29	237	252
Pine Springs	0	0	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	2	2	3	1	8	8
St. Paul Park	0	0	1	0	5	2	0	26	38	10	82	0	0	0	0	0	4	5	60	42	111	193	193
Stillwater	0	0	6	0	10	52	20	0	40	0	128	0	0	36	112	0	103	154	179	163	280	1,027	1,155
Stillwater Twp.	0	0	0	0	0	1	0	0	0	0	1	0	0	2	9	12	11	9	13	9	4	69	70
West Lakeland Twp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	15	11	19	71	71
Willernie	0	0	0	2	1	0	1	2	1	0	7	0	0	0	0	0	0	2	13	1	10	26	33
Woodbury	414	304	707	259	36	0	8	44	57	33	1,862	793	701	941	727	748	429	192	447	1,230	948	7,156	9,018
County Total	770	500	941	390	311	323	311	175	234	376	4,331	1,123	1,057	1,437	1,358	1,403	1,217	1,243	2,086	2,466	2,366	15,756	20,087

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

**7-County Twin Cities Metropolitan Area
Production of Owner-Occupied Units
Livable Communities Survey, 1996-2005**

County	Affordable Ownership Units*											All Other Ownership Units											Total Owner
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total	
Anoka County	898	600	777	429	235	945	395	604	649	267	5,799	511	939	1,074	1,219	1,637	1,274	2,076	2,227	2,413	2,044	15,414	21,213
Carver County	88	230	270	174	266	390	334	466	304	143	2,665	378	477	661	444	465	568	1,019	859	958	864	6,693	9,358
Dakota County	909	1,026	754	536	470	1,009	895	863	837	649	7,948	1,447	1,274	1,710	2,087	2,265	1,796	2,235	2,412	2,494	1,759	19,479	27,427
Hennepin County	682	518	304	557	530	991	728	866	768	668	6,612	1,255	1,815	1,667	2,009	2,650	1,551	2,957	3,788	4,555	4,219	26,466	33,078
Ramsey County	318	149	176	187	128	384	334	216	394	242	2,528	414	347	463	405	579	401	748	690	1,517	1,021	6,585	9,113
Scott County	452	387	502	318	522	623	326	541	339	126	4,136	278	221	1,045	885	755	1,342	1,814	1,753	1,602	1,393	11,088	15,224
Washington County	770	500	941	390	311	323	311	175	234	376	4,331	1,123	1,057	1,437	1,358	1,403	1,217	1,243	2,086	2,466	2,366	15,756	20,087
7-County Totals	4,117	3,410	3,724	2,591	2,462	4,665	3,323	3,731	3,525	2,471	34,019	5,406	6,130	8,057	8,407	9,754	8,149	12,092	13,815	16,005	13,666	101,481	135,500

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

Appendix F. Responses to Comprehensive Planning and Development Incentives Questions from 2005 LCA Survey

1. Criterion #3.

If applicable, please identify the number of detached housing units in the community that have been developed through 2005 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 – 61

Anoka – 18 detached townhomes, cottages on Main, part of a planned residential development

Blaine – 203 condominiums/town homes – zero lot line or reduced lot size
27 detached town homes – either zero lot line or reduced lot size
19 detached town homes – either zero lot line or reduced lot size

Burns Twp – NA

Circle Pines – 47 units of the Pine Hollow Development were developed with 5 foot side yard setback and 20 foot front yard setback to create more density

Columbia Heights – 31

Columbus – NA - 5 acre minimum lot size

Coon Rapids – 2 family zero lot line 858 units
Detached townhouse 312 units
Small lot single family 775 units

East Bethel – None. The community is currently classed as “diversified rural” with 5-acre minimum homesites.

Fridley – Four new units developed in the Van Auken addition in 2005

Lino Lakes – 20 detached townhomes
104 attached townhomes
124 total new townhome building permits issued in 2005

Ramsey – Through 2005, the City has granted final plat approval to approximately 215 detached housing units that meet this definition. Approximately half of these units are within the Ramsey Town Center, which is planned to contain more of these types of units.

Carver County

Chanhasen – 119 units (75 – North Bay; 44 – Walnut Grove)

Chaska – Pioneer Point – 23 units

 Clover Field – 181 units

 Clover Ridge (Rottlund) – 91 units

 Clover Preserve – 76 units

 Traditions (Town & Country) – 101 units

 Points West (Oakland) – 18 units

 Points West (Centex) – 64 units

 Riverwoods – 78 units

Victoria – In 2005, 59 townhome units were constructed which utilized zero lot line development.

Waconia – 60 townhome units were constructed in 2005 utilizing zero lot line/site plan review criteria.

Watertown -- 24 total

Dakota County

Apple Valley – Nine-on (91) zero-lot line single family dwelling units were constructed in the city in the 1980's. From 1995-2005, the City has seen a significant increase in the number [of] attached dwelling units constructed. This would include the doubling [of] the number of apartment/condominium dwelling units and an increase of almost 1500 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 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 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 2005, approximately 44% of the City's housing stock was attached dwelling units.

Burnsville – In 2005, we issued permits for 161 condos in Heart of the City and 25 townhomes in various locations. In 2005, the City Council approved a total of 125 zero lot line units. 68 River Valley Townhomes, 18 Oak Hollow Townhomes, 39 units Sherman HOC. River Valley has been issued in 2006. The other two are expected later this year.

Eagan – 285 to date; none in 2005

Eureka Twp. – None. Survey not applicable to our community.

Farmington – On June 19, 2006, the city approved “Sunrise Ponds”. The development consisted of 110 SF lots on lot widths ranging from 36 ft. to 46 ft. The development

Hastings – The use of small minimum lot sizes and setbacks is an approach used to increase development density in the City of Hastings. The City of Hastings traditionally has 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.

Rosemount – 184 (2002); 34 (2003); 22 (2004); 44 (2005)

South St. Paul – Twenty-seven detached in 2005

West Saint Paul – There were five detached housing units developed in 2005.

Hennepin County

Brooklyn Park –

Town Gardens – 2nd Addition – 45 detached town homes on narrow lots with association maintenance

Lakeside at Oxbow Commons – 74 single family homes on 55' to 65' lots

Tessman Ponds – 45 units of small lot single family, association maintained

Aspen Cove Phase 1 – 19 units of detached town homes on small lots with association maintenance

Aspen Cove Phase 2 – 17 units of detached town homes on small lots with association maintenance

Lakeside at Oxbow Commons – 74 single family homes on 55' – 65' wide lots

BrookPark Farms – 52 quads on zero lot line

Roxborough Crossing – planned development overlay zoning approval to allow increase density to 7 units per acre

Cottages on the Green – 46 units, variance from standard allowed streets to be reduced from 32' to 28'

Seasons in the Park – 33 single family homes on small lots with association maintenance

Crystal – 191

Eden Prairie – 1,271

Golden Valley – 12

Hopkins – 142

Minneapolis – The city of Minneapolis allows detached housing projects with zero lot lines by variance or as part of a cluster development or planned residential development. It also allows accessory dwelling units by the same mechanisms. No dwelling units of this kind were developed in 2005, although some were developed in 2005, and some were approved in early 2006.

In addition to these, over 1000 other multifamily dwelling units were approved in 2005 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.

Minnetonka - Waters 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

Osseo - Osseo Commons Project (20-unit senior housing project with 1,500 sq ft of retail was approved in Nov 2005 with Tax Increment Financing). No building permit has been issued for this project as of July 2006.

Plymouth - 363

Richfield – Penn Place is a development of 7 townhomes located at the intersection of 69th Street and Penn Avenue. Prior to the townhome development, the site was two single-family properties. The City Council approved higher densities for cluster housing developments, which allowed for flexible configurations to move forward. Also, the City's Comprehensive Plan calls for higher density single-family residential development along arterial streets. In addition to up to 15 units per acre being allowed, front setbacks were decreased.

Both occupied in 2005, City Bella, located at 66th Street and Lyndale Avenue, and Kensington, located at 76th and Lyndale, allow flexible placement of zero lot line townhomes next to multi-unit buildings. The City Council approved the rezoning for the site, allowing for a mixed-use development, as well as approved a PUD for the project, which included decreased setbacks and increased density.

Rogers - 32

Ramsey County

Shoreview – 284. There are approximately 284 housing units in Shoreview that have been developed using the zero lot line technique. In addition, Shoreview has 176 duplexes/triplexes. Other housing types include: townhomes -1,796 units; condominiums – 612 units and apartments – 1,192 units.

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

White Bear Lake - 4,021 Apartment - 2,484; Townhomes - 1,321; Condos - 121; two and three - 95

Scott County

Elko – No atypical single family units were developed through 2005.

Washington County

Cottage Grove - 118

Forest Lake - 2003 -- 6; 2004 -- 0; 2005 -- 0

Hugo – Victor Gardens = 43
Waters Edge = 107
Heritage Ponds = 45
Diamond Point = 45
TOTAL = 240

St. Paul Park - 30

Stillwater – 95 dwelling units in 2005

2. Part of Criterion #4

During 2005, 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

Blaine – Blaine Courts Senior Apartments and Cloverleaf Courts Senior Apartments are both owned by the city.

The city covers the cost of lost revenue due to the Metro HRA request for no rent increase to Section 8 units. This action preserves twenty-one affordable housing units for seniors that would otherwise be lost.

Coon Rapids – Mississippi View Apartments - 96

Fridley – Brandes Place - 16 units (15 years)

Carver County

Chaska – The private landlord HOME program used federal funds to modify and update older housing units. Additionally, many of the existing affordable homes in the City have gained assistance through either the Christmas in May program, the Chaska Community Land Trust, or the Small Cities Home Rehabilitation Program.

Dakota County

Apple Valley – Yes. Apple Valley Villa – a 72-unit senior apartment building

Burnsville – 32 – Chowen Bend Townhomes applied for and received MHFA funding to preserve units in 2005.

Eagan – View Pointe Apartments - The Dakota County CDA provided tax exempt multifamily housing revenue bonds and HOPE funds to finance the acquisition and substantial rehab of

the View Pointe Apartments. 20% of the units (66 units) have rent and income restrictions at 50% of the area median income.

Hennepin County

Brooklyn Center - 112 units -- Unity Place

Champlin - 72 units -- Elm Creek Apartments

Eden Prairie – 19 - Family Affordable Housing Program: 19 single family homes; 1 unit “preserved” in each property

Edina - 295 -- Yorkdale Townhomes -- 90 units; Yorktown Continental - 179 units; Oak Glen -- 26 units

Minneapolis - 2100 Bloomington Court – closed 2005, rehab ongoing 2006: 90 Section 8 units
Albright TH – closed 2005, rehab ongoing 2006: 89 Section 8 units
Cecil Newman Apts – closed 2005, rehab completed 2006: 64 Section 8 units
City Flats – closed 2005, rehab ongoing 2006: 27 (9 Section 8 units)
Elliot Park Commons – closed 2005, rehab ongoing 2006: 25 Section 8 units
Little Earth (Phase III) – 56 unit rehab completed 2005: 56 Section 8 units
LSS Housing (2421-23 Portland) – rehab completed 2005: 12 Section 8 units
Oakland Square – rehab completed 2005: 31 Section 8 units

*Minnetonka - 14 -- Cedar Pointe Townhouses -- 9 units preserved in 2005
West Hennepin Affordable Housing Land Trust (WHAHLT) -- 5 new units preserved in 2005.
As of 12/31/05 they have preserved a total of 20 units.
Family Affordable Housing Program -- 0 new units in 2005. As of 12/31/05 they have preserved a total of 14 units.*

Osseo - None in 2005

Richfield – 5 - Red Fox Fun I: In 1979, 5 single-family homes for rental to families were developed with project-based assistance and MHFA financing. With the Section 8 assistance expiring and the homes potentially being sold, Richfield HRA staff worked with HUD to secure Section 8 vouchers in 2005 so that the units could continue to be subsidized rentals.

Robbinsdale – 33 – “No Place Like Home”: 4168, 4172, 4176 Adair Ave. N. (11x3)

Rogers – NA (at this time) ... Future – Pleasant Place Sr. Apts. 24 unit – 202 Project blt 86-87

St. Louis Park – None, preservation of Section 8 housing has already occurred.

Ramsey County

Lauderdale – Not that we are aware

Shoreview – 44 - 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.

St. Paul – Kendrick: 144 units
Redeemers Arms: 82 units
Sherman-Forbes: 104 units

Vadnais Heights - We are unaware of any preservation financing and were not notified that any conversion was taking place. The conversion crisis appears to have passed.

Scott County

No Comments

Washington County

Oak Park Heights – Raymie Johnson Estates: 96 Hi-Rise Units
24 Townhome Units
120 Units Total

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 no action taken)

Blaine – a) Blaine Discount Loan Program – interest write-down on community fix-up home improvement loans for low/mod 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 & financial assistance services

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

- Columbia Heights – a) Revenue Bonds
b) Tax Increment Financing (TIF)
c) Community Development Block Grants (CDGB) Funds
d) HOME Funds for Habitat for Humanity Home

- Coon Rapids – a) CDBG Rehabilitation Loan Program – Deferred Loan/Grant Program
b) Coon Rapids Mortgage Assistance Program – Scattered Site Acquisition Program creating infill opportunities for affordable and life-cycle housing
c) Housing Revenue Bonds – Epiphany Assisted Living
d) Coon Rapids Mortgage Assistance Program – Home Improvement Incentive Loan Program – provides lower interest rate loans to preserve affordable housing
e) Housing Improvement Area – Woodland Park

East Bethel – We are currently working on an updated comprehensive plan to meet 2030 policies. This plan will provide for Rural Growth Center identification in 30% of the city and will afford housing opportunities that will meet affordable housing and life-cycle housing initiatives.

- Fridley – a) *HRA sponsored, “Operation Insulation”
*b) HRA sponsored “Revolving Loan Program” for preservation of affordable housing

** Fridley has its own HRA – separate from Anoka County

Hilltop – NA – no tools were used since there were no changes to the housing stock

Lino Lakes – Tax Increment Financing

- Oak Grove – a) Maintain 2.5 Ac density lots, 10-Ac ones
b) Allow PUD's for more land use options

- Ramsey – a) Tax Increment Financing – Savannah Oaks (senior rental housing)
b) Anoka County HRA levy – Savannah Oaks (senior rental housing)
c) Tax Increment Financing – Ramsey Townhomes (mixed-income rental housing)
d) Low-Income Tax Credits - Ramsey Townhomes (mixed-income rental housing)

Carver County

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

- Chaska – a) Small Cities Grant (CDBG) and Livable Communities grants: used for 1) downtown homeowners to rehabilitate their homes; 2) land-write down and cost reduction for structured parking in Clover Marketplace, an affordable apartment complex
b) TIF: North Meadow Apartments in exchange for affordable units: \$1.3 million in TIF for Central Communities Housing Trust – 115 apartments were originally approved
c) Chaska Community Land Trust: Clover Field, Riverwoods, Heights of Chaska (planned), and exiting housing stock

- d) Local Fee Waivers: used to reduce SAC/WAC charges for Riverwoods; e) Land Write-Down: Clover Condo, Clover Ridge Village, Clover Field, and Rottland down payment assistance. Generated from TIF on site and provided directly to end-users of the houses.

Mayer – Building permit process

- Norwood Young America -- a) General Obligation Bonds
- b) Housing Revenue Bonds

Watertown --a) Small Cities Community Development Block Grant

Dakota County

Apple Valley – a) The City allocated CDBG funding in the amount of \$173,534, 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 the Haralson Apartment building, a 36-unit apartment building, which was constructed in 2005 and is now occupied. The building provides 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 reauthorized Tax Increment Financing (TIF) for the Tuscany, a market rate apartment project, which will require that 20% of their rental units be affordable.
- c) The City authorized \$500,000 of HOPE credits for the preservation of 72 senior-only rental units.

Burnsville – a) City CDBG – Provided grants to single family households meeting affordability guidelines for the purpose of providing funds for home improvements

- 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/Life-Cycle combined with Commercial)
- e) City TIF for HOC Mixed-Use (Affordable/Lifecycle combined with Commercial)

Eagan – a) Tax increment financing

- b) First time home buyers program-Dakota County CDA
- c) Down payment assistance-Dakota County CDA

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 owners
- e) Public Utility Funding Assistance – Habitat for Humanity

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 life-cycle housing at the 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 Reductions

c) Community Block Grant Funds

d) Dakota County CDA financing through County Levy; City contributed \$288,700 in 2005

South St. Paul – a) Twenty-four low interest single family rehab loans for 2005 - \$301,900

b) Waiver of SAC fees for new single family homes

c) Tax Increment Financing to develop life cycle housing

d) Low Income Housing Tax Credits

e) Rediscover South St. Paul program to redevelop older blighted housing into new affordable housing

West Saint Paul – a) Land write-down or sale

b) CBG 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 Bonds

c) Tax Increment/Tax Abatement

d) City Strategic Initiative Funds

e) HRA Housing Development Fund

Brooklyn Center - a) Housing Revenue Bonds pursuant to M.S. 462C

b) Community Development Block Grant [CDBG} Program

c) 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 * & 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) Tax Increment

c) Multi-Family Housing Bonds

d) PUD zoning (variances, density allowances); e) EDA Tax Levy

Crystal - a) Tax Increment Financing

- b) Local HRA levy to fund redevelopment and rehabilitations
- c) Lots sold below the cost of redevelopment
- d) CDBG-funded deferred home improvement loans for low income households (<50% median)
- e) Locally funded home improvement incentive rebates

Dayton – NA There has not been much development.

Eden Prairie – a) TIF

- b) CDBG
- c) West Hennepin Affordable Housing Land Trust
- d) Homebuyer Assistance – MHFA
- e) Bonds

Edina - a) CDBG rehab of private property for low/mod. Homeowners

- b) City and EEHF holding properties for future affordable housing project in Valley View and Wooddale neighborhood
- c) Affordable Housing Task Force continued working with consultant to define affordable housing needs in Edina -- preparing their report to be presented to the City Council in summer 2006
- d) EEHF Programs: 2nd Mortgages, Down Payment Assist, Rehab & Preservation
- e) Tax increment financing

Golden Valley – a) CDBG Funds used for acquisition of one home by “Homes for All” (West Suburban Land Trust)

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)

Independence - We have no plans in place at this time -- no city water & sewer. Minimum lot size is 2-1/2 acres. We are working on our 2008 Comp Plan & we will be looking at this issue during this process.

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.

Medina - a) The City attempts to negotiate the creation of affordable housing units in multi-family projects, when a planned unit development is being requested.

- b) The City has provided revisions to our Uptown Hamel zoning district to allow for lot-line development in an attempt to create more net density, but also with the desire of attracting affordable units.

- c) The public design of the uptown Hamel infrastructure encourages a pedestrian-friendly development, with mixed-uses, and ultimately life-cycle housing.
- d) The City has created a Tax Increment District in our Uptown Hamel area, which significantly relieves the burden on development activity to support the costs of public infrastructure. This tool has been created in an attempt to attract affordable housing development.
- e) Through a development agreement, the City has permanently secured 10 affordable units within a recently completed multi-family unit.

Minneapolis – a) CPED continues to be an active partner in 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 selected as a finalist in the Innovations in American Government Awards program in 2005.

- b) Affordable Housing Trust Fund – CDBG, HOME, ESG, EZ and local funds of \$8-10M/year for affordable rental housing production and preservation
- c) Housing Revenue Bonds
- d) Affordable Ownership Housing Development Program - \$1.2M/year
- e) Tax Increment Financing

Minnetonka - a) Tax Increment Financing -- examples: West Ridge Market, Ridgebury; b) Housing Revenue Bonds -- example: Elmbrooke

- c) Land Write Down -- example: Excelsior Court Apartments
- d) CDBG Funds -- example: West Hennepin Affordable Housing Land Trust
- e) Grants and Line of Credit from City -- example: West Hennepin Affordable Housing Land Trust

Mound – a) TIF

- b) HUD (cooperation with Hennepin County)
- c) Upgrade/improvements (on-going) at Indian Knoll/parking lot (HRA-owned housing)
- d) Rental ordinance development in progress
- e) CDBG grant/funding

New Hope - a) TIF bonds issued for a Project for Pride in Living project at 5501 Boone Avenue North (described in section 7b)

- b) CDBG funds used to rehab 14 homes in New Hope
- c) Work with a local CHDO (Northwest Community Revitalization Corporation) to develop and preserve affordable housing opportunities at 4301-17 Nevada Avenue (described in 7d).

Osseo - a) TIF used for Osseo Commons Project

Plymouth - a) CDBG -- First time homebuyer assistance -- various units

- b) CDBG -- owner occupied rehab -- various units
- c) Local HRA Tax Levy -- Plymouth Towne Square
- d) Affordable Housing Reserve Account – Habitat

e) Tax Increments Housing Assistance Program -- Vicksburg Crossing

Richfield – a) In 2005, the tax exempt tax increment revenue note was sold for City Bella. City Bella offers 160 units of economically integrated housing choices serving empty nester and senior populations without age restrictions. The housing was completed in 2005. The tax increment note, on a pay as you go basis, was issued to reimburse the developer for the cost of site acquisition, site clearance and preparation, and the construction of structured parking.

b) Richfield Housing Fund. Developers who cannot make at least 10% of the housing affordable in a development instead contribute 15 percent of available tax increment from a development to the Richfield Housing Fund. The fund is used for housing eligible initiatives throughout the city, presently supporting the development of new single-family homes, the substantial remodeling of existing homes, and a shallow subsidy rental assistance program, Kids @ Home, that keeps families housed and stable.

c) CDBG Resources. The City Council and HRA choose to dedicate all of the available CDBG funds from Urban Hennepin County to finance housing rehabilitation for very low-income families and seniors. The deferred loan nature of the financing allows very low-income households to repair and remain in their homes without the burden of monthly payments. Housing rehabilitation for very low-income homeowners is the highest priority way of using the funds.

d) Hennepin County Grants and Loans. The Richfield HRA chose to apply in 2005 to Hennepin County and successfully compete to secure \$80,000 in AHIF funds for property acquisition that leads to two affordable ownership units in cooperation with Habitat for Humanity.

e) Local HRA funds were used to acquire a one acre site in 2005 that will be used to develop and add 3 to 4 new single-family homes, where one substandard single-family home previously existed. The “Development Account” is a non-TIF source of funds for HRA activities.

Robbinsdale – a) Tax Increment Financing

b) G.O. Housing Bonds

c) Economic Development Authority – General development funds on a project specific basis

Rogers – a) Tax Increment Financing – Housing

b) Tax Increment Financing – Redevelopment Dist. Land Acquisitions

c) Assistance in Public Improvements – Streets, Sidewalks, utilities

d) Assistance in Bldg permit fees (Permit, inspections above out of pocket expenditures

e) Sr. Housing Transportation Program. Increased density, reduced parking requirements

St. Anthony – a) Tax Increment Financing

b) Greater Metropolitan Housing Corp. - Housing Resource Center

St. Louis Park – a) CDBG funds for preservation of low income (50% or less of MAI) owner-occupied single family homes; b) Tax Increment Financing; c) Tax Abatement; d) MF Revenue Bonds; e) Housing Improvement Area – city lends fund for capital improvements to affordable-valued condos/townhomes, associations pay back loan via special fee.

Wayzata - NA -- no opportunities

Ramsey County

- Falcon Heights – a) Tax Increment Financing
b) HOME (Ramsey County)
c) Minimum building permit fees, plan check and planning fees
d) Contribution to Housing Resource Center

- New Brighton - a) Tax Increment Financing has been used to support the development of affordable housing in the past (e.g., Thorndale Housing Project for disabled persons; Meadowood Shores for seniors).
b) Northwest Quadrant redevelopment project is a \$75 million mixed-use redevelopment project that will include housing, office and retail development. The City has a development agreement with David Bernard Builders and Sherman Associates to construct up to 684 units of housing, including several different product types and price points. At least 100 units will be reserved for senior housing.
c) The City has participated (financially) in the Housing Resource Center, a program operated by the Greater Metropolitan Housing Corporation (GMHC) to encourage home rehabilitation.
d) The City has an on-going relationship, known as Poly Partners, to assist in support activities at Polynesian Village. This is [a] large apartment complex in the community that provides affordable housing.

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

- St. Paul – a) Mortgage Revenue Bond home purchase programs
b) Rental housing revenue bonds
c) Low income housing tax credits
d) Federal ESG/CDBG/HOME funds
e) Local tax increment, HRA and STAR funds

- Vadnais Heights - a) Deferred special assessments
b) TIF assistance to Cottages senior housing
c) Subsidized street program reducing cost to individual homeowners
d) Tax abatement
e) Create land redevelopment regulation to reduce development costs, increase varied housing types, and expanding housing options.

- White Bear Lake - a) Housing revenue bonds - Pinehurst Apartments
b) Tax increment - The Arbors
c) Land write down - The Arbors
d) Housing revenue bond - The Boulders
e) G.O. bond - Pioneer Manor

White Bear Twp – Tax Increment Financing

Scott County

Belle Plaine – a) Annual connection fee payments (versus lump sum)

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

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

Washington County

Afton - a) The city of Afton contributes a portion of its levy to the Washington County Housing Dept -- through the residential property taxes.

Cottage Grove - a) Tax Increment Financing

b) CDBG

c) Waiver or reduction of development fees

d) Housing Revenue Bonds; e) Collaboration with Washington County HRA to assist in affordable housing initiatives

Forest Lake - In 2005, the City did not assist any project with financial assistance.

Hugo – a) Tax Increment Financing

b) CDBG Funds

c) EDA Housing Powers

d) Public Programs including MHFA, HUD, DEED and MHOP

Landfall Village - a) Tax Increment Financing

Mahtomedi - a) TIF

b) Receive Bonds

c) Programs offered through Washington County HRA

Oakdale – a) Collaboration with a Community Land Trust - The City is currently working with Two Rivers CLT on rehabbing existing home stock in Oakdale. They are currently working with the HRA on house located at 827 Greenway Avenue North

b) P.U.D. process where developed standards are flexible

c) Streamlined approval process/design standards

d) Collaboration with Non-Profit Housing Reorganizations – Continued dialogue with representatives from Habitat for Humanity. Currently working with Center for Energy and Environment on a low-income housing loan and commercial loans.

e) Rental Homes – The City allowed rental homes to continue at Crossroads of Oakdale (I94-I694) pending redevelopment.

Oak Park Heights – a) Local Property Tax levy

b) General Obligation bonds

c) Tax Increment Financing

d) 501(c)(3) Bonds

e) Community Development Block Grant

Stillwater – a) Density Bonus – senior projects

b) Possible TIF assistance

- c) Zoning to preserve existing housing stock
- d) Zoning to increase development in infill sites
- e) Mixed use zoning and PUD's

Woodbury – a) Local EDA/HRA levy for affordable housing; b) Building permit fee waivers; c) Area and connection charge waivers and reductions; d) Density bonuses; e) Flexible zoning (parking, right-of-way, setbacks, etc.).

7. Criterion #7

Please identify/describe up to five instances/examples during 2004 and 2005 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 – PUD (Planned Unity Development) to achieve more density

- Anoka – a) Approved provisions to allow for homes built on substandard lots to have less side yard setbacks
- b) Allowed provisions to allow for dimensionally substandard structures to expand without needing a variance as long as they did not encroach further
 - c) Approved a PUD to allow for development of 12 detached townhomes

- Blaine – a) DF/Flexible Development Standards – Glen Meadows 2nd Addition (37 units)
- b) DF/Flexible Development Standards – Savana Grove (60 units)
 - c) DF/Flexible Development Standards – Lakes North 2nd Addition (405 units)
 - d) DF/Flexible Development Standards – Lakes 24th, 25th & 26th (131 units)
 - e) DF/Flexible Development Standards – Granville Villas (19 units)

- Columbia Heights – a) The City implements a mixed-use planned unit development district to facilitate the redevelopment of a 30-acre former industrial park with nearly 550 new units of townhouses and condominiums and 15,000 square feet of commercial. The PUD provides greater flexibility by reducing set-backs and road widths, as well as parking requirements and requires greater green space.
- b) The City implemented a mixed-use planned unit development district to facilitate the redevelopment of a 15-acre former big box retail site with 231 new units of townhouses and condominiums and 47,850 square feet of commercial. The PUD provides greater flexibility by reducing set-backs and road widths, as well as parking requirements and requires greater green space.

- Coon Rapids – a) PUD/Flexible Development Standards – Alexandra's Cove Townhouses
- b) River Rapids Overlay/Flexible Development Standards – Valencia Court Homes
 - c) Zero Lot-line Lot Split – Flamingo Builders
 - d) PUD/Flexible Development Standards – Lifestyle Properties

e) Rezoned property from LDR-1 (15,000 sq ft minimum lot size) to LDR-2 (10,800 sq ft minimum lot size) – Tamarack Woods single family plat

Fridley – Reduced side-yard setback requirements in Hyde Park (one of Fridley’s oldest neighborhoods) - will allow & encourage additions and improvements to some of the city’s most affordable housing

Hilltop – NA - there were no changes to Hilltop’s housing stock in 2004 or 2005.

Lino Lakes – Legacy at Woods Edge: a planned unit development designed to accommodate high density housing in four-story structures with minimal setbacks. One building is intended for senior housing, another for work force, family apartments.

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

Ramsey – a) Reduction in setbacks, allowances for private streets – Rivenwick Village Townhomes (lifecycle townhome project)

b) Reduction in setbacks, allowances for private streets – Town Center Gardens Townhomes (lifecycle townhome project)

c) Reduction in setbacks, allowances for private streets – Alpine Acres Townhomes (lifecycle townhome project)

d) Reduction in setbacks, allowances for private streets – DR Horton Townhomes (lifecycle townhome project)

e) Reduction in setbacks, allowances for private streets – Ramsey Town Center 8th and 10th Addition (small-lot single family project within the Town Center)

Carver County

Chanhassen – a) Use of private street – Highlands of Bluff Creek

b) Reduced right-of-way/street width – Crestview

Chaska – **a) Density bonuses for Clover Ridge (Clover Field, Clover Ridge, Village, Traditions) and Heights of Chaska (planned)

b) SAC/WAC fee reductions for Riverwoods

**c) Lot size and setback reductions for Clover Field and Traditions

**d) On-street parking for Clover Field; e) Street width reduction – Riverwood, Points West

**These neighborhoods, i.e., Clover Ridge Village, are large and involve many additional/phases, and therefore receive separate approvals. Therefore the development approvals continue from previous years.

Norwood Young America -- a) Use of PUD’s to decrease setbacks and allow for clustering of units to limit developed land on site while maintaining density guidelines

Watertown --a) Tuscany Village - City rezoned property to allow medium density residential which increased density

b) Forest Hills - City initialized PUD ordinance to allow a mixed use residential development which increased density

- c) Riverpointe - City reduced setbacks and allowed developer to construct narrower street which increased density and reduced development costs
- d) Luce Line Village - City reduced park dedication requirements to allow for increased density and lower construction cost in exchange for the dedication of a water tower site on a separate parcel

Dakota County

Apple Valley – a) The City approved the subdivision of an existing underserved 20-acre area to allow for the construction of 19 single-family units. The City approved variances to allow for reduced roadway widths and building setbacks to accommodate the development.

- b) The City approved the rezoning of a 57-acre development for Cobblestone lake Southshore Addition from “Sand & Gravel” to “Planned Development” creating area requirements and performance standards for multi-family residential uses; and approved the construction of 65 single-family units and 22 attached units.

Burnsville – a) 2004 – Lintor – allowed setback deviation for townhomes to be 5 feet closer to front lot line

- b) 2004 – ParkCrest – allowed deviation reducing primary material on the south elevation
- c) 2004 – ParkCrest – allowed deviation to building height
- d) 2005 – River Valley Townhomes – allowed reduced separation between buildings
- e) 2005 – River Valley Townhomes – allowed 10' setback deviation from collector street

Eagan – The Cedar Grove Zoning District established in the Cedar Grove Redevelopment Area requires residential buildings to be 4+ units/bldgs and permits/encourages new urban lot coverage, density and intensity to promote walkability and transit orientation.

Hastings – a) Glendale Heights 2nd & 3rd Additions – Use of Planned Residential Development provision to cluster units to preserve wooded bluffslands to construct 278 townhome units

- b) Lawrence Condominiums – 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 increase density in exchange for increased architectural detail (resembling the old Hastings School) – 57 units, 4 stories
- 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 decrease front yard setbacks to preserve woodlands for 5 single family homes

Lakeville – a) Reduced residential setbacks were approved in the Donnelly Farms Planned Unit Development in 2005.

- b) Smaller lot sizes were approved in the Donnelly Farms Planned Unit Development in 2005.
- 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 used 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 – Sept. 30, 2005: The City Council approved the PUD final Development Plan for the OPUS development of 110 townhomes and condominiums at the northeast corner of Highway 13 and Wachtler (life-cycle housing)

- Rosemount –
- a) Use of private drives rather than public roads in GlenRose attached housing project
 - b) Allowed gross density of project to be higher than typical urban residential designation for GlenRose project
 - c) Amend PUD approval to allow small lot single family project within the previously approved Meadows of Bloomfield project
 - d) Granted variance to permit rebuilding and expansion of existing garage so property owner could stay in moderate priced home and upgrade the property
 - e) Allowed greater lot area coverage for certain smaller lots within the Glendalough neighborhood by amendment to their previous PUD approval

- South St. Paul –
- a) Setback and parking variances for Wakota on Fourth Condominiums
 - b) Setback variances for Lincoln Park Townhomes
 - c) Sewer Availability Charge (SAC) reimbursement for 11 houses
 - d) Setback and parking variances for Dakota County CDA Senior Housing Project at 15th Avenue North & Third Street
 - e) Setback variances – 16 unit Southview Estates Townhomes

- West Saint 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) Waiver Park Dedication fees for affordable senior
 - b) Eliminated subdivision agreements all developments
 - c) Allow PUD to reduce setback and modify parking requirements

Brooklyn Center - Not Applicable

- Brooklyn Park –
- a) Aspen Cove North – 17 units of detached life-cycle housing; reduced setbacks, allowed smaller lots with narrow private road
 - b) St. Therese at Oxbow Lake – 80 senior rental units, 60 assisted living; reduced Park Fees for the project
 - 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 re-zoned to high density residential.
 - d) Homestead of Brooklyn Park – 155 unit senior rental project: allowed greater density with overlay; allowed proof of parking

e) Liberty Oaks – allowed a mix of housing product on smaller lots with private road

Champlin - a) Villas at Waters Edge (12 detached townhomes) -- reduced lot sizes, rezoned to higher density; b) Emery Village (208 townhomes) -- lot variances reguided/rezoned to allow higher density

Crystal - a) Rezoned 3249 Douglas from R-1 to R-2 to allow construction of a two family dwelling. It would be used as a supportive housing facility for 12 low income disabled adults (6 people living in each dwelling unit).

Dayton – NA There is not much development at this time.

Eden Prairie – a) Eagle Ridge at Hennepin Village 6th Addition – Lot size, lot frontage, and setback waivers to increase density and reduce cost of construction for more affordable housing

b) Scenic Heights – Guide plan amendment from low to medium density and parking reduction from 6 enclosed spaces to 0

c) Aging Joyfully – Guide plan change from low to medium density, and set back and parking reduction waivers to allow higher density and more cost effective construction for assisted and independent senior housing

d) Heritage Pines – Guide plan change, PUD, rezoning from low to medium density to accommodate 11 multi-family units

e) Hartford Commons 2nd Addition – Front yard setback and increase in density from 6.7 to 17.6 units per acre creating 11 multi-family units

Edina - a) Grammercy Club -- 55+ senior housing -- 132 condominium units total -- City Council required 3 units be reserved for purchase by low-mod. Individuals

b) Mixed Development District of Zoning Ordinance allows for subtraction of 600 square feet for each dwelling unit reserved for sale or rent to persons of low and moderate income.

Golden Valley – a) Reduction in lot size for 6 Habitat for Humanity homes

b) Waive park dedication fee for Habitat for Humanity subdivision

Hopkins – a) PUD to allow greater density – Marketplace & Main

b) PUD to allow greater density – The Summit

c) Flexibility in Park Dedication fee – The Summit

d) Variance to allow flag lot – Oakridge Place

e) Vacated public alley – Marketplace & Main

Long Lake - None -- no projects

Maple Grove - a) Flexible design and density standards -- ongoing citywide

b) Gravel Mining Area - Special Area Plan -- 2997 applied relatively elevated densities over approx. 380 acres of land guided to medium & high density residential

c) PUD process is used extensively to reduce setbacks and lot sizes

d) Project Point System used on an ongoing basis awarding project points for, among other categories, affordability

Minneapolis – a) Hiawatha Commons, 2740 Minnehaha Avenue. 1) Approved rezoning from I1 to C3S; 2) Approved a conditional use permit to allow 80 units of multifamily housing,

- including 36 units affordable at 50% AMI; 3) Approved a conditional use permit to allow the height to exceed the 56 feet allowed by right in the C3S zoning district; 4) Approved a variance to reduce the number of off-street parking spaces from the required 119 to 103.
- b) Corson's Corner, 113 East 26th Street. 1) Approved rezoning from R2B to C2; 2) Approved conditional use permit to allow 14 units of multifamily housing; 3) Approved reduction of front yard setback from 20 feet to 14 feet, and to 9 feet for an open front porch; 4) Approved variance of the side yard setback from 9 feet to 3 feet; 5) Approved reduction of drive aisle width from 20 feet to 8 feet.
 - c) Midtown Exchange Condominiums on the Greenway, 2901 10th Ave. S. 1) Approved conditional use permit to allow 57 dwelling units; 2) Approved variance to reduce interior side yard setback from 11 feet to 0 feet.
 - d) Kingley Commons, 4550 Humboldt Ave. N. 1) Approved conditional use permit to allow 25 units of multiple family housing; 2) Approved conditional use permit to allow the height to exceed the 2-1/2 stories allowed in the Shoreland Overlay District.
 - e) Healing House, 1620 Oak Park Ave. N. 1) Approved conditional use permit to allow supportive housing facility; 2) Approved variance to increase number of residents allowed from 32 to 45; 3) Approved variance to reduce required parking from 11 to 9; 4) Approved variance to reduce front yard setback from 32 feet to 6 feet for the parking lot.

Similar flexibilities were granted for other affordable and life cycle housing projects. In addition, Minneapolis allows by right a 20% increase in dwelling units for projects in which at least 20% of units are affordable to households at 50% AMI.

- Minnetonka -
- a) Planned Unit Development -- examples: Deephaven Cove
 - b) Rezoning -- examples: Cloud 9 Condominiums
 - c) Setback Variances -- examples: Lakeside Estates
 - d) Private Streets and Storm Sewers -- example: Lakeside Estates
 - e) Conditional Use Permit for Accessory Dwelling Units -- example: PORTICO

- Mound –
- a) Fee reduction, relaxing of requirements in downtown district
 - b) Support for high density, transit-oriented development in business district
 - c) “Lot of record” (relaxed) regulations: minimum 6000 sq ft lot size in R-1A/R-2 districts

- New Hope -
- a) The city granted PUD 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.
 - b) The city approved a PUD and rezoning application for PPL to develop a 35 unit affordable apartment building and a 41 unit affordable condominium building. The terms of the PUD provided the higher density necessary for the project to be built. In addition, the project was allowed to pay a fee in lieu of providing onsite storm-water management ponding. Also, the City used CDBG funds to acquire the site, and granted \$1.2 million in TIF assistance.
 - c) The Winnetka Townhomes project, developed as a PUD and consisting of 44 owner occupied life-cycle housing units, was allowed to pay a fee to the city in lieu of providing onsite storm-water management ponding.
 - d) In 2004, the City Council approved a purchase agreement with the local CHDO to acquire the city owned property at 4317 Nevada Avenue for \$1. The CHDO combined the 4317 property with an adjacent property it had already acquired at 4301 Nevada. The CHDO is now redeveloping these two dilapidated properties into 6 owner-occupied townhomes that are affordable to those at or below 80% AMI. In addition, a PUD previously approved for this

process allowed for reduced setbacks and the density allotment needed to construct townhomes on the site.

- e) In 2005, the completed Winnetka Green development created 175 units of life-cycle condominiums and townhomes. The terms of the development's PUD provided for the higher density necessary to finance the project. In addition, the developer was allowed to pay a fee to the city in lieu of providing storm-water management ponding on the east end of the site.

Osseo - a) Waiving of administrative -- Osseo Commons
b) Density bonus/Height Variance -- Osseo Commons

Plymouth - a) Private drive variance for Woods at Medicine Lake
b) Variance for structure and drive aisle setback and no turnaround on a private drive for Plymouth Crossing
c) PUD for Vicksburg Crossing

Richfield – a) The HRA approved and paid for a typical private development expense in providing streetscape improvements including sidewalks, lighting, and landscaping, installed in 2004 for Kensington Park, a mixed-use redevelopment project at 76th and Lyndale Avenue. The PUD approvals provided flexibility for building setbacks and reduced parking regulations.
b) Penn Place Townhouses were completed in 2005. The City Council approved new zoning requirements to allow higher densities for cluster housing developments, allowing Penn Place Townhouses to move forward with the construction of 7 live/work units. The new zoning designation offered “PUD-like” flexibility in building design and placement on smaller sites.
c) City Bella was completed in 2005. The use of TIF and Business Subsidy agreements reduced the total development cost. PUD approvals allowed for mixed-use with a housing density of 35.5 units per acre.
d) In 2004, the Richfield HRA partnered with the American Lung Association to develop a National Demonstration House that received “health house” designation. The house also used new building technologies from Japan called “metal fit” that allows untrained labor to quickly assemble modular framing and building panels. This innovation required flexibility in evaluation from local and state building officials.
e) The City and HRA initiated a master planning process for future land uses along the I-494 corridor in 2005. The land use controls that were developed emphasize higher density and mixed uses that will reduce development costs for life cycle and affordable housing. A predominantly commercial corridor will be transformed into an urban village.

Robbinsdale – a) Regent Square, Ryland Homes – 142 townhomes: reduced setbacks, open space/lot area requirements
b) Master Development, 3559 France Ave. N – 18 condos: reduced setbacks, buildings & parking
c) Master Development, 3554 Grimes – 4 row homes: reduced setbacks
d) Parker Village, Wellspring – 60 unit senior coop: building in excess of 3 stories or 40 feet and reducing required rear yard setbacks

Rogers – a) Brockton Meadows – Single Family & Townhome Project – varying lot
b) Pulte P.U.D. narrow lot housing project
c) Heritage EdgeWater P.U.D. single family, villas, Urban Townhome/Condo
d) Rivers Edge Condo Project

e) Entered into a purchase agreement for a handicapped housing project (Site for \$1) ASI Federal funded project

St. Anthony – a) Development agreement with The Landings (Dominum) requiring at least 20% units be affordable

St. Louis Park – a) PUD – Aquila Commons senior coop (110 units); b) Hoigaard Village PUD – mixed-use project has 374 housing units (condos, row homes and apartments); c) Greater density via PUD, Excelsior and Grant Phase NE; d) Brookside Lofts PUD – project converted former school building to 41 condos; e) PUD – Gateway Lofts (12 units).

Wayzata - NA - No opportunities

Ramsey County

Falcon Heights – a) Use of PUD ordinance in redevelopment to reduce certain requirements
b) Minimum building permit, zoning review, and planning fees

Maplewood - a) The Woodlands Townhouses - the city approved a 28-unit residential PUD that included reduced and flexible setbacks and a mix of public streets & private driveways to allow the construction to better fit the site.

b) The Summerhill Senior Housing Development - the city approved the redevelopment of school site into a 44-unit coop building. This required several council approvals, including the project density & setbacks.

New Brighton - a) The City amended its Municipal Code in 2005 to reduce the setbacks for manufactured homes. The change accommodated the construction of new manufactured housing in the community.

b) The City amended its Zoning Code in 2005 to accommodate the redevelopment of smaller lots in the community (e.g. 40' lots).

Shoreview – a) Use of planned unit development zoning to incorporate flexibility from development standards in overall site design and a mixture of land uses, including housing type;; Whispering Pines, Snail Lake Landing

b) Permitting reduced building setbacks through the subdivision process: Whispering Pines and Snail Lake Landing

c) Using the variance process to provide flexibility from minimum lot standards and requirements for infill minor subdivisions: Allen, DeRosier

d) Permitting a reduction in street width standards for subdivisions: Snail Lake Landing

e) Using the variance process to reducing [sic] building setbacks for home improvements required for life-cycle housing needs: Henthorne, Sommerfeld, Reid, Wolfe, Soll

St. Paul – a) Created new zoning districts for higher densities

b) Reduced City building and zoning fees, and HRA land-sale prices and fees

c) Removed consent petitions for residential rezoning

d) Approved zoning changes for mixed use

e) Approved variances, special conditions, etc.

Vadnais Heights - a) density enhancement through planned development

- b) Parking variance to reduce cost and improve space utilization
- c) Setback variance to permit more economical building siting and circulation

- White Bear Lake -
- a) 2004 - released a use easement on a single family parcel to assist Habitat for Humanity in acquiring the property
 - b) 2004 - granted a lot width variance and subdivision to allow a group home to be built
 - c) It is the City's policy and practice to allow multifamily senior housing in single family zones as a conditional use without rezoning
 - d) 2005 - planned unit development allowing senior townhomes in a single family zone with zero lot line orientation
 - e) 2005 - planned unit development allowing townhomes with zero lot line orientation

Scott County

Belle Plaine – Approved site plan for Lutheran Home with reduced setbacks for senior housing/assisted living.

Elko –In the Boulder Pointe 4th Addition (which includes 108 townhomes), the City allowed a private street system and lesser front yard setbacks in order to reduce housing costs. Being adjacent to the Boulder Pointe Golf Course, such townhomes do not, however, qualify as “affordable” as defined by the Metropolitan Council.

Washington County

- Cottage Grove -
- a) Summerhill Senior Housing -- reduced parking requirements
 - b) Summerhill Senior Housing -- reduced building and parking setbacks
 - c) Variances for single family homes to foster life-cycle housing

Forest Lake - The City in 2005 did not grant final approval to any project that received flexibility to development regulations

- Hugo –
- a) Victor Gardens – PUD flexibility on setbacks and lot sizes, density bonuses and narrow streets
 - b) Waters Edge North – Transfer of density to allow attached housing, reduced setbacks, use of private streets
 - c) Waters Edge South – Transfer of density to allow attached housing, reduced setbacks, and use of private streets
 - d) Diamond Point East and West – Reduced setbacks, road widths and decreased lot sizes
 - e) Heritage Ponds – Reduced setbacks, road widths, decreased lot sizes and density bonuses

Mahtomedi - R1E Historic Mahtomedi Zoning District -- Flexible lot requirements, setbacks, etc.

- Oakdale –
- a) Strand Addition – Replat five lots on Grafton Avenue
 - b) Oakcrest Village – Continued mixed-use with town homes
 - c) Large Lot Study – Facilitates subdividing, larger lots and new ordinance language.
 - d) Mary's Grove Subdivision – Sub-Divide larger lot for four new single-family homes on Stillwater Blvd.; Variance from city was given

- Oak Park Heights – a) Use of Variances, Conditional Use Permits, Planned Unit Development Agreements and other similar processes
b) Waiver or reduction of Bldg. Permit Plan Review fee, when deemed appropriate and plans within a project development are mirrored or the same
c) Design Guideline and Zoning District Review with modification where and when necessary
d) Private roadway installation versus public roadways when deemed appropriate and non-hindering to public roadway or community quality
e) Reduction of roadway width or parking space number requirement when found appropriate and without undermining community quality

- Stillwater – a) higher density in downtown district 50 du/ac
b) Street widths
c) Park standards
d) Parking standards
e) Density standards

- Woodbury – a) Applewood Pointe (senior co-op) – increased density, reduced parking standards;
b) Kingsfield – density bonus to allow 36 additional units, 18 of which must be affordable; c) Bailey’s Arbor – density bonus allowed for 30 Habitat for Humanity units to be built. Waived fees for the Habitat units; d) Garden Gate – density bonus and comprehensive plan amendment allowed for 10 Habitat units to be built and 20 other affordable units planned. Waived fees for the Habitat units; e) Parkwood Estates (senior condos) – reduced parking requirements and flexible design standards. Homes will meet affordability levels but with no long-term commitment.

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 2004 or 2005. For example, a housing maintenance code and enforcement program, or a home rehabilitation loan program. County-administered programs are applicable.

Anoka County

Andover – Rental Rehab Loan Program

- Anoka – a) Housing Code
b) Rental licensing
c) PACE: Proactive community enforcement
d) Section 8 rental assistance program w/ 350 cases

- 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

Circle Pines – a) Rehabilitation Loan Program

- b) Housing Resource Center
- c) Housing Maintenance Code
- d) Rental Licenses Program
- e) Code Enforcement

Columbia Heights – a) Housing Resource Center (\$15,000)

- b) Housing Rebate Program (\$35,000)
- c) Point of Sale Program – under development (but to be implemented in 2006)

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) Housing *Resource*™ Center – No-cost Home Improvement Assistance
- e) North Suburban Home Improvement Show – participating sponsor city

East Bethel – a) The County offers financial aid for preservation activities through a low interest loan program

- b) The City has begun active enforcement of code requirements for housing stock. These activities began in 2005 and have resulted in the cleanup of more than 15 home sites that were sub-standard.

Fridley – a) Code enforcement

- b) Home improvement loan program
- c) Rental property improvement program
- d) Remodeling advisor services
- e) Operation Insulation

Ham Lake – a) Anoka County administered loan program to rehabilitate homes

- b) County administered low interest loan program for first time home buyers

Lino Lakes – Annual inspection of individual sewage treatment systems, and enforcement of failed system repair/replacement requirements

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

Ramsey – a) The City has an updated Housing Maintenance Code in effect and enforces it for all residential types.

- b) The City requires a Rental License for all residential rental properties in the city. The License requires an inspection by the Building Department and is good for 2 years.
- c) The Ramsey Police Department operates a Crime-Free Multi-Housing program focused on landlord and tenant education.
- d) Ramsey residents participate in Anoka County's First Time Home Buyer program, which provides homebuyer education and low-interest loans to first-time home buyers.
- e) Ramsey residents have also received Rehab loans through Anoka County.

Carver County

Chanhassen – a) Housing maintenance ordinance

b) Rental licensing requirement

c) The HRA administers various state and federal rehab loan programs available to low-to-moderate income households in Carver County

Chaska – a) Christmas in May – the City partners with Carver County HRA, local builders, and local service organizations, chooses 6-7 houses annually to rehab or renovate for homeowners who are income-qualified. Over the past 8 years, the City has been able to rehab approx. 50 homes that were already affordable, keeping the affordable housing stock existing in the community.

b) First time homebuyers mortgage program and down payment/closing cost assistance program – available through both the Carver County HRA and the City of Chaska.

c) Community Land Trust – work with new and existing homes in Chaska. The existing homes are aided in rehabbing them [sic] in order to maintain the existing affordable housing stock. The City provides money for obtaining CST lots and homes.

d) Small Cities Home Rehabilitation Program – providing forgivable loans to rehabilitating housing stock in downtown (for homes that have traditionally been affordable)

e) Multi-Family Housing Revenue Bonds – available for the rehabilitation of rental housing that meets affordability criteria in order to preserve existing affordable units in an apartment.

Norwood Young America -- a) (Rental Housing inspection Program

Watertown --a) adoption of an ordinance to allow a reduced setback for the construction or repair of front porches

b) Small cities community development block grant

c) Active code enforcement program

Dakota County

Apple Valley – a) The City allocated CDBG funds in the amounts of \$150,500.00 in 2005 for the Housing Rehabilitation and Improvement Program, which provides low interest and deferred loans for home improvement.

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.

e) The City has authorized money for the hiring of a full-time multi-family housing code enforcement officer.

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 exterior maintenance code-City Code Enforcement
 - b) Home Improvement Loan Program-Dakota County CDA
 - c) Rental Rehabilitation Loan Program - Dakota County CDA

Hampton – Enforcement of Rental Regulation Ordinance

- Hastings –
- a) Rental housing inspection
 - b) Owner occupied rehabilitation loan, city funded
 - c) Rental unit rehabilitation loan program, city funded
 - d) Community Development Block Grant funds allocated to code related activities
 - e) Dakota County CDA for rehabilitation loans

- 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, and 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) Sequential Code Enforcement Program / City Code Enforcement Program
 - c) Dakota County CDA Housing Rehab Program
 - d) Dakota County Rental Rehab Program

- South St. Paul –
- a) Rediscover South St. Paul Residential Redevelopment Program
 - b) Housing Maintenance Code Enforcement – Full Time in 2005
 - c) Housing Rehabilitation Loan Program administered by South St. Paul HRA
 - d) Rental Housing Licensing Program
 - e) Remodel Advisor Program

- West Saint Paul –
- a) The City participates in Dakota County CDA City and Countywide Housing Rehabilitation Programs. The City provides Exterior Housing Grants to improve residential property.
 - b) Approved two site plans for rehabilitation and conversion of Apts. to Condos
 - c) The City has a Comprehensive Code Enforcement Program consisting of Compliant Activated Spot Enforcement (CADE) 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 held a Home and Garden Fair in 2004. The City also marketed housing programs at the City Open House in May of 2005.

Hennepin County

Bloomington – a) CDBG Funded Single Family Rehab

- b) HRA Funded Single Family Rehab
- c) Concentrated Neighborhood Based Nuisance Enforcement
- d) Sponsored Home Improvement Fair
- e) Identified 12 worst properties and sites in Bloomington

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) Household and Outside Maintenance for the Elderly [H.O.M.E.Program]

Brooklyn Park – a) Housing Maintenance Code / Enforcement Program – owner occupied homes

- b) Rental Licensing – mandates inspection and compliance of maintenance code
- c) Single Family / Rental Owners Loan Programs – variety of loans (some deferred) for property owners (special consideration for lower income households)
- d) Duplex Conversion Program – purchases blighted housing for total rehabilitation, converting to twin homes and sale to first time homebuyers
 - * Dedicated funds for second mortgages for first-time low-mod income buyers of twin homes
- e) Town Home Improvement Loan Program

Champlin - a) Housing Rehab Loan Program

- b) Housing/Property Maintenance Code
- c) Code Enforcement Program (new hire in '05)

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)

Dayton – NA There will be a maintenance code in 2006-2007.

Eden Prairie – a) Single Family Housing Rehabilitation Deferred Loan Program

- b) Community Action Partnership of Suburban Hennepin
- c) MHFA – Fix-up Fund
- d) Common Ground – Faith Based Housing Initiative
- e) Housing Maintenance Code

Edina - a) Housing maintenance code for owner occupied and rental housing

- b) CDBG housing rehab for owner occupied housing

- c) Senior Community Services Housing Maintenance Program – HOME
- d) EEHF provided a grant for the owner of Oak Glen Townhomes to assist in the upgrading of the affordable rental units

Golden Valley – a) Quarterly meetings with apartment building managers
 b) Adoption of Rental Maintenance Code requiring regular inspections starting in 2005
 c) Fire Inspections for all apartment buildings

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

Independence - Building Code - Allerena -- hiring of our own Bldg Inspector

Long Lake - a) Zoning and City Code Enforcement

Maple Grove - a) Urban HC CDGB 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 preservations and home improvement initiatives.

Minnetonka - a) H.O.M.E. Program -- Homemaker and fix-up program for the elderly
 b) Housing Rehabilitation Loans -- Partnership with Center for Energy and Environment to provide Fix-Up Fund loans to Minnetonka residents
 c) Deferred Housing Rehabilitation Loans -- Program administered by the city to provide 0 percent, 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) Nuisance ordinance update(s)
 b) Exterior ordinance review
 c) Hennepin County programs – housing in cooperation with Hennepin County

- d) Public information availability
- e) Building code enforcement

New Hope -

- a) Currently, a homeowner rehabilitation loan program is funded through CDBG funds and administered by Hennepin County
- b) In 2005, the city replaced a homegrown code with the International Property Maintenance Code. A key enforcement strategy in the adopted code is a compliance inspection requirement for all properties in the city at the point of sale. This requirement maintains existing housing stock by ensuring all properties comply with local codes prior to being transferred to a new owner.
- c) The city provides funding and staff support to the 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) The Greater Metropolitan Housing Corp. (GMHC) provides New Hope resident with home improvement and financing needs. Ongoing activity is funded through city's general fund.
- e) Remodeling Fair -- Each year the cities of New Hope and surrounding municipalities participate in a remodeling fair held at the Crystal Community Center. The fair promotes home remodeling ideas and maintenance techniques for local residents.

Osseo - a) Scattered Site Housing Program (not used in 2004 or 2005)

- b) Hennepin County Rehabilitation Grant Program
- c) Rental Maintenance/Inspection Program

Plymouth - a) Community Development Block Grant (CDBG) -- Housing Rehabilitation Program

- b) Community Development Block Grant (CDBG) -- Emergency Small Repair Grant 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) Project Richfield: a pro-active inspection process for identifying property maintenance violations
- c) 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
- d) Housing Rehabilitation Deferred Loan : zero interest loan for low-income homeowners to repair and update their homes
- 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 enforcement

- b) Housing Resource Center, Greater Metropolitan Housing Corporation – Twin Cities participation
- c) Northwest Remodeling Fair, Crystal

d) Member, Northwest Community Revitalization Corporation

Rogers – Hired a code enforcement officer – 20 hours a week

St. Anthony – The City contributes funds to Greater Metropolitan Housing Corp. for low to no interest improvement loans for owner occupied housing – usually SFD

St. Louis Park – a) City Housing Rehabilitation Fund & CDBG funds for deferred & discounted loans for SF low-income owners and Emergency Repair Grants for low-income sf owners; b) New in 2005 – Remodeling Advisory Services provided to homeowners to assist with housing improvements; c) Evolution of 2002 Pilot Rehab Program. The Citywide Inspection Survey identified sf homes with exterior maintenance violations. The rehabilitation of these homes will occur during 2006-07 with fiscal and technical tools to assist 200 residents in complying with significant code violations; d) Educational & Promotional Activities to encourage improvement and enhancement of single family housing stock: Home Remodeling Fair, Home Remodeling Planbook. New in 2005 is the Home Remodeling Tour attended by over 1,500 residents; e) Implementation of Property Maintenance Code which includes citywide sf inspection and rehab program, point of sale inspections on every for sale sf home; rental inspections of all housing (sf attached, detached as well as multifamily rental).

Wayzata - a) Tax Abatement Policy for Affordable Housing Projects

b) Home Maintenance Loan Program

c) Firefighter buyer-initiative program w/ West Hennepin Affordable Housing Land Trust

Ramsey County

Arden Hills – a) Developing a property maintenance program for residential properties

b) Provided information and made referrals to residents to the Housing Resource Center for low-income housing rehabilitation, energy grants, and loans

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 & emergency fix-up program

d) Rehab resource line

e) Maplewood housing replacement program

New Brighton – a) housing Collaborative Institute: The City participates in a multi-city ad-hoc group of communities on a monthly basis.

b) North Metro Home & Garden Fair: The City has participated in this event for several years (approximately 1998) with the cities of Fridley, Mounds View and Blaine.

c) Housing (Maintenance) Code: The City has used its Housing Code in conjunction with its annual multiple family licensing program.

d) Multi-Family Crime-Free Housing: This is a special program developed by the City's Public Safety Department in 2004 to encourage better management practices in multiple family housing developments.

- e) Housing Condition Study: The city completed its most recent housing condition assessment in 2005. The information will be used as part of a strategy to promote housing rehabilitation and neighborhood investment.

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 is has [sic] 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
- 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 County, participate in the Minnesota Housing Finance Agency’s First Time Home Buyer program. Participant in the Metropolitan Council’s FAHP program.

e) Engaged in planning studies for priority redevelopment areas. Redevelopment plans for the Shoreview Town Center area include mixed use with residential. Residential development is envisioned to included [sic] different housing types, density and occupancy. Grant money through LCDA was received for this study. Additional money was received in 2002 for implementation.

St. Paul – a) Single family rehab of owner occupied homes

b) Treatment of vacant homes

c) Multifamily rehab including preservation and stabilization of existing affordable housing

d) Purchase or refinance and rehab mortgage financing

e) Code enforcement

Vadnais Heights – a) The City has a rental housing maintenance ordinance and annual licensing program.

b) The zoning code provides density increases for a number of items including balconies and underground parking.

White Bear Lake – a) The City has a housing maintenance code and licensing program for rental housing.

b) The City has housing maintenance codes and an 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 three full-time certified building officials who provide home improvement advice at no charge on a daily basis.

Scott County

- Belle Plaine – a) Housing Revolving Loan Fund – income dependent and 2% below prime.
 b) Implemented Rental Housing Ordinance

Elko – No preservation/maintenance programs were utilized by the City in 2004 and 2005

Washington County

- Cottage Grove - a) Upgraded housing maintenance enforcement program
 b) Washington County HRA Rehabilitation Loan Program for owner-occupied housing
 c) Washington County Home Improvement Program

Forest Lake - The City has not engaged or used any programs to maintain or improve its housing stock.

- Hugo – a) Enforcement of zoning codes to maintain strong neighborhoods
 b) Enforcement of the Uniform Building Code to ensure minimum building code requirements
 c) Washington County programs involving the use of CDBG funds
 d) Washington County HRA programs
 e) Home rehabilitation loan program

- Landfall Village - a) City Housing Maintenance Code & Enforcement Program
 b) County & Housing Resource Center Home Improvement Loan Program

- Mahtomedi - a) R1E 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 units for code compliance and fire safety
 b) MHFA & CEE rental rehab and community fix up loan programs
 c) Oakdale Home Improvement Fair
 d) Oakdale Housing Newsletter
 e) Tanners Lake Area junk pick-up and neighborhood cleanup

- Oak Park Heights – a) Local and Zoning ordinance enforcement
b) Building Permit requirement and inspections enforcement
c) Affordable flat-rate permit fees for residential maintenance/improvement projects (e.g., roofing, windows, siding)
d) Neighborhood quality programs – trees, parks, trails and annual spring and fall clean up for collection of HH and other waste items
e) Ongoing communication with residents (& potential residents) of resources available to community (e.g., tax deferral programs, etc.)

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

- Stillwater – a) CDBG Rehab Program – Dutchtown
b) Washington County Rehab Program, CDBG and Home
c) Washington County HRA Programs, HOPE

Woodbury – a) Woodbury has a housing maintenance code enforcement program for its rental units. Units are reviewed annually; b) Washington County deferred loan program for home improvements; c) Collaboration with Washington County HRA and the Center for Energy and the Environment for home improvement loan programs.

10. Criterion #10

In 2004 or 2005, 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 2004 or 2005, 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 – Yes. 106 units of senior housing are under construction in the city's North Central business district. The land was owned by the city then sold to private developers.

Columbia Heights – Yes. The City acquired a 5.5-acre property, razed the building and has entered into a predevelopment agreement with a developer, whose project will include a senior housing component.

Fridley – No. The City did not acquire the land, but needed to approve a land use/zoning text amendment (that matches the most recent comprehensive plan amendments) to make the

project(s) a reality. A total of 54 units have been approved & another 70 are to be submitted with the final plat drawings for Council approval.

Lino Lakes – No.

Legacy at Woods Edge: The planned unit development was approved December 2004. The development agreement requires that 20% of the housing in the development must meet affordability requirements. Of this 20%, 67% must meet income requirements for federal low income tax credits, and 33% must be owner-occupied and sold to initial buyers with incomes at 80% of median income.

Lakewood Apartments: This project of new workforce family apartments, within the Legacy at Woods Edge development area, was approved in September 1005. Lakewood Apartments includes 60 u8nits comprising 48 three-bedroom units and 12 two-bedroom units.

Oak Grove – No. Oak Grove & Anoka Co. HRA joint project for Senior Apt Bldg burned in December 2004 reconstructed in 2005-06 with occupancy estimated in August. West Lake George is the project.

Carver County

Chaska – Yes. The Landing is a new development approved in 2005 that will have 50 senior-housing condominiums or affordable rental units in addition to retail space. In 2005, the City of Chaska completed a plan for the Heights of Chaska, a newly annexed area. In this neighborhood, 30% of the homes need to be affordable by Met Council Standards and of that 30%, 5% of the homes need to be permanently affordable by including them in the Chaska Community Land Trust (donation of these lots to the CCLT).

Norwood Young America – No. Peace Villa Assisted Living Senior Housing – The City helped finance this 36-unit development. Units are currently under construction and expected to be completed in August.

Dakota County

Eagan – Yes. The City of Eagan is actively acquiring property within the core area of the Cedar Grove Redevelopment Area. An approved development agreement between the City of Eagan and the area's master developer requires that 20% of housing developed within the core redevelopment area must meet affordability requirements.

Lakeville – Yes. A) The Dakota County CDA purchased 4.6 acres on the corner of Glasgow Avenue and Glacier Way to be used for a senior housing project.

South St. Paul – Yes. In 2005, The Dakota County CDA acquired land to construct a 57-unit senior building.

In 2004, the South St. Paul HRA acquired a site for development of a 36-unit condominium project which was completed in 2005.

Hennepin County

Bloomington – Yes. HRA acquired land for 50-unit senior building to be developed by non-profit. Project is HUD 202.

Eden Prairie – Yes. Hennepin Village – City acquired agreement with developer for 8 set asides of low-income ownership units

Edina - Yes. 6101 Wooddale Ave. and 6120 Kellogg Ave. purchased by the EEHF and being held to be included in a redevelopment of an adjacent commercial site for multi-family housing. EEHF participation will ensure the development includes some affordable housing units.

Maple Grove - No. The City purchased a twinhome in 2004 using CDBG, HOME and HRA funds to add to the Scattered Site Rental Housing Program. The City purchased a twinhome in 2005 using CDBG and HRA funds to add to the Scattered Site Rental Housing Program.

Minnetonka - Yes. The Sanctuary -- 2 affordable units to be built in 2006 and 2007; 34th Circle Drive -- 1 affordable unit to be built in 2006; Meadowwoods -- 2 affordable units to be built in 2006; West Hennepin Affordable Housing Land Trust -- 6 affordable units to be acquired with 2004 and 2005 grant funds

Minneapolis – Yes. 130 13th Ave. NE: Acquisition of this parcel to facilitate proposed four-phase housing development (Grain Belt Housing) comprising approximately 400 total ownership housing units with some affordability requirements.

2523 Queen Ave. N: Acquisition of this parcel to facilitate new construction development of proposed 59 unit senior rental with varying affordability requirements (Saint Anne's Senior Housing).

Several single family scattered site parcels were also acquired for future affordable housing.

Osseo - Yes. Using TIF money, a Private Developer is planning to develop Osseo Commons. Developer bought land a few years ago. Osseo Commons -- developer wants to get started however he must submit all necessary plans before a building permit can be issued. No permit issued as of July 2006.

Plymouth - Yes. Habitat Project: The HRA purchased roughly one acre to develop four units (one of which would be handicap accessible) with Habitat for Humanity.

Richfield – Yes. The City acquired a single-family property at 6329 14th Avenue South in Richfield for the development of a new affordable unit for family housing. The sale to the City was a voluntary sale. CDBG funding and local funds were used for acquisition. The home was demolished in early 2006 and the land was sold to the Greater Metropolitan Housing Corporation, who will build a new home on the lot and sell to an income-eligible buyer.

After completing more than 1000 housing units dedicated to seniors since 1980 and being given the designation “vital aging community” by the University of Minnesota in 2004, Richfield’s production of new multi-unit housing, although non-age restricted, continues to predominately be occupied by empty-nester and senior households. City Bella and Kensington developments, 269 new units in 2004/2005 are the most recent examples.

In addition, in 2004, in response to mold remediation concerns at the existing seniors only Lake Shore Drive Condominiums, the HRA developed a rehabilitation loan program to finance remediation for low-income senior units. Seniors chose not to participate.

Robbinsdale – Yes. In 2005, the Robbinsdale Economic Development Authority acquired two single-family lots that have since been sold to Common Bond Communities. The two lots contribute about 50% of land intended for a 36-unit senior apartment building that will be affordable.

Rogers – No. The City proceeded with appraisals and drafting of purchase agreements for Downtown Redevelopment properties; however it is doubtful that the relocation of existing businesses will occur at this time.

Ramsey County

Maplewood – No. In 2005 the City approved the Summerhill Senior Housing development. This project will be a 44-unit senior coop building on a 2.2 acre site. It is now under construction.

New Brighton – Yes. The City continues to assemble land for its 100-acre Northwest Quadrant Redevelopment Project. This is a mixed-use project located near the intersection of I-694 and I-35W in New Brighton. As mentioned previously, the City has development agreements with David Barnard Builders and Sherman Associates to construct up to 684 units of housing (approximately 100 senior units). The second phase of the development (east side) has several opportunities for life-cycle housing, although a developer has not yet been chosen.

Scott County

Belle Plaine – No. The Lutheran Home – senior and assisted living on their campus

Savage – Yes. 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. The property is in the process of being transferred to Scott County HRA to facilitate development of a second senior housing building.

Washington County

Hugo – Yes. Land is being acquired voluntarily by willing sellers along TH 61 for eventual development of a mixed use project including senior housing.

Oakdale – Yes. 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. Through this partnership the City will identify homes for sale that will work within the parameters of Two Rivers standards. 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 – The City purchased 2.2 acres of land in City Walk for 34 affordable units (ownership) in 2004 with the intention of donating it to the WCLT. The WCLT is no longer in existence so the City is looking for other developers for this property.

Appendix G. Removal of Housing Units

The tables in this appendix show the removal of housing units according to the 2005 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	0	0	0	0	0	0	0
Blaine	15	0	0	15	0	0	
Burns Twp.	0	0	0	0	0	0	0
Centerville							
Circle Pines	0	0	0	0	0	0	0
Columbia Heights	1	0		0			
Columbus Twp.	1	0	0	1	1	0	0
Coon Rapids	1	0	0	0	0	0	0
East Bethel	0	0	0	0	0	0	0
Fridley	5	4		16	0	0	0
Ham Lake	0	0	0	0	0	0	0
Hilltop	0	0	0	0	0	0	0
Lexington							
Lino Lakes	0	0	0	0	0	0	0
Linwood Twp.	0	0	0	0	0	0	0
Oak Grove	0	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	23	4	0	32	1	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							
Chanhassen	0	0	0	0	0	0	0
Chaska	3	0	0	0	0	0	0
Cologne							
Dahlgren Twp.							
Hamburg	0	0	0	0	0	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.							
Victoria	0	0	0	0	0	0	0
Waconia	0	0	0	0	0	0	0
Waconia Twp.							
Watertown	1			1	1	0	0
Watertown Twp.							
Young America Twp.							
County Totals	4	0	0	1	1	0	0

DAKOTA COUNTY	Units Removed			Number of Units That Were Replaced	Number of Units Replaced By:		
	Single- Family Detached	Multi- family	Mobile Home		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	1	0	0	0	0	0	0
Burnsville	0	0	0	0	0	0	0
Castle Rock Twp.							
Coates							
Douglas Twp.	0	0	0	0	0	0	0
Eagan	0	0	0	0	0	0	0
Empire Twp.							
Eureka Twp.							
Farmington	0	0	0	0	0	0	0
Greenvale Twp.							
Hampton	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	0	0	0
Hastings	0	0	0	0	0	0	0
Inver Grove Hts.	2	0	1	0	0	0	0
Lakeville	2			0	0	0	0
Lilydale							
Marshan Twp.							
Mendota							
Mendota Heights	0	0	0	0	0	0	0
Miesville							
New Trier	0	0	0	0	0	0	0
Nininger Twp.							
Randolph							
Randolph Twp.	0	0	0	0	0	0	0
Ravenna Twp.							
Rosemount	7						
Sciota Twp.							
South St. Paul	7	0	0	6	0	0	0
Sunfish Lake	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	0	0
Vermillion Twp.	0	0	0	0	0	0	0
Waterford Twp.							
West St. Paul	2	0	0	2	0	0	0
County Totals	21	0	1	8	0	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	1			1	0	0	0
Brooklyn Center	0	0	0	0	0	0	0
Brooklyn Park	0	0	0	0	0	0	0
Champlin	3	0	0	0	0	0	0
Corcoran	0	0	0	0	0	0	0
Crystal	3	0	0	3	0	0	0
Dayton	0	0	0	0	0	0	0
Deephaven	0	0	0	0	0	0	0
Eden Prairie	0	0	0	0	0	0	0
Edina	0	0	0	0	0	0	0
Excelsior							
Fort Snelling							
Golden Valley						0	0
Greenfield							
Greenwood	0	0	0	0	0	0	0
Hassan Twp..							
Hopkins	0	0	0	0	0	0	0
Independence	4	0	0	4	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							
Medina	0	0	0	0	0	0	0
Minneapolis	27	2					
Minnetonka	1	0	0	0	0	0	0
Minnetonka Beach							
Minnetrista							
Mound	0	0	0	0	0	0	0
New Hope	3	0	0	3	0	2	0
Orono							
Osseo							
Plymouth	0	0	0	0	0	0	0
Richfield	0	0	0	0	0	0	0
Robbinsdale	3	0	0	2	0	0	0
Rogers	0	0	0	0	0	0	0
St. Anthony	0	0	0	0	0	0	0
St. Bonifacius							
St. Louis Park	0	0	0	0	0	0	0
Shorewood							
Spring Park							
Tonka Bay	0	0	0	0	0	0	0
Wayzata	0	0	0	0	0	0	0
Woodland	0	0	0	0	0	0	0
County Totals	46	2	0	13	0	2	0
	Units Removed			Number	Number of Units Replaced By:		

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	0			0			
Bayport							
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	1			1			
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	0	0	0	0	0	0	0
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.	0	0	0	0	0	0	0
Oakdale	2	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.							
West Lakeland Twp.							
Willernie	0	0					
Woodbury	0	0	0	0	0	0	0
County Totals	3	0	0	1	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	23	4	0	32	1	0	0
Carver County	0	0	0	0	0	0	0
Dakota County	21	0	1	8	0	0	0
Hennepin County	46	2	0	13	0	2	0
Ramsey County	42	0	0	300	10	20	259
Scott County	8	0	0	0	0	0	0
Washington County	3	0	0	1	0	0	0
Total	143	6	1	354	11	22	259

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 \$673/mo. for efficiency or SRO, less than \$721/mo. for 1BR, less than \$866/mo. for 2BR, less than \$1001/mo. for 3+BR.