

Tools and Incentives to Promote Affordable Housing in the Twin Cities

February 2010

This annual report summarizes local tools and incentives that promote new affordable housing in the Twin Cities area. This information was gathered through a survey that was sent to every municipality in the seven-county Twin Cities area. The response rate for this survey was 81 percent (147 out of 182 communities responded).

In accordance with the 1995 Livable Communities Act (Minnesota Statutes, section 473.254, subdivision 10), the Metropolitan Council is responsible for producing an annual report that includes information on government, non-profit and marketplace efforts in producing affordable and life-cycle housing.

The goal of the Livable Communities Act (LCA) 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 municipalities 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.

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Highlights

Twin Cities area municipalities use a variety of fiscal tools to assist or facilitate the development or preservation of affordable or life-cycle housing:

- 70 municipalities, or 48 percent of survey respondents, used tax-increment financing (TIF) for affordable or life-cycle housing.
- 61 municipalities, or 41 percent of survey respondents, used federal Community Development Block Grant (CDBG) funds for affordable or life-cycle housing.
- 38 municipalities, or 26 percent of survey respondents, collaborated and participated with a community land trust or other non-profit organizations to preserve long-term housing affordability.

Many Twin Cities municipalities conduct housing preservation or housing maintenance programs to maintain or improve their existing housing stock:

- 44 percent of municipalities returning a survey had a rental housing maintenance code and enforcement program/initiative in 2007 or 2008.
- 38 percent of municipalities returning a survey had an owner-occupied housing maintenance code and enforcement program/initiative in 2007 or 2008.

53 municipalities reported reducing, adjusting, eliminating, waiving or flexibly implementing a local official control, development, or building requirement in order to reduce development costs for affordable or life-cycle housing. The most common adjustments to local controls reported in this year's survey were:

- Setback reductions, used by 31 municipalities, or 21 percent of survey respondents;
- Reduced lot sizes and widths, used by 22 municipalities, or 15 percent of survey respondents;
- Parking variances, used by 21 municipalities, or 14 percent of survey respondents; and
- Mixed-use developments, used by 21 municipalities, or 14 percent of survey respondents.

Other tools municipalities used to promote affordable family or senior housing included:

- 29 municipalities, or 20 percent of survey respondents, reported approving the development, reuse of, or municipal reinvestment in existing housing in 2007 or 2008 for future use as affordable family housing or senior housing.
- 18 municipalities, or 12 percent of survey respondents, reported acquiring land in 2007 or 2008 to be held for the future development of new affordable family housing or senior housing.

The following pages list how survey respondents report using fiscal tools and incentives to promote and preserve affordable and life-cycle housing in their communities.

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	Anoka County														Carver County															
	Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Township	Nowthen	Oak Grove	Ramsey	Camden Township	Chanassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany	Norwood Young America	Victoria	Waconia	Waconia Township
Collaboration for long-term affordability ¹	<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>			
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
Credit enhancements																														
General obligation bonds			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Housing revenue bonds	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>			
Land write-down or sale	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Livable Communities grants				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Local fee waivers or reductions			<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Local property tax levy		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>					
Local tax abatement		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>					
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Taxable revenue bonds						<input checked="" type="checkbox"/>																								
Other								<input checked="" type="checkbox"/>																						

¹Collaboration and participation with a community land trust or other non-profit organization to preserve long-term affordability.

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	Watertown	Dakota County	Apple Valley	Burnsville	Castle Rock Township	Eagan	Empire Township	Eureka Township	Greenvale Township	Hampton	Hampton Township	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	New Trier	Nininger Township	Randolph	Randolph Township	Rosemount	South St. Paul	Vermillion	Vermillion Township	Waterford Township	West St. Paul	Hennepin County	Bloomington	Brooklyn Center	Brooklyn Park	Champlin		
Collaboration for long-term affordability ¹	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Credit enhancements																																		
General obligation bonds																																		
Housing revenue bonds												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>										
Land write-down or sale			<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Livable Communities grants																						<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>						
Local fee waivers or reductions	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											
Local property tax levy					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						
Local tax abatement	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>					
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Taxable revenue bonds																									<input checked="" type="checkbox"/>									
Other														<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>	

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	Corcoran	Crystal	Dayton	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park
Collaboration for long-term affordability ¹	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Credit enhancements																																
General obligation bonds					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Housing revenue bonds	<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						
Land write-down or sale		<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		
Livable Communities grants			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				
Local fee waivers or reductions														<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
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Local tax abatement					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>		
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Taxable revenue bonds												<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>									
Other	<input checked="" type="checkbox"/>																							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>

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	Wayzata	Woodland	Ramsey County	Arden Hills	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North St. Paul	Roseville	St. Paul	Shoreview	Vadnais Heights	White Bear Lake	White Bear Township	Scott County	Belle Plaine Township	Blakeley Township	Cedar Lake Township	Credit River Township	Elko New Market	Helena Township	Jackson Township	Jordan	Louisville Township	New Market Township	Prior Lake	Savage	St. Lawrence Township	
Collaboration for long-term affordability ¹					<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>		
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																
Credit enhancements																																	
General obligation bonds											<input checked="" type="checkbox"/>																						
Housing revenue bonds													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																
Land write-down or sale				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>			
Livable Communities grants					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																
Local fee waivers or reductions				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																							
Local property tax levy							<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Local tax abatement								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																								
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		
Taxable revenue bonds								<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																			
Other				<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			

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	Shakopee	Spring Lake Township	Washington County	Afton	Bayport	Baytown Township	Cottage Grove	Denmark Township	Forest Lake	Grant	Grey Cloud Township	Hugo	Lake Elmo	Lakeland	Lakeland Shores	Mahtomedi	Newport	Oak Park Heights	Oakdale	Pine Springs	St. Paul Park	Scandia	Stillwater	West Lakeland Twp.	Willernie	Woodbury
Collaboration for long-term affordability ¹	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Credit enhancements																										
General obligation bonds																		<input checked="" type="checkbox"/>								
Housing revenue bonds																						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Land write-down or sale																										
Livable Communities grants	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
Local fee waivers or reductions									<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
Local property tax levy	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local tax abatement																										
Tax Increment Financing (TIF)				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Taxable revenue bonds																<input checked="" type="checkbox"/>										
Other	<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>			

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Criterion #7: Please identify examples during 2007 and 2008 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, 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										Carver County															
	Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Township	Nowthen	Oak Grove	Ramsey	Camden Township	Chanhassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany
Year developed	2007/8	2007/8	2008			2007/8		2007/8	2008												2007/8					
Allow alternate construction methods																										
Cluster development																										
Density bonus system			<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>					
Density transfers																										
Floor area ratio waiver																										
Inclusionary housing requirement																					<input checked="" type="checkbox"/>					
Increased building height flexibility			<input checked="" type="checkbox"/>																							
Mixed-use development		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																	
Parking variances		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>					
Private street allowances								<input checked="" type="checkbox"/>																		
Reduced lot sizes and widths		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>					
Setback reductions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																				
Service availability charge (SAC) credits																					<input checked="" type="checkbox"/>					
Soil correction variance																										
Special or conditional use permits		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																		
Street width reduction variance																										
Other																										

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Year developed	Norwood	Young America	Victoria	Waconia	Waconia Township	Watertown	Dakota County	Apple Valley	Burnsville	Castle Rock Twp	Eagan	Empire Township	Eureka Township	Greenvale Township	Hampton	Hampton Township	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	New Trier	Nininger Township	Randolph	Randolph Township	Rosemount	South St. Paul	Vermillion
Allow alternate construction methods			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>											
Cluster development	<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											
Density bonus system																			<input checked="" type="checkbox"/>										
Density transfers																	<input checked="" type="checkbox"/>												
Floor area ratio waiver																													
Inclusionary housing requirement									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																			
Increased building height flexibility	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																									<input checked="" type="checkbox"/>
Mixed-use development			<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		
Parking variances			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>		
Private street allowances	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																								
Reduced lot sizes and widths				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		
Setback reductions				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		
Service availability charge (SAC) credits																		<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			
Soil correction variance																													
Special or conditional use permits	<input checked="" type="checkbox"/>																											<input checked="" type="checkbox"/>	
Street width reduction variance									<input checked="" type="checkbox"/>																				
Other																			<input checked="" type="checkbox"/>										

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	Vermillion Township	Waterford Township	West St. Paul	Hennepin County	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Corcoran	Crystal	Dayton	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach
Year developed			2007/8		2007/8		2007		2007				2007	2008								2007				2008	2007/8	
Allow alternate construction methods														<input checked="" type="checkbox"/>														
Cluster development								<input checked="" type="checkbox"/>																				
Density bonus system					<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		
Density transfers																												
Floor area ratio waiver													<input checked="" type="checkbox"/>															
Inclusionary housing requirement														<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	
Increased building height flexibility					<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>		
Mixed-use development													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Parking variances																											<input checked="" type="checkbox"/>	
Private street allowances					<input checked="" type="checkbox"/>																							
Reduced lot sizes and widths					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		
Setback reductions		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Service availability charge (SAC) credits																												
Soil correction variance					<input checked="" type="checkbox"/>																							
Special or conditional use permits																												
Street width reduction variance																											<input checked="" type="checkbox"/>	
Other					<input checked="" type="checkbox"/>																							

Tools and Incentives to Promote Affordable Housing in the Twin Cities

February 2010

Criterion #7: Please identify examples during 2007 and 2008 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, 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.

	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park	Wayzata	Woodland	Ramsey County	Arden Hills	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North St. Paul	Roseville	St. Paul	Shoreview	Vadnais Heights
Year developed	2008			2007		2007/8		2008	2008		2008	2007/8	2007/8								2008	2008	2008	2008	2007/8	2008		2008
Allow alternate construction methods																												<input checked="" type="checkbox"/>
Cluster development	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		
Density bonus system																												<input checked="" type="checkbox"/>
Density transfers																												
Floor area ratio waiver																					<input checked="" type="checkbox"/>							
Inclusionary housing requirement						<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Increased building height flexibility													<input checked="" type="checkbox"/>															
Mixed-use development						<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>		
Parking variances							<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private street allowances	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced lot sizes and widths						<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Setback reductions	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Service availability charge (SAC) credits																											<input checked="" type="checkbox"/>	
Soil correction variance																												
Special or conditional use permits							<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	
Street width reduction variance			<input checked="" type="checkbox"/>																									
Other									<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>						

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	White Bear Lake	White Bear Township	Scott County										Washington County														
	2007/8		Belle Plaine Township	Blakeley Township	Cedar Lake Township	Credit River Township	Elko New Market	Helena Township	Jackson Township	Jordan	Louisville Township	New Market Township	Prior Lake	Savage	St. Lawrence Twp	Shakopee	Spring Lake Township	Afton	Bayport	Baytown Township	Cottage Grove	Denmark Township	Forest Lake	Grant	Grey Cloud Township	Hugo	
Year developed	2007/8											2007									2007		2007/8	2007		2007/8	
Allow alternate construction methods																											
Cluster development		<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>															
Density bonus system												<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
Density transfers																											
Floor area ratio waiver																											
Inclusionary housing requirement																					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Increased building height flexibility																											
Mixed-use development												<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
Parking variances																								<input checked="" type="checkbox"/>			
Private street allowances												<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>
Reduced lot sizes and widths												<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>
Setback reductions												<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Service availability charge (SAC) credits																											
Soil correction variance																					<input checked="" type="checkbox"/>						
Special or conditional use permits		<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			
Street width reduction variance																											<input checked="" type="checkbox"/>
Other																											

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	Lake Elmo	Lakeland	Lakeland Shores	Mahtomedi	Newport	Oak Park Heights	Oakdale	Pine Springs	St. Paul Park	Scandia	Stillwater	West Lakeland Twp.	Willernie	Woodbury
Year developed				2008		2007/8	2007		2007/8		2007/8			2007/8
Allow alternate construction methods														
Cluster development								☒			☒			☒
Density bonus system														☒
Density transfers											☒			☒
Floor area ratio waiver														
Inclusionary housing requirement														
Increased building height flexibility						☒								
Mixed-use development		☒				☒								☒
Parking variances						☒					☒			☒
Private street allowances														☒
Reduced lot sizes and widths						☒			☒					☒
Setback reductions		☒				☒		☒						☒
Service availability charge (SAC) credits						☒								
Soil correction variance														
Special or conditional use permits						☒								
Street width reduction variance							☒				☒			☒
Other						☒								

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Criterion #8: Please list up to five housing **preservation/maintenance activities** your community has used in 2007 or 2008 that maintain or improve its existing housing stock. For example, a housing maintenance code and enforcement program, or a home rehabilitation program. County-administered programs **are** applicable.

		Anoka County										Carver County																
		Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Township	Nowthen	Oak Grove	Ramsey	Camden Township	Chanhassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany	
Owner	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
Rental	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>					
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>					
Local tool sharing center or program	2008		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>						
	2007		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>						
Acquisition/rehabilitation resale initiative or program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>						
	2007		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																
Other	2008								<input checked="" type="checkbox"/>																			
	2007								<input checked="" type="checkbox"/>																			

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Criterion #8: Please list up to five housing **preservation/maintenance activities** your community has used in 2007 or 2008 that maintain or improve its existing housing stock. For example, a housing maintenance code and enforcement program, or a home rehabilitation program. County-administered programs **are** applicable.

		Norwood	Young America	Victoria	Waconia	Waconia Township	Watertown	Dakota County	Apple Valley	Burnsville	Castle Rock Twp	Eagan	Empire Township	Eureka Township	Greenvale Township	Hampton	Hampton Township	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	New Trier	Nininger Township	Randolph	Randolph Township	Rosemount	South St. Paul	Vermillion	
Owner	Housing maintenance code and enforcement					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
	Housing rehabilitation loan or grant program			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Housing rehabilitation loan or grant program			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Rental	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Housing rehabilitation loan or grant program			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Local tool sharing center or program			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Acquisition/rehabilitation resale initiative or program				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Other	2008							<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	2007							<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

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		Vermillion Township	Waterford Township	West St. Paul	Hennepin County				Corcoran	Crystal	Dayton	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach
Owner	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Rental	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Local tool sharing center or program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
	2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Acquisition/rehabilitation resale initiative or program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
	2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Other	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
	2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

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		Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park	Wayzata	Woodland	Ramsey County	Arden Hills	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North St. Paul	Roseville	St. Paul	Shoreview	Vadnais Heights			
Owner	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	2008		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
		2007		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rental	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local tool sharing center or program	2008					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	2007					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Acquisition/rehabilitation resale initiative or program	2008	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	2007	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	2008	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>																					
	2007	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>																					

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Criterion #8: Please list up to five housing **preservation/maintenance activities** your community has used in 2007 or 2008 that maintain or improve its existing housing stock. For example, a housing maintenance code and enforcement program, or a home rehabilitation program. County-administered programs **are** applicable.

		White Bear Lake	White Bear Township	Scott County	Belle Plaine Township	Blakeley Township	Cedar Lake Township	Credit River Township	Elko New Market	Helena Township	Jackson Township	Jordan	Louisville Township	New Market Township	Prior Lake	Savage	St. Lawrence Twp	Shakopee	Spring Lake Township	Washington County	Afton	Bayport	Baytown Township	Cottage Grove	Denmark Township	Forest Lake	Grant	Grey Cloud Township	Hugo		
Owner	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>																					<input checked="" type="checkbox"/>							
		2007	<input checked="" type="checkbox"/>																					<input checked="" type="checkbox"/>							
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					
Rental	Housing maintenance code and enforcement	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>								
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>								
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>				
		2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>				
Local tool sharing center or program	2008																														
	2007																														
Acquisition/rehabilitation resale initiative or program	2008																									<input checked="" type="checkbox"/>					
	2007																									<input checked="" type="checkbox"/>					
Other	2008													<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
	2007													<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>					

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Criterion #8: Please list up to five housing **preservation/maintenance activities** your community has used in 2007 or 2008 that maintain or improve its existing housing stock. For example, a housing maintenance code and enforcement program, or a home rehabilitation program. County-administered programs **are** applicable.

		Lake Elmo	Lakeland	Lakeland Shores	Mahtomedi	Newport	Oak Park Heights	Oakdale	Pine Springs	St. Paul Park	Scandia	Stillwater	West Lakeland Twp.	Willernie	Woodbury	
Owner	Housing maintenance code and enforcement	2008			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	
		2007			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
		2007	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
Rental	Housing maintenance code and enforcement	2008			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
		2007				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Housing rehabilitation loan or grant program	2008	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
		2007	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
Other	Local tool sharing center or program	2008	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>								
		2007	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>							
	Acquisition/rehabilitation resale initiative or program	2008	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
2007		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>								
Other	2008											<input checked="" type="checkbox"/>				
	2007											<input checked="" type="checkbox"/>				

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Criterion #10

In 2007 or 2008, did your community acquire land to be held for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been constructed or started?

In 2007 or 2008, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

	<u>Yes</u>		<u>Yes</u>	
	2007	2008	2007	2008
Anoka County				
Andover				
Anoka				<input checked="" type="checkbox"/>
Blaine				
Centerville				<input checked="" type="checkbox"/>
Circle Pines				
Columbia Heights				<input checked="" type="checkbox"/>
Columbus				
Coon Rapids				
East Bethel				
Fridley	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Ham Lake				
Hilltop				
Lexington				
Lino Lakes				
Linwood Township				
Nowthen				
Oak Grove				
Ramsey				
Carver County				
Camden Township				
Chanassen				
Chaska	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hamburg				
Hancock Township				
Laketown Township				
Mayer				
New Germany				
Norwood Young America				
Victoria		<input checked="" type="checkbox"/>		
Waconia			<input checked="" type="checkbox"/>	
Waconia Township				
Watertown				
Dakota County				
Apple Valley		<input checked="" type="checkbox"/>		
Burnsville				
Castle Rock Township				
Eagan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Empire Township				
Eureka Township				

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	<u>Yes</u>		<u>Yes</u>	
	2007	2008	2007	2008
Eureka Township				
Greenvale Township				
Hampton				
Hampton Township				
Hastings				
Inver Grove Heights			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lakeville			<input checked="" type="checkbox"/>	
Lilydale				
Mendota				
Mendota Heights				
New Trier				
Nininger Township				
Randolph				
Randolph Township				
Rosemount				
South St. Paul				<input checked="" type="checkbox"/>
Vermillion				
Vermillion Township				
Waterford Township				
West St. Paul				
Hennepin County				
Bloomington				
Brooklyn Center				
Brooklyn Park				<input checked="" type="checkbox"/>
Champlin				
Corcoran				
Crystal				
Dayton				
Deephaven				
Eden Prairie			<input checked="" type="checkbox"/>	
Edina			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Excelsior				
Golden Valley				
Greenfield				
Greenwood				
Hopkins				
Independence				
Loretto				
Maple Grove	<input checked="" type="checkbox"/>			
Maple Plain				
Medicine Lake				

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Criterion #10

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In 2007 or 2008, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

Yes

Yes

2007

2008

2007

2008

Medina				
Minneapolis	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Minnetonka			<input checked="" type="checkbox"/>	
Minnetonka Beach				
Minnetrissa				
Mound	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
New Hope				
Orono				
Osseo				<input checked="" type="checkbox"/>
Plymouth				
Richfield		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Robbinsdale				
Rogers				
Spring Park				
St. Anthony				
St. Louis Park				
Wayzata		<input checked="" type="checkbox"/>		
Woodland				

Ramsey County

Arden Hills				
Falcon Heights				
Gem Lake				
Lauderdale				
Little Canada				<input checked="" type="checkbox"/>
Maplewood			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mounds View				<input checked="" type="checkbox"/>
New Brighton		<input checked="" type="checkbox"/>		
North St. Paul				
Roseville			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
St. Paul	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shoreview			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vadnais Heights				
White Bear Lake		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
White Bear Township				

Scott County

Belle Plaine Township				
Blakeley Township				
Cedar Lake Township				
Credit River Township				
Elko New Market				

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Criterion #10

In 2007 or 2008, did your community acquire land to be held for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been constructed or started?

In 2007 or 2008, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

Yes

Yes

2007

2008

2007

2008

Helena Township				
Jackson Township				
Jordan	<input checked="" type="checkbox"/>			
Louisville Township				
New Market Township				
Prior Lake		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Savage				
Shakopee				
Spring Lake Township				
St. Lawrence Township				

Washington County

Afton				
Bayport				
Baytown Township				
Cottage Grove				
Denmark Township				
Forest Lake			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grant				
Grey Cloud Township				
Hugo				
Lake Elmo				
Lakeland				
Lakeland Shores				
Mahtomedi				
Newport				
Oak Park Heights				
Oakdale		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Pine Springs				
St. Paul Park	<input checked="" type="checkbox"/>			
Scandia			<input checked="" type="checkbox"/>	
Stillwater				
West Lakeland Township			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Willernie				
Woodbury		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>