

MetroStats



2012 Affordable Housing Production in the Twin Cities Region

August 2014

What is affordable housing?

Whether housing is affordable depends on the income level of the household and their housing costs. Each year, the U.S. Department of Housing and Urban Development (HUD) calculates guidelines that consider both of these factors and how they differ across regions in the U.S.

Area Median Income (AMI) is a term used by HUD to describe midpoints of income for households within a region. In 2012, the Area Median Income for a family of four within the 13-county area of the Twin Cities was \$83,900. To better understand the housing options for residents with incomes below AMI, we specifically look at households with incomes 60% AMI. This was \$50,340 for a family of four or \$35,238 for a single-person household in 2012.

Housing—like food, clothing, transportation and medical care—is a necessity. For many households, it is their largest monthly expense. However, when households spend more than 30% of their monthly income on housing costs, they are considered “cost burdened,” and they may have trouble making ends meet as a result. So, what can a household with an income at or below 60% AMI afford to spend on housing without being cost burdened?

- A family of four with an income of \$50,340 could afford to pay about \$1,250 per month on housing costs

- A single-person household with an income of \$35,238 could pay about \$880 per month on housing costs

Download the data used in this report at: <http://metro council.org/Data-and-Maps.aspx>

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Key Findings

- The Twin Cities region added a total of 1,118 affordable units in 2012, the lowest annual number on record.¹
- 61% of all housing units added in 2012 were rental units; 13% of these new rental units were affordable (1,018 units).
- Across the Twin Cities region, only 100 affordable owner-occupied units were added in 2012.
- 36 communities (19% of communities in the region) added affordable units in 2012. At least one community in each of the seven counties added affordable housing.
- Despite the low numbers of affordable housing units added in 2012, over two-thirds of communities in the region (69%) reported using at least one local tool or strategy to promote or preserve affordable housing.
- Over 53,000 new affordable housing units will be needed across the region by 2020. Given the number of new affordable units added in 2011 and 2012, it would take 47 years (not 9 years) to reach this goal.

About this report

This annual report summarizes new affordable housing added each year in the Twin Cities region and the local tools and strategies communities use to promote and preserve affordable housing. The data used in this report rely on responses to the Metropolitan Council’s annual Affordable Housing Production Survey, Residential Building Permit Survey, and data provided by partner agencies.

In 2011, the basis of how affordable units were calculated changed (see Figure 1). The income level for renter households was raised (from 50% to 60% AMI) and the income level for homeowners lowered (from 80% to 60% AMI). A direct comparison across all years of data is not possible.

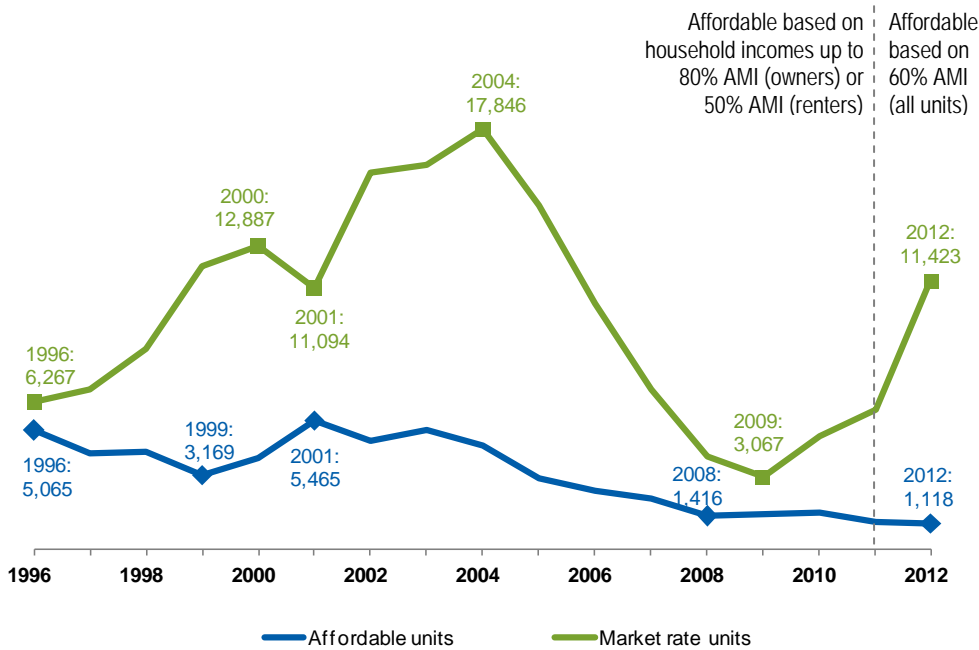
Figure 1. Metropolitan Council’s definitions of affordable housing

Unit type	1996-2010	2011-2020
Owner-occupied	Household with an income at or below 80% AMI	Household with an income at or below 60% AMI
Rental	Household with an income at or below 50% AMI	Households with an income at or below 60% AMI

¹ The Council’s calculation of affordability changed in 2011 so a direct comparison across all years of data (1996-2012) is not possible. Even so, Figure 2 shows a decline in the number of affordable units produced in the region using both definitions.

Affordable housing hits record low in 2012

Figure 2. Number of newly added housing units by price point, 1996-2012 (Graph)



The seven-county region added 1,118 new affordable units in 2012. This is a 5% decrease from 2011 and the lowest annual number on record since 1996.

In contrast, new market rate housing reached the highest level since 2005. The region added 11,423 market rate units in 2012, a 90% increase from 2011.

The production of market rate housing reflects larger economic conditions in the region and U.S. However, with few exceptions, the number of new affordable units produced each year has decreased since 1996.

Figure 3. Share of newly added housing units that were affordable, 1996-2012 (Chart)

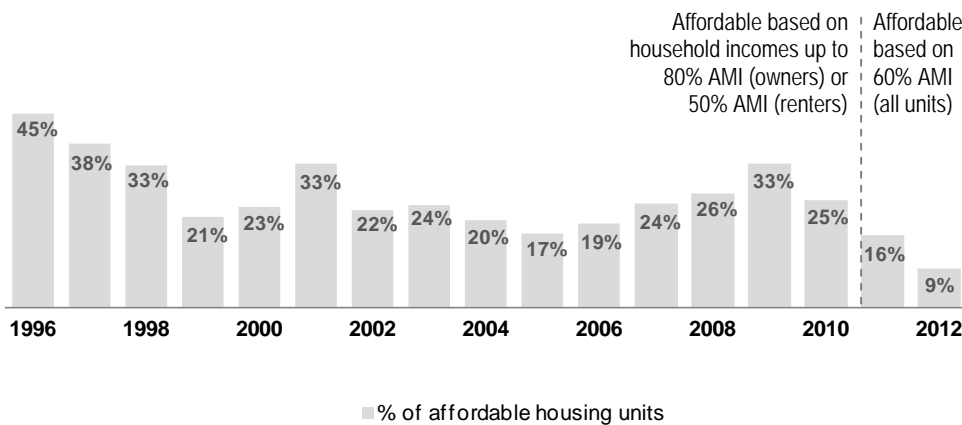


Figure 2 shows the number of new housing units—both affordable and market rate—can vary widely from year to year. Looking at the *share* of newly added housing that was affordable helps to see affordable housing in the context of overall residential development (Figure 3).

In 2012, 9% (or less than one in every 10 units) of newly added housing units were affordable—the lowest share on record.

Though direct comparisons cannot be made between the data from 1996-2010 and data from 2011-2012 (see Figure 1), there are two points still worth noting:

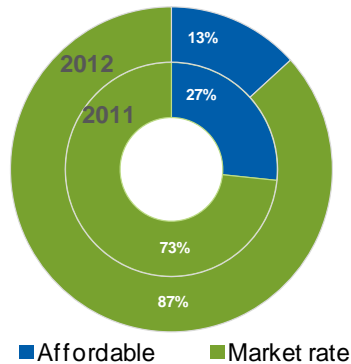
- Even when housing production hit its peak in 2004, about 1 in every 5 new housing units were affordable.
- From 2011 to 2012, the share of new affordable units was nearly cut in half, dropping from 16% to 9%.

In 2012, 61% of all housing added in the Twin Cities region was rental units—most commonly newly constructed properties with five or more units. Thirteen percent of rental units added in 2012 were affordable, while only 2% of owner-occupied housing units were affordable (Figure 4). Compared to 2011, the share of affordable rental and owner-occupied housing decreased considerably.

Figure 4. Housing units added in 2011 and 2012 by tenure and price point

7,676 rental units were added to the region's housing stock in 2012. Thirteen percent (1,018 units) were affordable.

This is a significant decrease from 2011 when 27% of new rental units were affordable.



4,865 owner-occupied units were added to the region's housing stock. Two percent (100 units) were affordable.

This is a decrease from 2011 when 7% of new owner-occupied units were affordable.

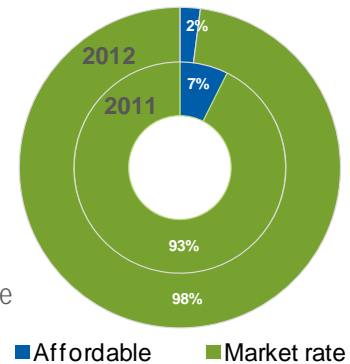
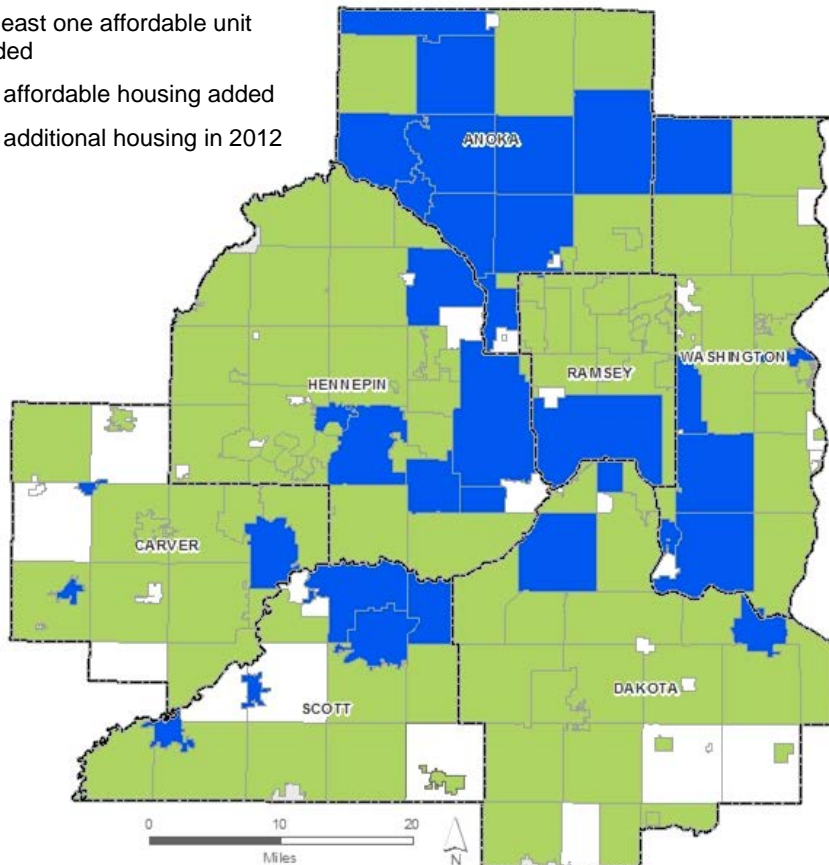


Figure 5. Newly added housing units by price point and community, 2012

- At least one affordable unit added
- No affordable housing added
- No additional housing in 2012



Thirty-six communities across the Twin Cities region added at least one affordable unit in 2012. Most of these communities (34)—shaded in blue in Figure 5—added both affordable and market rate units. The number of added affordable units ranged widely: Minneapolis added 591 affordable units in 2012, while 16 communities added just one.

The 108 communities (in green) added at least one market rate unit in 2012, but no affordable units. The remaining communities (in white) did not add any new housing units in 2012.



Picture it: Affordable Housing in 2012

Spirit on Lake in Minneapolis (left) features 46 one- and two-bedroom rental units.

Northwood Townhomes in Eagan (right) offers one-, two-, and three-bedroom rental units.



The top 10 producers of affordable housing in 2012—that is, communities with the highest number of newly added affordable units—were widespread across the region, with at least one community in each of the seven counties. These 10 communities alone accounted for almost all (95%) of the affordable housing added across the region in 2012 (but only 50% of market rate housing added in 2012).

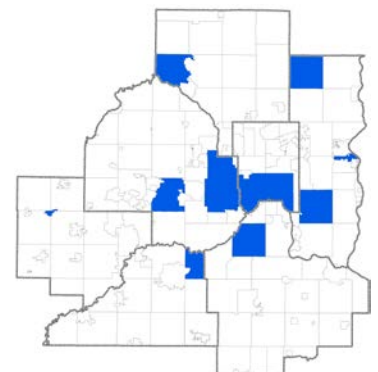
Within this top 10 list, the number of affordable units added in 2012 ranges widely (Figure 6). Minneapolis earned the top spot with 591 affordable units added, more than half (53%) of the regional total. In contrast, Mayer produced 13 affordable units.

Minneapolis, Saint Paul, Ramsey and Woodbury also added considerable number of market rate units in 2012, balancing their affordable housing production with other residential development. Other communities, like Mayer, Forest Lake and Minnetonka, added more affordable units than market rate units in 2012.

Figure 6. Top 10 producers of affordable housing added in 2012

	Affordable units			Market rate units	All housing units	% of new housing units that were affordable
	Total	Rental	Owned			
Minneapolis	591	579	12	3,653	4,244	14%
Saint Paul	149	137	12	1,111	1,260	12%
Savage	68	66	2	127	195	35%
Minnetonka	54	53	1	59	113	48%
Ramsey	47	31	16	248	295	16%
Eagan	47	47	0	107	154	31%
Woodbury	45	45	0	329	374	12%
Forest Lake	30	30	0	29	59	51%
Oak Park Heights	24	24	0	39	63	38%
Mayer	13	0	13	2	15	87%
10-community total	1,068	1,012	56	5,704	6,772	16%

The map below shows the top 10 producers of affordable housing in 2012.



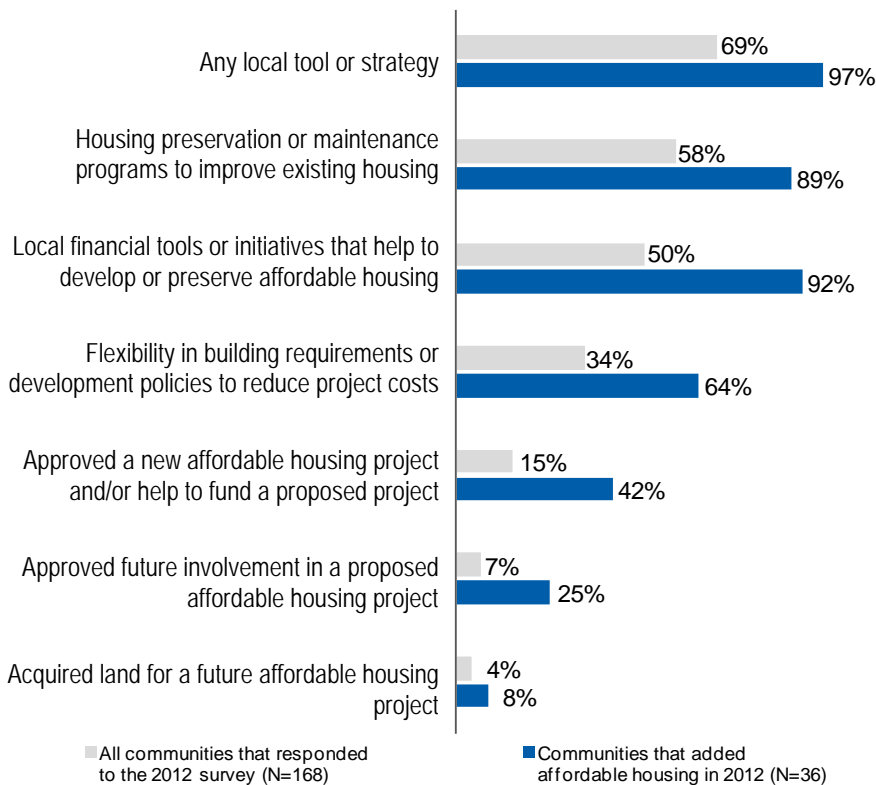
Local tools and strategies used to support affordable housing

Each year the Metropolitan Council asks communities in the region to describe the tools and incentives they've used to support new affordable housing at a local level. More specifically, the survey asks communities if they:

- **Used financial tools or initiatives** that helped to build new or preserve existing affordable housing, for example, Community Development Block Grants (CDBG), Tax Increment Financing (TIF), Livable Communities Grants, land write-downs or sales and local property tax levies.
- **Exercised flexibility in their building requirements or development policies** that helped reduce the cost of building affordable housing. For example, waiving, adjusting or eliminating building codes like setback reductions, parking variances or building height.
- **Provided housing preservation or maintenance programs to help improve or maintain existing housing** in the community. For example, rehabilitation loans or grants for low- or moderate-income homeowners or landlords and enforcing housing maintenance codes.
- **Offered direct support—or discussed future plans to support—proposed affordable housing projects in their community.** For example, acquiring land that will be used for affordable housing or approving a project to build affordable housing in the future.

Sixty-nine percent of communities in the Twin Cities region said they used at least one of the strategies listed above to support affordable housing in their city in 2012 (Figure 7). Although only 19% of communities actually added affordable units in 2012, this suggests communities have policies and practices in place to support affordable housing development (which often takes multiple years to fund and build). Communities that added affordable housing in 2012 (in blue) were more likely to report using local tools and strategies than communities surveyed overall.

Figure 7. Local tools used in 2012 to support affordable housing



Eighty-nine percent of communities used housing preservation or housing maintenance programs in place to improve their existing housing stock, including both rental and owner-occupied units.

Half (50%) of communities in the region reported a financial tool or incentive designed to support new or preserve existing affordable units.

One in three communities (34%) said they were flexible with building requirements or other development policies to reduce the costs of building new affordable housing.

Fewer communities reported direct support—such as funding or acquiring land, for proposed affordable housing projects.

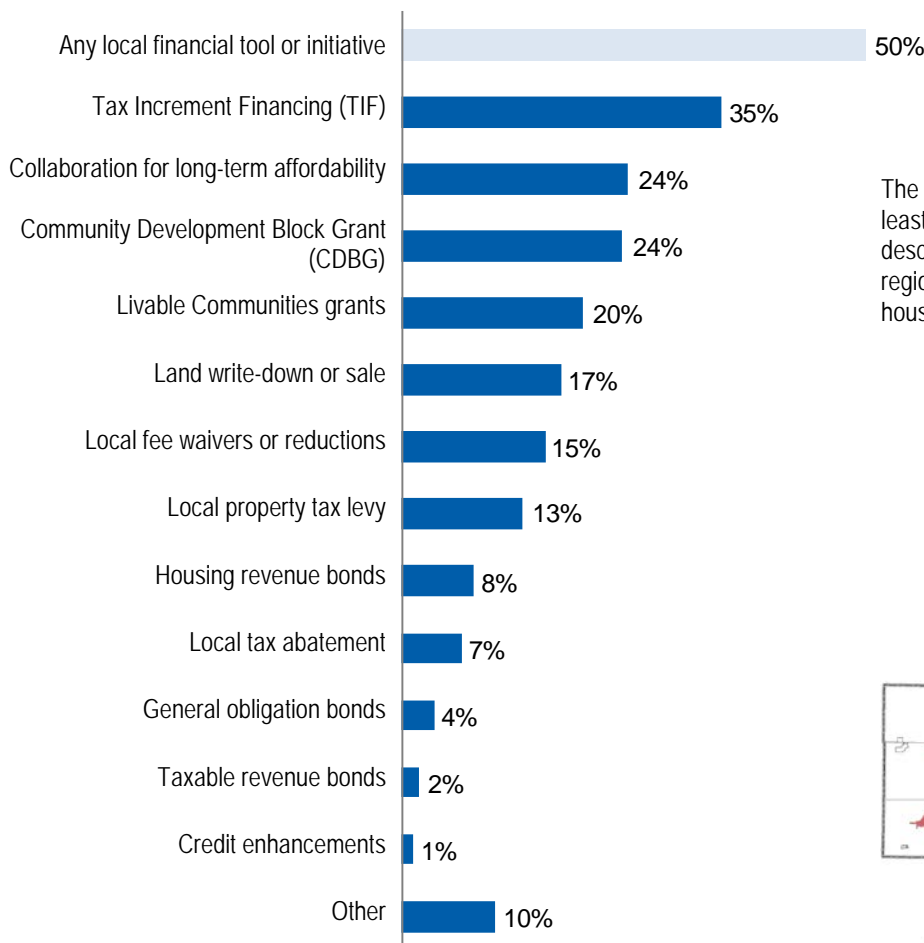
Financial tools and initiatives used in 2012

Half (50%) of the 168 communities that responded to the 2012 survey used at least one financial tool or initiative to promote or preserve affordable housing. The most common tools used were Tax Increment Financing (TIF), collaboration for long-term affordability (this means the city partnered with other agencies or nonprofits to work out long-term strategies) and Community Development Block Grants (CDBG). Less common tools used included credit enhancements, taxable revenue bonds and general obligation funds (Figure 8). Thirty-three communities used Livable Communities grant dollars to promote new affordable housing in 2012.

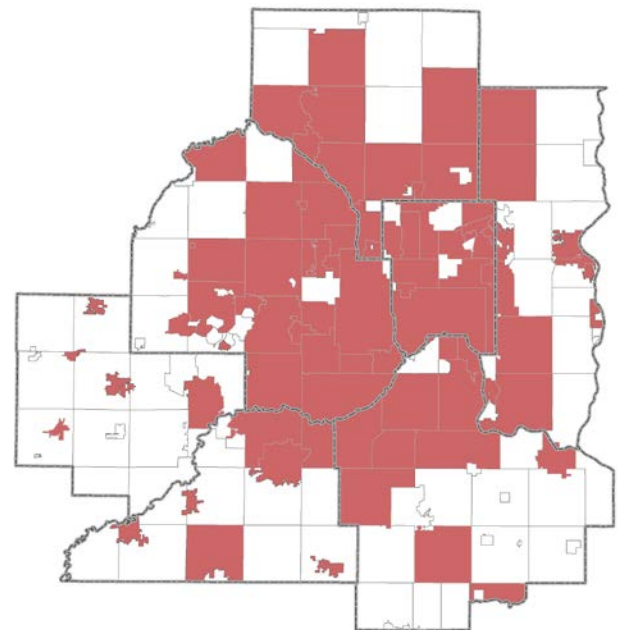
The map in Figure 8 shows communities across the region—from “core” areas to smaller rural communities at the edge of the region—used one or more of these financial approaches to support affordable housing.

Many of the communities used more than one of these financial tools and incentives. Thirty-three communities reported using five or more tools in 2012. Of the 36 communities that added at least one unit of affordable housing in 2012, 35 used financial tool or initiatives.

Figure 8. Share of communities that used financial tools and initiatives in 2012 (N=168)



The map below shows communities that used at least one of the financial tools or incentives described in Figure 8. Communities across the region used these strategies to support affordable housing.

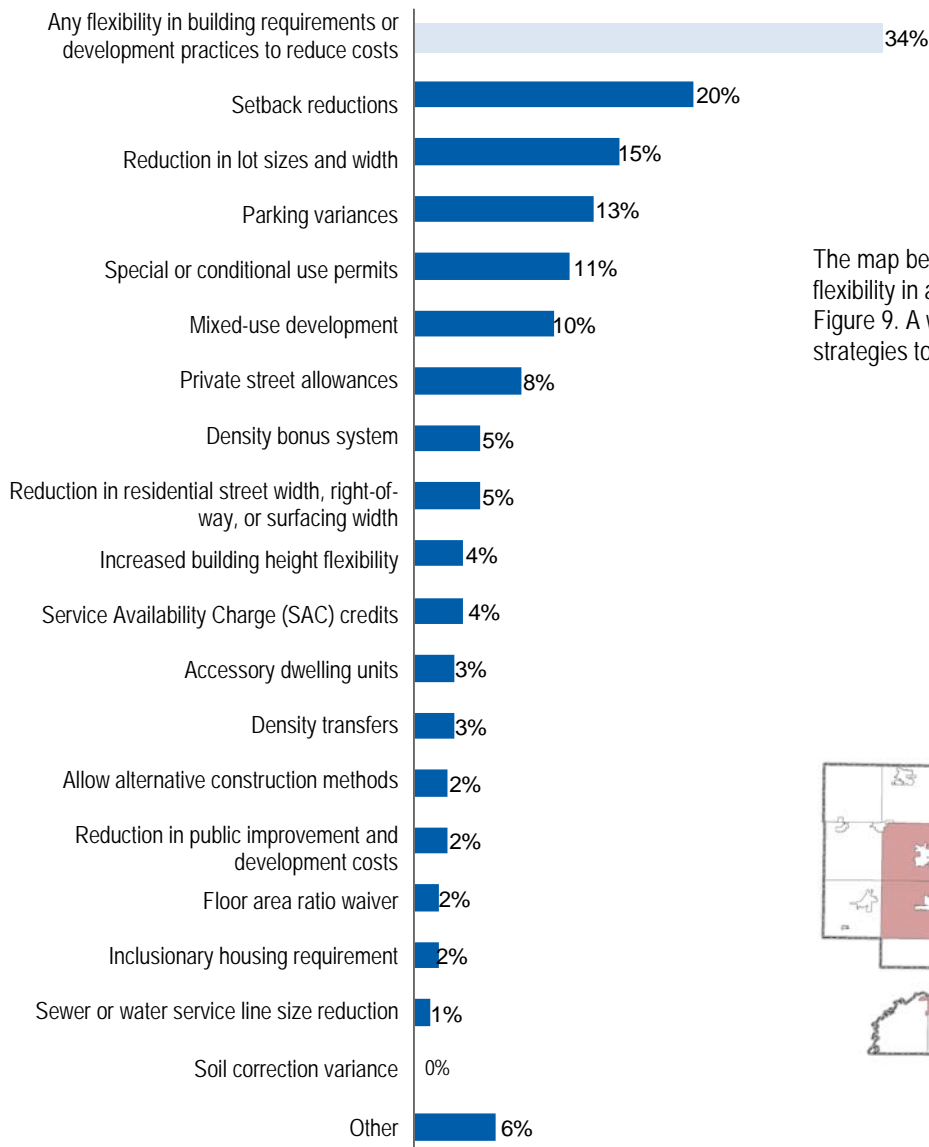


Flexibility in building requirements or development policies used in 2012

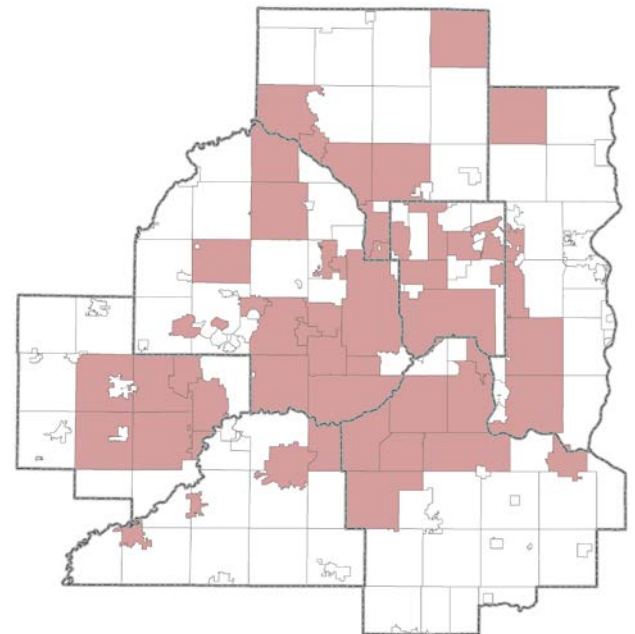
When communities chose to reduce, adjust, eliminate or waive requirements and policies it can help reduce the costs of building both single family homes and multifamily housing. Relaxing or adjusting these local controls can play a significant role in building affordable housing, which often relies on multiple funding streams and maximizing cost efficiency. Just over one-third of communities (34%) said they exercised flexibility in their local building requirements or development policies to support affordable housing. The most common ways included setback reductions, adjusting lot sizes and allowing parking variances.

Of the 57 communities who used local flexibility in building requirements or development practices, 42 (74%) used more than one of the ways listed in Figure 9. In some cases, this meant relaxing several requirements for one particular affordable housing property, and in others it meant flexibility on more than one affordable housing project. Thirteen of the 36 communities that added affordable housing in 2012 said they did not use any of these strategies.

Figure 9. Share of communities that used flexibility in building requirements or development in 2012 (N=168)



The map below shows communities that exercised flexibility in at least one of the situations described in Figure 9. A wide-range of communities used these strategies to support affordable housing in 2012.



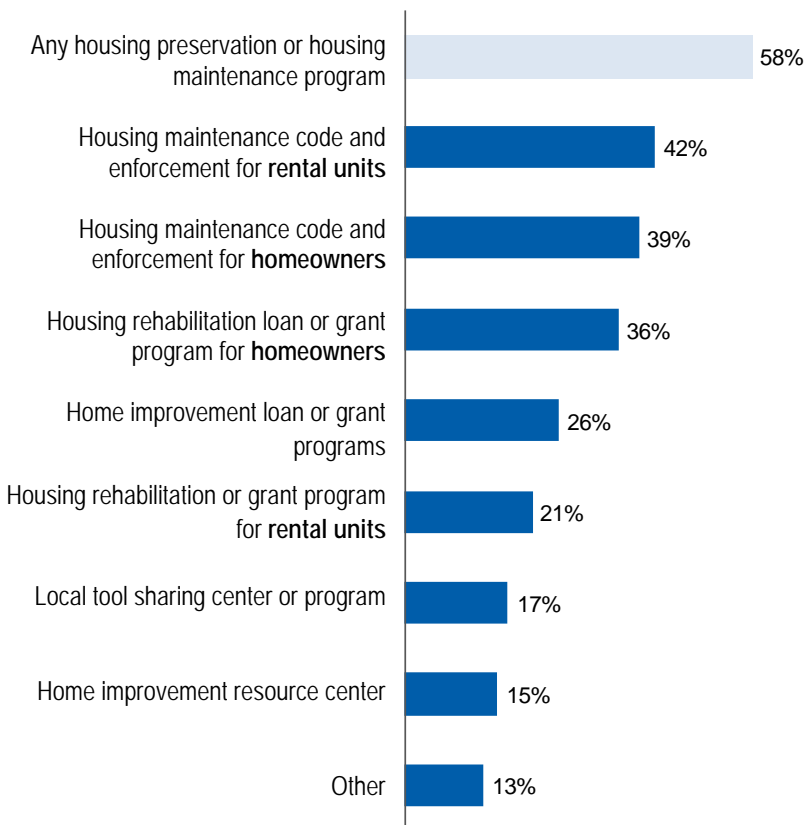
Housing preservation or housing maintenance programs used in 2012

Over half (58%) of the 168 communities that responded to the 2012 survey provided residents with housing preservation or housing maintenance programs and other related activities and resources to help improve or maintain current housing in their community.

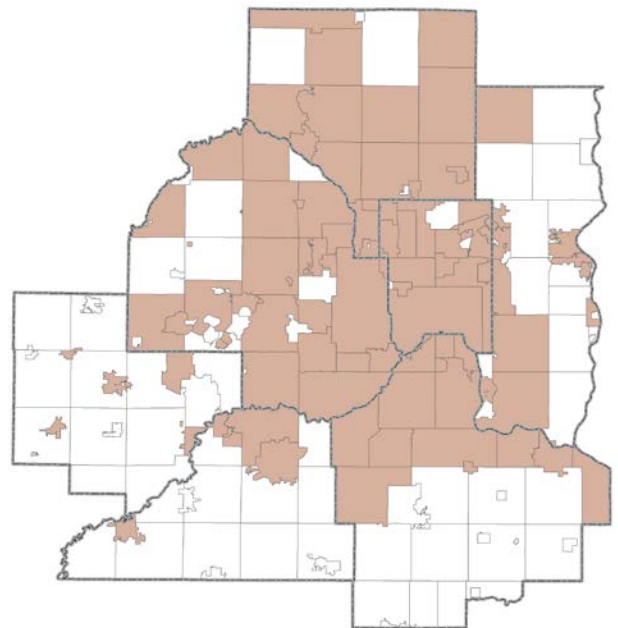
Predictably, enforcing housing codes for both rental units and owner-occupied units were the most common tools communities used to support affordable housing in 2012 (generally, cities have dedicated resources to safety and inspections for housing). Over a third of communities offered homeowners home rehabilitation and home improvement loans or grants (39% and 36%, respectively). Fewer communities provided tool sharing programs (a way for residents to rent equipment for home projects for free or low cost) or home improvement resource centers.

Both city- and county-administered programs and activities are included in this measure. As the map included in Figure 10 shows, Anoka County, Ramsey County, and Hennepin County all had a high share of communities that used these local program and activities in 2012.

Figure 10. Share of communities that used housing preservation or housing maintenance programs and activities in 2012 (N=168)



The map below shows communities that provided at least one housing preservation or housing maintenance program or activity in 2012.

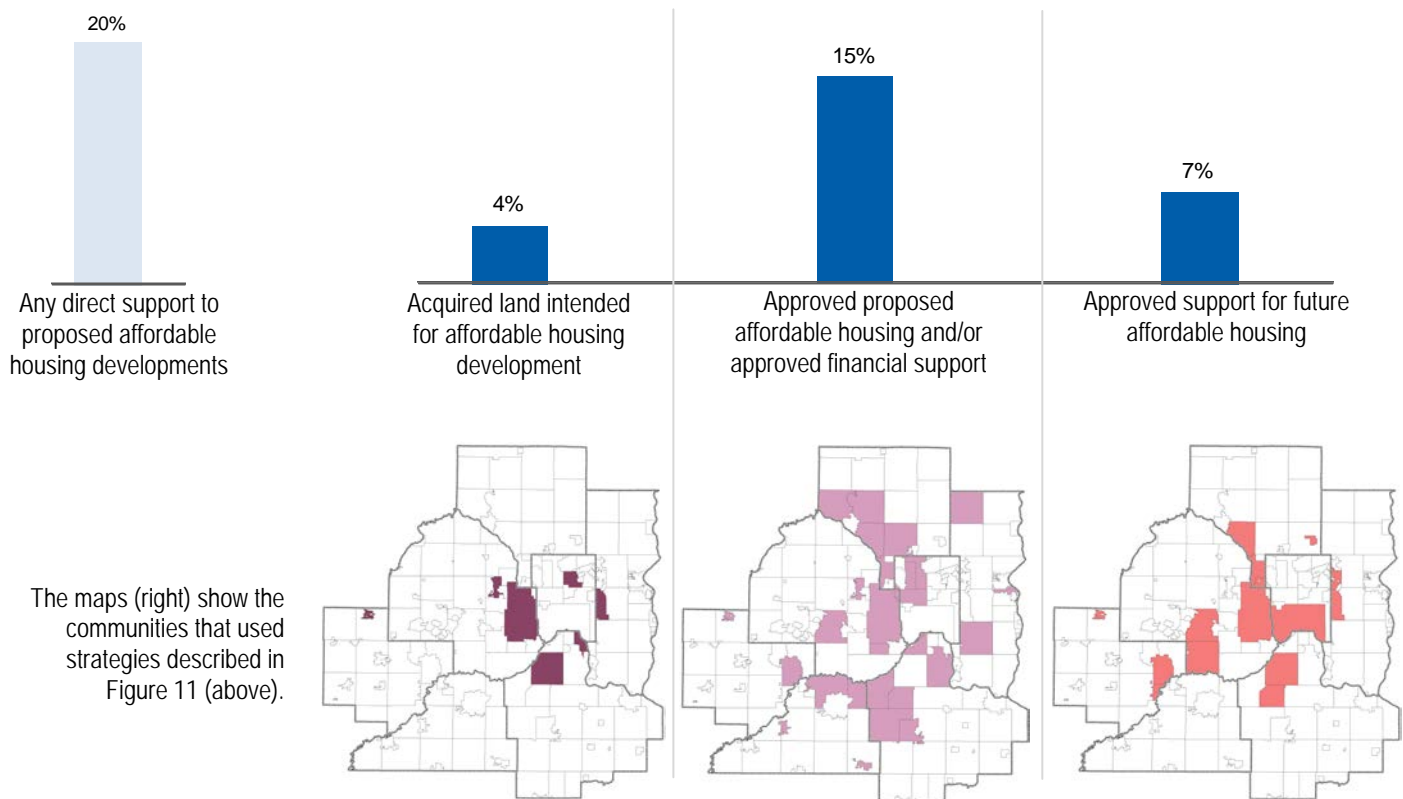


Direct and intended support for proposed affordable housing projects used in 2012

Building affordable housing—and building homes in general—can be a lengthy process that varies from place to place. Usually, one of the first steps at the community level is to review a proposal submitted by a developer. Recognizing that a project proposed in one year may take several years to show up as an “added” housing unit, we asked communities to report decisions and activities in 2012 that show support for future affordable housing.

Twenty percent of the 168 communities that responded to the 2012 survey reported at least one action that directly supports future affordable housing in their community. Most commonly this meant approving an affordable housing project proposal in 2012, and possibly funding for that project. Less frequently the community reported a decision to become involved in a future affordable housing project or acquired land for the purpose of building affordable housing in the future.

Figure 11. Share of communities that offered direct support for proposed or future affordable housing in 2012 (N=168)



For details on the local tools and strategies used in 2012 by community and information about the Affordable Housing Production Survey carried out annually by the Metropolitan Council, please see Appendix B on page 18.

New affordable housing in the region, 1996-2012

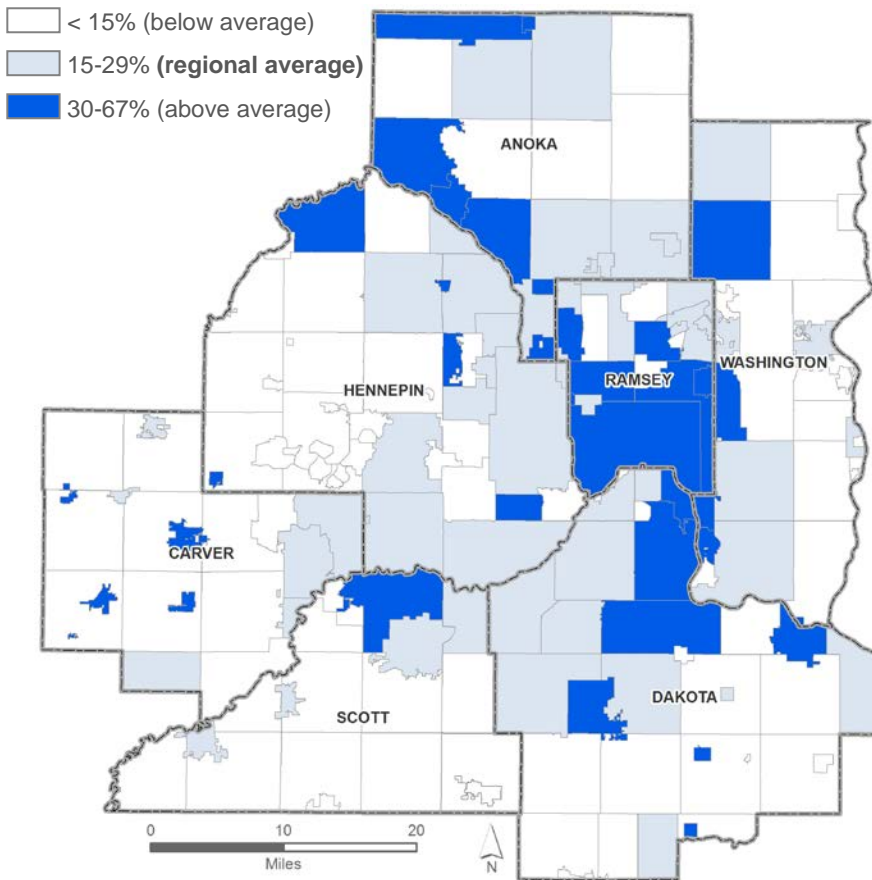
Since 1996—when the Metropolitan Council began tracking new affordable housing—the Twin Cities region added over 54,000 affordable units. Seventy-five percent of the added affordable units were owner-occupied. Over the past 17 years, about one in four newly added housing units were affordable.

Figure 12. Number of newly added housing units by price point, 1996-2012 (Table)

	Affordable units			Market rate units			All housing units	% of new housing units that were affordable
	Total	Rental	Owned	Total	Rental	Owned		
1996-2010	52,071	11,903	40,168	151,470	26,496	124,974	203,541	26%
2011-2012	2,288	1,910	378	17,355	9,114	8,241	19,643	12%
Regional total	54,359	13,813	40,546	168,825	35,610	133,215	223,184	24%

See Figure 1 for the definition of affordable units in 1996 to 2010 and 2011-2012.

Figure 13. Share of newly added housing units that were affordable, 1996-2012 (Map)



Based on the total number of affordable units added from 1996 to 2012, the following five communities are the top producers:

- Minneapolis (6,289 affordable units)
- Saint Paul (3,131 affordable units)
- Shakopee (2,874 affordable units)
- Maple Grove (2,297 affordable units)
- Woodbury (2,291 affordable units)

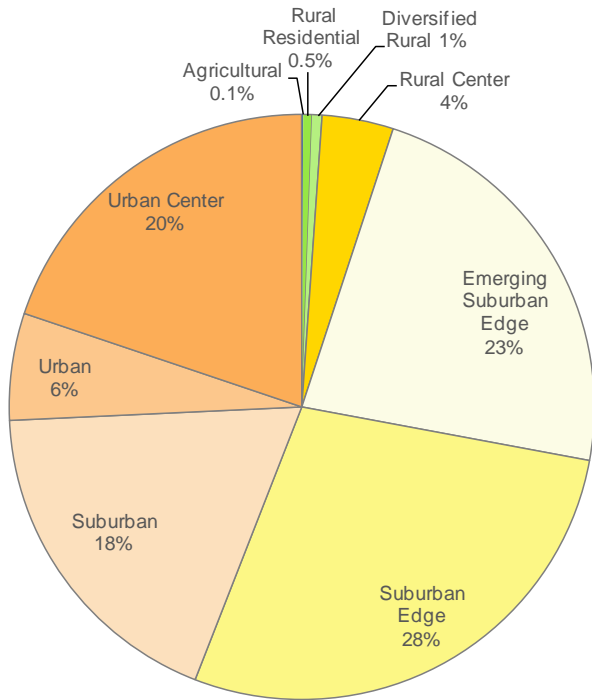
However, several of these communities are also some of the fastest developing areas in the region, adding a large number of housing units overall. When looking at the share of newly added affordable housing, the ranking changes: Saint Paul (46%), Shakopee (31%), Minneapolis (29%), Maple Grove (22%), and Woodbury (16%).

Newly added affordable housing by Community Designations

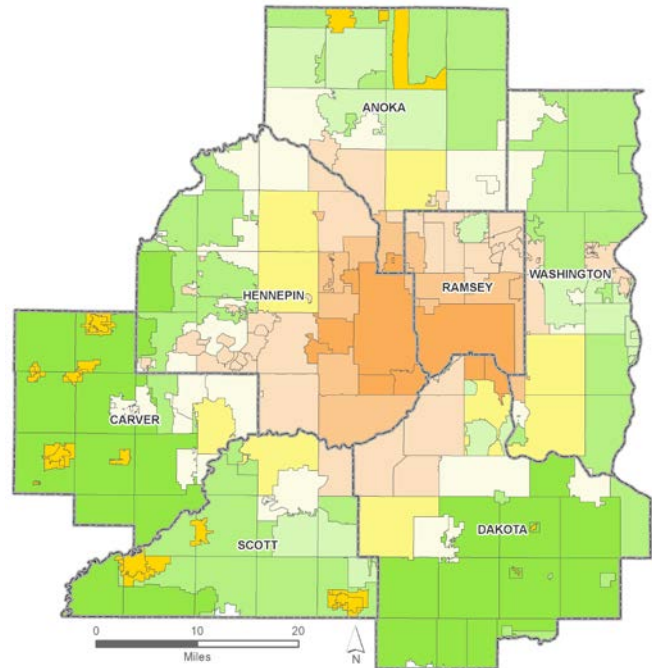
The Twin Cities region contains a wide range of communities, from farm-based townships to densely developed downtown neighborhoods. Recognizing that one size does not fit all, the Council uses Community Designations to group communities with similar characteristics in order to more effectively target its policies. Each city and township—based on existing development patterns, common challenges and shared opportunities—is assigned a Community Designation.

Figure 14 shows how the share of newly added affordable housing in the region from 1996 to 2012 (54,359 units) is distributed across Community Designations. Suburban Edge communities show the largest share (28%). Within this Designation, the communities of Shakopee, Maple Grove and Woodbury were the top producers of new affordable housing. Emerging Suburban Edge communities have the second largest share of the region's newly added affordable housing (23%). The top producers within this category include Farmington, Hugo and Ramsey. Lastly, Urban Center communities contain the third-highest share of new affordable housing (20%), led by Minneapolis and Saint Paul.

Figure 14. Regional share of newly added affordable housing units by Community Designations, 1996-2012



The map below shows the region by Community Designations, adopted in May 2014 with the region's new development guide, *Thrive MSP 2040*.



Patterns in affordable housing production differ by tenure

Most of this report focuses on the overall gain in the number of affordable units. Digging deeper into affordable units by tenure shows different patterns in production over time. Figure 15 shows that as the number of new owner-occupied units increased dramatically from 1996 to 2004, the number of affordable units did not keep pace.

Figure 16 shows many peaks and valleys in the building of rental units in the region over time. In the late 1990s, close to half of the new rental units were affordable, but as time went on this share decreased. New rental housing increased sharply in 2012 but the share of affordable units hit a low point.

Figure 15. Newly added owner-occupied units by number and share that were affordable, 1996-2012

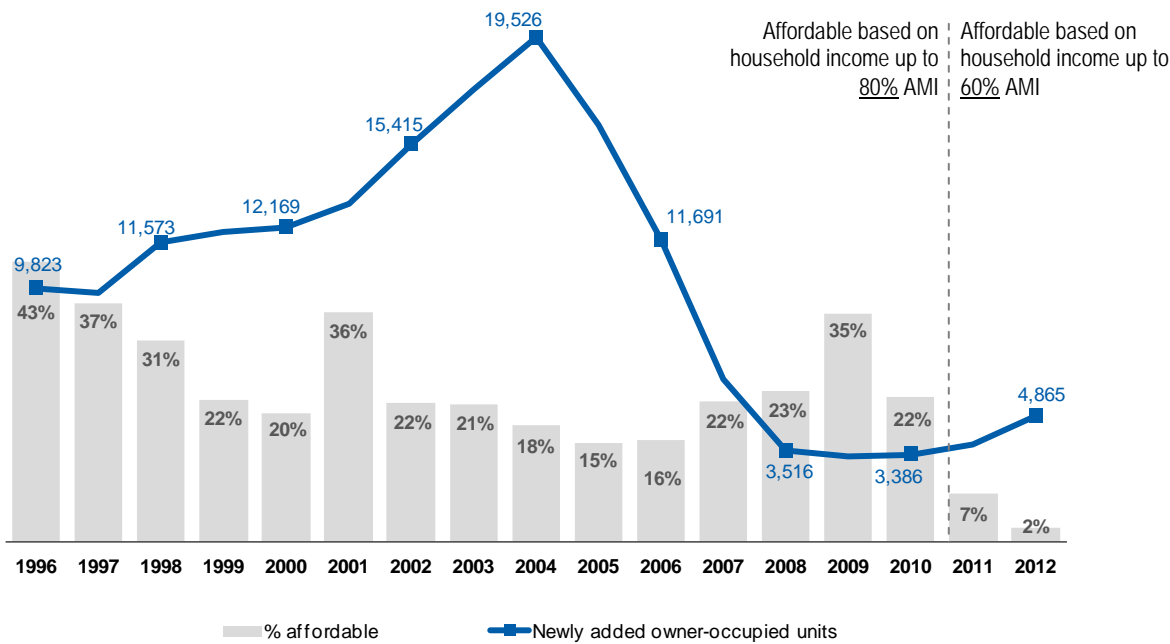
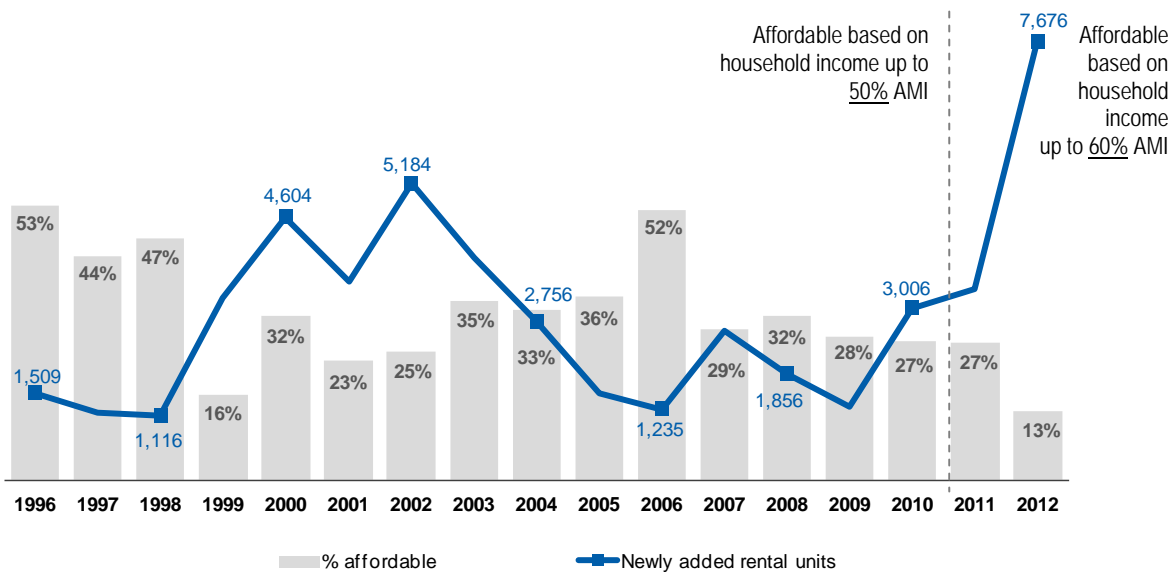


Figure 16. Newly added rental units by number and share that were affordable, 1996-2012



Appendix A: 2011–2020 Allocation of Affordable Housing Need

The Metropolitan Land Planning Act² requires communities in the seven-county metropolitan region to plan for “sufficient existing and new housing” to meet their local share of the overall need for low- and moderate-income housing. These plans are to be included in the housing section of each community’s comprehensive land use plan. To help communities meet this requirement, the Metropolitan Council has:

- a) Determined a forecasted regional affordable housing need; and
- b) Allocated that need to individual communities

In 2006, the Metropolitan Council estimated that the region would need 51,000 new housing units affordable to households with low and moderate incomes during the decade 2011-2020, which was approximately 30.6% of all forecasted new sewerred household growth over that time period. As communities' household growth forecasts were formally revised, their share of the region's affordable housing changed as well.

As of 2012, the number of affordable housing units was revised to approximately 53,000 due to forecast changes within communities since 2006.

Community	2011-2020 Allocation of Affordable Housing Need Current as of December 2012	Affordable Units Produced, 2011	Affordable Units Produced, 2012	Units Remaining to Meet Allocation of Affordable Housing Need
Afton	0	0	0	N/A
Andover	611	0	2	609
Anoka	96	0	2	94
Apple Valley	1,307	0	0	1,307
Arden Hills	288	0	0	288
Bayport	29	0	0	29
Baytown Township	0	0	0	N/A
Belle Plaine	202	1	1	200
Belle Plaine Township	0	0	0	N/A
Benton Township	0	0	0	N/A
Bethel	0	0	0	N/A
Birchwood Village	0	0	0	N/A
Blaine	1,865	3	4	1,858
Blakeley Township	0	0	0	N/A
Bloomington	1,003	0	0	1,003
Brooklyn Center	163	0	0	163
Brooklyn Park	1,506	5	7	1,494
Burnsville	727	60	0	667
Camden Township	0	0	0	N/A
Carver	894	0	0	894
Castle Rock Township	0	0	0	N/A
Cedar Lake Township	0	0	0	N/A

² Enacted in 1976, the Metropolitan Land Planning Act (Minnesota Statute 473.859) requires communities in the region to include housing in their comprehensive land-use plans. This housing component must acknowledge the community's share of the forecasted regional need for affordable housing.

Community	2011-2020 Allocation of Affordable Housing Need	Affordable Units Produced, 2011	Affordable Units Produced, 2012	Units Remaining to Meet Allocation of Affordable Housing Need
	Current as of December 2012			
Centerville	170	0	0	170
Champlin	179	2	0	177
Chanassen	1,166	4	0	1,162
Chaska	1,105	2	1	1,102
Circle Pines	13	0	0	13
Coates	0	0	0	N/A
Cologne	211	0	0	211
Columbia Heights	231	4	2	225
Columbus	53	0	1	52
Coon Rapids	192	7	1	184
Corcoran	302	0	0	302
Cottage Grove	985	1	1	983
Credit River Township	0	0	0	N/A
Crystal	130	2	0	128
Dahlgren Township	0	0	0	N/A
Dayton (Hennepin Co. part)	1,256	0	0	1,256
Deephaven	0	0	0	N/A
Dellwood	0	0	0	N/A
Denmark Township	0	0	0	N/A
Douglas Township	0	0	0	N/A
Eagan	2,025	0	47	1,978
East Bethel	181	0	0	181
Eden Prairie	1,844	0	0	1,844
Edina	212	0	1	211
Elko New Market	456	0	0	456
Empire Township	147	0	0	147
Eureka Township	0	0	0	N/A
Excelsior	7	0	0	7
Falcon Heights	21	0	0	21
Farmington	492	87	0	405
Forest Lake	551	44	30	477
Fridley	116	1	1	114
Gem Lake	19	0	0	19
Golden Valley	104	0	0	104
Grant	0	0	0	N/A
Greenfield	15	0	0	15
Greenvale Township	0	0	0	N/A
Greenwood	0	0	0	N/A
Grey Cloud Island Township	0	0	0	N/A
Ham Lake	0	2	2	N/A
Hamburg	6	0	0	6
Hampton	4	0	0	4
Hampton Township	0	0	0	N/A
Hancock Township	0	0	0	N/A

Community	2011-2020 Allocation of Affordable Housing Need Current as of December 2012	Affordable Units Produced, 2011	Affordable Units Produced, 2012	Units Remaining to Meet Allocation of Affordable Housing Need
Hastings	99	3	4	92
Helena Township	0	1	0	N/A
Hilltop	43	0	0	43
Hollywood Township	0	0	0	N/A
Hopkins	143	15	0	128
Hugo	855	0	0	855
Independence	6	0	0	6
Inver Grove Heights	872	0	0	872
Jackson Township	0	0	0	N/A
Jordan	114	1	1	112
Lake Elmo	465	0	0	465
Lake St. Croix Beach	0	0	0	N/A
Lakeland	0	0	0	N/A
Lakeland Shores	0	0	0	N/A
Laketown Township	0	0	0	N/A
Lakeville	2,260	0	0	2,260
Landfall	0	0	0	N/A
Lauderdale	35	0	0	35
Lexington	8	0	0	8
Lilydale	28	0	0	28
Lino Lakes	560	0	0	560
Linwood Township	0	0	0	N/A
Little Canada	72	0	0	72
Long Lake	40	0	0	40
Loretto	3	0	0	3
Louisville Township	0	0	0	N/A
Mahtomedi	27	0	0	27
Maple Grove	1,764	1	0	1,763
Maple Plain	19	0	0	19
Maplewood	388	0	0	388
Marine on St. Croix	0	0	0	N/A
Marshan Township	0	0	0	N/A
May Township	0	0	0	N/A
Mayer	172	0	13	159
Medicine Lake	0	0	0	N/A
Medina	506	0	0	506
Mendota	3	0	0	3
Mendota Heights	43	0	0	43
Miesville	0	0	0	N/A
Minneapolis	4,224	510	591	3,123
Minnetonka	378	0	54	324

Community	2011-2020 Allocation of Affordable Housing Need Current as of December 2012	Affordable Units Produced, 2011	Affordable Units Produced, 2012	Units Remaining to Meet Allocation of Affordable Housing Need
Minnetonka Beach	0	0	0	N/A
Minnetrista	209	0	0	209
Mound	68	1	0	67
Mounds View	65	0	0	65
New Brighton	137	0	0	137
New Germany	11	0	2	9
New Hope	213	1	0	212
New Market Township	0	0	0	N/A
New Trier	0	0	0	N/A
Newport	68	0	0	68
Nininger Township	0	0	0	N/A
North Oaks	56	0	0	56
North St. Paul	108	0	0	108
Norwood Young America	194	2	3	189
Nowthen	0	0	0	N/A
Oak Grove	0	0	1	N/A
Oak Park Heights	23	0	24	0
Oakdale	184	41	1	142
Orono	310	0	0	310
Osseo	26	0	0	26
Pine Springs	0	0	0	N/A
Plymouth	1,045	67	0	978
Prior Lake	1,166	2	1	1,163
Ramsey	636	5	47	584
Randolph	0	0	0	N/A
Randolph Township	0	0	0	N/A
Ravenna Township	0	0	0	N/A
Richfield	765	21	1	743
Robbinsdale	133	0	0	133
Rogers	373	0	0	373
Rosemount	1,000	0	0	1,000
Roseville	201	21	0	180
San Francisco Township	0	0	0	N/A
Sand Creek Township	0	0	0	N/A
Savage	1,237	0	68	1,169
Scandia	0	0	0	N/A
Sciota Township	0	0	0	N/A
Shakopee	2,105	6	1	2,098
Shoreview	94	0	0	94
Shorewood	53	0	0	53
South St. Paul	104	0	0	104

Community	2011-2020 Allocation of Affordable Housing Need Current as of December 2012	Affordable Units Produced, 2011	Affordable Units Produced, 2012	Units Remaining to Meet Allocation of Affordable Housing Need
Spring Lake Park	19	0	0	19
Spring Lake Township	0	0	0	N/A
Spring Park	31	0	0	31
St. Anthony	312	0	0	312
St. Bonifacius	0	0	0	N/A
St. Francis	74	3	1	70
St. Lawrence Township	0	0	0	N/A
St. Louis Park	501	0	0	501
St. Mary's Point	0	0	0	N/A
St. Paul	2,625	212	149	2,264
St. Paul Park	438	0	1	437
Stillwater	233	4	0	229
Stillwater Township	0	0	0	N/A
Sunfish Lake	0	0	0	N/A
Tonka Bay	9	0	0	9
Vadnais Heights	136	0	0	136
Vermillion	0	0	0	N/A
Vermillion Township	0	1	0	N/A
Victoria	975	0	0	975
Waconia	706	0	0	706
Waconia Township	0	0	0	N/A
Waterford Township	0	0	0	N/A
Watertown	60	0	0	60
Watertown Township	0	0	0	N/A
Wayzata	109	0	6	103
West Lakeland Township	0	0	0	N/A
West St. Paul	104	1	1	102
White Bear Lake	65	1	0	64
White Bear Township	113	0	0	113
Willernie	0	0	0	N/A
Woodbury	2,057	9	45	2,003
Woodland	0	0	0	N/A
Young America Township	0	0	0	N/A
Region total	53,162	1,154	1,118	50,890

Appendix B: Affordable Housing Production Survey

Why we do the Affordable Housing Production survey?

The Affordable Housing Production Survey is conducted annually by the Metropolitan Council as part of the 1995 Livable Communities Act.³ The goal of the Livable Communities Act (LCA) is to stimulate housing and economic development in the seven-county metropolitan area. Metro-area municipalities participate in the Livable Communities Act program voluntarily. The responses to the survey help us determine local housing performance scores through the [Guidelines for Priority Funding for Housing Performance](#), which in turn, helps us determine how to award Livable Communities grants.

How to we conduct the survey?

We send the survey to every municipality under Council jurisdiction in the seven-county Twin Cities area each year. Communities submit their responses by mail or email.

The response rate for the 2012 survey was 89 percent (168 out of 188 communities responded).

The following pages list responses to key questions about local tools and strategies used to promote affordable housing in 2012 by community.

³ Minnesota Statutes (section 473.254, subdivision 10), states that 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.

Criterion #6: Please identify local fiscal tools or initiatives that were available from the city in 2012 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.

	Dakota County <i>Continued</i>				Hennepin County																															
	Vermillion	Vermillion Township	Waterford Township	West St. Paul	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Chanassen (part)	Corcoran	Crystal	Dayton (part)	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hassan Township	Hopkins	Independence	Long Lake	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach	Minnetrista	Mound	New Hope	Orono	Osseo
Collaboration for long-term affordability				X		X	X	X			X			X	X										X			X	X	X				X	X	X
Community Development Block Grant (CDBG)				X	X	X	X							X	X		X				X				X			X					X	X	X	
Credit enhancements																																				
General obligation bonds		This community did not complete the 2012 survey.	This community did not complete the 2012 survey.										X											X												
Housing revenue bonds																												X	X							
Land write-down or sale				X	X						X										X															
Livable Communities grants													X			X				X				X			X	X			X				X	
Local fee waivers or reductions		This community did not complete the 2012 survey.	This community did not complete the 2012 survey.				X																		X	X		X				X			X	
Local property tax levy					X						X													X										X		
Local tax abatement											X															X										
Tax Increment Financing (TIF)				X	X	X				X		X		X							X			X		X		X	X		X					
Taxable revenue bonds				X	X																															
Other						X									X	X									X			X								

Criterion #6: Please identify local fiscal tools or initiatives that were available from the city in 2012 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.

	Hennepin County <i>Continued</i>											Ramsey County																			
	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	Spring Park	St. Anthony (part)	St. Bonifacius	St. Louis Park	Tonka Bay	Wayzata	Woodland	Arden Hills	Blaine (part)	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North Oaks	North St. Paul	Roseville	Shoreview	Spring Lake Park (part)	St. Anthony (part)	St. Paul	Vadnais Heights	White Bear Lake (part)	White Bear Township
Collaboration for long-term affordability	X	X	X					X		X				X				X					X	X			X		X		
Community Development Block Grant (CDBG)		X								X													X				X		X		
Credit enhancements																															
General obligation bonds																					X										
Housing revenue bonds	X							X																			X		X		
Land write-down or sale		X	X					X						X								X	X				X		X		
Livable Communities grants	X							X						X	X			X		X			X	X					X		
Local fee waivers or reductions																							X	X							
Local property tax levy	X	X																													
Local tax abatement																															
Tax Increment Financing (TIF)	X	X		X				X		X			X	X				X		X			X	X			X	X	X	X	X
Taxable revenue bonds																															
Other	X																							X			X		X	X	X

Criterion #6: Please identify local fiscal tools or initiatives that were available from the city in 2012 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.

	Washington County <i>Continued</i>															
	Mahtomedi	Marine on St. Croix	May Township	Newport	Oak Park Heights	Oakdale	Pine Springs	Scandia	St. Mary's Point	St. Paul Park	Stillwater	Stillwater Township	West Lakeland Township	White Bear Lake (part)	Willemie	Woodbury
Collaboration for long-term affordability						X				X						X
Community Development Block Grant (CDBG)					X					X						X
Credit enhancements											X					
General obligation bonds		This community did not complete the 2012 survey.				X			This community did not complete the 2012 survey.							
Housing revenue bonds					X											
Land write-down or sale						X										X
Livable Communities grants	X					X				X	X					
Local fee waivers or reductions	X	This community did not complete the 2012 survey.				X			This community did not complete the 2012 survey.			X				
Local property tax levy					X											X
Local tax abatement											X					
Tax Increment Financing (TIF)	X				X					X	X					X
Taxable revenue bonds	X															
Other					X											

Criterion #7: Please identify examples during 2012 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.

	Carver County <i>Continued</i>									Dakota County																					
	Mayer	New Germany	Norwood Young America	San Francisco Township	Victoria	Waconia	Waconia Township	Watertown	Watertown Township	Young America Township	Apple Valley	Burnsville	Castle Rock Township	Coates	Douglas Township	Eagan	Empire Township	Eureka Township	Farmington	Greenvale Township	Hampton	Hampton Township	Hastings (part)	Inver Grove Heights	Lakeville	Lilydale	Marsham Township	Mendota	Mendota Heights	Miesville	
Allow alternative construction methods																										X					
Accessory dwelling units																															
Density bonus system																										X					
Density transfers																										X					
Floor area ratio waiver																															
Inclusionary housing requirement																															
Increased building height flexibility																															
Mixed-use development												X				X															
Parking variances										X	X														X		X				
Private street allowances																X									X						
Reduction in lot sizes and widths					X											X								X	X	X					
Reduction in public improvement and development costs																										X					
Reduction in residential street width, right-of-way or surfacing widths					X					X						X									X						
Setback reductions					X					X														X	X						
Service availability charge (SAC) credits																															
Sewer or water service line size reduction																															
Soil correction variance																															
Special or conditional use permits								X		X																					
Other																X									X						

Criterion #7: Please identify examples during 2012 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.

	Ramsey County <i>Continued</i>									Scott County																		
	North Oaks	North St. Paul	Roseville	Shoreview	Spring Lake Park (part)	St. Anthony (part)	St. Paul	Vadnais Heights	White Bear Lake (part)	White Bear Township	Belle Plaine	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	Sand Creek Township	Savage	Shakopee	Spring Lake Township	St. Lawrence Township	
Allow alternative construction methods																												
Accessory dwelling units																												
Density bonus system		X																										
Density transfers																												
Floor area ratio waiver																												
Inclusionary housing requirement																												
Increased building height flexibility																												
Mixed-use development				X			X												X									
Parking variances		X					X		X																			
Private street allowances																							X		X			
Reduction in lot sizes and widths				X			X	X															X		X			
Reduction in public improvement and development costs																												
Reduction in residential street width, right-of-way or surfacing widths																												
Setback reductions			X	X			X	X	X	X													X		X			
Service availability charge (SAC) credits																												
Sewer or water service line size reduction																												
Soil correction variance																												
Special or conditional use permits	X	X	X				X	X	X																			
Other							X		X										X									

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

		Anoka County																	Carver County														
		Andover	Anoka	Bethel	Blaine (part)	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Township	Nowthen	Oak Grove	Ramsey	Spring Lake Park (part)	St. Francis	Benton Township	Camden Township	Carver	Chanassen (part)	Chaska	Cologne	Dahlgren Township	Hamburg	Hancock Township	Hollyood Township	Laketown Township
For owner-occupied units	Housing maintenance code and enforcement	X	X		X			X		X						X			X	X	X	X				X							
	Housing rehabilitation loan or grant program	X	X		X			X		X		X	X																				
For renter-occupied units	Housing maintenance code and enforcement	X	X	This community did not complete the 2012 survey.																													
	Housing rehabilitation loan or grant program	X	X							X		X					X			X	X					X							
Other activities	Local tool sharing center or program		X	X						X		X	X												X								
	Home improvement loan or grant program		X	This community did not complete the 2012 survey.																													
	Home improvement resource center		X				X			X			X																				
	Other									X							X			X													

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

		Carver County <i>Continued</i>										Dakota County																								
		Mayer	New Germany	Norwood Young America	San Francisco Township	Victoria	Waconia	Waconia Township	Watertown	Watertown Township	Young American Township	Apple Valley	Burnsville	Castle Rock Township	Coates	Douglas Township	Eagan	Empire Township	Eureka Township	Farmington	Greenvale Township	Hampton	Hampton Township	Hastings (part)	Inver Grove Heights	Lakeville	Lilydale	Marshan Township	Mendota	Mendota Heights	Miesville	New Trier	Nininger Township	Randolph		
For owner-occupied units	Housing maintenance code and enforcement	X										X	X	X		X										X	X		X					X		
	Housing rehabilitation loan or grant program			X		X	X					X	X			X								X	X	X				X						
For renter-occupied units	Housing maintenance code and enforcement			X		X	X					X	X	X		X								X		X	X		X							
	Housing rehabilitation loan or grant program						X					X	X			X								X		X				X						
Other activities	Local tool sharing center or program						X				X	X				X								X		X										
	Home improvement loan or grant program						X				X	X				X								X		X										
	Home improvement resource center																							X		X										
	Other											X													X	X										

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

		Dakota County <i>Continued</i>										Hennepin County																						
		Randolph Township	Ravenna Township	Rosemount	Sciota Township	South St. Paul	Sunfish Lake	Vermillion	Vermillion Township	Waterford Township	West St. Paul	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Chanhassen (part)	Corcoran	Crystal	Dayton (part)	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hopkins	Hassan Township	Independence	Long Lake	Loretto	Maple Grove	Maple Plain	Medicine Lake
For owner-occupied units	Housing maintenance code and enforcement	X	X			X	X				X	X	X				X					X	X	X			X				X	X		X
	Housing rehabilitation loan or grant program					X				X	X	X	X				X			X	X		X	X			X				X	X		
For renter-occupied units	Housing maintenance code and enforcement			X		X	X			X	X	X	X				X	X			X		X	X	X	X					X	X		X
	Housing rehabilitation loan or grant program					X				X		X	X											X							X	X		
Other activities	Local tool sharing center or program					X				X		X	X													X						X		
	Home improvement loan or grant program					X				X	X	X	X				X					X		X			X							
	Home improvement resource center									X		X	X				X									X								
	Other					X				X	X	X	X										X	X								X		
		This community did not complete the 2012 survey.										This community did not complete the 2012 survey.																						

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

		Hennepin County <i>Continued</i>																Ramsey County																	
		Medina	Minneapolis	Minnetonka	Minnetonka Beach	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	Spring Park	St. Anthony	St. Bonifacius	St. Louis Park	Tonka Bay	Wayzata	Woodland	Arden Hills	Blaine (part)	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North Oaks	North St. Paul	Roseville	
For owner-occupied units	Housing maintenance code and enforcement		X	X		X	X	X			X	X	X	X			X	X		X			X	X				X	X						
	Housing rehabilitation loan or grant program		X	X			X	X	X		X	X	X				X	X		X					X				X	X		X	X		
For renter-occupied units	Housing maintenance code and enforcement		X	X			X	X		X	X	X					X	X		X			X		X	X	X	X	X	X	X		X		
	Housing rehabilitation loan or grant program		X				X	X				X						X		X								X	X				X		
Other activities	Local tool sharing center or program						X			X	X	X						X							X	X						X			
	Home improvement loan or grant program		X	X			X			X	X	X						X								X			X		X	X		X	
	Home improvement resource center		X				X				X	X						X							X			X		X	X		X		
	Other		X	X							X								X																

This community did not complete the 2012 survey.

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

	Ramsey County <i>Continued</i>							Scott County													Washington County										
	Shoreview	Spring Lake Park (part)	St. Anthony (part)	St. Paul	Vadnais Heights	White Bear Lake (part)	White Bear Township	Belle Plaine	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	Sand Creek Township	Savage	Shakopee	Spring Lake Township	St. Lawrence Township	Afton	Bayport	Baytown Township	Birchwood Village	Cottage Grove	Dellwood	Denmark Township
For owner-occupied units	Housing maintenance code and enforcement	X		X	X	X		X																			X			X	X
	Housing rehabilitation loan or grant program	X		X		X	X									X			X			X							X		
For renter-occupied units	Housing maintenance code and enforcement	X		X	X	X	X	X					X														X			X	
	Housing rehabilitation loan or grant program	X		X		X	X						X																		
Other activities	Local tool sharing center or program	X																											X		
	Home improvement loan or grant program	X		X									X									X				X			X		
	Home improvement resource center	X		X																								X			
	Other	X						X								X		X													
	This community did not complete the 2012 survey.																														

Criterion #8: Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2012 to maintain or improve your existing housing stock. County-administered programs are applicable.

		Washington County <i>Continued</i>																										
		Forest Lake	Grant	Grey Cloud Township	Hastings (part)	Hugo	Lake Elmo	Lake St. Croix Beach	Lakeland	Lakeland Shores	Landfall	Mahtomedi	Marine on St. Croix	May Township	Newport	Oak Park Heights	Oakdale	Pine Springs	Scandia	St. Mary's Point	St. Paul Park	Stillwater	Stillwater Township	West Lakeland Township	White Bear Lake (part)	Willernie	Woodbury	
For owner-occupied units	Housing maintenance code and enforcement										X	X				X	X										X	X
	Housing rehabilitation loan or grant program								X		X					X	X				X	X						X
For renter-occupied units	Housing maintenance code and enforcement						This community did not complete the 2012 survey.					X				X	X				X							X
	Housing rehabilitation loan or grant program						This community did not complete the 2012 survey.		X							X	X											X
Other activities	Local tool sharing center or program																X											
	Home improvement loan or grant program	X														X	X											X
	Home improvement resource center	X															X					X						X
	Other																											X

Criterion #10

	Anoka County																					
	Andover	Anoka	Bethel	Blaine (part)	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Township	Nowthen	Oak Grove	Ramsey	Spring Lake Park (part)	St. Francis	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?																						
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?	X		This community did not complete the 2012 survey.		X				X		X			This community did not complete the 2012 survey.					X			
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?					X	X			X		X			This community did not complete the 2012 survey.								
	Carver County																					
	Benton Township	Camden Township	Carver	Chanhausen (part)	Chaska	Cologne	Dahlgren Township	Hamburg	Hancock Township	Hollywood Township	Laketown Township	Mayer	New Germany	Norwood Young America	San Francisco Township	Victoria	Waconia	Waconia Township	Watertown	Watertown Township	Young America Township	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?																				X		
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?					X		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.											X		
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?			X		X															X		

Criterion #10

	Dakota County																					
	Apple Valley	Burnsville	Castle Rock Township	Coates	Douglas Township	Eagan	Empire Township	Eureka Township	Farmington	Greenvale Township	Hampton	Hampton Township	Hastings (part)	Inver Grove Heights	Lakeville	Lilydale	Marshall Township	Mendota	Mendota Heights	Miesville	New Trier	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?						X	This community did not complete the 2012 survey.															
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?	X	X							X					X	X	X				X		
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?	X					X																

	Dakota County <i>Continued</i>											
	Nininger Township	Randolph	Randolph Township	Ravenna Township	Rosemount	Sciota Township	South St. Paul	Sunfish Lake	Vermillion	Vermillion Township	Waterford Township	West St. Paul
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?							X				This community did not complete the 2012 survey.	This community did not complete the 2012 survey.
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?												
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?												

Criterion #10

	Hennepin County																						
	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Chanhassen (part)	Corcoran	Crystal	Dayton (part)	Deephaven	Eden Prairie	Edina	Excelsior	Golden Valley	Greenfield	Greenwood	Hassan Township	Hopkins	Independence	Long Lake	Loretto	Maple Grove	Maple Plain	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?							X																
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?							X																
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?										X													
																							This community did not complete the 2012 survey.

	Hennepin County <i>Continued</i>																						
	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Shorewood	Spring Park	St. Anthony (part)	St. Bonifacius	St. Louis Park	Tonka Bay	Wayzata	Woodland	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?			X																				
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?			X	X								X					X						
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?			X	X																			
																							This community did not complete the 2012 survey.

Criterion #10

	Ramsey County																			
	Arden Hills	Blaine (part)	Falcon Heights	Gem Lake	Lauderdale	Little Canada	Maplewood	Mounds View	New Brighton	North Oaks	North St. Paul	Roseville	Shoreview	Spring Lake Park (part)	St. Anthony (part)	St. Paul	Vadnais Heights	White Bear Lake (part)	White Bear Township	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?																	X			
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?	X											X	X		X					
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?																	X			

	Scott County																
	Belle Plaine	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	Sand Creek Township	Savage	Shakopee	Spring Lake Township	St. Lawrence Township
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?																	
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?						X			X					X	X		
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?																	

Criterion #10

	Washington County																					
	Afton	Bayport	Baytown Township	Birchwood Village	Cottage Grove	Dellwood	Denmark Township	Forest Lake	Grant	Grey Cloud Township	Hastings (part)	Hugo	Lake Elmo	Lake St. Croix Beach	Lakeland	Lakeland Shores	Landfall	Mahtomedi	Marine on St. Croix	May Township	Newport	
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?	This community did not complete the 2012 survey.														This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.	
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?	This community did not complete the 2012 survey.														This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.	
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?	This community did not complete the 2012 survey.														This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		This community did not complete the 2012 survey.	
								X					This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		X	This community did not complete the 2012 survey.		This community did not complete the 2012 survey.		

	Washington County <i>Continued</i>											
	Oak Park Heights	Oakdale	Pine Springs	Scandia	St. Mary's Point	St. Paul Park	Stillwater	Stillwater Township	West Lakeland Township	White Bear Lake (part)	Willernie	Woodbury
In 2012, did your community acquire land to be held specifically for development or redevelopment as affordable or senior housing (exclusively 55+)?		X			This community did not complete the 2012 survey.							
In 2012, did your community approve the development or local financial participation in a proposed development of new affordable or senior (exclusively 55+) housing?	X										X	
In 2012, did your community approve the involvement of the municipality in the preservation and reinvestment in affordable or senior housing which has not yet been undertaken for reasons beyond the municipality's control?	X											