

ESTIMATED
HOUSING ASSISTANCE NEEDS
AND PROGRAM MIX GOALS FOR
METROPOLITAN AREA COMMUNITIES

August 1979

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METROPOLITAN COUNCIL

Estimated Current Housing Assistance Needs of Lower-Income Households and Preliminary Subsidized Housing Program Mix Goals for Metropolitan Area Communities

August 1979

I. ESTIMATED CURRENT HOUSING ASSISTANCE NEEDS

Background

To provide a current estimate of lower-income households that need housing assistance in Twin Cities Metropolitan Area communities, the Metropolitan Council purchased R. L. Polk & Company data. This data is collected annually through a direct survey by Polk for its city directories. Polk has developed a procedure for using its data to estimate the number of households that fall within income eligibility guidelines for various federal housing programs. The procedure was developed in close consultation with the central office of the U. S. Department of Housing and Urban Development to complete communities' housing assistance plans as part of their Community Development Block Grant applications.

Table 1 gives the estimated total number of lower-income households in Metropolitan Area communities that need housing assistance. The table also gives the total number of such households including single-individual households because HUD requires that estimates include single individuals. These numbers are listed in parenthesis. Because there are no housing assistance programs that serve single individuals, the Council will use the estimated needs without single individuals to calculate each community's share of subsidized housing resources.

The estimated needs totals do not include the HUD required "expected to reside" figures that may result from planned or projected employment opportunities. HUD is currently developing a methodology for "expected to reside" estimates. The Council may have to produce these estimates in the near future.

Finally, the Council is currently working on estimates of female-headed and minority households that may need housing assistance. These estimates will be mailed to communities for review when they are completed.

The estimation procedure is outlined below. Please review this procedure and the estimated needs for your community.

Estimation Procedure

These steps were followed to estimate households needing assistance in Metropolitan Urban Service Area (MUSA) communities and Free-standing Growth Centers:

- 1) Assemble data for communities covered by the Polk data (see Figures 1 and 2 for a map and list). From the Polk Report S-3510, "Estimated Number of Households with Incomes Qualifying for HUD Programs," use numbers under "Section 8 and 236 Lower Income." The data is listed by: owner/renter; occupational grouping; and household size. (For communities covered by the Polk survey, this page is included.)
- 2) Because the Polk procedure for estimating income eligible households uses regional income figures and does not account for income differentials between cities, the base data needs to be adjusted. If a community's income level is below the regional income level, the numbers of income eligible households must be adjusted upward. If a community's income level is above the regional income level, the number of income eligible households must be adjusted downward. Each household size and occupational sub-group was adjusted for the income differential between each city's average Polk income and the Standard Metropolitan Statistical Area (SMSA) average income. The Polk procedure also involved increasing the count of retired households in S-3510 by 25 percent to represent the elderly income eligible households before these income differential adjustments were made.
- 3) In estimating housing assistance needs, HUD requires an indication of households that might have a tendency to seek rent assistance. HUD defines such households as those that are both income eligible and inadequately housed. Inadequately housed is defined as:

Renter Households - Households paying more than 25 percent of income for rent; or living in a unit lacking some or all plumbing facilities; or with more than 1.25 persons per room.

Owner Households - Households lacking plumbing; or with more than 1.25 persons per room, or built before 1939 and valued at less than \$10,000 in 1970.

Because no current data exists on households that are both income eligible and inadequately housed, HUD and Polk suggested using some special cross-tabulations of 1970 census data prepared by HUD. This data was used to establish the ratio between total income eligible households and income eligible/inadequately housed households. These ratios can then be applied to the counts of income eligible households from the Polk data to provide a reasonable estimate of income eligible/inadequately housed households. This procedure assumes that the same relationship between income eligible and income eligible/inadequately housed exists now as existed in 1970.

Ratios were calculated from the HUD data for each household size by owner/renter for all communities with 25,000+ population in 1970 and for the seven metropolitan counties. Individual community ratios were applied when the data was available. When such data was not available, county ratios were applied.

- 4) The Polk survey did not cover 32 communities within the MUSA and Freestanding Growth Centers that are responsible for subsidized housing. These communities are listed in Figure 2. The estimate of the total households in need in these communities was based on the following ratio:

$$\frac{\text{Polk covered suburbs 1978 total households}}{\text{Non-Polk covered communities 1978 households}} = \frac{\text{Polk covered suburban households needing assistance}}{\text{X (Non-Polk covered communities households needing assistance)}}$$

- 5) The estimate of households needing assistance in communities not covered by Polk (from Step 4) was divided 50/50 between communities responsible for subsidized housing and the remaining rural communities. The division was based on a relative count of income eligible households in these communities derived from 1970 census data.
- 6) The income eligible/inadequately housed estimate for the 32 allocation plan communities not covered by the Polk survey was divided between owner and renter households, based on the owner/renter split of income eligible/inadequately housed households around in the Polk-covered suburban communities.
- 7) The total income eligible/inadequately housed estimates by owner and by renter were divided among the communities not covered by the Polk data, but responsible for subsidized housing, as follows:
- a) Renter households in need of assistance were apportioned to communities by a factor determined by a community's average household income (from Federal revenue sharing data) and its number of rental units (Metropolitan Council estimates).
 - b) Owner households in need of assistance were apportioned to communities by a factor determined by a community's average household income (from Federal Revenue Sharing data) and its number of owner occupied units (from Metropolitan Council estimates).
- 8) The renter and owner totals derived in Step 7 for the communities not covered by the Polk data but responsible for subsidized housing were divided between elderly, family, and large family households, based on the relative percent of each household category in each community. These percents were derived from a procedure that examined the 1970 census breakdown of elderly, family and large family for each community and adjusted these figures to 1978 household estimates for each city.

- 9) Similar procedures were followed to divide the total eligible/inadequately housed household estimate for the rest of the communities not covered by Polk into owner/renter and elderly/family/large family categories. Individual estimates were not made for these communities, as they are not responsible for subsidized housing.
- 10) The above procedure, then, yielded estimates of the gross estimated need for subsidized housing in the Region. However, because Polk surveyed all households, including those already receiving a subsidy, the number of existing subsidized units was subtracted from the total. The remainder gave a total net estimate of unmet need, or those households that might seek subsidized housing assistance.

TABLE 1

ESTIMATED HOUSING ASSISTANCE NEEDS OF LOWER
INCOME HOUSEHOLDS IN METROPOLITAN AREA COMMUNITIES

- - - ESTIMATED TOTAL NEED - - -					ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS - - -				ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS - - -			
ANOKA COUNTY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Andover *	60 (106)	18	32 (78)	10	30 (60)	10	15 (45)	5	30 (46)	8	17 (33)	5
Anoka *	517 (924)	221	214 (621)	82	378 (755)	149	186 (563)	43	139 (169)	72	28 (58)	39
Blaine *	340 (667)	48	176 (503)	116	134 (367)	13	97 (330)	24	206 (300)	35	79 (173)	92
Circle Pines *	13 (21)	1	9 (17)	3	0 (0)	0	0 (0)	0	13 (21)	1	9 (17)	3
Columbia Heights *	617 (991)	292	238 (612)	87	419 (758)	192	186 (525)	41	198 (233)	100	52 (87)	46
Coon Rapids *	381 (732)	56	207 (558)	118	250 (565)	40	167 (482)	43	131 (167)	16	40 (76)	75
Fridley *	599 (1265)	105	385 (1051)	109	525 (1179)	92	359 (1013)	74	74 (86)	13	26 (38)	35
Hilltop *	108 (193)	39	62 (147)	7	108 (193)	39	62 (147)	7	0 (0)	0	0 (0)	0
Lexington *	1 (4)	0	1 (4)	0	1 (3)	0	1 (3)	0	0 (1)	0	0 (1)	0
Spring Lk Pk *	113 (209)	18	61 (157)	34	74 (159)	8	49 (134)	17	39 (50)	10	12 (23)	17

* HUD requires that estimates of housing assistance needs of lower income households include single individuals. The figures on this line include single individuals, those on the line directly above exclude single individuals.

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INCOME HOUSEHOLDS IN METROPOLITAN AREA COMMUNITIES

CARVER COUNTY	-- -- -- ESTIMATED TOTAL NEED -- -- --				-- -- -- ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS -- -- --				-- -- -- ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS -- -- --			
	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Chanhas. *	111 (201)	47	48 (138)	16	92 (173)	40	39 (120)	13	19 (28)	7	9 (18)	3
Chaska *	200 (358)	85	86 (244)	29	169 (314)	74	71 (216)	24	31 (44)	11	15 (28)	5
Victoria *	6 (8)	2	2 (5)	1	1 (2)	1	0 (1)	0	4 (6)	1	2 (4)	1
Waconia *	114 (190)	61	39 (115)	14	101 (172)	55	34 (105)	12	13 (18)	6	5 (10)	2

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- - - ESTIMATED TOTAL NEED - - -					ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS - - -				ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS - - -			
DAKOTA COUNTY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Apple Valley *	157 (387)	13	104 (334)	40	126 (344)	11	89 (307)	26	31 (43)	2	15 (27)	14
Burns. *	353 (1151)	27	255 (1053)	71	297 (1054)	18	229 (986)	50	56 (97)	9	26 (67)	21
Eagan *	232 (698)	18	157 (623)	57	198 (652)	12	143 (597)	43	34 (46)	6	14 (26)	14
Farmington. *	137 (243)	65	53 (159)	19	121 (220)	59	46 (145)	16	16 (23)	6	7 (14)	3
Hastings *	192 (351)	79	75 (234)	38	122 (269)	47	61 (208)	14	70 (82)	32	14 (26)	24
Inver Gr Hts *	280 (586)	30	180 (486)	70	204 (490)	14	158 (444)	32	76 (96)	16	22 (42)	38
Lakeville *	97 (169)	30	50 (122)	17	48 (96)	17	23 (71)	8	49 (73)	13	27 (51)	9
Lilydale *	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0
Mendota *	9 (11)	4	5 (7)	0	7 (9)	3	4 (6)	0	2 (2)	1	1 (1)	0
Mendota Heights *	33 (61)	22	9 (37)	2	16 (39)	9	6 (29)	1	17 (22)	13	3 (8)	1
Rosemount *	62 (103)	29	24 (65)	9	46 (81)	23	17 (52)	6	16 (22)	6	7 (13)	3
South St Paul *	463 (763)	223	174 (474)	66	301 (574)	126	142 (415)	33	162 (189)	97	32 (59)	33
Sunfish Lake *	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0	0 (0)	0
West St Paul*	604 (1152)	341	223 (771)	40	497 (1029)	271	204 (736)	22	107 (123)	70	19 (35)	18

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HENNEPIN COUNTY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Blmngton. * 1151 (3086)		191	800 (2735)	160	1042 (2942)	170	755 (2655)	117	109 (144)	21	45 (80)	43
Brooklyn Cente * 828 (1373)		220	468 (1013)	140	704 (1235)	188	430 (961)	86	124 (138)	32	38 (52)	54
Brooklyn Park * 1117 (2441)		92	794 (2118)	231	1010 (2318)	82	769 (2077)	159	107 (123)	10	25 (41)	72
Champlin * 117 (222)		25	66 (171)	26	93 (193)	20	57 (157)	16	24 (29)	5	9 (14)	10
Crystal * 373 (732)		93	227 (586)	53	299 (645)	68	202 (548)	29	74 (87)	25	25 (38)	24
Deephaven * 37 (53)		16	16 (32)	5	10 (16)	5	4 (10)	1	27 (37)	11	12 (22)	4
Eden Prarie * 198 (375)		67	98 (275)	33	162 (321)	57	78 (237)	27	36 (54)	10	20 (38)	6
Edina * 795 (1706)		601	159 (1070)	35	754 (1650)	572	150 (1046)	32	41 (56)	29	9 (24)	3
Excelsior * 175 (301)		90	63 (189)	22	168 (291)	87	60 (183)	21	7 (10)	3	3 (6)	1
Golden Valley * 264 (424)		173	74 (234)	17	236 (388)	156	66 (218)	14	28 (36)	17	8 (16)	3
Greenwood * 10 (18)		4	5 (13)	1	7 (14)	3	3 (10)	1	3 (4)	1	2 (3)	0
Hopkins * 755 (1527)		312	388 (1160)	55	711 (1476)	290	374 (1139)	47	44 (51)	22	14 (21)	8
Long Lake * 40 (62)		25	11 (33)	4	34 (54)	22	9 (29)	3	6 (8)	3	2 (4)	1
Maple Grove * 159 (286)		53	79 (206)	27	103 (203)	37	49 (149)	17	56 (83)	16	30 (57)	10
Medicine Lake * 6 (16)		2	3 (13)	1	5 (15)	1	3 (13)	1	1 (1)	1	0 (0)	0

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- - - ESTIMATED TOTAL NEED - - -					ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS - - -				ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS - - -			
COUNTY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Minnpls. 20266 * (35492)		8874	9522 (24748)	1870	18084 (32935)	7847	8752 (23603)	1485	2182 (2557)	1027	770 (1145)	385
Minnetka. 233 * (513)		92	108 (388)	33	186 (447)	76	87 (348)	23	47 (66)	16	21 (40)	10
Minnetka. 3 Beach * (4)		2	1 (2)	0	1 (2)	1	0 (1)	0	2 (2)	1	1 (1)	0
Minntrsta. 16 * (24)		5	8 (16)	3	6 (11)	2	3 (8)	1	10 (13)	3	5 (8)	2
Mound * (271)	151	59	69 (189)	23	116 (220)	48	51 (155)	17	35 (51)	11	18 (34)	6
New Hope * (1076)	529	153	300 (847)	76	479 (1020)	148	280 (821)	51	50 (56)	5	20 (26)	25
Orono * (92)	54	21	25 (63)	8	34 (63)	14	15 (44)	5	20 (29)	7	10 (19)	3
Osseo * (151)	90	29	45 (106)	16	76 (135)	23	41 (100)	12	14 (16)	6	4 (6)	4
Plymouth * (875)	362	46	269 (782)	47	323 (824)	35	252 (753)	36	39 (51)	11	17 (29)	11
Richfld. * (2213)	1027	278	653 (1839)	96	919 (2081)	232	611 (1780)	69	115 (132)	46	42 (59)	27
Robsdale. * (546)	354	210	117 (309)	27	281 (464)	171	96 (279)	14	73 (82)	39	21 (30)	13
St Anth * (338)	173	57	104 (269)	12	155 (315)	47	99 (259)	9	18 (23)	10	5 (10)	3
St Louis Park * (2321)	1253	619	546 (1614)	88	1193 (2229)	600	532 (1568)	61	60 (92)	19	14 (46)	27
Shorewood * (79)	44	15	22 (57)	7	29 (57)	11	14 (42)	4	15 (22)	4	8 (15)	3
Spring Park * (191)	101	39	46 (136)	16	96 (184)	38	43 (131)	15	5 (7)	1	3 (5)	1
Tonka Bay * (19)	12	5	5 (12)	2	7 (12)	3	3 (8)	1	5 (7)	2	2 (4)	1
Wayzata * (117)	71	38	25 (71)	8	64 (108)	35	22 (66)	7	7 (9)	3	3 (5)	1
Woodland * (2)	2	1	1 (1)	0	0 (0)	0	0 (0)	0	2 (2)	1	1 (1)	0

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RAMSEY COUNTY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Arden Hills *	50 (98)	9	35 (83)	6	28 (76)	3	22 (70)	3	22 (22)	6	13 (13)	3
Falcon Hghts *	84 (170)	34	45 (131)	5	64 (147)	20	41 (124)	3	20 (23)	14	4 (7)	2
Gem Lk *	4 (6)	1	1 (3)	2	2 (4)	0	1 (3)	1	2 (2)	1	0 (0)	1
Lauderdale *	71 (197)	10	55 (181)	6	60 (184)	5	52 (176)	3	11 (13)	5	3 (5)	3
Little Canada *	223 (492)	55	138 (407)	30	199 (464)	48	131 (396)	20	24 (28)	7	7 (11)	10
Maplewood *	464 (870)	112	261 (667)	91	382 (783)	79	245 (646)	58	82 (87)	33	16 (21)	33
Mndsvlew *	239 (598)	18	173 (532)	48	175 (488)	9	134 (447)	32	64 (110)	9	39 (85)	16
New Brightn*	374 (863)	58	258 (747)	58	324 (798)	43	239 (713)	42	50 (65)	15	19 (34)	16
North Oaks *	3 (4)	1	1 (2)	1	1 (1)	0	0 (0)	1	2 (3)	1	1 (2)	0
North St Paul*	211 (390)	59	108 (287)	44	155 (325)	41	92 (262)	22	56 (65)	18	16 (25)	22
Roseville *	679 (1570)	239	369 (1260)	71	611 (1485)	223	353 (1227)	35	68 (85)	16	16 (33)	36
St Paul *	11774 (18775)	6051	4315 (11316)	1408	9822 (16505)	5167	3742 (10425)	913	1952 (2270)	884	573 (891)	495
Shoreview *	164 (496)	23	111 (443)	30	112 (423)	11	90 (401)	11	52 (73)	12	21 (42)	19
Vadnais Hts *	106 (219)	13	67 (180)	26	88 (197)	9	62 (171)	17	18 (22)	4	5 (9)	9
White Br Lk *	218 (367)	94	91 (240)	33	166 (306)	69	78 (218)	19	52 (61)	25	13 (22)	14
Wht Br Twp *	38 (58)	12	17 (37)	9	18 (35)	3	12 (29)	3	20 (23)	9	5 (8)	6

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SCOTT COUNTY	- - - ESTIMATED TOTAL NEED - - -				ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS - - -				ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS - - -			
	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Belle Plaine	81 (135)	41	30 (84)	10	67 (116)	35	24 (73)	8	14 (19)	6	6 (11)	2
Jordan *	61 (112)	24	28 (79)	9	49 (94)	20	22 (67)	7	12 (18)	4	6 (12)	2
Prior Lake	85 (156)	31	40 (111)	14	64 (125)	25	29 (90)	10	21 (31)	6	11 (21)	4
Savage *	89 (157)	8	51 (119)	30	37 (98)	4	23 (84)	10	52 (59)	4	28 (35)	20
Shakopee *	223 (433)	63	121 (331)	39	186 (377)	55	99 (290)	32	37 (56)	8	22 (41)	7

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TABLE 1

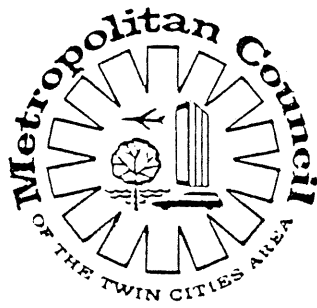
ESTIMATED HOUSING ASSISTANCE NEEDS OF LOWER
INCOME HOUSEHOLDS IN METROPOLITAN AREA COMMUNITIES

WASHINGTON COUNTY	-- -- -- ESTIMATED TOTAL NEED -- -- --				ESTIMATED NEED OF LOWER INCOME RENTER HOUSEHOLDS -- -- --				ESTIMATED NEED OF LOWER INCOME OWNER HOUSEHOLDS -- -- --			
	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY	TOTAL	ELDERLY	FAMILY	LARGE FAMILY
Birchwood *	5 (8)	4	0 (3)	1	2 (5)	1	0 (3)	1	3 (3)	3	0 (0)	0
Cottage Grove *	114 (183)	20	46 (115)	48	31 (77)	5	18 (64)	8	83 (106)	15	28 (51)	40
Forest Lake *	185 (335)	79	79 (229)	27	167 (309)	73	70 (212)	24	18 (26)	6	9 (17)	3
Landfall *	5 (8)	1	3 (6)	1	0 (0)	0	0 (0)	0	5 (8)	1	3 (6)	1
Mahtomedi *	41 (76)	16	18 (53)	7	15 (25)	4	9 (19)	2	26 (51)	12	9 (34)	5
Newport *	67 (131)	23	19 (83)	25	30 (95)	8	15 (70)	17	27 (36)	15	4 (13)	8
Oakdale *	259 (535)	59	149 (425)	51	218 (475)	48	126 (383)	44	41 (60)	11	23 (42)	7
Pine Springs*	2 (3)	0	1 (2)	1	2 (2)	0	1 (1)	1	0 (1)	0	0 (1)	0
St Paul Park *	92 (138)	27	41 (87)	24	52 (90)	12	31 (69)	9	40 (48)	15	10 (18)	15
Stillwater *	290 (444)	158	82 (236)	50	172 (307)	85	65 (200)	22	118 (137)	73	17 (36)	28
Willernie *	16 (26)	6	5 (15)	5	6 (13)	1	3 (10)	2	10 (13)	5	2 (5)	3
Woodbury *	134 (254)	43	69 (189)	22	104 (209)	35	52 (157)	17	30 (45)	8	17 (32)	5
Bal of MetroArea*(5520)	4104 (5520)	1822	1219 (2635)	1063	625 (1198)	266	273 (846)	86	3479 (4322)	1556	946 (1789)	977

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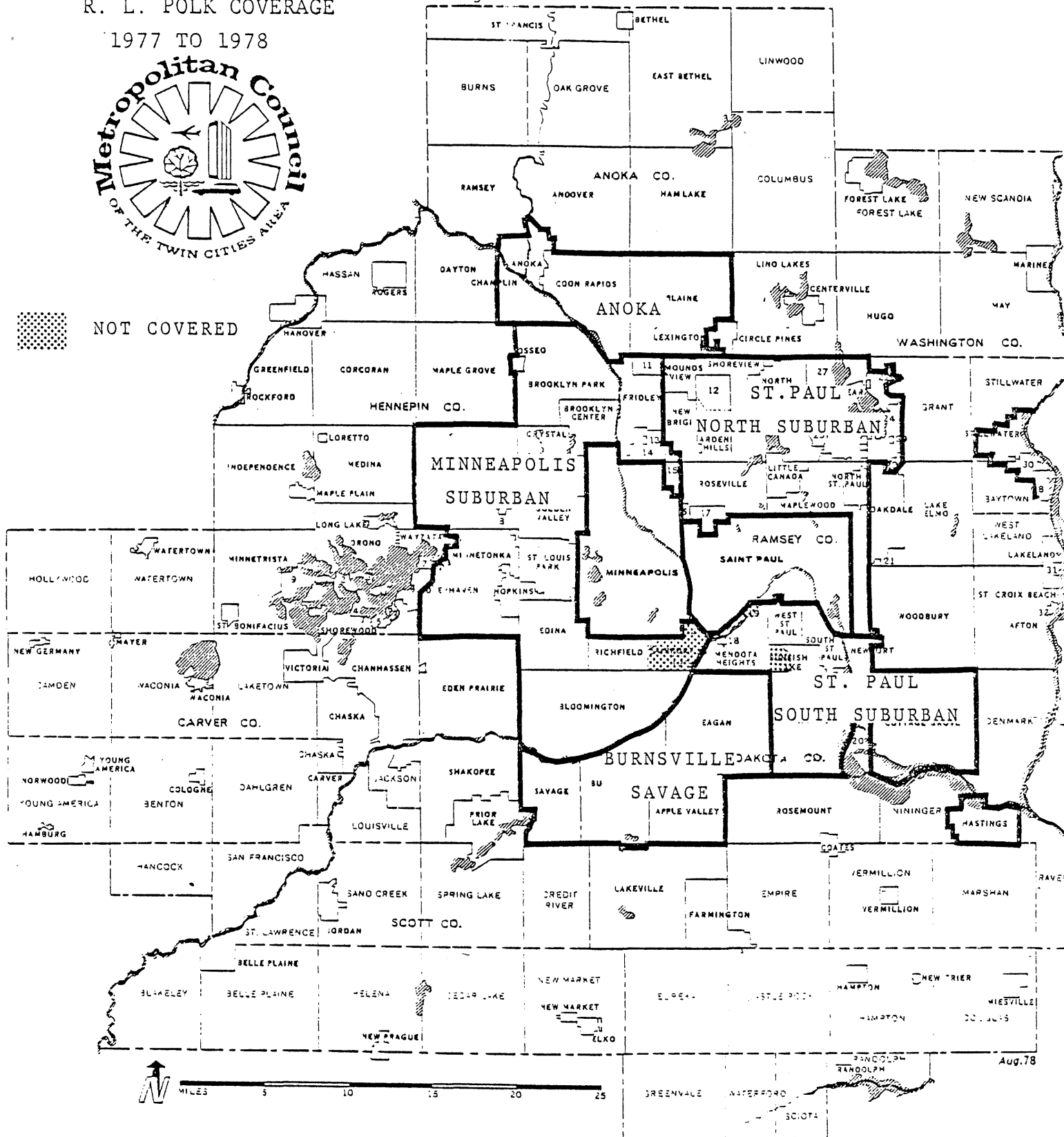
R. L. POLK COVERAGE

1977 TO 1978



NOT COVERED

Figure 1



TWIN CITIES METROPOLITAN AREA Political Boundaries, 1978

- | | | | |
|--------------------|---------------------|-------------------|---------------------|
| 1 SPRING PARK | 3 WOUND | 17 FALCON HEIGHTS | 25 GEN LAKE |
| 2 ORONO | 10 ROBBINSDALE | 18 MENDOTA | 26 BIRCHWOOD |
| 3 MINNETONKA BEACH | 11 SPRING LAKE PARK | 19 LILYDALE | 27 WHITE BEAR |
| 4 ANOKA BAY | 12 U. S. GOVT. | 20 GREY CLOUD | 28 BAYPORT |
| 5 EXCELSIOR | 13 HILLTOP | 21 LANOFALL | 29 MILLERIE |
| 6 GREENWOOD | 14 COLUMBIA HEIGHTS | 22 DELLWOOD | 30 OAK PARK HEIGHTS |
| 7 WOODLAND | 15 ST. ANTHONY | 23 PINE SPRINGS | 31 LAKELAND SHORES |
| 8 MEDICINE LAKE | 16 LAUDERDALE | 24 WANTOMEDI | 32 ST. MARY'S POINT |

ANOKA — County Boundary
ORONO — Municipal Boundary
DIMCEN — Township Boundary

Figure 2

COMMUNITIES RESPONSIBLE FOR SUBSIDIZED HOUSING COVERED

BY THE R. L. POLK & COMPANY DATA

Anoka	Mendota
Apple Valley	Mendota Heights
Arden Hills	Minneapolis
Birchwood	Minnetonka
Blaine	Mounds View
Bloomington	New Brighton
Brooklyn Center	New Hope
Brooklyn Park	Newport
Burnsville	North Oaks
Champlin	North St. Paul
Columbia Heights	Osseo
Coon Rapids	Pine Springs
Cottage Grove	Plymouth
Crystal	Richfield
Eagan	Robbinsdale
Edina	Roseville
Falcon Heights	St. Anthony
Fridley	St. Louis Park
Gem Lake	St. Paul
Golden Valley	St. Paul Park
Hastings	Savage
Hilltop	Shoreview
Hopkins	So. St. Paul
Inver Grove Heights	Spring Lake Park
Lauderdale	Stillwater
Lexington	Sunfish Lake
Lilydale	Vadnais Heights
Little Canada	White Bear Lake
Mahtomedi	White Bear Township
Maplewood	West St. Paul
Medicine Lake	Willernie

COMMUNITIES RESPONSIBLE FOR SUBSIDIZED HOUSING

NOT COVERED BY THE R. L. POLK & COMPANY DATA

Andover	Minnetonka Beach
Belle Plaine	Minnetrista
Chanhassen	Mound
Chaska	Oakdale
Circle Pines	Orono
Deephaven	Prior Lake
Eden Prairie	Rosemount
Excelsior	Shakopee
Farmington	Shorewood
Forest Lake	Spring Park
Greenwood	Tonka Bay
Jordan	Victoria
Lakeville	Waconia
Landfall	Wayzata
Long Lake	Woodbury
Maple Grove	Woodland

II. PRELIMINARY PROGRAM MIX GOALS

The HUD regulations under which the Metropolitan Council is revising its Subsidized Housing Allocation Plan require that program mix goals be included. Program mix refers to a community's use of three federal subsidized housing program, Section 8 New Construction, Substantial Rehabilitation, and Existing, to meet its identified housing needs. Program mix goals can serve as a useful guide in determining appropriate types of subsidized housing assistance in Metropolitan Area communities. These goals can be used by local communities, developers, funding agencies and the Metropolitan Council as a broad indicator of which subsidized housing programs might be most successful in a given community.

As a first step in determining program mix goals, the Council has assembled data on the capacity of Area communities to use New Construction, Substantial Rehabilitation or Existing subsidized housing programs. Three factors were selected to represent this capacity:

- 1) Forecasted household growth between 1978 and 1990. This factor represents land availability or the capacity for new construction of subsidized units.
- 2) Total pre-1940 multifamily units. This factor represents the number of older rental units that potentially could be used for Substantial Rehabilitation subsidy units.
- 3) Total of all multifamily units. This factor represents the potential capacity to use the Leased Housing Subsidy Program in existing rental units.

These three factors were totaled. Then each factor was divided by the total capacity to give a percent.

For example: Community X

New Construction (household growth)	$1,000 \div 2,300 = 43\%$
Substantial Rehabilitation (pre-1940 multifamily units)	$500 \div 2,300 = 22\%$
Existing - (multifamily units)	$800 \div 2,300 = 35\%$
	<u>2,300</u>

Community X, then, could consider planning for 43 percent of its subsidized housing efforts in New Construction, 22 percent Substantial Rehabilitation, and 35 percent in the existing program.

Because the data alone does not always reflect local situations, these percentage goals may need to be reviewed and modified, based on local knowledge.

In reviewing its preliminary program mix goals, a community should consider the following:

- 1) Is there a clearance program that may free additional land for new construction? If so, perhaps the percent of resources used for New Construction should be increased.

- 2) Are the older rental units suitable for Substantial Rehabilitation? If many units do not need rehabilitation, perhaps the Substantial Rehabilitation percentage should be reduced. Are there rental units built after 1940 that may be appropriate for Substantial Rehabilitation? If so, perhaps the Substantial Rehabilitation percentage should be increased.
- 3) Do vacancy rates and fair market rents allow use of the Section 8 Existing Program? If the Existing Program is unworkable, perhaps its percentage should be decreased.

Please review the program mix goals for your community in Table II. Note any changes and the reasons for the changes, and mail them to the Council before September 30, 1979. If you have any questions, please contact Chuck Ballentine at 291-6381.

TABLE II
PRELIMINARY SUBSIDIZED PROGRAM MIX GOALS

	Existing (Percentage Multifamily)	Substantial Rehabilitation (Percentage Pre-1940)	New Construction (Percentage Expected Growth)
Andover	7	3	90
Anoka	50	14	36
Blaine	6	1	93
Circle Pines	1	2	97
Columbia Heights	75	8	17
Coon Rapids	17	1	82
Fridley	58	1	41
Hilltop	78	4	18
Lexington	73	3	24
Spring Lake Park	51	2	47
<u>Carver County</u>			
Chanhassen	19	4	77
Chaska	16	6	78
Victoria	4	6	90
Waconia	49	15	36
<u>Dakota County</u>			
Apple Valley	7	0	93
Burnsville	32	0	68
Eagan	22	1	77
Farmington	40	17	43
Hastings	35	15	50
Inger Grove Heights	31	2	67
Lakeville	9	6	85
Lilydale	56	0	44
Mendota	39	20	41
Mendota Heights	10	4	86
Rosemount	12	2	86
South St. Paul	60	27	13
Sunfish Lake	10	0	90
West St. Paul	70	6	24
<u>Hennepin County</u>			
Bloomington	60	2	38
Brooklyn Center	62	1	37
Brooklyn Park	43	0	57
Champlin	25	2	73
Crystal	83	3	14
Deephaven	7	9	84
Eden Prairie	15	1	84
Edina	66	1	33
Excelsior	76	18	6
Golden Valley	51	4	45
Greenwood	51	18	31
Hopkins	72	8	20
Long Lake	42	17	41
Maple Grove	6	1	93
Medicine Lake	33	58	9
Minneapolis	60	34	6
Minnetonka	30	4	66
Minnetonka Beach	50	0	50
Minnetrista	6	13	81

TABLE II (Cont'd)
Page 2

Hennepin (cont'd)	Existing (Percentage Multifamily)	Substantial Rehabilitation (Percentage Pre-1940)	New Construction (Percentage Expected Growth)
Mound	72	15	13
New Hope	80	0	20
Orono	10	18	72
Osseo	75	6	19
Plymouth	23	1	76
Richfield	92	2	6
Robbinsdale	69	12	19
St. Anthony	68	2	30
St. Louis Park	68	2	30
Shorewood	11	6	83
Spring Park	83	3	14
Tonka Bay	7	21	72
Wayzata	77	9	14
Woodland	0	0	100
<u>Ramsey County</u>			
Arden Hills	12	1	87
Falcon Heights	79	5	16
Gem Lake	6	0	94
Lauderdale	89	4	7
Little Canada	44	9	56
Maplewood	32	2	66
Mounds View	53	0	47
New Brighton	61	1	38
North Oaks	1	2	97
No. St. Paul	67	6	27
Roseville	82	2	16
St. Paul	65	32	3
Shoreview	31	1	68
Vadnais Heights	20	1	79
White Bear Lake	50	10	40
White Bear Township	11	7	82
<u>Scott County</u>			
Belle Plaine	36	18	46
Jordan	24	27	49
Prior Lake	18	5	77
Savage	7	2	91
Shakopee	25	5	70
<u>Washington County</u>			
Birchwood	15	18	67
Cottage Grove	3	1	96
Forest Lake	50	6	44
Landfall	0	0	100
Mahtomedi	11	13	76
Newport	55	9	36
Oakdale	22	1	77
Pine Springs	15	0	85
St. Paul Park	50	19	31
Stillwater	42	25	33
Willernie	46	46	8
Woodbury	12	1	87