

Increasing Production of Affordable Options Across the Housing Continuum

Housing First and other advocates are claiming that metro/suburban communities are only allowing construction of single-family homes and denying requests for “missing middle” or multi-family housing. This is not true. Below is data from the Metropolitan Council’s Community Planning database illustrating the real housing production picture in the metro area, particularly in MLC cities.

Twin Cities Seven County Metro Area Building Permit Numbers

According to the Metropolitan Council, there have been 172,781 residential units permitted over the last ten years (2013-2022). Of this, only 32.5% of the total units were for single-family detached homes. The vast majority of units permitted were for multi-family residential (60.7%) with the remaining 6.8% coming from townhome, duplex, triplex, quad, and ADUs.

Housing types in MLC Communities

The metro-wide permit numbers are in line with the 19 Municipal Legislative Committee (MLC) communities where over the past ten years, only 34.75% of units permitted were for detached single-family homes. 56.12% of the units permitted by MLC communities over the last ten years were for multi-family and 9.13% were for townhomes.

(NOTE: data for Shakopee and Prior Lake was not available on the Metropolitan Council website.)

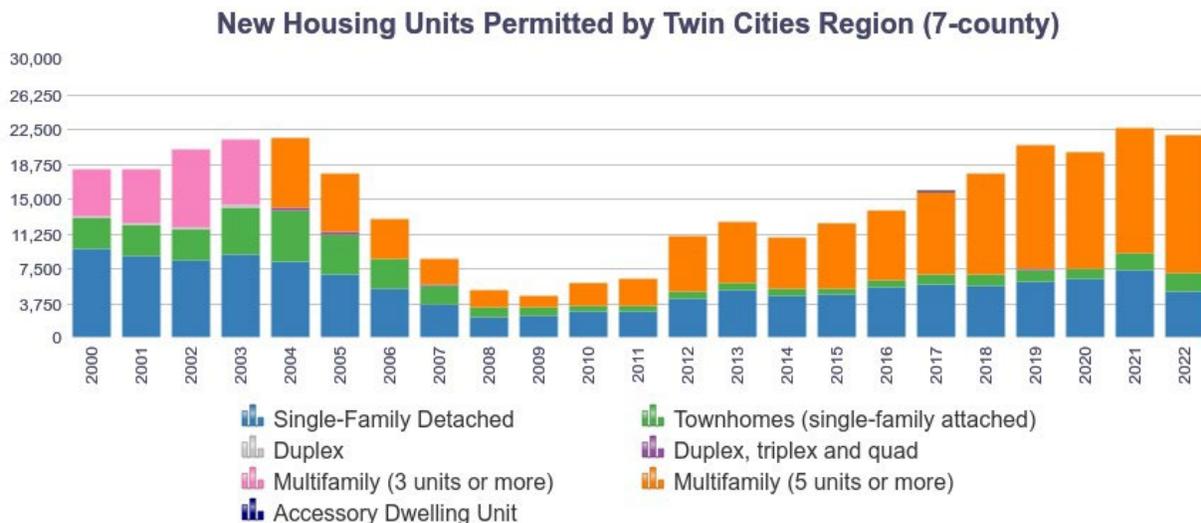
| Community | Total Units | SFD | % | TH | % | MF | % |
|---------------------|---------------|---------------|---------------|--------------|--------------|---------------|---------------|
| Apple Valley | 2,792 | 651 | 23.32% | 166 | 5.95% | 1,975 | 70.74% |
| Bloomington | 3,805 | 91 | 2.39% | 17 | 0.45% | 3,697 | 97.16% |
| Burnsville | 1,779 | 98 | 5.51% | 139 | 7.81% | 1,542 | 86.68% |
| Chanhassen | 1,397 | 625 | 44.74% | 269 | 19.26% | 503 | 36.01% |
| Eagan | 3,368 | 419 | 12.44% | 322 | 9.56% | 2,627 | 78.00% |
| Eden Prairie | 2,135 | 488 | 22.86% | 10 | 0.47% | 1,637 | 76.67% |
| Edina | 4,329 | 882 | 20.37% | 10 | 0.23% | 3,437 | 79.39% |
| Golden Valley | 1,754 | 141 | 8.04% | 57 | 3.25% | 1,556 | 88.71% |
| Inver Grove Heights | 1,298 | 753 | 58.01% | 206 | 15.87% | 339 | 26.12% |
| Lakeville | 7,166 | 4,779 | 66.69% | 663 | 9.25% | 1,724 | 24.06% |
| Maple Grove | 5,447 | 1,444 | 26.51% | 923 | 16.95% | 3,080 | 56.54% |
| Minnetonka | 3,925 | 458 | 11.67% | 44 | 1.12% | 3,423 | 87.21% |
| Plymouth | 3,667 | 2,589 | 70.60% | 262 | 7.14% | 816 | 22.25% |
| Prior Lake | 0 | | #DIV/0! | | #DIV/0! | | #DIV/0! |
| Rosemount | 2,182 | 1,297 | 59.44% | 464 | 21.26% | 421 | 19.29% |
| Savage | 2,148 | 1,082 | 50.37% | 221 | 10.29% | 845 | 39.34% |
| Shakopee | 0 | | #DIV/0! | | #DIV/0! | | #DIV/0! |
| Shoreview | 1,258 | 138 | 10.97% | 95 | 7.55% | 1,025 | 81.48% |
| Woodbury | 6,252 | 3,074 | 49.17% | 1,125 | 17.99% | 2,053 | 32.84% |
| TOTAL | 54,702 | 19,009 | 34.75% | 4,993 | 9.13% | 30,700 | 56.12% |

Prior Lake Building Permits Numbers

Since 2016, the City of Prior Lake has issued building permits for a total of 1,730 housing units. Of this, 918 (53.1%) have been for single-family detached homes and 812 (46.9%) have been for attached and multi-family units. Attached units were 175 (10.1%) and multi-family units were 637 (36.8%) of total. Over the last 25 years, the City of Prior Lake has issued building permits for a total of 5,944 housing units. Of this, 3,031 (51%) have been for single-family detached homes and 2,913 (49%) have been for attached and multi-family units. Attached units were 1,737 (29.2%) and multi-family units were 1,176 (19.8%) of total.

Seven-County Metro Area Building Permits

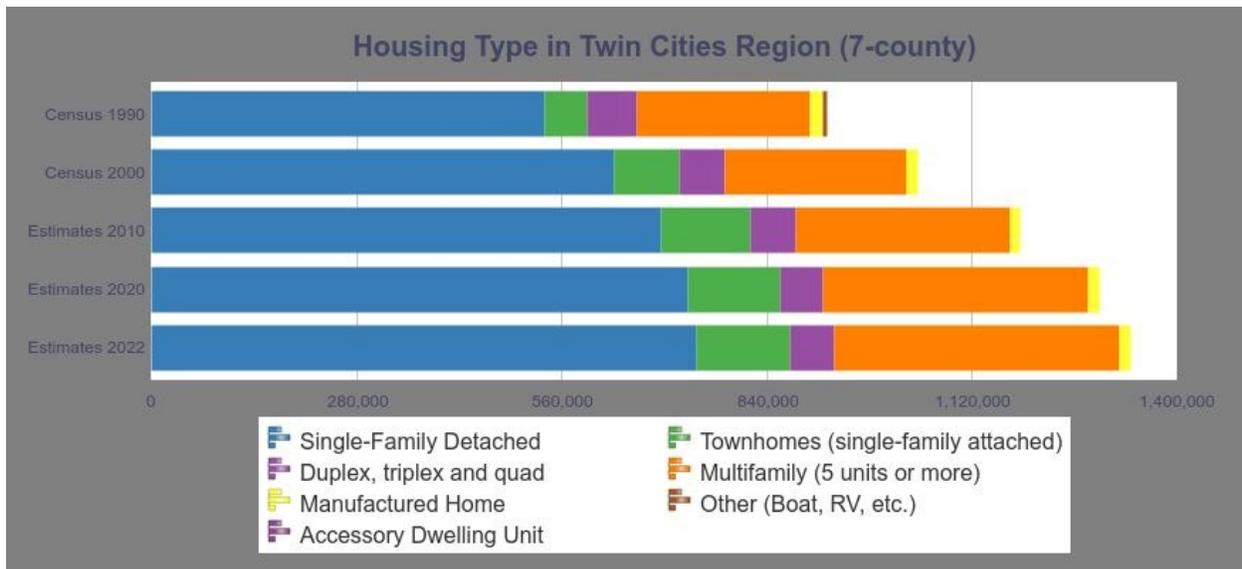
Below is a chart from the Metropolitan Council website showing the types of housing being built in the seven-county metro area over the past 23 years. The chart clearly shows the drastic increase in the number of multi-family units being constructed over that time, while the number of single-family detached units has remained fairly consistent over the past decade. In 2022, building permits were issued for 4,973 (22.9%) single-family detached units, 1,938 (8.9%) townhome units, and 14,821 (68.2%) multi-family units. The last time the metro area issued more permits for single-family detached than multi-family was in 2010.



Total Housing Types in Seven-County Metro Area

According to the Metropolitan Council, there are 1,337,073 total units in the seven-county metro area. Of this total:

- 744,825 (55.71%) are single-family detached
- 128,148 (9.58%) are single-family attached (TH)
- 59,263 (4.43%) are duplex, triples, and quad
- 390,075 (29.17%) are multi-family (5 or more units)
- 14,762 (1.1%) are manufactured homes



Homeownership Rate & Affordability

Many community officials have testified that the proposed legislation will do little to nothing in the way of increasing homeownership rates or addressing affordability. The homeownership rate in the seven-county metro area has fluctuated between 66.8% and 71.4% since 1990 according to the U.S. Census Bureau and the American Community Survey (ACS). The homeownership rate in the Twin Cities region is currently at 69.2% according to the 2018-2022 ACS. Even with the drastic increase in the number of building permits issued over the past several years, this has done nothing in the way of creating homeownership opportunities, as the homeownership rate has remained stagnant. While stakeholders pushing for this legislation have implied that additional units will result in additional homeownership, we believe this legislation will result in additional rental units being created which are not affordable to those households earning less than 80% AMI.

The Metropolitan Council conducts an Affordable Housing Production Survey to track affordability of new units added by the Twin Cities region. This data shows that over the past five years, less than 20% of the rental units constructed are under the affordability threshold. In addition, the median gross rent continues to increase in the Minneapolis-St. Paul MSA and the percent of renter households experiencing housing cost burden in the Twin Cities region remains very high when compared to owner occupied households. According to the American Community Survey (ACS), the percent of renter households experiencing cost burden remains consistent at 50% in ACS 2008-2012, 47% in ACS 2013-2017, and 47% in ACS 2018-2022. In contrast, the percentage of owner households experiencing cost burden is decreasing from 28% in ACS 2008-2012, 20% in ACS 2013-2017, and 18% in ACS 2018-2022.

As median housing value continues to increase, this creates opportunities to build generational wealth through real estate investment and home value appreciation. However, this legislation will encourage the development of new rental housing, not owner-occupied housing. Increasing the level of rental housing in the metro area will not only force more residents to rent and make homeownership more difficult, but it may increase the likelihood that more residents will experience a housing cost burden as the statistics indicate renters are more likely to experience a housing cost burden than property owners.

Affordability in MLC Communities

The Metropolitan Council completes an Existing Housing Assessment for each city to be used when communities are preparing their comprehensive plans. This housing assessment is the first step in identifying current housing needs for each community and includes the number of units in each community that are affordable to households with income at or below 30% of AMI; between 31% to 50% of AMI; and between 51% to 80% of AMI.

The table below identifies the number of affordable units in each of MLC's member cities. Overall, 38.52% of the units in these 19 communities are affordable to households between 51% and 80% AMI.

Met Council Existing Housing Assessment - 2022

| Community | Total housing units | Affordable to households below 30% AMI | % | Affordable to households between 31% to 50% AMI | % | Affordable to households between 51% to 80% AMI | % |
|---------------------|---------------------|--|--------------|---|--------------|---|---------------|
| Apple Valley | 22,332 | 439 | 1.97% | 2,195 | 9.83% | 10,180 | 45.58% |
| Bloomington | 41,232 | 590 | 1.43% | 4,447 | 10.79% | 22,096 | 53.59% |
| Burnsville | 27,069 | 915 | 3.38% | 2,924 | 10.80% | 14,414 | 53.25% |
| Chanhausen | 10,168 | 34 | 0.33% | 446 | 4.39% | 2,213 | 21.76% |
| Eagan | 29,046 | 184 | 0.63% | 2,957 | 10.18% | 13,066 | 44.98% |
| Eden Prairie | 26,504 | 150 | 0.57% | 1,682 | 6.35% | 7,756 | 29.26% |
| Edina | 24,721 | 644 | 2.61% | 2,858 | 11.56% | 5,203 | 21.05% |
| Golden Valley | 10,500 | 442 | 4.21% | 762 | 7.26% | 4,109 | 39.13% |
| Inver Grove Heights | 15,007 | 627 | 4.18% | 1,795 | 11.96% | 7,170 | 47.78% |
| Lakeville | 25,938 | 482 | 1.86% | 1,094 | 4.22% | 8,163 | 31.47% |
| Maple Grove | 28,612 | 122 | 0.43% | 1,670 | 5.84% | 11,143 | 38.95% |
| Minnetonka | 26,045 | 346 | 1.33% | 2,043 | 7.84% | 8,451 | 32.45% |
| Plymouth | 33,763 | 423 | 1.25% | 2,341 | 6.93% | 10,964 | 32.47% |
| Prior Lake | 11,103 | 104 | 0.94% | 698 | 6.29% | 3,797 | 34.20% |
| Rosemount | 9,847 | 99 | 1.01% | 932 | 9.46% | 3,871 | 39.31% |
| Savage | 11,900 | 40 | 0.34% | 620 | 5.21% | 4,556 | 38.29% |
| Shakopee | 16,438 | 131 | 0.80% | 2,317 | 14.10% | 7,705 | 46.87% |
| Shoreview | 11,949 | 347 | 2.90% | 1,109 | 9.28% | 4,398 | 36.81% |
| Woodbury | 29,681 | 48 | 0.16% | 2,156 | 7.26% | 9,386 | 31.62% |
| TOTAL | 411,855 | 6,167 | 1.50% | 35,046 | 8.51% | 158,641 | 38.52% |

Data from select MLC cities on the number of housing units added over the last 5 years

Bloomington: The city has opened 450 affordable units since 2021 with 89 affordable units under construction and 200 additional affordable units approved to be built. Bloomington is exceeding 60% AMI and 50% AMI goals by 2030 and is focusing on deeply affordable (30% AMI) goals by 2030.

Eagan: In the last five years, the city has approved 1,659 new housing units including 89 units of single-family (5% of total) and 1,570 units of medium- and high-density housing (95% of total). Of these, 397 units (24%) were affordable including 277 subsidized units and 120 NOAH units.

Eden Prairie: The Met Council set an affordable housing goal for Eden Prairie of 1408 new units in the 2040 Comprehensive Plan. Over the last 5 years, Eden Prairie has added 1693 new residential units, 315 which are affordable (18.6%).

Edina: The city added 1,859 residential units in the last 5 years with 321 units that are affordable ((17%). The total investment in affordable housing projects in Edina over this period is \$26,724,901.

Golden Valley: The city has added 1029 multifamily housing units over the last 5 years, 425 or 41% of them are affordable at 80% AMI.

Lakeville: Over the last 5 years, the city has permitted 4,721 new housing units including 2,321 single-family (49%), 1,542 multi-family units (33%), and 858 townhomes/detached townhomes (18%).

Maple Grove: In the past five years, 3,892 units of multi-family housing were approved in Maple Grove, of which 210 units were affordable/subsidized.

Minnetonka: The city saw 2800 rental units (28% affordable) and 189 new single unit households constructed in the last five year, plus 10 homes added to land trust providing 99 years of affordability.

Plymouth: The city added 1,696 new housing units over the past 5 years including 855 multi-family units (50%) and 841 single-family units (49%); 142 of these new units are affordable (8%). Half of new affordable units are multifamily.

Rosemount: 2,488 units added since 2019 (approx. 15% affordable, depending on definition).

Shakopee: The city added 511 affordable residential housing units since 2018. Shakopee allows high density housing in all B-1 and B-3 by right; new projects in downtown have been more than 100 units/acre; Major Rec allowed up to 42 units per acre; and Mixed Residential Guiding allows 6-30 units/acre.

Shoreview: Recent housing approvals include 885 units (46 affordable). The city has 710 units in the housing approval process (100 affordable). Shoreview has or will surpass their 69-unit affordable housing allocation.

Woodbury: In the past 5 years Woodbury has developed approximately 3,800 residential units of which 13% or almost 500 units were long-term affordable. Furthermore, the City has two active applications totaling 589 additional affordable units.

Data from select MLC cities on areas zoned and guided for multi-family housing

Apple Valley: 99 acres guided for multi-family housing are still available for residential development. The city expects these areas will provide 1,410 to 2,247 potential units.

Eagan: 1,563 acres are zoned/guided for medium- and high-density housing. This represents 19% of residential land in Eagan. Eagan has a total of 15,483 medium- and high-density units which is 51% of total housing supply. The city has 201 acres available in special area plans forecast to provide 3,399 new units.

Eden Prairie: The city has approximately 1,700 acres guided in its Comprehensive Plan and zoned for multi-family housing. This represents 23% of all residentially designated property.

Golden Valley: 6% of land is zoned for multi-family housing. That number decreases to 4% if you consider only parcels currently multi-family housing, since there is a percentage of mixed-use land, for example, that is eligible based on the zoning but not currently used for multi-family housing. Most land area in Golden Valley is single-family residential (44%) and parks and natural areas (23%).

Inver Grove Heights: The city has 1,168 acres of undeveloped land available for multi-family housing with 4,576 – 14,756 potential units that could be built on that land.

Lakeville: The city has 10,358 acres zoned and guided for residential development. This includes 2,605 acres of residential zoned land that remains developable (including 634 acres zoned for multi-family) which could support an average of 10,875 new units.

Maple Grove: 18% of the City's undeveloped land (excluding wetland and floodplain) is zoned and guided to accommodate multi-family housing. Our goal in our comprehensive plan is to add 2,015 units of affordable housing from 2020-2030.

Minnetonka: 14,762 acres zoned and guided for multi-family housing which is just over 51% of total land area in the city.

Plymouth: The city has 844 acres zoned multi-family and another 1,398 acres guided for multi-family housing development, including 430 undeveloped acres that could support 2,449-5,947 new units.

Rosemount: 377 acres of multi-family in green fields, ready to be developed, including 196 acres of medium density acreage that could generate between 1,176 – 2,352 units and 45 acres of high-density acreage that could generate between 540 – 1,800 units.

Shakopee: has 175 undeveloped acres available for medium and high density housing that would support an average of 4,246 new units.

Shoreview: 55% of residential housing units are single-family and 45% are multi-family (including townhome, duplex/triplex/quad, apartments, and manufactured homes). Very little land area is zoned/guided for commercial development (under 5% of existing land use and just over 6% of future land use).

Woodbury: The city has 390 acres of medium density, 430 acres of high density, 269 acres of Mixed Use, and 68 acres of Urban Village zoned and guided for multi-family housing.

Apple Valley

Number of total acres guided for residential (all types) development in Apple Valley: 5,437 acres which represents 48.55 percent of all land in the city

Number of acres guided for multi-family housing: 970 acres

Number of multi-family housing acres still available for residential development: 99 acres

Density types included under multi-family housing and how many acres remain available:

Medium Density: 40 acres available @ 6-12 Units Per Acre

High Density: 40 acres available @ 12-40 Units Per Acre

Suburban Intensive High Density: 19 acres available @ 24-48 Units Per Acre

Possible number of new multi-family units anticipated in the City's 2040 Comprehensive Plan:

Medium Density: 242 to 485 potential units

High Density: 589 to 838 potential units

Suburban Intensive High Density: 579 to 924 potential units

Totals: 1,410 to 2,247 potential units

Bloomington

The Opportunity Housing Ordinance is written to allow for periodic review and revision by the city council, to ensure that the ordinance is responsive to changing economic circumstances, local housing needs, and real estate market conditions. Amendments in 2021 focused on bolstering incentives for developing units affordable at 50% AMI. As a result, the city is close to achieving its 2030 goal of 246 new units affordable at 50% AMI, with 159 units already completed or under construction and 166 additional units approved for development. Several of the currently proposed amendments focus on incentivizing the creation of units affordable at 30% AMI, of which the city needs an additional 413 to reach its 2030 goal of 445. But further support and subsidy from the City and regional partners will be necessary to attain the goal for new units affordable at 30% AMI.

| Development | 30% AMI | 50% AMI | 60% AMI | 70-80% AMI | Market Rate | Total 30%-60% | TOTAL |
|---|------------|------------|------------|------------|--------------|---------------|-----------------------------------|
| Opened | | | | | | | |
| Hayden Grove – Senior (2021) | | 34 | | | 132 | 34 | 166 |
| District (2021) | | 50 | | | 198 | 50 | 248 |
| Blooming Meadows North (2021) | 17 | | 104 | | 51 | 121 | 172 |
| Lyndale Flats (2022) | | | 81 | | | 81 | 81 |
| Aire Apartments (2022) | | 35 | 11 | | 183 | 46 | 229 |
| Cadence (2022) | 6 | 8 | 54 | | | 68 | 68 |
| Carbon 31 (2023) | | | 36 | | 369 | 36 | 405 |
| Risor – Senior (2023) | | | 14 | | 132 | 14 | 146 |
| SUBTOTAL | 23 | 127 | 300 | | 1065 | 450 | 1515 |
| Under Construction | | | | | | | |
| Noble Apartments | | 14 | | | 135 | 14 | 149 |
| The Ardor | | | | | 242 | | 242 |
| Oxboro Heights - Senior | 9 | 23 | 43 | 50 | | 75 | 125 |
| SUBTOTAL | 9 | 37 | 43 | 50 | 377 | 89 | 516 |
| Approved | | | | | | | |
| Rosa | | 37 | | | 146 | 37 | 183 |
| The Quinn | | | 86 | | | 86 | 86 |
| Penn Terrace | 10 | | 58 | | | 68 | 68 |
| 1801 American | | 9 | | | 90 | 9 | 99 |
| 700 American Boulevard | 8 | 120 | | | | 128 | 128 |
| SUBTOTAL | 18 | 166 | 144 | 0 | 236 | 328 | 564 |
| Opened, Under Construction or Approved | 50 | 330 | 487 | 50 | 1,678 | 867 | 2,595 |
| 2030 GOALS | 445 | 246 | 151 | | 1,453 | 842 | 2,300 NEW TBD NOAH |

- 450 affordable units opened since 2021
- 89 affordable units under construction
- 200 additional affordable units approved to be built
- Exceeding 60% AMI goals by 2030
- Exceeding 50% AMI goals by 2030
- Focus on deeply affordable (30% AMI) goals by 2030

Eagan

How much area in your community is zoned and guided for multi-family housing

1,563 acres are zoned/guided for medium- and high-density housing. This represents 19% of residential land in Eagan. The city has a total of 15,483 medium- and high-density units which is 51% of total housing supply. Eagan expects almost all of growth to occur via infill or redevelopment which will likely need land use amendments. This makes it more challenging to forecast housing growth as it is difficult to “reguide” existing uses without making them non-conforming to the city’s zoning code. The city uses Special Area planning to anticipate where redevelopment or infill may occur with reguiding land.

The total unit number below is on top of the 1,500 multifamily units completed in the last five years, all of which were part of land use plan amendments associated with infill or redevelopment. In addition to that, Eagan is already at or near their 2040 housing regional allocation forecast within the City’s 2040 Comprehensive Plan.

| | Acres | Forecast Housing Units |
|---|------------|------------------------|
| Med/High Density Residential (vac) | 10 | 120 |
| Central Area Commons | 22 | 700 |
| NW Central Area Commons | 40 | 1,100 |
| Cliff Road Commons | 37 | 472 |
| Metcalf | 35 | 480 |
| Viking Lakes | 17 | 327 |
| Thomson Reuters (~pending) | 40 | 200 |
| | 201 | 3,399 |

Your city’s affordable housing policy/goals and how many housing units you’ve added over the last 5 years (including % of new units that are affordable)

Eagan’s housing/affordable housing policy is the Housing Chapter of the 2040 Comprehensive Plan (attached). The *Allocation of Affordable Housing Need for Eagan 2030* (2040 Comprehensive Plan) is 472 units. In the last five years, the City has approved 1,659 new housing units including 89 units of single-family (5% of total) and 1,570 units of medium- and high-density housing (95% of total). Of these, 397 units (24%) were affordable including 277 subsidized units and 120 NOAH units.

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

Projections for local affordable housing aid are \$639,577 in FY2024, \$991,133 in FY2025, and \$1,020,782 in FY2026. Dakota County cities are planning to pool funds and work with the CDA to coordinate one major development project every year. In addition to major new development projects, staff representing cities across Dakota County have discussed the potential for new programs to fill unmet needs and the differing needs of developing vs developed cities. As a developed city, Eagan is focused on the preservation of existing affordable housing – for example, programs that would continue affordability in tax credit developments near the end of the committed affordability period and programs to provide assistance to low- and moderate-income homeowners in Housing Improvement Areas.

Eden Prairie

How much area in your community is zoned and guided for multi-family housing

Eden Prairie has approximately 1700 acres guided in its Comprehensive Plan and zoned for multi-family housing. This represents 23% of all residentially designated property.

| | | |
|---|-------------|--|
| Total City Acreage | 17,700 | 100% |
| Total Residential Acreage | 7300 | 41% |
| <i>Multi-Family Acreage</i> | <i>1700</i> | <i>23% of residential acres are MF</i> |
| Total Commercial Acreage | 600 | 3.4% |
| Total Office Acreage | 700 | 3.9% |
| Total Ind/Business Park | 1,000 | 5.6% |
| Total Park/Open Space | 5,700 | 32% |
| Total other (golf, airport, landfill, public) | 2,245 | 12.7% |

Unlike other cities that might have larger undeveloped areas, Eden Prairie is largely developed, and remaining infill sites are small parcel predominately located in existing single-family neighborhoods. Eden Prairie would expect the vast majority of new medium/high density and mixed-use development to occur as redevelopment. These redevelopment opportunities exist primarily along the LRT corridor and in the Town Center. Using information from Aspire 2040, the table below provides detail on allowable density ranges and minimum number of additional units projected out to 2040.

| <i>Land Use</i> | <i>Acres</i> | <i>Density Minimum</i> | <i>Density Maximum</i> | <i>Minimum # of Units</i> |
|---------------------------------|--------------|------------------------|------------------------|---------------------------|
| Medium Density Residential | 160 | 5 | 14 | 804 |
| Medium-High Density Residential | 409 | 14 | 40 | 5,731 |
| High Density Residential | 3 | 40 | 75 | 104 |
| Mixed Use | 156 | 40 | 75 | 4,051 |
| TOD | 108 | 25 | 80 | 1,758 |
| Town Center | 78 | 40 | 75 | 2,021 |
| TOTAL | | | | 14,469 |

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

The Met Council set an affordable housing goal for Eden Prairie of 1408 new units in the 2040 Comprehensive Plan. Over the last 5 years, Eden Prairie has added 1693 new residential units, 315 which are affordable (18.6%)

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

Eden Prairie expects to receive approximately \$500,000 of metro sales tax housing revenue. Exact uses are to be determined and are likely to include items such as first-time home buyer assistance, housing rehab, rental assistance, community land trust, preservation of and production of affordable housing through gap or bridge financing to maintain and grow the number of affordable units in the City.

Edina

Total investment in affordable housing projects in Edina over the past 5 years: \$26,724,901

Caveat: For the developments that received redevelopment TIF (the Lorient, Maison Green, and the Finch), the financing was not solely due to, nor supported only, the affordable units. The funds went to infrastructure and public improvements primarily. The affordable units impacted the cash flow, which in turn impacted the amount of TIF needed – but the size was not calculated based on loss of rental income. I cannot parse out how much it was due to the affordable units being included in the development.

\$9,987,000 was contributed through TIF pay-go notes – so generated by the development.
 \$11,087,901 is due back to the City.
 \$5,650,000 is forgiven.

| | # of Units | # Affordable | % Affordable | Investment | Source | Note |
|---------------------------|-------------|--------------|--------------|--------------|--------------|---|
| 4500 France/The Lorient | 45 | 3 | 7% | \$ 2,639,000 | TIF | \$ for infrastructure and public improvements |
| The Bowers | 185 | 0 | 0% | | | |
| Amundson Flats | 62 | 62 | 100% | \$ 700,000 | SD II Pooled | Contribution in form of land sale write down |
| Hankerson Townhomes | 8 | 0 | 0% | | | |
| The Sound on 76th | 70 | 70 | 100% | \$ 2,400,000 | SD II Pooled | Deferred loan |
| | | | | \$ 745,000 | TIF | Pay-go Note |
| 4040 Flats | 118 | 118 | 100% | \$ 3,650,000 | SD II Pooled | Forgivable loan to Edina Housing Foundation |
| | | | | \$ 1,336,901 | SD II Pooled | Deferred loan |
| | | | | \$ 1,503,000 | TIF | Pay-Go Note |
| Fred | 408 | 0 | 0% | | | |
| Maison Green | 196 | 20 | 10% | \$ 5,100,000 | TIF | \$ for infrastructure and public improvements |
| 7001 France Avenue South* | 270 | 0 | 0% | | | |
| 4425 Valley View | 21 | 0 | 0% | | | |
| The Finch | 276 | 28 | 10% | \$ 7,351,000 | Pooled TIF | Deferred loan - not just affordable housing |
| | | | | \$ 2,000,000 | SPARC | Fred Richard's Road |
| The Eddi | 200 | 20 | 10% | \$ - | | |
| TOTAL | 1859 | 321 | 17% | | | |

Golden Valley

How much area in your community is zoned and guided for multi-family housing

6% of land/parcel area is zoned for multi-family housing (R-3, R-4, MU-N, MU-C). That number reduces to 4% if you consider only parcels that are currently MF Housing, since there is a percentage of mixed-use land, for example, that are eligible based on the zoning but are not currently used for MF housing. Most land area in Golden Valley is single-family residential (44%); parks and natural areas (23%). See the attached spreadsheet for the full breakout.

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

We have added 1029 MF Housing units over the last 5 years, 425 or 41% of them are affordable at 80% AMI. Attached is our Mixed-Income Housing Policy.

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

Golden Valley will receive \$217,403 based on a 26.4 million city distribution.

Inver Grove Heights

This table illustrates the amount of undeveloped land that Inver Grove Heights has guided for new housing and the potential number of units that could be built on that land.

| Land Use | Acres | Density | | Potential Units | |
|--------------------------------|-------------|---------|------|-----------------|--------------|
| | | Low | High | Low | High |
| Low Density Residential | 370 | 2 | 3 | 740 | 1110 |
| Low/Medium Density Residential | 374 | 4 | 8 | 1496 | 2992 |
| Medium Density Residential | 182 | 8 | 12 | 1456 | 2184 |
| High Density Residential | 55 | 12 | 35 | 660 | 1925 |
| Mixed Use | 187 | 12 | 35 | 2244 | 6545 |
| TOTAL | 1168 | | | 4576 | 14756 |

Lakeville

How much area in your community is zoned and guided for multi-family housing

The city has 10,358 acres zoned and guided for residential development.

Residential developable acres:

- Residential: 2,605 acres of residential zoned land remains developable. Of this, 634 acres are zoned for multi-family. This excludes areas guided for Rural Service Area or Urban Reserve. These areas will be considered with the next comprehensive plan update.
- Commercial: 280 acres of commercial zoned land.

| Land Use | Acres | Density | | | Units | | |
|------------------------------|---------|---------|---------|------|----------|----------|---------|
| | | Low | Average | High | Low | Average | High |
| Low Density | 837.45 | 0.1 | 2.8 | 3 | 83.75 | 2344.86 | 2512.35 |
| Low/Medium Density | 1204.83 | 4 | 4.5 | 5 | 4819.32 | 5421.74 | 6024.15 |
| Medium Density | 10.99 | 4 | 5.96 | 7 | 43.96 | 65.50 | 76.93 |
| Medium/High Density | 281.05 | 5 | 6.7 | 9 | 1405.25 | 1883.04 | 2529.45 |
| High Density | 61.64 | 9 | 18.2 | 26 | 554.76 | 1121.85 | 1602.64 |
| Off/Residential Transitional | 3.43 | 9 | 11.3 | 26 | 30.87 | 38.759 | 89.18 |
| Total | | | | | 6937.905 | 10875.74 | 12834.7 |

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

Over the last 5 years, the city has permitted 4,721 new housing units including 2,321 single-family (49%), 1,542 multi-family units (33%), and 858 townhomes/detached townhomes (18%).

PUD's include:

- Spirit of Brandtjan Farm PUD – traditional SF, small lot SF, attached and detached townhomes and apartments.
- Avonlea PUD- 469 acres; 1000+ units consisting of SF (RS-4); Detached TH (RST-2), rowhouse TH (RM-1) and MF (RH-1)
- Brookshire –298 acres and 736 units; CUP for smaller lots using the RST-2 district to allow for 55-foot and 70-foot SF lots plus townhomes

Residential Zoning Districts

- RS-1 and RS-2: Larger lot SF- 20,000 and 18,000 sq ft (15,000 sq ft interior)
- RS-3: 12,500 and 11,000 (interior)
- RS-4: Smaller lot SF- 10,200 and 8,400 (interior) with 70' wide lots, with reduced setbacks
- RST-1: SF and Two-family by right: SF lots 10,200 or 8,400 (interior) and two family-15,000 sq ft
- RST-2: SF, Two-Family and DT townhome by right- 9,520 and 7,500 (interior) with 55 and 70 foot lots; additional lot size flexibility with CUP
- RM-1: SF detached, detached TH and attached TH by right: 10,800 and 8,400 for SF
- RM-2: Detached and attached TH, two-family units by right- max
- development density -5,000 sq ft per unit



- RM-3: TH detached, townhomes and twinhomes by right- max development density-3,800 sq ft per unit
- RH-1 MF Residential district- TH development density is 5,000 sq ft per unit and MF at 2,500 sq ft per unit
- RH-2: MF Residential district- TH development density is 3,800 sq ft per unit and MF at 1,675 sq ft per unit
- Several districts (RST-2, all RM and RH districts) have additional provisions for affordable housing with exceptions to density, garage requirements and exterior material requirements.

Maple Grove

How much area in your community is zoned and guided for multi-family housing

In Maple Grove, 18% of the City's undeveloped land (excluding wetland and floodplain) is zoned and guided to accommodate multi-family housing. Our goal in our comprehensive plan is to add 2,015 units of affordable housing from 2020-2030.

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

In the past five years, 3,892 units of multi-family housing were approved in Maple Grove, of which 210 units were affordable/subsidized.

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

It is estimated that Maple Grove will receive \$525,000 annually in housing aid. We have not officially decided how this will be used, but we will likely consider utilize funding to support our city-owned affordable housing program, support a Hennepin County program that provides assistance for those who qualify, and to offer down payment and rent assistance to residents who qualify. We will be having more in-depth conversations about this later in the spring.

Minnetonka

How much area in your community is zoned and guided for multi-family housing

| | | Total Land Area Per District | | Lot Size |
|----------|---|------------------------------|-----------------------------|---|
| | | Mapped Area (Acres) | Percentage of All Land Area | Average Lot Size Per District (Square Feet) |
| R-3 | Low-Density& Medium-Density Residential District/Attached dwelling units | 68.38 | 0.24% | 6,007.19 |
| R-3 PURD | Planned Development | 96.40 | 0.34% | 36,952.87 |
| R-4 | Medium Density Residential District/Attached dwelling units and multiple family units | 3,533.55 | 12.39% | 150,313.88 |
| R-4 PURD | Planned Development | 683.72 | 2.40% | 211,224.59 |
| R-5 | High-density/multiple family units | 2,854.50 | 10.01% | 203,839.21 |
| PID | Planned I-394 | 2,553.52 | 8.96% | 135,979.78 |
| PUD | Planned Unit Development | 5,137.49 | 18.02% | 98,325.61 |

Your city’s affordable housing policy/goals and how many housing units you’ve added over the last 5 years (including % of new units that are affordable) ([See link](#) for full dashboard)

- 2800 rental units; 28% affordable in last five years
- 189 new single unit households constructed in the last five years – 10 homes added to land trust – 99 years of affordability.
- [See link](#) for 2040 Comprehensive Plan, housing goals and strategies. Below is Met Council goals as of last year. Four apartment projects were completed and occupied in the last quarter of 2023, which the numbers below do not reflect.

2021-2030 AFFORDABLE HOUSING GOALS

| | Goals (2021-2030) | Results | Percent Achieved (to date) |
|---|-------------------|---------|----------------------------|
| New Affordable Units (rental & ownership) | 558 - 1,064 | 725* | 129% |
| New Lifecycle Units | 2,400 | 1094* | 46% |

*New construction is not counted toward the goal until the project is occupied.

2019 2020 2021 2022

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

\$531,233 – either to be received in July or October (pending legislation to change the date?). This money would be placed in the city’s affordable housing trust fund. Theoretically, the money could be used in a number of ways, rental assistance, affordable housing creation, down payment assistance for affordable units, etc. Obviously, the dollars cannot be committed until the city receives the funds and the city council decides the final use of the funds.

Plymouth

How much area in your community is zoned and guided for multi-family housing:

- Zoned: 844 acres (zoned RSF3, RSF4, RSF5, City Center, and specific existing PUDs with apartments)
- Guided: 1398 acres (LA3, 4 and 5, City Center, and MXD/MXDR), including 430 undeveloped acres that could support 2,449-5,947 new units.

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

- New housing units over past 5 years:
ALL HOUSING: 1696 units. 142 affordable (8%). 855 multifamily (50%)

| Year | Approved SF | Approved MF | % Affordable (# units) |
|------|-------------|-------------|---|
| 2018 | 271 SF | 52 MF | |
| 2019 | 179 SF | 32 MF | |
| 2020 | 89 SF | 60 MF | 60 fully affordable (Element) |
| 2021 | 157 SF | 106 MF | Subsidized affordable: 45 Cranberry Ridge 2 Valor Place |
| 2022 | 143 SF | 386 MF | 20% of 176 the Wren (35 units) |
| 2023 | 2 SF | 219 MF | 0% |
| | 841 | 855 | 142 |

- Percent affordable: 8% subsidized affordable, 50% are multifamily units

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

Spoke with Schane Rudlang (Elhers) and he shared that the estimated amount for Plymouth in 2024 (attached) is \$594,301. 2024 is a partial year. Projections for 2025 and beyond are about 70% higher. That would put Plymouth at about \$1,010,311. Also spoke with MN Dept. of Revenue, they anticipate the amounts will be calculated and posted July 1, 2024. Uses for the sales tax revenue have not been determined at this point but will obviously follow the allowed uses.

Rosemount

How much area in your community is zoned and guided for multi-family housing:

377 acres of multi-family in green fields, ready to be developed, including 196 acres of medium density acreage that could generate between 1,176 – 2,352 units and 45 acres of high-density acreage that could generate between 540 – 1,800 units.

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

2,488 units added since 2019 (approx. 15% affordable, depending on definition)

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

\$155K in 2024, rising annually. Dakota County will get \$12M annually as the amount grows, which we're discussing combing into a single pool to make larger splashes on big projects within the County. This is significantly more money than we've ever had as a County, so one of the messages needs to surround giving us a chance to use this historically large sum of funds. They're giving us a second tool in the toolbox before we've even seen if the first one works!

Shakopee

How much area in your community is zoned and guided for multi-family housing:

| Land Use | | Acres | Density | | | Units | | |
|--------------------------|----------------|-------|---------|---------|------|-------|---------|-------|
| | | | Low | Average | High | Low | Average | High |
| High Density | | 131 | 14 | 26 | 32 | 1,834 | 3,406 | 4,192 |
| Mixed Use - High Density | | 10 | 14 | 26 | 70 | 140 | 260 | 700 |
| Shakopee Gravel | | | | | | | | |
| | Medium Density | 20 | 6 | 8 | 12 | 120 | 160 | 240 |
| | High Density | 14 | 20 | 30 | 38 | 280 | 420 | 532 |
| Totals | | 175 | | | | 2,374 | 4,246 | 5,664 |

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable)

Changes the city already has made:

- High density housing is allowed in all B-1 and B-3 by right.
- New projects in downtown have been more than 100 units/acre.
- Major Rec allowed up to 42 units per acre. Mixed Residential Guiding allows 6-30 units/acre.

Affordable Housing units by 2040: 943

Shakopee added 511 affordable housing units since 2018 and currently has 60 units under development:

- Core Crossing (2023) is 61 units at 60% AMI, 8 of the units are dedicated to disabled veterans.
- The Willows (2020) and is 60 units at 60% AMI
- Sarazin Flats at 1575 and 1595 Sarazin Street are 105 units at 60% AMI
- Scott County CDA's single-family land trust development with 10 single-family houses
- The Village Apartments were recently remodeled into 62 units of affordable senior housing development at 30% AMI
- The Henderson is 51 units of affordable senior housing at 60% AMI.
- Prairie Pointe was approved by the City Council in 2020 and the developer, Beacon Interfaith Communities, is currently working on financing, 46 units at 30% AMI.
- Church Addition is an existing townhouse development that was completed in 2018 that qualifies as affordable, it is 116 units.

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals

The city has not yet decided how to proceed with spending the sales tax funding, but have a council workshop scheduled to discuss plans for these resources.

Shoreview

Existing housing overview

Single-family units: 55%

Multi-family units: 45% (including townhome, duplex/triplex/quad, apartments, and manufactured homes)

Recent housing approvals: 885 units; 46 affordable units

Edison at Rice Creek: 401 rental units (apartments and townhomes); 22 affordable units

Loden SV & Emrik SV: 410 rental apartment units; 24 affordable units

Tyme Properties: 74 rental units (apartments and townhomes); all units targeting moderate income residents

In process housing approvals: 710 units; 100 affordable units

Aloma: 200 rental apartment units; 20 affordable units

Seven Lakes: 220 rental units; 22 affordable units

Rice Street Crossing: 290 apartment units; 58 affordable unit

Allocation to provide affordable housing: 69 units

30% AMI or lower: 34

31-50% AMI: 19

51-80% AMI: 16

Shoreview has or will surpass these allocations, exceeding regional expectations of affordable housing.

Efforts to increase affordability

- Adopted a housing action plan, renter protection ordinance, and fairness in housing policy
- Participate in Livable Communities program through the Metropolitan Council
- Inclusionary housing policy requiring market rate developers to include affordable housing units
- Down payment assistance for home ownership, especially first-time homebuyers; home improvement loans
- Home improvement loans to stabilize and maintain the older housing stock
- Land trust partnership with Rondo Land Trust and Habitat for Humanity
- Use of tax increment financing, partnership grants, and other resources to further housing goals

Projected 2024 local housing aid to Shoreview: \$242,155

The City is in process of determining the best use of these funds which may include assisting the Shoreview Affordable Housing Trust Fund. These funds are very much appreciated and will further our goals of increasing affordable housing in the Shoreview community.

Concerns with converting commercial properties to residential

Shoreview has a very limited amount of land dedicated to locations in which commercial properties may exist.

| Land use | Existing land use | Future land use |
|-----------------|--------------------------|------------------------|
| Mixed use | 0.08% | 3.02% |
| Commercial | 1.08% | 1.03% |
| Office | 3.09% | 0.72% |
| Business park | 0.07% | 1.85% |
| Total | 4.32% | 6.62% |

Sufficient land is dedicated to increasing density in Shoreview and removing important, limited commercial properties which serve residential properties would greatly impact the Shoreview community.

Woodbury

How much area in your community is zoned and guided for multi-family housing?

- 390 acres of medium density,
- 430 acres of high density
- 269 acres of Mixed Use
- 68 acres of Urban Village

Your city's affordable housing policy/goals and how many housing units you've added over the last 5 years (including % of new units that are affordable).

- The 2040 Comprehensive Plan identifies Woodbury's share of the regional need for affordable housing as 1,043 units (2021-2030) in Table 5-4.
- In past 5 years Woodbury has developed approximately 3,800 residential units of which 13% or almost 500 units were long-term affordable. Furthermore, the City has two active applications totaling 589 additional affordable units.

How much metro sales tax housing revenue you will receive and how you will deploy this infusion of sale tax revenue to advance affordable housing goals?

Woodbury will receive approximately \$600,000 in 2024 and staff is in discussions with the City Council on how the funds should be allocated. It is proposed by staff that the funds will be utilized to increase the impact of the first-time homeownership and first-generation loan programs, land banking parcels of land for future affordable housing development, gap financing for future affordable housing projects and preserving existing subsidized affordable housing.