

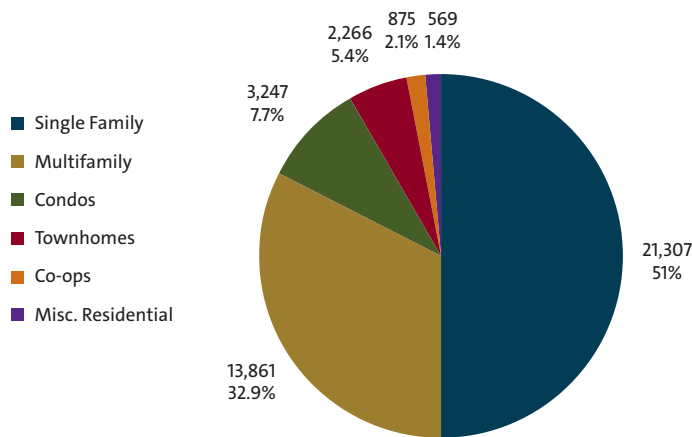
BLOOMINGTON.

tomorrow. together.



Housing Availability and Affordability in Bloomington

Housing Units by Type



City of Bloomington, City Assessor's Office (2024) Assessment Report 2024
The City has 42,125 taxable housing units. There are 21,307 Single Family, 569 Misc. Residential, 13,861 Multifamily, 3,247 Condos, 2,266 Townhouse, and 875 Co-op Units.

- 91,537 residents
- 39,634 households
- 2.3 persons per household

Met Council and US Census Bureau

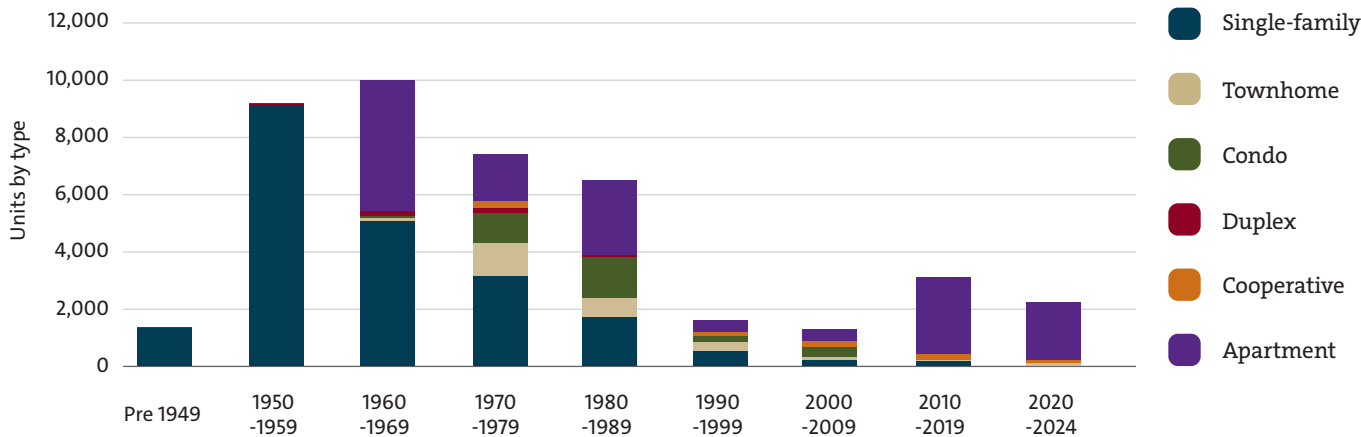
- Median home value: \$361,800
- Average rent: \$1,361

City of Bloomington Assessment Report (2024)

- 67% of housing is owner-occupied
- 27% of households are housing cost burdened (pay more than 30% of income toward housing costs)

2017-2021 American Community Survey 5-year Estimates

New Housing Unit Count by Type and Decade in Bloomington



Bloomington has seen steady residential development since the 1950s and is fully developed. To meet today's housing needs with limited available land, the City promotes redevelopment and infill development and focuses on these four areas:



1. PEOPLE CENTERED PROGRAMMING

Bloomington's Housing Redevelopment Authority runs numerous programs that strive to create a stable and inclusive community through safe and dignified housing. Key programs include:

- Rental assistance (500+ Housing Choice Vouchers)
- 42 HRA-owned rental homes
- Home rehab loans / Emergency rehab loans
- Downpayment assistance
- Rent to own program, called Rental Homes for Future Homebuyers
- Many other education and outreach programs



2. REMOVE BARRIERS TO HOUSING PRODUCTION

Bloomington is reviewing its codes and development processes to remove barriers to the production of housing, including considering ways to allow for and promote the development of missing middle housing and the conversion of offices to housing. Recent changes to support housing production include:

ZONING CODE CHANGES:

- Simplified standards for Accessory Dwelling Units (ADUs)
- Reduced setbacks, minimum lot and unit size, and parking for single- and two-unit sites

DEVELOPMENT PROCESS CHANGES:

- 2-units are a permitted use by-right on all single-unit lots
- Multi-unit changed from conditional use to permitted in some districts
- Expanded administrative site plan/zoning approval

3. REQUIRE AFFORDABILITY

OPPORTUNITY HOUSING ORDINANCE (OHO)

In 2019 Bloomington approved the Opportunity Housing Ordinance (OHO) that includes inclusionary zoning standard with both requirements and incentives.

- 9% of new units must be affordable at 60% Area Median Income (AMI)
- Between 2020 and 2024
 - 13 multifamily projects entitled under the OHO
 - 11 projects utilized incentives, most frequently parking stall reduction, tax increment financing, and alternative exterior materials
 - 2 projects paid fee in lieu
 - 616 of the 2,586 units (23%) are affordable up to 60% AMI
 - 322 of the 2,586 units (12%) are affordable up to 50% AMI
 - Producing housing at 30% AMI is the most challenging, typically requiring Housing Choice Voucher program involvement. 40 of the 2,586 units (1.5%) are affordable at 30%.

4. FUND THE FINANCIAL GAP

HOUSING TRUST FUND

In 2019 the City created an affordable housing trust fund and funded it with \$15M in bonds through Old National Bank. The Housing Trust Fund was used to support 5 projects that resulted in 524 new and 306 preserved affordable units.

AFFORDABLE HOMEOWNERSHIP

The City partners to build new affordable homeownership housing. A planned project with Habitat for Humanity and Homes Within Reach will result in 6 new affordable homes. And a grant from Minnesota Housing will fund a new home development program to produce 27 new affordable homes.

REHABILITATION LOANS FOR AFFORDABLE APARTMENTS

On an ongoing basis, the City's HRA works with apartment owners to support renovations that preserve existing affordable units.

PROJECTS FUNDED WITH \$15M IN HOUSING TRUST FUNDS (2020-2024)

Project Name	Loan Amount	Affordable Units Created or Preserved	Subsidy per Affordable Unit
Blooming Meadows	\$7,000,000	306 preserved 172 new	\$16,393
Lyndale Flats	\$1,457,913	81 new	\$17,999
Cadence	\$975,000	68 new	\$14,338
Oxboro Heights	\$2,125,000	75 new	\$28,333
700 American	\$3,426,460	128 new	\$26,769



Chanhassen Housing

Building a Strong Foundation

Chanhassen's housing landscape is a testament to its commitment to quality living, blending past achievements of diverse housing options with future plans for sustainable growth, while actively addressing challenges such as affordability and availability to ensure a vibrant community for all.



CENTENNIAL HILL SENIOR APARTMENTS

- 65 unit senior housing complex
- Subject to income limits and age restricted to 55+
- 6 project based voucher units



GATEWAY PLACE APARTMENTS

- 48 Units
- Income-restricted to 60% AMI or lower



LAKE PLACE SENIOR LIVING

- 110 Senior Apartment Complex
- 56 market rate units
- 54 affordable units restricted to 60% AMI
- All units are age restricted to 55+

A Community For Life

Chanhassen is "a community for life," offering a diverse range of housing options to support residents at every stage. From single-family homes and townhomes to apartments and rentals, the city provides choices that suit a variety of lifestyles. For those needing specialized living arrangements, Chanhassen features 55+ apartments, assisted living, and memory care facilities, ensuring continuity of care. This commitment to housing diversity reflects the city's dedication to fostering a welcoming and sustainable community.

A history of utilizing TIF to support housing creation



CHANHASSEN GATEWAY APARTMENTS

- \$300,000 in Metropolitan Council Livable Communities Act (LCA) money



LAKE PLACE SENIOR LIVING

- \$3 million Pay-Go TIF
- 45 percent of units restricted for occupancy at affordable levels



ROERS HARLOW & BENNETT REDEVELOPMENT

- \$100,000 redevelopment grant from Carver County CDA
- \$6.36 million Pay-Go TIF
- 310 market rate units in downtown Chanhassen



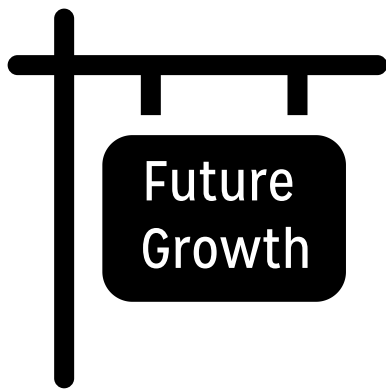


Chanhassen Housing

Growing with Purpose

Chanhassen's future housing landscape is shaped by thoughtful expansion and a commitment to meeting the needs of a growing and diverse population. With continued demand for a range of housing options, the city is poised to support responsible development that aligns with its community values. Future plans emphasize strategic growth along key corridors, ensuring access to amenities, employment, and transportation while maintaining the high quality of life that defines Chanhassen. Investments in affordability, senior housing, and sustainable design will help accommodate shifting demographics and evolving market demands.

HOUSING SEGMENT	Growth 2010 - 2023	% Growth
<i>Rental</i>	123 households	11%
<i>Ownership</i>	1,314 households	18%



Project	Status	Single Family	Duplex or Townhouses	Apartments	Totals
Roers Harlow & Bennett	Under construction	0	0	310	310
Pioneer Ridge	Application under review	0	60	0	60
Pleasant View Pointe	Application under review	19	0	0	19
Avienda	Sketch plan	0	0	417	417
6440 Hazeltine Blvd	Sketch plan	0	0	42	42

According to the **2024 Comprehensive Housing Needs Analysis for Carver County**, the city provides a significant share of moderately priced homes, with 62% of rental units and 43% of owned homes categorized as affordable for moderate-income households. Chanhassen's existing housing stock remains relatively balanced, with over half of owned units falling into the upper-income category. As the city continues to grow, this data highlights opportunities to build on Chanhassen's strong housing foundation while ensuring a mix of housing options for all residents.





Edina Housing Demographics

Fast Facts

- 7% of land in Edina is zoned for multifamily housing
- 11% of new multifamily housing is rated “affordable”
- Edina has a housing performance score of 92.99
- 900 affordable units in Edina
- 1,804 affordable housing units are needed in Edina by 2030

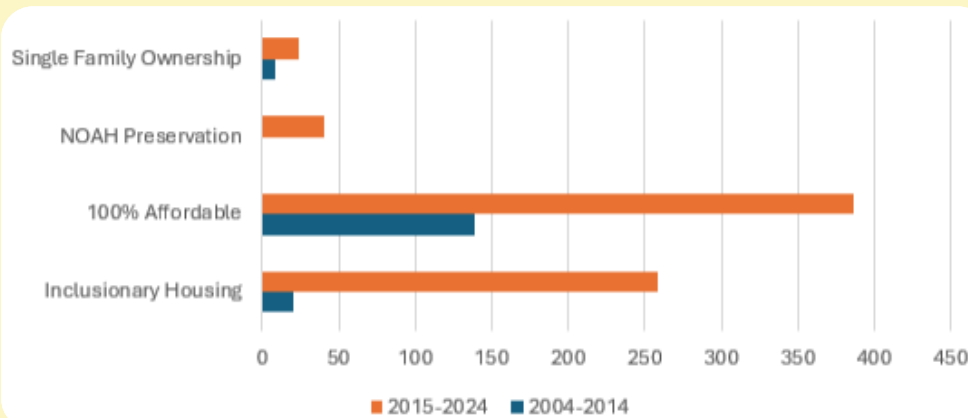


Comprehensive Plan Goals for Affordable Housing

	Forecasted Need	Approved	% of Need
Total Units	1804	586	32.5%
<30% AMI	751	22	2.9%
31-50% AMI	480	260	54.2%
51-80% AMI	573	304	53.1%

Affordable Housing Policy

Affordable Housing Approved Before and After Adoption of the Affordable Housing Policy



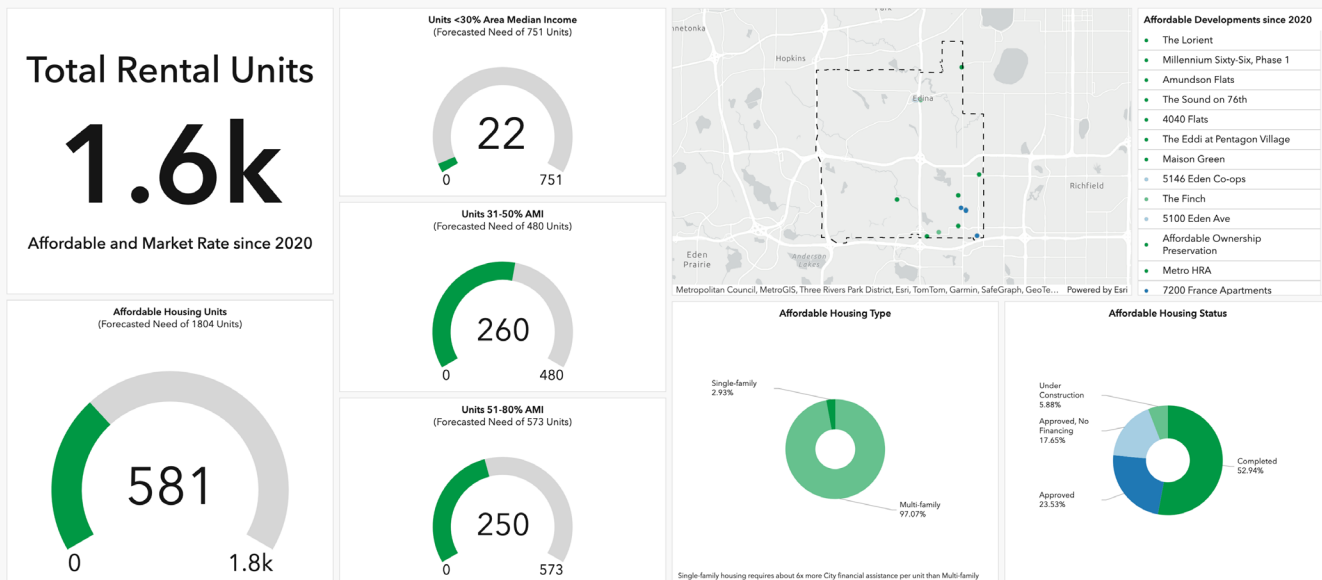
Edina's Affordable Housing Policy was adopted in 2015, helping to spur such development and the preservation of naturally occurring affordable housing (NOAH). Not all units that have been approved have been built.



Multifamily Rental

Since 2020, 1,851 apartment units have been developed in Edina, of which 321 (17.3%) are affordable. In this time period, three 100% affordable apartment buildings have been added, breaking a dry spell for such development. Previously, the last all-affordable housing development was built in 2014 with 39 affordable apartments.

Affordable Housing Goals by 2030



Rental Housing Support

- SPARC program
- Tax-increment financing
- Federal-, State- and County-financed projects
- Emergency rental assistance
- Fair Housing Policy
- Tenant Protection Policy

Multifamily Ownership

In 2024, the City approved what could be its first affordable condominium project (A nine-unit co-op approved in 2022 fell through.) Enclave Companies and Lifestyle Communities plan to subdivide the 9-acre site of the current Macy's Furniture & Mattress Gallery at 7235 France Ave. into three separate lots. Four buildings were approved for construction on the site. The southwest parcel will include an 11-story building with 49 senior condominiums, office and retail space.



Single-Family Ownership

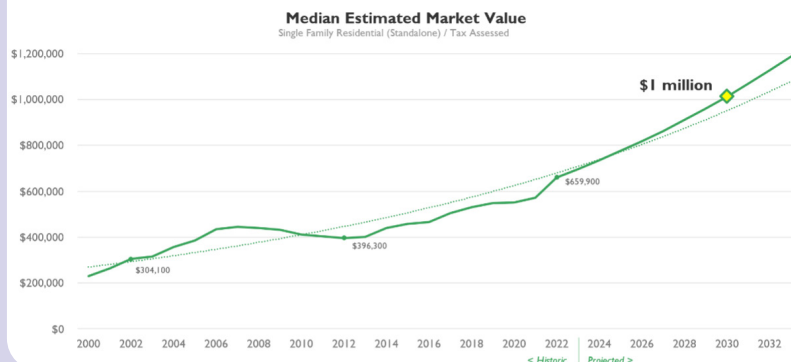
Between 2004 and 2014, Edina added nine single-family houses into a Community Land Trust to secure affordability for 99 years. From 2015 to 2021, the City more than doubled that with 20 additional houses being placed into a Land Trust and sold to eligible buyers.

Since 2020, 72 households have benefited from the Come Home 2 Edina downpayment assistance program, including 12 first-generation homebuyers. (The first-generation homebuyer program was established by the City in 2021.) \$4,137,614 in subordinate mortgage financing was provided, leveraging \$19,245,991 in home purchases.

Housing affordability is at risk in Edina as the median home value in the community continues to increase. It is projected that the median home value in Edina will be \$1 million by 2030.

Housing Affordability At Risk

Example: Single Family Housing Values (Projected)



Stephanie Hawkinson, Affordable Housing Development Manager
Planning Division
shawkinson@EdinaMN.gov
952-833-9578
OpenDoorsEdina.org



EDEN PRAIRIE AFFORDABLE HOUSING FACTS



CITY COUNCIL ACTION

- Adoption of Inclusionary Housing Policy – affordable units provided in perpetuity
- Establishment of Affordable Housing Trust Fund
- Adoption of 2025 LAHA (Local Affordable Housing Aid) spending plan
- Adoption of Naturally Occurring Affordable Housing (NOAH) inventory and action plan
- Adoption of Tenant Protection Ordinance
- Support for Low Income Housing Tax Credit (LIHTC) projects



HOUSING OWNERSHIP/RENTAL

Total residential units	26,369
Rental units	6,434
Owned units	19,934

NEW HOUSING SINCE 2017

Total residential units	2,179
Affordable units	396
Senior units	631

Recent multifamily developments include 25% affordable units



Mixed-Income Approach to Affordability

Affordable units are dispersed throughout the development and are required to include finishes and amenities consistent with market-rate units.

CDBG and TIF Support

- Housing Rehab Loans
- First-Time Homebuyer Loans
- Senior Home Repair Program
- West Hennepin Affordable Housing Land Trust

ADDITIONAL EFFORTS

First-Generation First-Time Homebuyer Program
New in 2025

Property Managers Collaborative

City-led effort to keep pulse of local rental information and market, and to educate property managers on emerging community and housing issues, best management practices and public safety requirements.

New Resident Welcome Guide

Distributed to multifamily housing tenants to increase connection and sense of community.

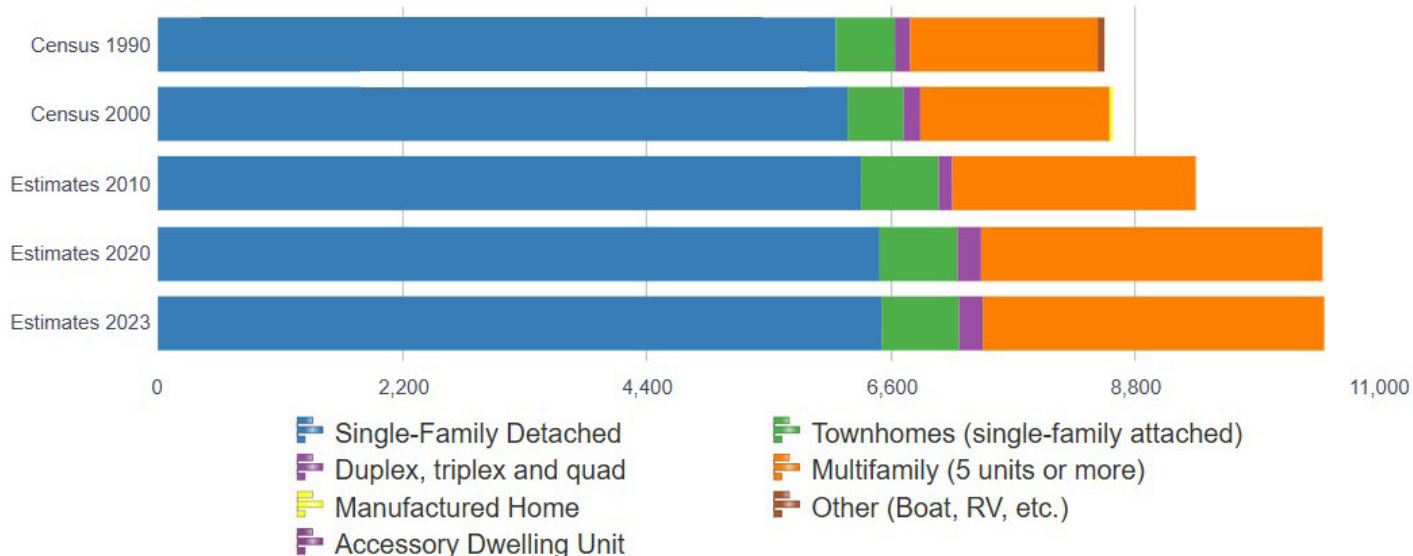
GOLDEN VALLEY HOUSING PROFILE

MIXED INCOME HOUSING | FAIR HOUSING | TENANT PROTECTION

GOLDEN VALLEY HOUSING GOALS

GOAL	DEFINITION	SUPPORTING CITY POLICY/PROGRAM
Maintain Housing Quality	Maintain a high-quality living environment, preserve stable residential neighborhoods, and where necessary, improve the condition of existing housing stock in the city	<ul style="list-style-type: none"> Housing Improvement Area Policy
Expand Variety of Housing Options	Expand the variety of available housing types and designs to provide housing choice for all life stages and economic means	<ul style="list-style-type: none"> HOPE Program TIF Funding
Increase Housing Affordability	Increase housing opportunities at a cost that low- and moderate-income households can afford without compromising their ability to pay for other essential needs	<ul style="list-style-type: none"> Mixed Income Housing Policy Tenant Protection Ordinance
Encourage Environmentally Sustainable Housing	Encourage housing development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment	<ul style="list-style-type: none"> Energy Action Plan (Home Energy Squad) 2040 Comprehensive Plan
Advance Equity in Housing Practices and Policies	Advance fair and equal opportunity in home ownership and renting for people of all backgrounds and abilities	<ul style="list-style-type: none"> Just Deeds Founding Member 2040 Comprehensive Plan

HOUSING TYPES IN GOLDEN VALLEY



CONTINUED »

GOLDEN VALLEY HOUSING PROFILE

PROJECT SPOTLIGHTS

HOME OWNERSHIP PROGRAM FOR EQUITY (HOPE)

Golden Valley's HOPE initiative meets two of the City's housing goals:

- increase housing affordability
- advance equity in housing practices and policies

HOPE uses available City-owned vacant property to develop housing for affordable and equitable home ownership.

HOPE works to reduce racial disparity in homeownership, build wealth, provide long-term affordability, and support Disadvantaged Business Enterprises for development and construction.



Golden Valley Mayor Roslyn Harmon (second from left) joins partners from Twin Cities Habitat For Humanity and Homes Within Reach in cutting the ribbon on the City's first completed HOPE home.



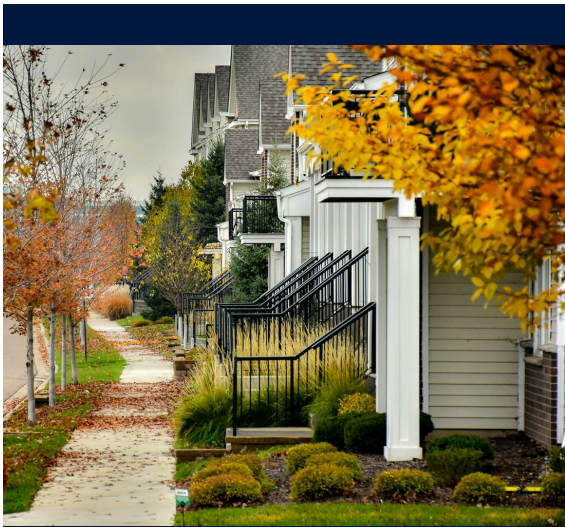
The Sentinel project (developer's rendering at left, in-progress photo below)

SENTINEL DEVELOPMENT – 640 WISCONSIN AVE

The first multifamily rental project developed under the City's Mixed Income Housing Policy includes construction of 303 residential units wrapped around an enclosed parking ramp, a new Wells Fargo bank building, and a small surface parking lot to serve the bank.



Fifteen percent of the multifamily units will be affordable at 60 percent of Area Median Income (AMI) and include requirements to maintain affordability for 20 years.



Maple Grove HOUSING

Maple Grove continues to grow and evolve, always striving to ensure diverse housing options in various sizes, styles, and price ranges to meet the needs of all ages and lifestyles.

City of Maple Grove housing demographics

Housing units

Housing facts

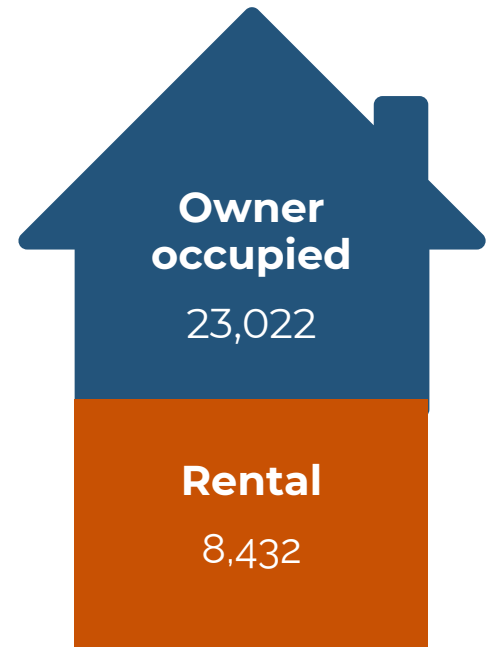
Median housing value
\$395,300 (2025)

Median gross rent
\$1,863 (2023)

**City-owned
affordable housing**

Scattered site
28 single-family homes
and townhomes

Woodland Mounds
88-unit | age 62+
apartment building



31,454 total units

City of Maple Grove initiatives

- The city allocates CDBG funding to be used toward home repair and reinvestment for low- and moderate-income earning families.
- The West Hennepin Affordable Housing Land Trust uses funds allocated from the city to buy and refurbish homes in Maple Grove, which it then sells at reduced prices to qualified home buyers.
- The city is partnering with Ebenezer to develop an affordable senior housing project on available city property.
- Partnerships with local organizations, Age-Friendly Maple Grove and MICAH/Housing for All, to support senior and affordable housing.

Comprehensive plan objectives

- Support and preserve a variety of housing types for people in all family structures and stages in the life cycle.
- Continue to plan for development patterns and densities that link housing with services, employment centers, public transit, and vehicular and pedestrian transportation facilities.
- Support a community of well-maintained housing and neighborhoods, including rental and ownership housing.

Minnetonka Housing Demographics



Minnetonka HOUSING

Minnetonka was one of the first communities to participate in the Livable Communities Act when the Minnesota legislature created it 30 years ago. In that time, the city has continued to lead the way in developing and achieving comprehensive plan housing goals.

GOAL 1

Encourage diversity of affordable housing types, sizes and prices

Rental housing support

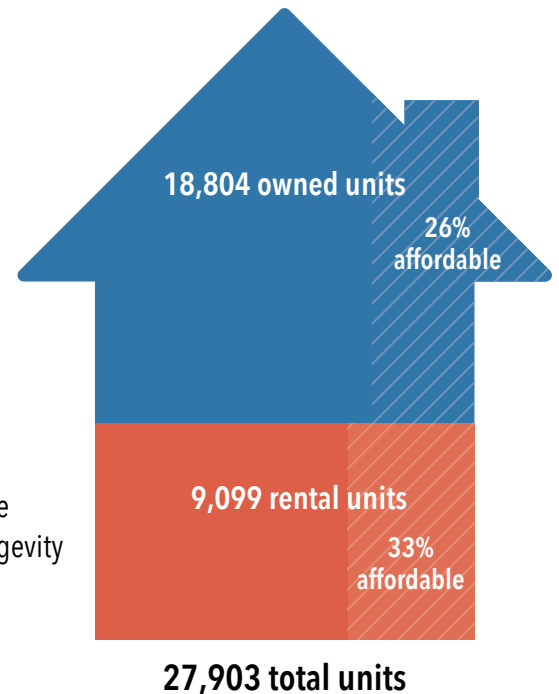
- Affordable Housing Trust Fund
- TIF funding
- State and federally financed projects
- Housing policy
- Rental assistance

GOAL 2

Create partnerships and programs to ensure affordable housing longevity

Housing ownership support

- HRA Home Loans
- Pathways to Homeownership
- CDBG Loans
- Homes Within Reach program
- Indexing (limit resale price)
- City-owned properties



Minnetonka prioritizes housing production affordability.

2011-20 Minnetonka Livable Communities Act Affordable Housing Goals

	GOAL	RESULTS
New affordable units (rental and ownership)	246-378	679 (276% achieved)
New lifecycle unit	375-800	1,655 (441% achieved)

2021-30 Minnetonka Livable Communities Act Affordable Housing Goals

	GOAL	RESULTS
New affordable units (rental & ownership)	558-1064	752 (135% achieved to date)
New lifecycle units	2400	1,336 (55% achieved to date)



In the past five years, 2,809 multi-unit households have been added in the city; 28 percent are affordable.

GOAL 3

Strengthen neighborhoods through improving and preserving existing housing stock

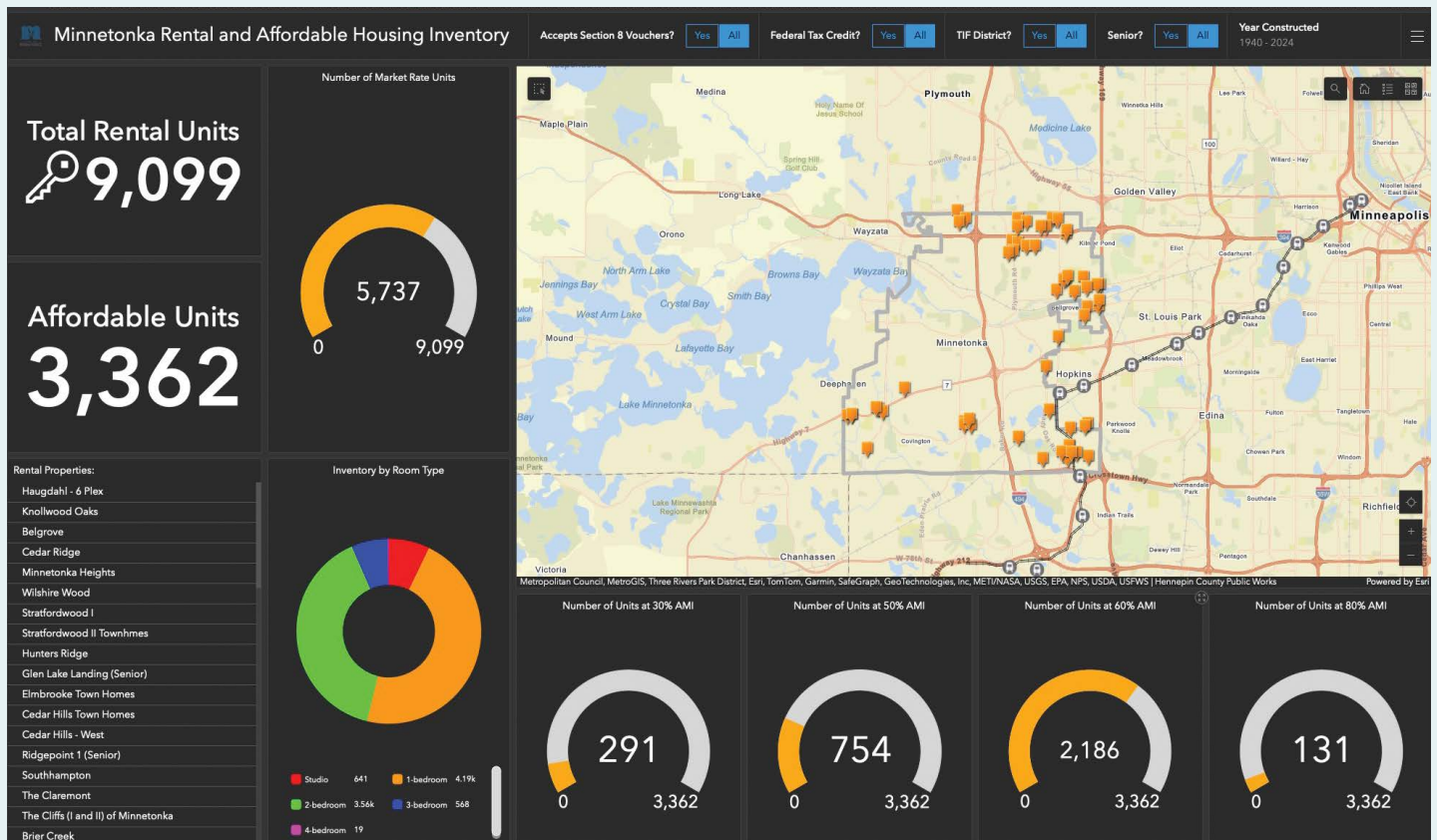
Minnetonka's housing trust fund helped support the rehabilitation of Cedar Hills Townhomes, improving the living conditions and sustainability of the development for 30 very low-income families.



GOAL 4

Provide and promote affordability information

The housing dashboard helps identify affordable options across the community, including rentals, townhomes and condos and senior living options. A third of the city's rental units are affordable.



Julie Wischnack, FAICP
Community Development Director
jwischnack@minnetonkamn.gov
952-939-8282



Making a Home in Plymouth

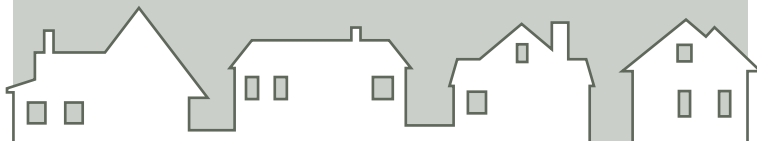
The City of Plymouth promotes and contributes to the economic health of the community through the creation and maintenance of affordable, life-cycle housing, as well as active participation in the city's development and redevelopment processes. Housing goals from the Comprehensive Plan guide the city's work for the community.



HOUSING GOAL 1

Promote the development and preservation of a supply of quality housing that is affordable at all income levels and at all stages of the life cycle.

The City of Plymouth implemented an Inclusionary Housing Policy in 2024 to ensure each new residential development receiving city financial assistance includes a reasonable proportion of affordable units.



50%

Since 2022, the city has supported funding of three new housing developments totaling 282 units. About 50% of these new units are affordable to households at 60% Area Median Income.



HOUSING GOAL 2

Encourage and ensure that all housing and neighborhoods in Plymouth are well maintained.

The city offers Community Development Block Grant-funded Home Rehabilitation Loans and Emergency Repair Grants to low-income homeowners. In the last five years, \$772,218 was awarded for rehabilitation and repair of 29 homes.

HOUSING GOAL 3

Promote development patterns that link housing with services and employment centers by all forms of transportation, particularly public transit and non-motorized forms of transportation.

Built in 2024, Wren on the Creek offers 176 new units less than a mile from the city's largest transit station and the Luce Line Regional Trail.



Home ownership support

Plymouth offers assistance for current homeowners, as well as those preparing to purchase a home. Offerings include:

- Homes Within Reach partnership
- Down payment assistance
- Architectural Design Consultations
- Home Energy Squad visits

Renters/rental housing support

Plymouth offers programs for renters, including rental and utility assistance; housing choice vouchers; and TIF-funded properties.

350

HRA-administered housing choice vouchers

734

Units in TIF-funded properties, 29% of which are affordable

Plymouth Towne Square

Home to 99 deeply affordable units, the facility is fully subsidized by the Plymouth HRA levy. Recent property renovations included more than \$160,000 in capital improvements.



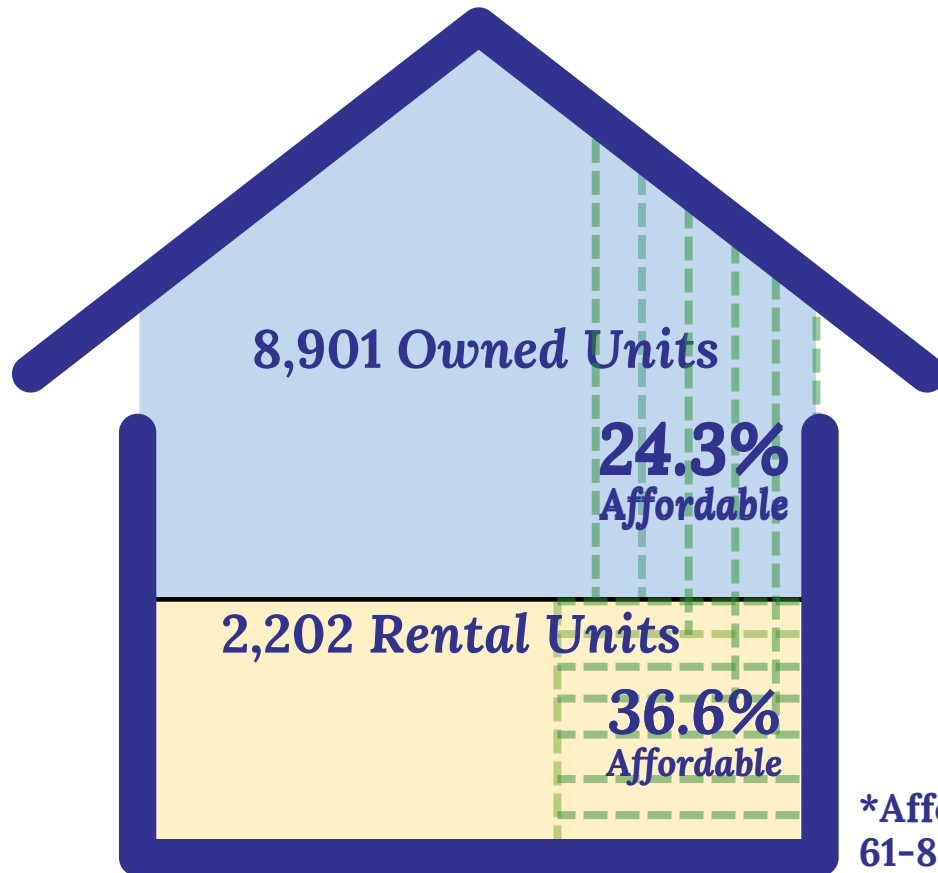
Plymouth is committed to continuous achievement and furthering of these housing goals. Innovative and collaborative strategies are prioritized throughout support programs available to Plymouth's communities.

plymouthmn.gov/housing

PRIOR LAKE HOUSING



CURRENT CONDITIONS



*Affordable
61-80% AMI

11,103
TOTAL HOUSING UNITS



PRIOR LAKE HOUSING



NEW CONSTRUCTION 2015-2024



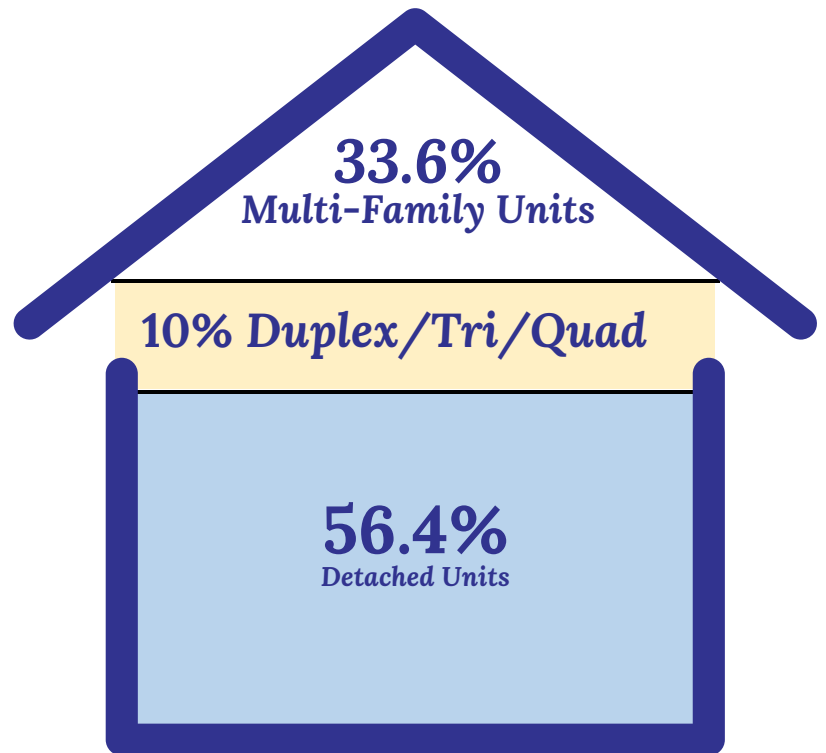
Grainwood Senior Living
168-unit subsidized affordable
apartment building for adults 55+



Pike Lake Marsh is a 68-unit subsidized
workforce housing apartment building



**Scott County Specialized Emergency
Family Housing** will provide 14-units for
temporary homeless family housing and
to be constructed in 2025.



1,894
**TOTAL HOUSING
UNITS**

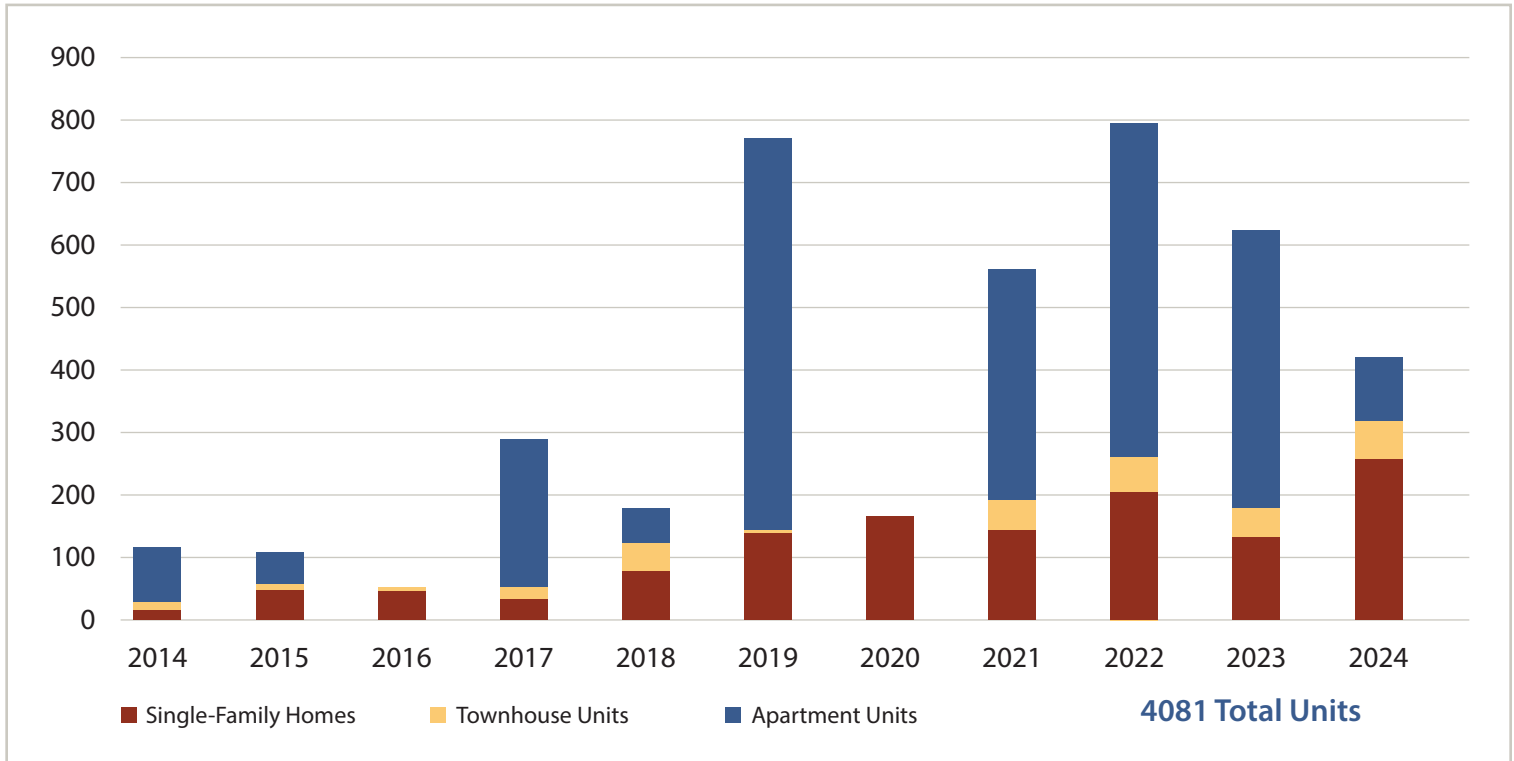


**Towering Woods
Townhomes** is a
development of 12
attached townhome
units being
constructed by Twin
Cities Habitat for
Humanity.

2024 HOUSING SNAPSHOT

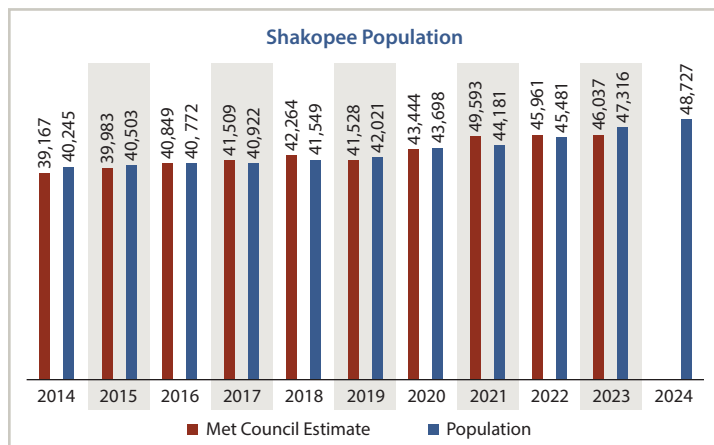
Community Values: A home for all ages and stages of life

Building Permits by Unit Type and Year



Shakopee Population

Shakopee's population has grown 24.4% since 2014. At the current average growth rate since 2021, Shakopee is expected to exceed the Metropolitan Council's 2030 population projection in 2029.

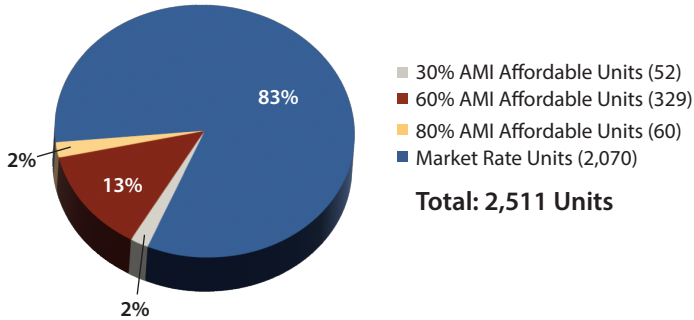


As we look to the future, Shakopee will continue to be a leader in creating a diversity of housing types. Shakopee has **410** available single-family lots and **78** available townhome lots, with an additional **1,006** single-family and **110** townhome lots and **534** apartment units waiting for final platting. Altogether, this equates to a total of **1,116** lots in the pipeline ready for builders.

2024 HOUSING SNAPSHOT

Community Values: A home for all ages and stages of life

Apartment Units Since 2014



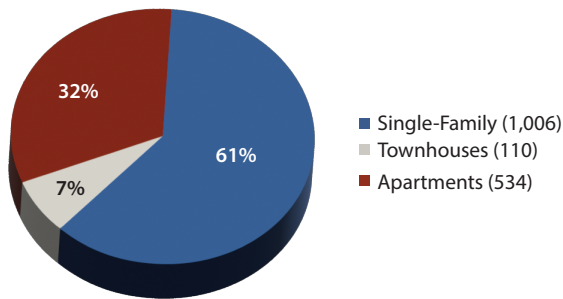
Rentals

Shakopee has been a leader in promoting the development of workforce housing and preserving our existing rental stock. Shakopee's rental inspection program inspected more than 500 units in 2024.

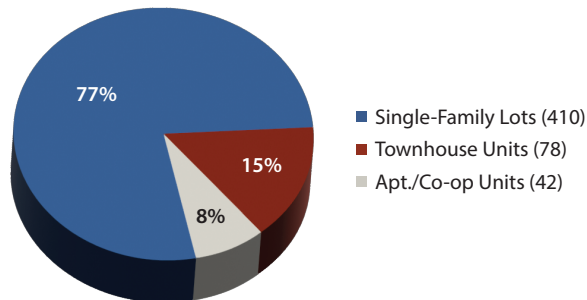
Shakopee has 441 rental units serving 30% to 80% AMI households. The Willows (below) has 60 units of affordable housing.



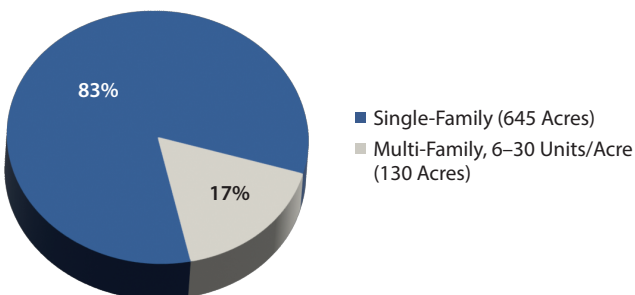
Developments Currently Under Review/Recently Approved



Shovel-Ready Sites



Future Developable Acres



Development

- Shakopee has more than 700 acres available for future development including 130 acres for multifamily housing.
- Shakopee has a zero percent loan program to maintain and rehabilitate existing owner-occupied homes for those at 80% AMI through a partnership with the Scott County CDA.
- Shakopee offers housing for all ages and stages of life. We have approved lots as narrow as 36 feet to increase density and affordability. Density in multifamily developments range from 18 DUA to 133 DUA. The city has approved several senior developments including the Omry, Henderson and Legacy Central and a continuum of care at BHS.

