OPEN COUNCIL WORK SESSION

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
MONDAY, JULY 13, 2020
5:00 P.M.

OPEN COUNCIL WORK SESSIONS

Open Council Work Sessions are held in person in the Council Chambers and are open to the public with social distancing restrictions. Meetings will continue to be broadcast and streamed online for viewers to watch from the safety of their homes.

SEATING: A limited number of attendees will be allowed in the Council Chambers to view live meetings. Seats are first-come-first-serve. Due to the limited seating, overflow space will be available in the City Hall lobby and Lobby Conference Room with screens playing the meeting live.

1. Call to Order

2. Roll Call

3. Review and Approve the OCWS Agenda

4. Review the Regular Meeting Consent Agenda

5. Agenda Item(s)

   A. Housing Plan/Maxfield Housing Market Study

      Documents:

      COUNCIL MEMO - HOUSING PLAN - 7-13-20.PDF
      PROPOSED HOUSING PLAN.PDF
      LIST OF HOUSING PROJECTS WITHIN LAST SEVERAL YEARS.PDF
      MAXFIELD DAKOTA COUNTY HOUSING STUDY_2020.PDF

   B. Conversion Therapy Ban Request

      Documents:

      COUNCIL REPORT - CONVERSION THERAPY BAN REQUEST.PDF
      CONVERSION THERAPY ORDINANCE TITLE 15 MINNEAPOLIS.PDF
      MUNICIPAL CONVERSION THERAPY BAN FAQ.PDF
      U.S. CONVERSION THERAPY BANS.PDF

MOVEMENT ADVANCEMENT PROJECT _ STATE PROFILES.PDF
LIST OF U.S. JURISDICTIONS BANNING CONVERSION THERAPY.PDF

C. Modification of Farm and Other Small Animal Ordinance

Documents:

COUNCIL REPORT - FARM ANIMAL ORDINANCE MODIFICATION DISCUSSION.PDF

D. OCWS Backlog Items

Documents:

COUNCIL REPORT - OCWS BACKLOG ITEMS.PDF

6. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

CITY OF WEST ST. PAUL

City Council Report

To: **Mayor and City Council**

Through: **Ryan Schroeder, City Manager**

From: **Jim Hartshorn, Community/Economic Development Director**

Date: **July 13, 2020**

Housing Plan Proposal Review

BACKGROUND INFORMATION:

An initial review of the Housing Plan was held during an Open Council Work Session on May 13, 2019. After Council held a brief discussion with Staff, it was recommended that the plan be sent to the Planning Commission for review. The plan has since been updated to reflect the changes recommended by Planning Commission and City Council.

PLANNING COMMISSION:

The Planning Commission reviewed the Housing Plan during two meetings due to the length of the document. During the second review by the Planning Commission on July 16, 2019, it was voted 7-0 in favor of moving the forward to the City Council with some recommended changes added to the plan.

Most of the Planning Commission's recommendation were already in place, or have since been implemented to the proposed plan; see page 42 of the attached proposed Housing Plan. Page 27 shows the current Quality Housing Program already in place.

If the Council wishes to adopt the attached plan, Staff will present the final draft for approval at the next meeting.

FISCAL IMPACT:

		Amount
Fund:		**N/A**
Department:		
Account:		

STAFF RECOMMENDATION:

Review and direct staff

ATTACHMENTS:

1. List of Housing Projects within the last several years.
2. Proposed Housing Plan
3. Maxfield Housing Needs Study

City of West St. Paul, Minnesota

Housing Plan

2019

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Executive Summary

West St. Paul can be characterized as an older, first-ring suburb, and a working class community with modestly priced housing options for both renters and owners alike. West St. Paul has been considered a "developed community" since 2005 (Dakota County), this means there is very little vacant land available for new construction. With over 9,000 residential properties within the five square miles of West St. Paul, City Officials, Staff, and residents all must be conscious of these items when considering reinvestment and redevelopment as the community continues to grow. The Metropolitan Council's growth numbers for West St. Paul project an expected population increase to over 23,000 residents by the year 2040.

This plan outlines several successful initiatives presently being utilized by the City and its residents. As a supplement to the existing programs offered through West St. Paul and Dakota County, this Housing Plan is to be used as a strategic, planning, and educational document with recommendations, goals, and available funding sources to be used to inform and guide both current and future decisions. Throughout this document, there are assessments of the physical and monetary characteristics of the West St. Paul housing stock, along with demographic information of the community; these features and demonstrated trends set a tone and establish a landscape of what some of the more critical areas of housing are, along with the presently thriving areas.

Identified throughout multiple areas of the plan are goals and recommendations supplemented by funding and partnership opportunities to work toward achieving those goals. The plan identifies several different goal areas, such as: housing growth, the future of affordable housing, Quality Housing Program initiatives to help preserve the existing housing stock such as rental licensing and code enforcement, redevelopment and re-investment with the community, life-cycle housing, and establishing a welcoming community for both new and existing residents.

West St. Paul's housing community is largely considered to be naturally affordable, partially due to the aging housing stock, with more than half of the housing units being built prior to 1970. While the housing structures are presently in good condition and are relatively affordable, still a large percentage of homeowners are cost-burdened by their existing housing situation by paying more than 30 percent of their income, this limits the funding available for reinvestment or rehabilitation. Despite these distressing financial numbers, the residents of West St. Paul have established a clear interest and intent in reinvesting and renovating their homes, with more than 5,000 residential alteration permits issued between 2010 and 2018. As these trends continue, this plan is intended to be a source of information, a tool to help educate, and a guiding resource to City Officials, Staff, and residents alike.

Introduction

Housing is a strong contributor not only to the overall regional plans for West St. Paul, but also to the quality of life of the residents. In the Comprehensive Plan, housing is highlighted to play an important part in the community plan to identify areas for reinvestment and how to best guide the future growth of the City. In order to predict and plan for the future, it is important to understand the historical and current trends and changes in housing and household composition.

The following plan outlines and identifies programs currently offered by Federal, State, County, and local initiatives as well as to opportunities to be utilized by city staff, elected officials and boards, and residents of West St. Paul.

This plan seeks to:

- Address key housing issues throughout the city,
- Explore and recommend actions and/or alternatives for residential reinvestment, and
- Identify goals and objectives to establish a clear vision of quality that is suitable and affordable to all ages and generations.

The efforts of creating this plan serve to initiate and provide housing strategies, best practices, and recommendations that will further advance local initiatives and catalyze conversations and partnerships to better identify and unify City Council's role and city staff responsibilities.

Goals

The following goals have been established through many different housing efforts; including Comprehensive Plans, Quality Housing Program, and the 2014-2015 Housing Survey.

- To develop and maintain quality housing in residential neighborhoods to meet the needs of current and future residents;
- To promote and preserve a community of excellence through ethical, responsive, efficient, and innovative provision of services;
- To provide safe and adequate housing for all people, regardless of age, income, or ethnic background;
- To provide a variety of housing alternatives for the residents of West St. Paul;
- Work to preserve naturally-occurring affordable housing within all affordability ranges while still maintaining the overall safety and livability of the City's housing stock;
- To support attractive, stable neighborhoods through strong code enforcement, rental licensing program, rehabilitation incentives, and public services and facilities;
- To redevelop the housing supply to meet diverse needs while maintaining the integrity and quality character of existing neighborhoods;
- To support housing maintenance assistance programs, particularly for lower-income households.

History

West St. Paul's housing stock was first addressed in the Comprehensive Plan that was prepared in 1963, this plan envisioned small, local commercial development along Robert Street surrounded by multifamily housing as a buffer between the different density uses of commercial and single family residential. The southwest portion of the city was planned to be large lots for single-family homes to account for environmental concerns such as the preservation of water resources and green space. During the years following the adoption of the Comprehensive Plan, extensive commercialization of Robert Street took place, which then led to a decreased interest in multifamily development along the corridor. This stirred the development of walk up rental apartments in other areas and relatively little, large lot development in the southwest portion of the City during the 1960's and early 1970's.

After further study and examination, the City recognized that 39 percent of the City's housing stock consisted of multifamily housing, causing concern due to the large concentration of apartment development in two areas of the City. The City therefore down-zoned some high-density residential areas, and took interest in residential rehabilitation efforts to help maintain a more stable population and overall density throughout the city.

The goal of this housing action plan is to complement the decisions made in the past to better execute and reinforce the City's and the Economic Development Authority's current and future efforts, and to educate residents about funding opportunities and resources available for residential reinvestment. The goal of West St. Paul is to promote and preserve a community of excellence by ethical, efficient, and innovative provision of services. During the past 10 years, West St. Paul has undergone many efforts to preserve and expand the quality and diversity of the existing housing stock.

Community Character

Demographics

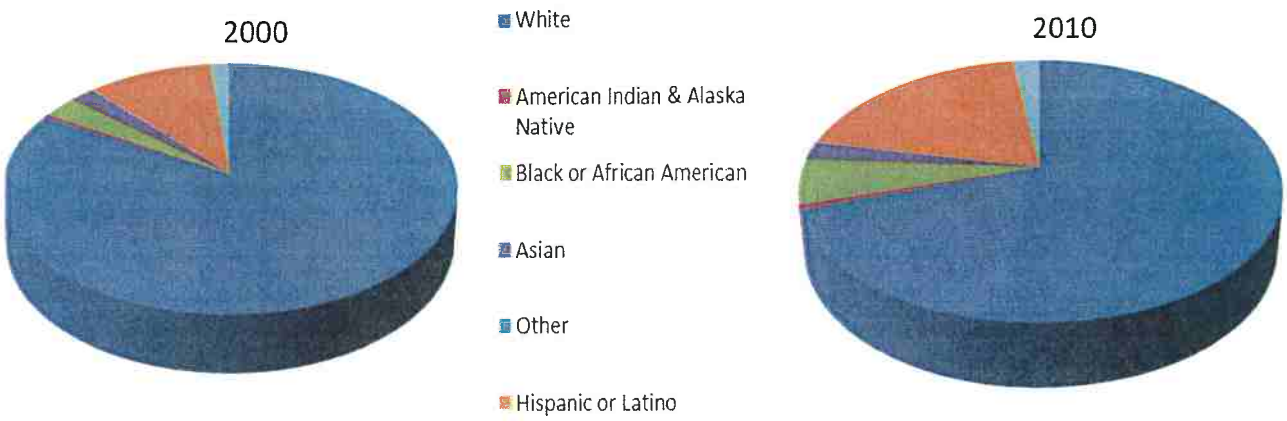
Race and Ethnicity

Growth traditionally brings diversity; West St. Paul is becoming more diverse; as can be seen most evidently in the increase in the Hispanic or Latino community and the decrease in the White community (see Figure 1-1). The percent of white residents was 93.28 in 1990, and dropped to 69.9 percent in 2010 (a decrease of 23.38%). The big increases were from Black or African American alone and Hispanic or Latino, 0.63 to 5.62 percent (an increase of 4.99%) and 4.56 to 19.46 percent (an increase of 14.90%), respectively.

As the City's demographics continue to change and transition, the City will need to work to accommodate a wider variety of different lifestyles, age groups, and housing types; including mixed-use, workforce units, higher-end amenities, and transitional housing, while still maintaining the essential character of existing neighborhoods.

Figure 1-1 - Population Race and Ethnicity 2000, 2010

Source: 2010, 2014 Met Council



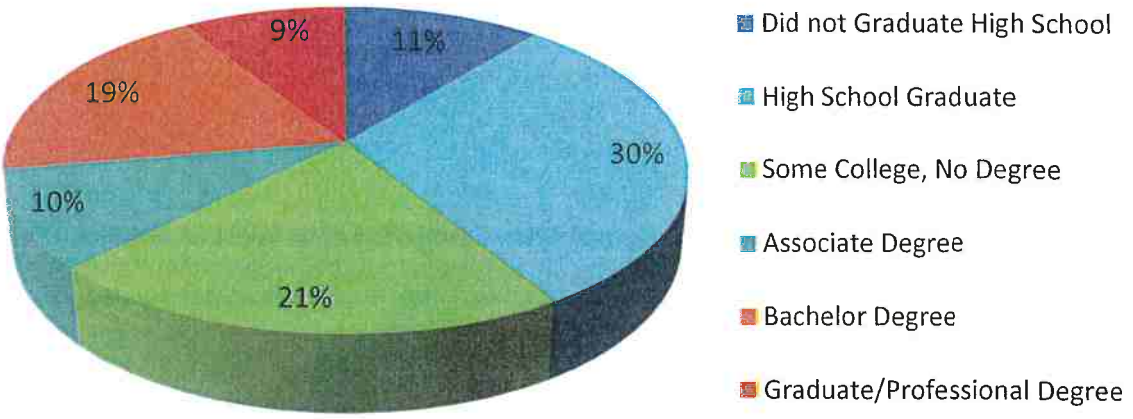
Educational Background

According to the 2010-2016 American Community Survey, in 2016 one quarter of the population in West St. Paul had graduated high school. Approximately one third of the population either had attended some college, but did not earn a degree or graduated college with an Associate's Degree; while just under one third of the population has earned either a Bachelor or Graduate/Professional Degree. These numbers can be seen below in figure 1-2.

Between 2000 and 2010 there was a large push to attend college, as there was a need for more highly educated professionals at that time. This trend is reflected in the table below, especially when

compared to the educational status of residents in 1990. In 1990, less than 20 percent of the population earned either a Bachelor or Graduate/Professional Degree

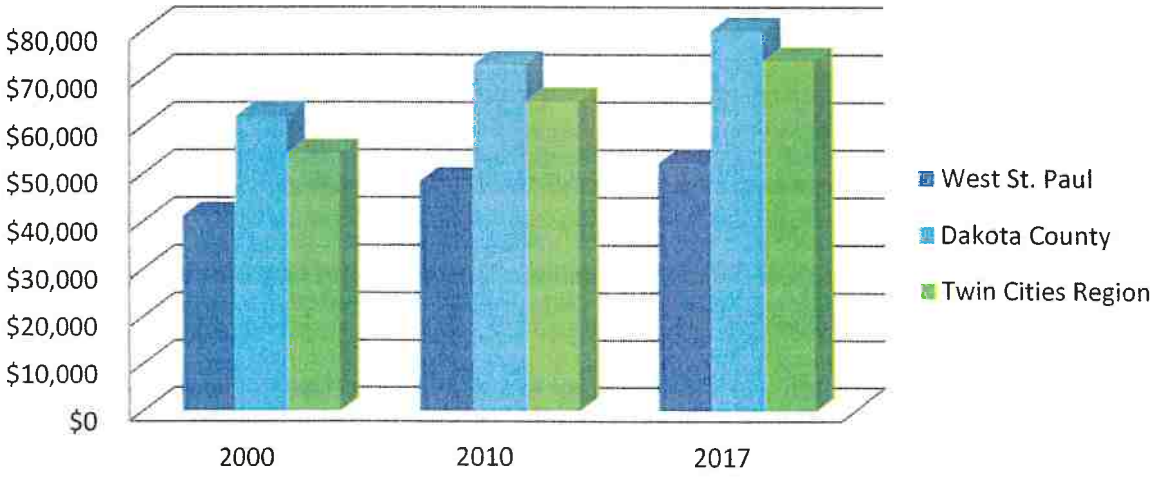
Figure 1-2 - Highest Education Level
Source: 2010-2016 Decennial Census & American Community Survey



Community Wealth

Overall, West St. Paul's annual wages have slightly increased since 2010, where the median income was $48,400. The current median income is $52,100, which is still significantly less than the median household income for Dakota County $80,000. West St. Paul has the lowest median household income out all of the cities in Dakota County, and is lower than the median for the Twin Cities metro region.

Figure 1-3 - Median Household Income 2000-2017
Source: 2018 Metropolitan Council Community Profile

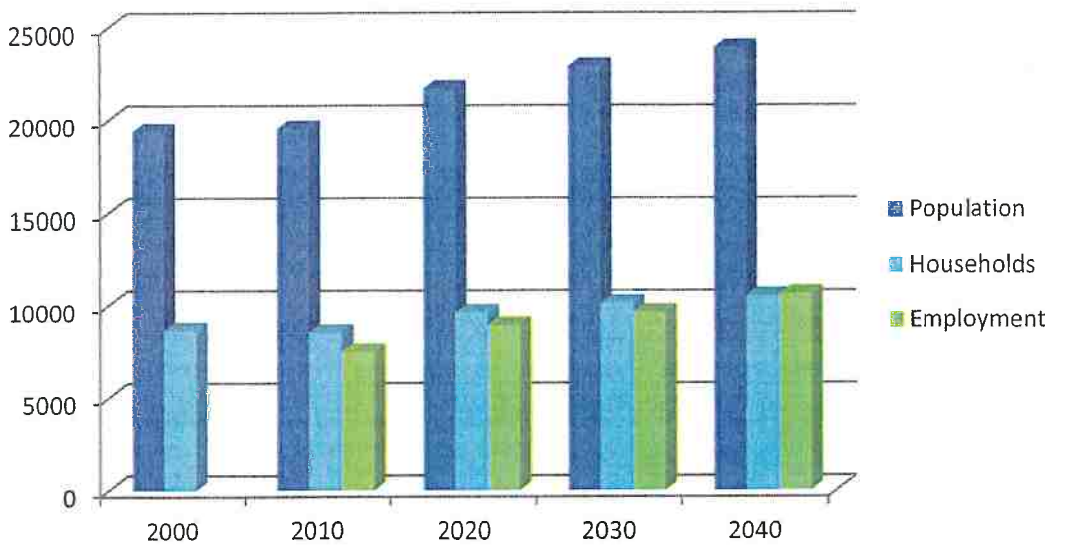


Community Growth

West St. Paul is expected to grow to 23,100 residents by 2040 (these numbers can be seen below in Figure 1-4), with the number of households and opportunities for employment remaining relatively stable. This offers the opportunity for new residents that choose to live in West St. Paul, but may potentially work in another community. In order to do this, an attractive housing stock is a vital necessity. With the current stock continuing to age, West St. Paul is being presented with a choice. The choice to either continue with the current housing stock as it is, or choose to re-invest and redevelop its assets.

Figure 1-4 - Forecasts of Population, Households, Employment of West St. Paul, 2000-2040

Source: Metropolitan Council, Twin City Forecast to 2040



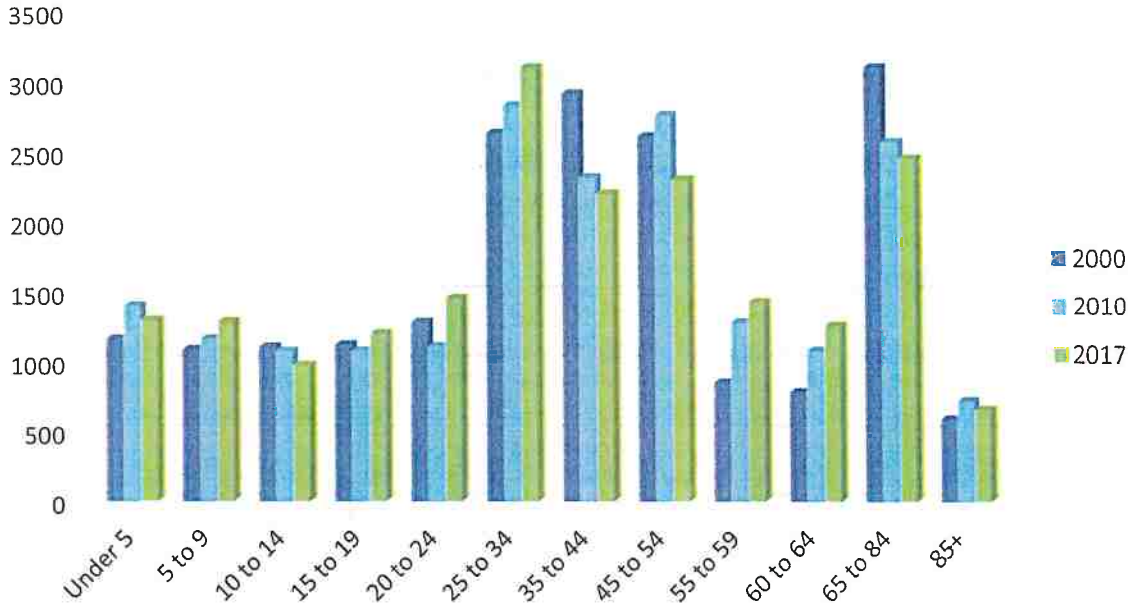
Aging Demographic

The median age of West St. Paul residents between 2000 and 2010 had only slightly changed, increasing from 39.3 in 2000 to 39.7 in 2010. However, conversely, the composition of age cohorts has changed significantly. Large increases are in the 55 to 64 ages as well as 85 and older years, while a decrease appears among ages from 10 to 24 (see Figure 1-5). It is anticipated that West St. Paul will continue to increase in senior residents in the future. Therefore, **the City needs to plan how the community can accommodate senior housing.**

According to the 2013 Dakota County Housing Needs Assessment, Dakota County, as a whole, is expected to see major shifts in housing preferences by 2030 as a larger portion of the population moves into their senior years (65+). Seniors seeking a variety of housing options ranging from condominiums to assisted living will account for a larger share of demand for new multifamily housing.

Figure 1-5 - West St. Paul Resident Ages 2000, 2010, and 2017

Source: US Census 2000, 2010, 2017



Population Growth

Following World War II, the construction of the modern highway network surrounding Minneapolis and Saint Paul revolutionized transportation accessibility. With the heavy incentives for the use of the automobile, the new highway system allowed growth in areas much further from the city core than ever before, and therefore opened up a supply of new land available for development. Historically, the region has urbanized footprint expanded as far as new transportation accessibility allowed. In more recent decades— from 1980 to 2010—the majority of the region's new household growth occurred in Suburban or Suburban Edge communities.

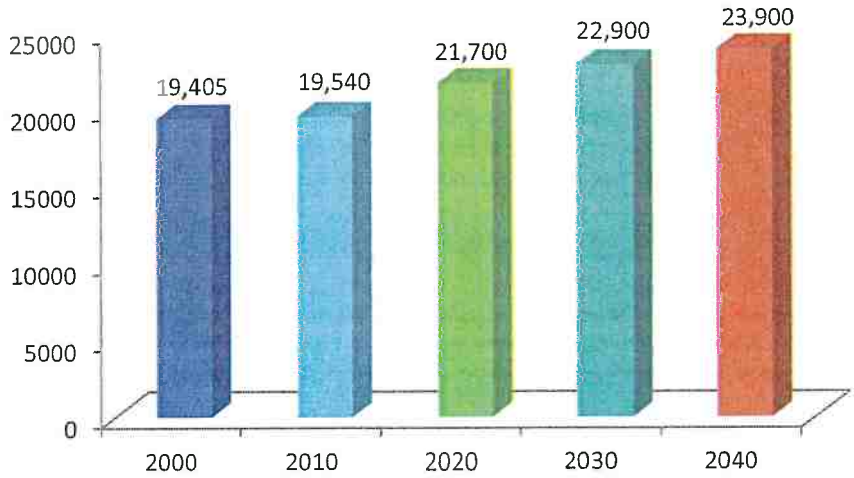
West St. Paul's central location and close proximity to the Minneapolis/St. Paul urban core continues to offer multiple incentives to new and existing residents. This includes benefits such as close proximity to the urban core's retail and other services, employment opportunities, more established roadways as well as multiple forms of transportation.

As West St Paul is defined as a Developed Community, population has remained relatively stable with slow growth since the 1970s. West St Paul will grow its population steadily by 2040, and is expected to gain 4,360 in population and 1,971 new households from 2010 to 2040 (see Figure 1-6). Population is expected to grow to 23,100 by the year 2040, according to the 2014 Metropolitan Council Population Forecasts; this averages to a population increase of just over 1,123 people and a one percent total increase over the next 20 years. Population growth is slow due the majority of West St. Paul being already built out, meaning there are little to no more buildable lots or areas.

As can be seen in figure 1-5 above, the largest portion of the population is between the ages of 25 and 54, with the median age being roughly 37. As this population ages, older adults are likely to want smaller, maintenance-free housing options that offers access to services and amenities near areas they know best—primarily, the developed core or downtown of the city. Areas immediately surrounding Robert Street have historically served as an area or destination of interest.

Figure 1-6 - West St. Paul Population Growth 2000-2040

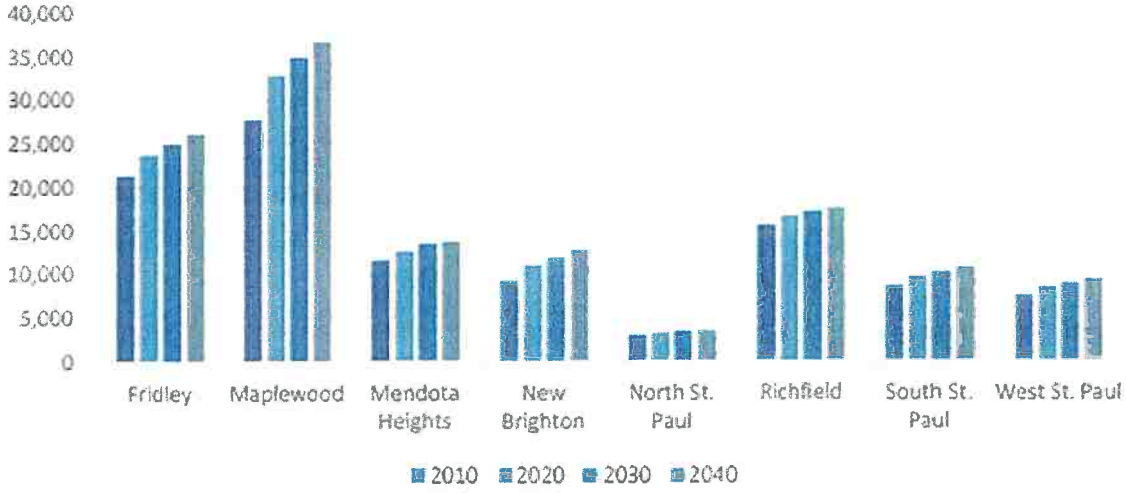
Source: 2014 Metropolitan Council



Local Economy

According to ESRI's 2018 business analyst, West St. Paul is home to 756 businesses and 10,580 employees, offering a diverse business mix. The main business industries in West St. Paul are retail trade (16.8%), other services, excluding public administration (14.2%), and health care and social assistance (9.4%), respectively. These three industries alone account for 40 percent of the businesses in West St. Paul. The percentage of employment in these industries is slightly higher than the Minnesota state average.

Projected Job Growth for West St. Paul and comparison cities



Future job growth is expected to occur in health care support (18 percent increase), personal care and service (14 percent increase), healthcare practitioners and technical occupations (12 percent increase) according to Met Council's projected job growth, will allow for an opportunity for West St. Paul to capture some additional living wage positions within the community. Figure #, demonstrates the annual wages in West St. Paul compared to Dakota County and the Twin Cities Metro Region.

Through 2040 West St. Paul is expected to lag behind most comparable first ring suburbs in terms of job growth. Other communities such as Fridley and Maplewood will see significant job growth, see the graph above.

Housing Profile

Housing Characteristics

West St. Paul is defined as an older, first-ring, working-class community with modest-priced owner occupied and rental housing options. Dakota County defined three submarkets in 2005: developed communities, growth communities, and rural areas. Developed communities are defined as an area with limited new housing and little land available for development. West St. Paul is placed into the category of developed communities, along with Mendota Heights, Eagan, Sunfish Lake, South St. Paul, Inver Grove Heights, and Burnsville.

West St. Paul has 9,174 total housing units spanning across just over 3,000 acres (5 sq. mi.) according to the 2015 Metropolitan Council Community Profile. The residential land use, including multi-family residential, makes up 1,894 acres out of the total 3,202 acres, which accounts for approximately 60 percent of the total land in West St. Paul. Fifty-one percent of the housing stock is considered to be single family detached and contains no manufactured homes or other forms of housing such as mobile homes and RVs.

Larger Single Family Homes. Many of the city's larger homes, such as the home shown here, are located on the larger lots located in the southwest part of the city.

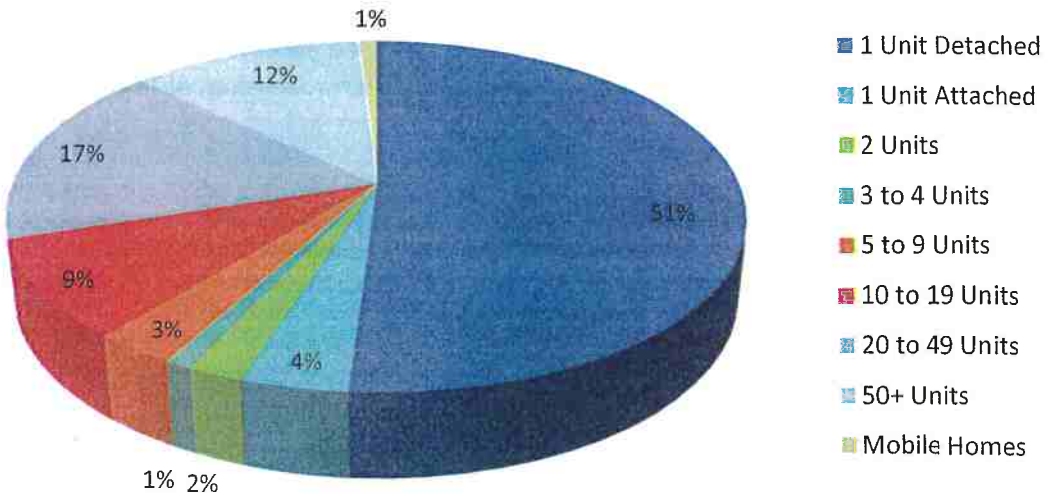
Smaller Single Family Homes. This home is more typical of the majority of single-family homes that are older and built in the 1950's or earlier.

Apartments Buildings. Apartment complexes such as this one are common throughout the city and are generally built in an older walk-up style.

Senior Living. West St. Paul is host to several senior-oriented housing complexes that offer a spectrum of specialized programming or care.

The type of housing units in the City has remained fairly unchanged over the past 25 years. Single family, or one unit detached, housing has been the most prevalent; teetering between 51 and 52 percent of the total housing stock from 1990 to 2015. Multi-family housing (5 or more units) continues to be the second most common type of housing in West St. Paul, ranging anywhere from 38 to 40 percent of the total housing stock. West St. Paul was previously ranked the highest in renter percentage among larger cities in the Dakota County (Market Research Partners, Inc., December 2002). Other types of housing units that are present, but are not as prevalent, include townhomes, condominiums, and duplexes.

Figure 2-1 - Housing Units per Structure Type
Source: ACS Survey 2010-2014, 5-year Estimates



In order to attract and retain residents, it is important to provide a diverse housing stock that is both attractive and functional for all age ranges. Figure 2-1 above shows that the majority of the housing stock in West St. Paul is single-family detached homes; when combined with one unit attached single-family homes comprise 55 percent of the existing housing stock.

In order to retain a diverse housing stock and to better prepare for the projected population growth and aging residents, West St. Paul will likely see an increase in multi-family housing and retrofitting of housing due to the city already being over 90 percent developed. Generally, the construction of multi-family units increases as the amount of buildable land decreases due to their ability to be more sustainable through cost efficiency, maximum space utilization, and proximity to infrastructure and transit.

In 2018 alone, the City of West St. Paul approved 172 new multi-family units. Through the 2040 Comprehensive Plan update, West St. Paul was able to diversify its redevelopment options by incorporating more areas of mixed use throughout the city, primarily along Robert St.

Age of Housing Stock

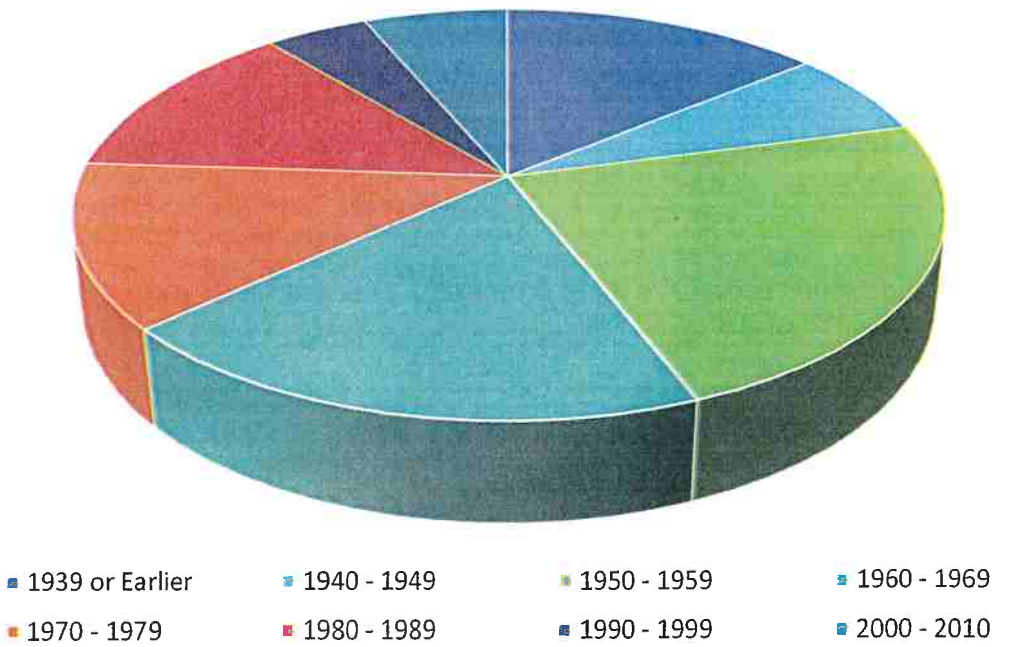
The majority of owner occupied houses were either built in the periods of 1939 or earlier and 1950 – 1959. Housing structures in West St. Paul tend to be in good shape for a housing stock where more than half the units were built prior to 1970.

Presumably, based on the number of renovation permits issued by the Building Department (over 500 annually since 2014), these houses have been renovated or improved upon to either attract new residents or to retrofit the property for the needs of the existing residents.

While the homes during the 1960 – 1979 time period remain very functional. It can also be noted that the time period where the least amount of housing was built was during the years of 1990 – 2010, even though there was an economic housing boom during the early 2000's, it is not reflected in this data. This could be due, again, to the lack of open space suitable for housing, as is commonly seen with many first ring suburbs.

Figure 2-2 - Age of Housing Stock in West St. Paul

Source: US Census Bureau, 2013/2014 American Community Survey



Apartment Complexes with 100+ Units

As of 2018, West St. Paul was home to over 40 apartment complexes with ten or more units; this adds up to over 3,000 multi-family units. With the total number of residential units calculating to be 9,174 (according to the Metropolitan Council Housing Stock Estimates) these apartment complexes make up nearly one-third of the overall housing stock in West St. Paul. As the existing infrastructure continues

to age, City Staff and elected officials will be forced to take a more active role in the overall maintenance and restoration of these properties and their surrounding infrastructures.

Table 2-3 below lists all of the apartment complexes in West St. Paul that have over 100 units. Many of which were built in the late 1960s to the early 1970's.

Table 2-3 - Apartment Complexes with 100+ Units

Apartment Complex	Address	Year Built	Number of Units
Westview Park Apartments	285 Westview Dr.	1997	298
Holiday Acres Apartments	1762 Oakdale Ave.	1995	188
Somerset Green & Sandlewood Place	1550 - 1552 Charlton St.	1994	168
Eagle Pointe	2044 Oakdale Ave.	1972	217
Charlton Park	430 Mendota Rd.	1972	170
The Oaks of West St. Paul	171 – 191 Thompson Ave. East	1966	132
The Oaks of Heatherwood	85 Thompson Ave. West	1970	108
Country Club Manor	1945 – 1955 Oakdale Ave.	1970	105
Oakdale Terrace	1926 Oakdale Ave.	1968	170
Covington Court Apartments	364 Marie Ave.	1965	159

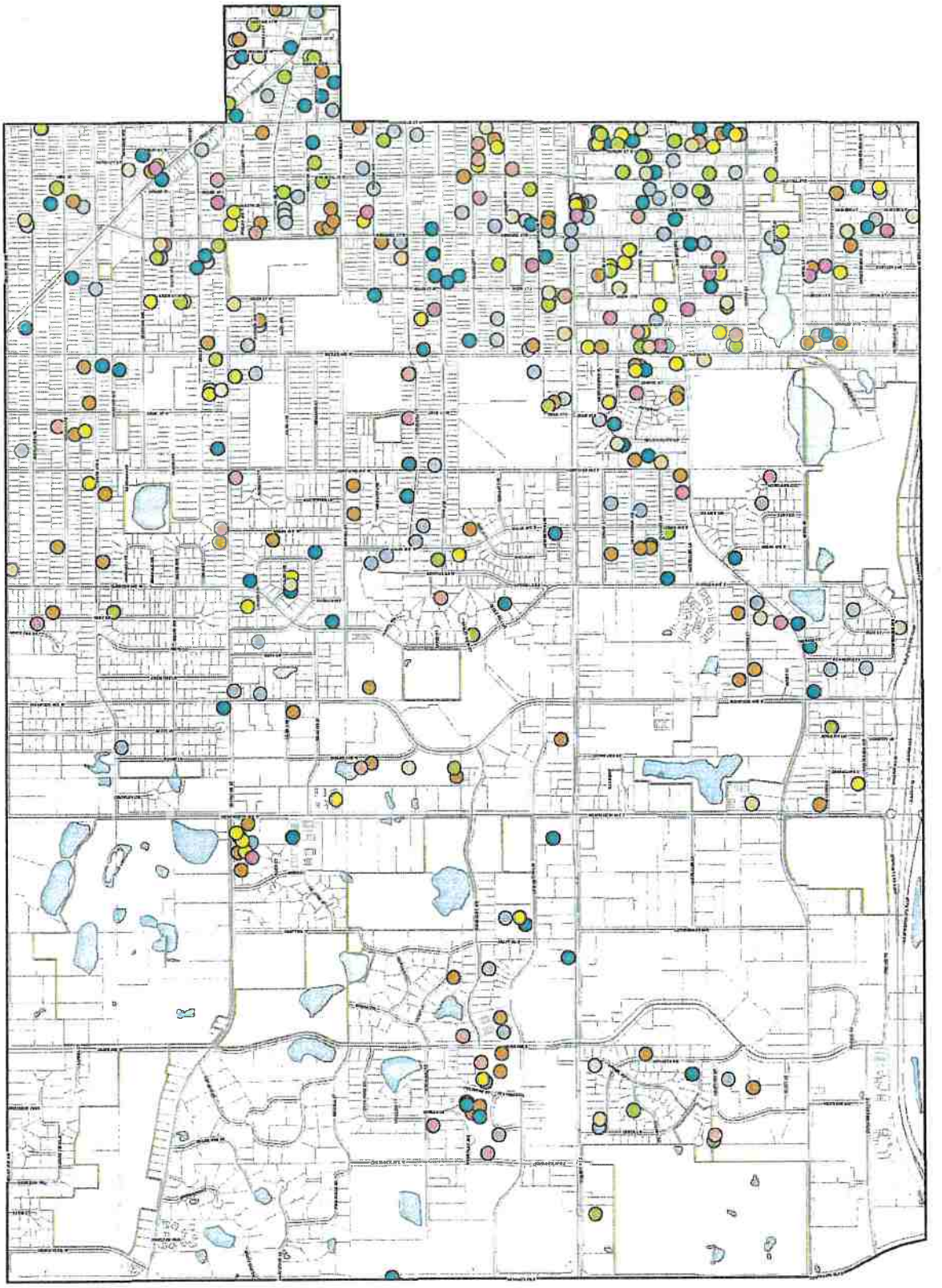
In 2013, 26% of renters in the Minneapolis-St. Paul Metropolitan Statistical Area said they were either completely dissatisfied or only partially satisfied with the building and ground maintenance for the property they were renting.

Foreclosure Trends

Foreclosures and pendencies were high in 2010 due to the crash of the housing market; West St. Paul experienced 127 pendency notices and 85 foreclosures. Overall numbers for both have come down, in 2018 West St. Paul experienced 60 pendencies and 14 foreclosures.

In the eight-year time frame of 2010 to 2018, 637 homes received a notice of pendency. Of those 637 homes, 396 went into foreclosure (over 62 percent). With such a high number of homes entering into foreclosure, it is important to educate residents on their resources and options during times of financial difficulty.

Foreclosed Properties, 2010 - 2018



Legend

- Foreclosures 2018
- Foreclosures 2017
- Foreclosures 2016
- Foreclosures 2015
- Foreclosures 2014
- Foreclosures 2013
- Foreclosures 2012
- Foreclosures 2011
- Foreclosures 2010

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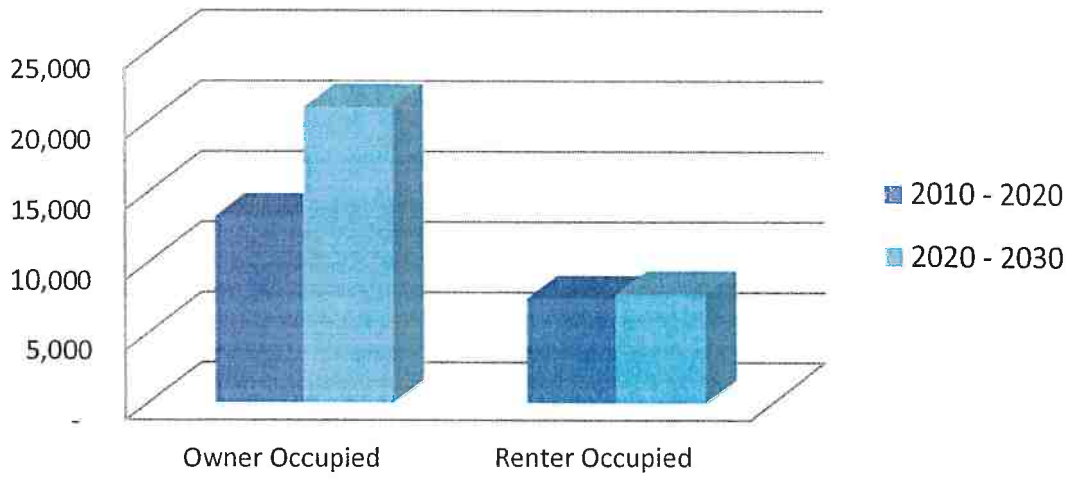
Prepared for the
West St. Paul Community
Development Department
by the Dakota County Office of GIS.

Housing Demand

According to the Dakota County Housing Needs Assessment of 2013, county wide demand is projected for an estimated 34,456 owned housing units and 15,069 rental units between 2010 and 2030. Approximately 68 percent of the demand is projected to be for owner occupied housing and 32 percent for rental housing.

Figure 2-4 - Housing Units in Dakota County
Source: Dakota Co. Housing Needs Assessment



Housing Demand – Public Input

During the public engagement portion of the composition of West St. Paul's 2040 Comprehensive Plan, several comments and themes were voiced through public comment.

A summation of the comments is as follows –

- An overwhelming majority of residents rate the quality of life in their neighborhood as "Very Good" or "Excellent",
- Preserving the affordability of housing in this community is important to residents,
- A large percentage of respondents have concerns about their ability to remain in West St. Paul as long as they desire,
    - Specific concerns include a lack of appropriately sized and affordable housing for aging residents, homes that are not currently configured properly, and insufficient assisted living or nursing facilities to meet their needs,
- A significant rate of respondents feel that there are housing-related obstacles that would prevent their kids or grandkids from staying in West St. Paul,
    - These obstacles include a lack of starter homes, apartments, and rentals available in the city, as well as the cost and desirability of the existing housing,

- Maintenance and upkeep of existing homes, especially older properties, has been identified as a significant challenge for the community, and
- While there are concerns about the quantity and condition of aging multifamily buildings in the city, there is also an openness to new attached and multifamily housing development, especially those of a more modern style.

Public Input – Missing Housing

During the annual open house in May of 2017, the public was asked what type of housing does West St. Paul most in need. The responses were primarily centered around single family/starter homes (see table 2-5). Similarly, another survey of necessary housing was conducted during a community engagement meeting in March of 2018 (see table 2-6). More details on the votes can be seen below.

Table 2-5

May 2017 Survey	
Needed Housing Type	**Percent**
Large Single Family Homes	6
Market Rate Apartments	9
Multi-Story Condos/Townhomes	19
Senior Housing	13
Single Story Condos	19
Small Single Family/Starter Homes	25
Something Else	9

Table 2-6

March 2018 Survey	
Needed Housing Type	**Percent**
Affordable Rentals	18.2
Market Rate Rentals	4.2
Senior Rentals	3.6
Single Level Townhomes	15.8
Condos	3.6
Single Family Homes	43
None	11.5

Housing Demand - Developer Perspectives

Rental housing at all income levels is needed to provide for the increased rental demand, according to Maxfield's 2013 Housing Needs Assessment for Dakota County. However, new market rate rental housing is needed to increase movement in the overall market and encourage those most able to afford to move up to do so. Developers are expressing difficulty in finding sites in the more developed communities and are concerned that the rent levels needed to support new market rate housing may be difficult to achieve while still remaining affordable for the tenants.

In 2016, some developers indicated that the minimum rent levels needed to support development costs and profit for new construction range from about $1.50 to $1.55 per square foot. This equates to monthly rents of $1,088 to $1,124 for a one-bedroom unit at an average unit size of 725 square feet.

Other developers have stated that their threshold is higher, at about $1.80 per square foot, meaning that rents could be approximately $1,305 for a one-bedroom unit using the same size unit as mentioned before.

One recent example of this in West St. Paul, is the RoofTop 252 apartments, approved for development in late 2016. The one-bedroom apartments at this market rate complex are between 650 and 715 square feet and cost between $1,180 and $1,290 per month. The most affordable apartment at this complex are the studio units with 410 square feet for $995 per month (shown on the right).

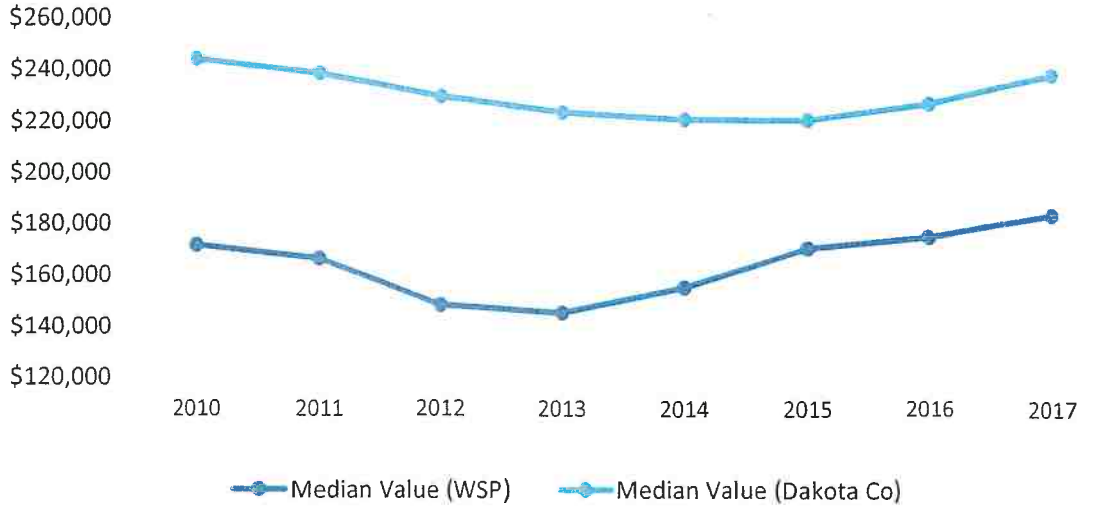
Recently, developers have been decreasing average unit sizes in order to reach the per square foot threshold that they need for financial feasibility and smaller unit sizes have been accepted by prospective renters who have been more focused on the amenities package.

Cost of Housing

The median housing value for West St. Paul in 2017 was $183,300. When compared to $171,400 in 2010, West St. Paul's median housing value has experienced a seven percent increase. Housing values are projected to continue to rise as the construction of new housing decreases, demand and cost increases.

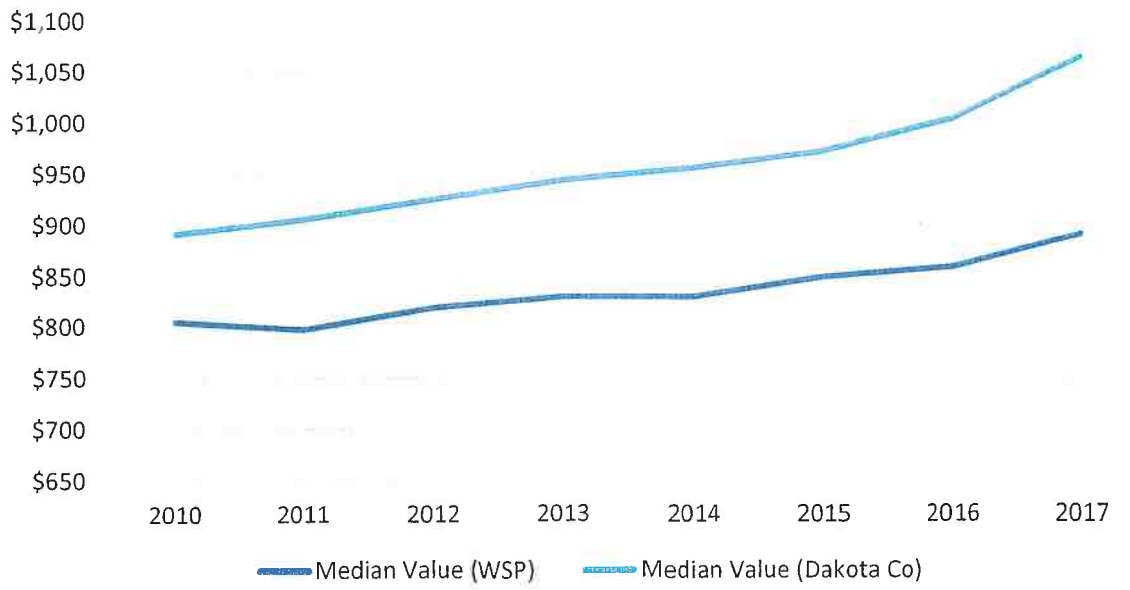
Figure 2-7 - Median Housing Values 2010-2017

Source: American Community Survey



Similarly, rental prices have increased over the past seven years. Median rent paid in West St. Paul during 2010 was $805, experiencing nearly an 11 percent increase to $890 in 2017, according to the 2010/2014 American Community Survey (ACS).

Figure 2-8 - Median Rent Paid 2010-2017
Source: American Community Survey



West St. Paul's housing costs are relatively low in comparison to the rest of Dakota County. While Dakota County's median housing value experienced a two percent decrease, the overall yearly median consistently remains above the West St. Paul median.

The lack of developable land is not only clearly seen on an aerial image of the city, but also visible is the demand for housing in general. In 2014, the vacancy rate for owner occupied housing units was less than one percent. In addition, the current relatively low mortgage interest rates (hovering around 4.0 to 4.5 percent) gives potential home buyers extra incentive to purchase; mortgage rates are at the lowest levels since the 1970's.

Affordable Housing

One in four households in West St. Paul experiences housing cost burden, meaning that housing costs more than 30 percent of the family or individual's income. This number can consistently be seen in many cities throughout the metro, specifically inner-ring suburbs. According to Met Council's Existing Housing Assessment from 2016, the largest portion of the population (approximately 11 percent, or 2,200 people) is the income range of at or below 30 percent AMI.

With the exception of its neighboring community, South St. Paul, West St. Paul provides a much higher percentage of affordable housing options in comparison to other Twin Cities first ring suburbs (see

below). A reason for this can be contributed to the community's older rental housing stock. West St. Paul's rental housing landscape looks much the same as it has for decades, because the vast majority of the rental housing stock was constructed in the 1960s, 70s, and 80s.

City	Existing Affordable Units			
	at <30% AMI	at 31-50% AMI	at 51-80% AMI	Total Affordable Units
West St. Paul	7%	38%	44%	89%
South St. Paul	7%	46%	43%	96%
Inver Grove Heights	9%	20%	41%	69%
Richfield	5%	20%	65%	91%
Maplewood	8%	25%	48%	81%
Twin Cities Region	*6%*	*22%*	*40%*	*68%*

Source: Met Council Existing Housing Assessment 2017

While not all rental housing in West St. Paul can be considered affordable, a significant fraction is affordable. Many rental properties in the city are affordable by virtue of being "naturally-occurring affordable housing." Typically, naturally occurring affordable housing comprises older attached and multifamily housing. Naturally occurring affordable housing may have deferred maintenance needs or be of an older or more obsolete style.

According to a Dakota County Housing Study of 2013, demand is now outpacing supply in some housing categories, more notably apartment rentals. Rental vacancies have hit new lows in some communities; tightening vacancies and increasing rents have resulted in low and moderate-income households experiencing much greater challenges to secure affordable housing.

Group Residential Housing (GRH)

West St. Paul's affordability is attractive not only for homeowners, but also to individuals that provide group residential housing.

According to Minnesota State Statute 256I.03 Subdivision 3 (2016), Group Residential Housing means a group living situation that provides, at a minimum, room and board to unrelated persons who meet the eligibility requirements of section 256I.04 to receive payment for a group residence rate.

Recently, there has been a structural change to the established Group Residential Housing system. Previously operated and monitored by the State, GRH was recently re-assigned to the counties hosting the individuals in need of such a unique housing situation, which was then handed down to the local counties/cities to manage. During this extensive change in controlling parties, counties/cities are still in transition to establish the best methods to manage GRH within each unique situation as well as

continuing to work to establish management practices and appropriate funding items, as all of these items were previously managed by the state.

Future of Affordable Housing

The Metropolitan Council has calculated that 37,900 new affordable housing for-sale or rental units will be needed in the MSP metropolitan area between 2021 and 2030, according to the 2040 Housing Plan.

- These 37,900 units will be appropriated among all the cities in the metro area, based on the amount of existing affordable housing, the wages paid by employers in the area, and the level of public transportation available. It was determined that West St. Paul should provide 120 additional affordable housing units in the period from 2021 to 2030.
    - Source: Metropolitan Council's Local Planning Handbook – Allocation of Affordable Housing Need, 2040 Comprehensive Plan Update.

Housing Inventory

Due to West St. Paul's projected steady population growth and limited developable land, it has been suggested that **the City take initiative in improving and preserving the existing housing stock in addition to considering redevelopment opportunities in the future, potentially publish a remodeling booklet or handbook to encourage property re-investments and to educate residents on how to fix and update homes.**

In order to effectively maintain and improve the current housing stock and appeal to future tenants and homeowners, West St. Paul has launched a multi-year plan to invest both single and multi-family housing. The first step of the plan was to investigate the current housing conditions for single and multi-family housing.

The findings of the study provided not only in-depth and resourceful information of the current housing conditions in West St. Paul, but also policies and programs to improve the City in various ways. The findings allow the City to identify target areas of home improvement. They could also be used to find funding to improve target areas through various mediums including housing rehab grants, loan programs, and other applicable local, state, and federal assistance. Overall, the study provided ample background for any future research and/or implementation for the improvement of West St. Paul's housing stock.

The study was conducted between mid-July 2014 and late-October 2014. As this is the first of such studies, the methodology was modeled from the latest housing survey of the City of Burnsville in Minnesota, which was completed in July 2013. The single-family homes in the study were dwelling units maintained by homeowners or tenants, including single-family housing and duplex or triplex properties with one to three units. Multifamily homes are licensed apartment buildings with more than three units, mixed-use commercial/residential apartments, and owner-occupied or rental condominium and townhome buildings.

The houses in West St. Paul are generally in good shape. Twelve criteria were developed to observe the exterior conditions of homes, including landscaping, driveway, etc. The scoring was based on a 1 to 5 scale, from excellent to deteriorated (one being excellent and five being deteriorated), which was adopted from *A Guide to Neighborhood Housing Assessment* (Crump, 2010).

The overall score of single-family housing was 2.36 out of 5. Similarly, the overall score of multi-family housing was 2.32 out of 5. Ward I from both single- and multi-family housing was the lower quality of housing condition and Ward III from both was the higher quality of housing conditions in the City.

From the assessment of the physical and cost characteristics of the housing stock in West St. Paul, combined with the demographic analysis of the community, there are some features and trends of the housing landscape that are especially notable and will shape the actions West St. Paul will take to address housing in the coming decades.

Table 3-1 - Average Score of Housing in West St. Paul

Scoring – 1 = excellent and 5 = deteriorated

Ward	Avg. Score of Single-family Home (SD)*	Avg. Score of Multi-family Home (SD)*
I	2.52 (.31)	2.38 (.38)
II	2.42 (.33)	2.38 (.31)
III	2.19 (.32)	2.18 (.23)
Total	**2.36**	**2.32**

*SD – Standard Deviation

Table 3-2 - Overall Average of Multi-family Housing

Scoring – 1 = excellent and 5 = deteriorated

Criteria	Avg. Score (Ranking)	Ward I	Ward II	Ward III
Roof	2.29	2.38	2.56	2.13
Windows/Doors	2.16	2.16	2.18	2.14
Paint	2.30	2.36	2.39	2.16
Trim	2.28	2.33	2.38	2.15
Siding or Stucco	2.47	2.56	2.54	2.34
Landscaping and/or Yard	2.31	2.37	2.36	2.21
Driveway	2.61	2.68	2.57	2.60
Sidewalks and Steps	2.05	2.23	2.24	1.69
Chimney	2.32	2.25	1.86	2.42
Foundation	2.33	2.75	2.13	2.33
Garage	2.46	2.58	2.50	2.39
Porch or Deck	2.22	2.15	2.32	2.16
Total	**2.31**	**2.38**	**2.38**	**2.18**

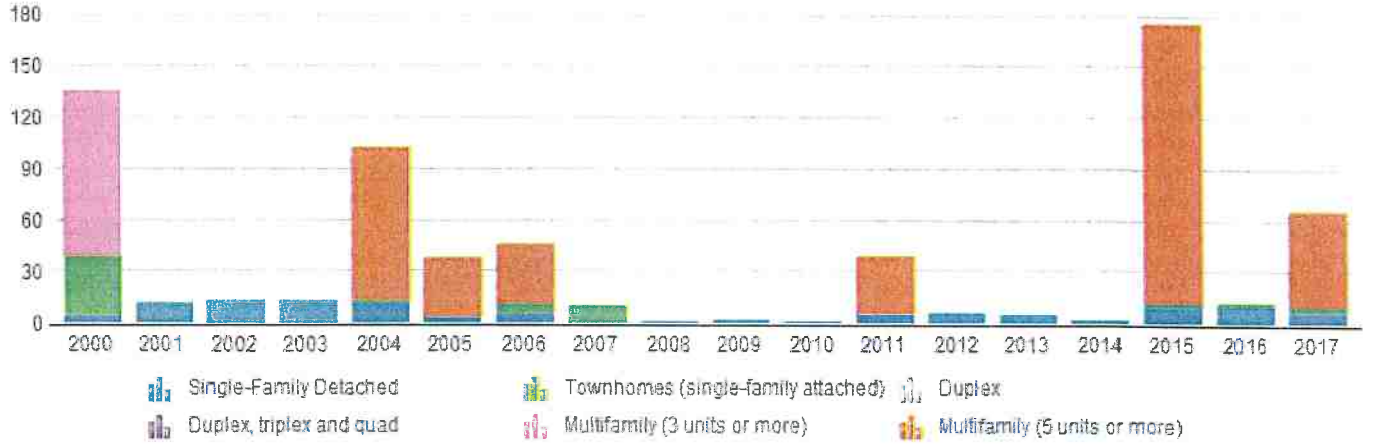
Housing Maintenance, Rehabilitation, and Redevelopment

New Construction

As can be noted below with Figure 4-1, the amount of new construction for single-family residential buildings has remained low, averaging 1-2 units per year. This can be attributed to the lack of empty lots as well as only a small population increase, growing from 19,540 people in 2010 to 20,222 people in 2015. In addition, due to the smaller lot sizes in the Northern portion of the city there is little interest in splitting or subdividing lots. However, as population slowly increases there is an increased demand for housing. This has encouraged developers to examine alternative ways to create housing such as redeveloping failed commercial sites.

Figure 4-1 – New Housing Permits 2000 – 2017

Source: Met Council Community Profile 2018

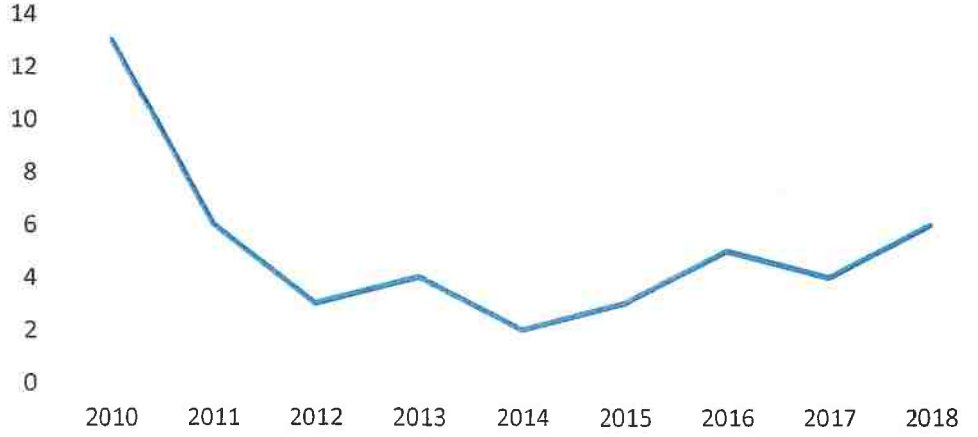


Demolition

It can be noted in figure 4-2, that demolition of residential buildings initially had relatively high amounts of activity, but quickly dropped down. Recent trends show those numbers rising again as demand continues to outpace supply. Overall, West St. Paul does not see much new development within its borders, which shifts the focus to redevelopment and rehabilitation efforts.

Figure 4-2 – Demolition Permits 2010 - 2018

Source: WSP Building Dept.



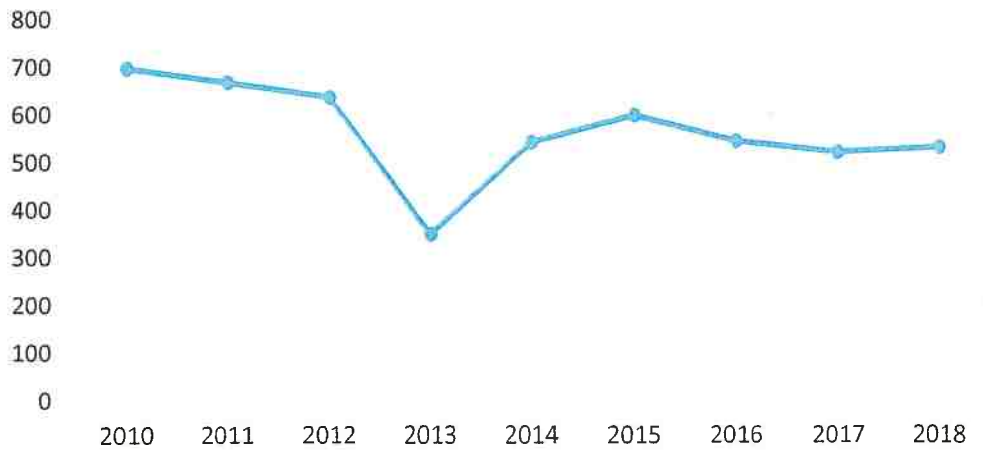
Rehabilitation

Housing structures in West St. Paul tend to be in good shape for a housing stock where more than half the units were built prior to 1970. In order to effectively maintain and improve the current housing stock and appeal to future tenants and homeowners West St. Paul has launched a multi-year plan to invest in both single and multi-family housing and better target rehab grants, loan programs and other local, state, and federal funding sources where they are most needed in the community.

There is a strong desire to rehabilitate and redevelop the current housing stock in West St. Paul, as can be seen in figure 4-3. This figure establishes the number of permits pulled for residential rehabilitation and alteration. Residential in this case includes only buildings that are four units or less. The words rehabilitation and alteration are used to cover a wide variety of activities, primarily an improvement or alteration to the primary structure of a residential lot. For example, a building permit in this category could entail an entire interior remodel or simply a window replacement.

Figure 4-3 - Residential Alteration Permits 2010-2018

Source: West St. Paul Building Department



A total of 5,088 alteration permits were issued between 2010 and 2018, with an average project valuation of $8,143. If each individual permit is assumed associated with one individual property, this equates to an average of just over 600 houses or nearly seven percent of the housing stock per year making alterations for eight consecutive years.

In just eight years, nearly 56 percent of the housing stock in West St. Paul was altered in some way, shape, or form. This is an encouraging trend and clearly states that homeowners are interested in re-investing in their properties, which in turn allows them to live in their homes longer.

Quality Housing and Redevelopment

The City of West St. Paul addresses property maintenance, rehabilitation, and redevelopment issues through the following programs:

- Quality Housing Program
- Code Enforcement
- Rental Licensing
- Property Recognition Programs
- Home Improvement Loans and Property Fix-Up
- Housing Replacement Program

Quality Housing Program

The Quality Housing Program was established in the fall of 2000, when the City Council and Economic Development Authority (EDA) adopted the Implementation Plan for Quality Housing. The plan outlined strategies to create and sustain quality housing in West St. Paul. These strategies were implemented to establish a housing stock that is aesthetically more attractive, has increased valuation, is healthier for residents, and improves the security and social fabric of the community at large. Efforts of this program are described in further detail in the following segments.

Code Enforcement

Property maintenance has always been a priority for West St. Paul; this became more tangible when the City adopted its first code enforcement ordinance in 1988. Several improvements have been made since then, including a 24 hour code complaint line and anonymous methods of contacting City Staff.

In the early 2000's the City of West St. Paul conducted two separate sessions of full-scale inspections of every property in the city. Inspections included both interior and exterior reviews of all properties. Dividing different areas of the city into zones, inspectors were able to cover the entire city in five years. Between 2000 and 2005, over 3,700 properties were not compliant with the established City ordinances. Each property was sent a compliance letter notifying the resident of the issue.

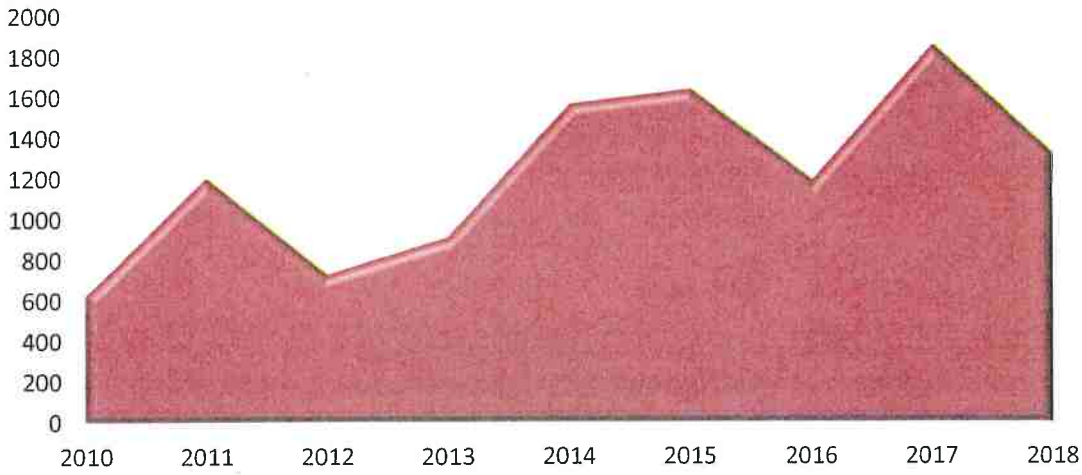
Each year the City of West St. Paul has up to two full time employees to address property and resident complaints as well as to enforce zoning code compliance. The City previously had one full time permanent employee and during the spring and summer season, would employ one part time temporary employee.

In order to better serve the public and better utilize staff time, the singular position of Code Enforcement Officer and the singular position of Rental Housing Inspector were combined to have two inspectors, each inspector doing a mix of both code enforcement and rental housing inspections.

If trends continue, as seen below in Figure 5-1, and the number of code issues continue to increase or even remain consistent, **it is recommended that the City consider hiring additional staff to manage the high number of code violations and maintain a quick response time to complaints.**

Table 5-1 - Number of Code Violations 2010-2018

Source: WSP Community Development Dept.

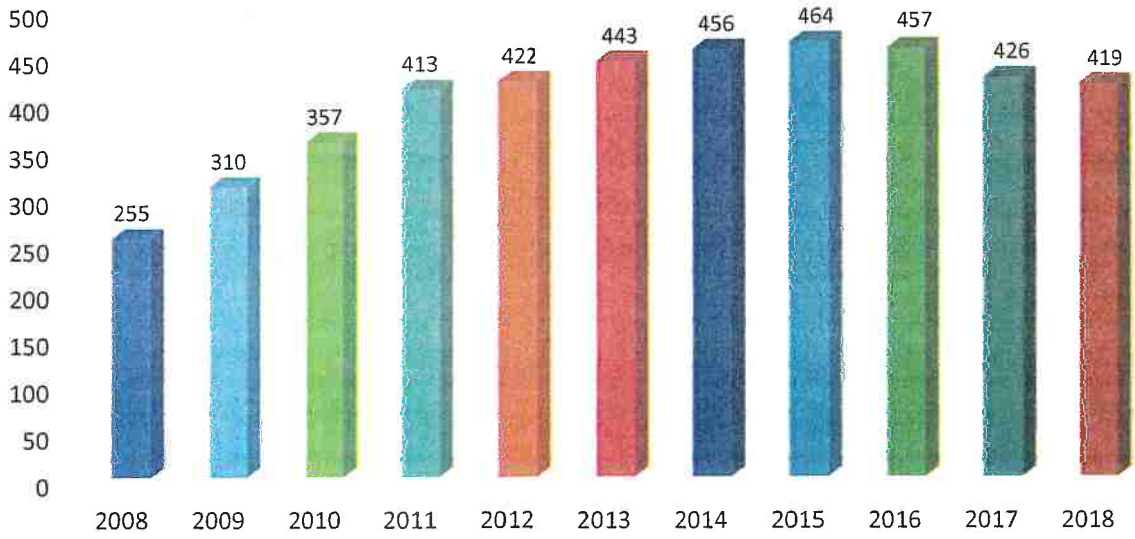


Rental Housing

On November 27, 2006 the City Council approved an ordinance regulating all rental housing units within the city. The purpose of the ordinance was to "protect the public health, safety, and welfare of citizens" of the city who occupy rental units. By adopting rental dwelling inspection and maintenance program standards to help correct substandard conditions and maintain a standard for existing and newly constructed rental dwellings in the city.

Figure 5-2 – Rental Licenses 2008 – 2018

Source: WSP Community Development Dept.



All rental licenses are renewed on an annual basis and reviewed by both City Staff and the City Council. Properties up for renewal must be current on all payments and compliant with all city code regulations; if and when a property becomes an issue the community development department closely examines the property with all other departments within the city. This includes police, fire, code enforcement, building, and inspections.

Due to the high demand for rentals in West St. Paul, City Council elected to limit the number of licensed rental properties per block, the maximum density of rentals allowed per block is ten percent. This means that if there are ten houses on a block, only one of them is allowed to be a rental property. By limiting the number of rentals within the city, it helps to better distribute the rental properties, maintain the diverse housing stock, and appeal to a variety of incomes.

The City of West St. Paul closely monitors its rental housing stock and requires annual renewals and inspections for all of its rental properties in addition to requiring that all property owners or managers complete Phase One: Property Management Training through the Minnesota Crime Prevention Association and Minnesota Crime Free Housing. This program closely aligns with West St. Paul's goals to ensure a diverse housing stock in which all properties meet maintenance standards by using licensed housing evaluators who have certified expertise in performing residential inspections.

The City maintains a map and list of multi-family developments which indicates the name of the project or development, site location, contact information, and the number of buildings and units. **By continuing to closely monitor rental properties, owners, and tenants through consistent enforcement and management education** West St. Paul is able to shape the growth trends of a large portion of the housing stock within the city.

Property Recognition Programs

Each year residents of West St. Paul nominate properties they believe are well maintained or have been significantly improved. Any person can nominate a candidate's property for the program. The amount of money spent on improvements is not a deciding factor for these awards. Rather, the use of the property and the compatibility with the neighborhood will be considered.

All nominations are reviewed by City Staff and City Council and winners are selected in each ward.

Photo: 2015 Outstanding Property Awards – 916 Allen

Home Improvement Loans and Property Fix-Up Program

Dakota County's Home Improvement program helps to assist low to moderate-income homeowners make repairs and improvements to their home. Funds are commonly used for projects such as roof replacement, plumbing or electrical repairs, and insulation.

Applicants must own their home and have well-established property equity, good credit history, and fall within the income requirements.

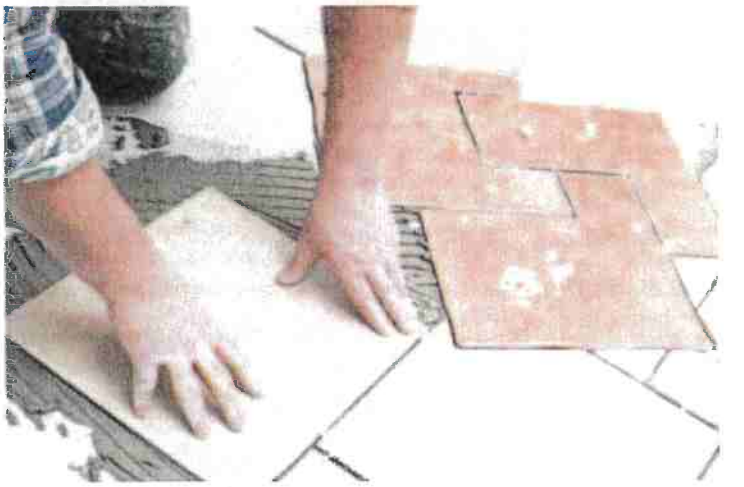


Photo: Dakota County CDA Home Improvement Brochure

Housing Replacement Program

The Housing Replacement Program was adopted by the Economic Development Authority (EDA) in April of 2000. It is designed to address homes that are beyond the scope of rehabilitation.

The city's Economic Development Authority (EDA) assists Property Owners of homes that are beyond repair or not economically feasible to rehabilitate. Often times, homes in poor condition cannot be sold on the private market. Generally, these homes are considered blighted or structurally deficient

Photo: 236 Annapolis St E Demolition

The program sponsors the replacement of deteriorating lower value housing on scattered sites throughout the City with larger, higher value single-family housing. Replacement is achieved through voluntary acquisition from a willing seller or from a homeowner requesting demolition assistance in order to make his or her own housing replacement plans financially possible.

Under the Housing Replacement Program, an owner may approach the EDA and request them to make an offer to purchase the property for fair market value. If the Property Owner extends and accepts an offer, the EDA would purchase the property, demolish the structure, and resell the lot for redevelopment of a new single family home.

The property on 236 Annapolis Street East was demolished, and Hometown, Inc., a custom builder, constructed a new four bedroom home with a 2 stall car garage.

Other properties include 812 Dodd Road, 443 Bernard St E and 812 Dodd Road.

236 Annapolis Street East Reconstruction

- Four Bedroom
- Two and ½ Bathrooms
- Two Car Garage

The EDA also assists homeowners who desire to retain their lot and rebuild a new home by providing financial assistance for the demolition costs, thus saving the homeowner $8,000 - $10,000. There are no income limits to participate in this program.

Properties the EDA has purchased since 2001

978 Allen Ave	892 Bidwell St	202 Kathleen Dr.
848 Allen Ave	273 Butler Ave E	1012 Livingston Ave
180 Annapolis St E	277 Butler Ave E	188 Mainzer St
236 Annapolis St E	373 Butler Ave E	951 Oakdale Ave
320 Annapolis St E	928 Charlton St	1198 Ottawa Ave
270 Annapolis St E	804 Dodd Rd	810 Dodd Rd
966 Bellows St	158 Haskell St	1003 Stryker Ave
305 Bernard St E	160 Hurley St E	360 Thompson Ave E
443 Bernard St E	288 Hurley St E	184 Thompson Ave W

Partnerships and Local Initiatives

Community Development Block Grant (CDBG)

Each year the City of West St. Paul applies for the following housing assistance programs:

Year	Money Awarded
2010	$90,500
2011	$90, 200
2012	$75,000
2013	$82,804
2014	$81,906
2015	$81, 906
2016	$81,906
2017	$110,808
2018	$99,694

Each year, the City applies for Community Development Block Grant (CDBG) funding through the Dakota County Community Development Agency (CDA). Historically, the City has applied for CDBG funding for redevelopment and rehabilitation loans administered by the CDA. The City receives approximately $90,000 a year in CDBG funding.

CDBG funding provides a maximum of $25,000 for deferred repayment, 0% interest rate loans to income eligible homeowners. Each year, five to eight low and moderate-income WSP homeowners make necessary home improvements from the annual CDBG allocation to housing rehabilitation. Eligible repairs include code-mandated repairs due to deferred maintenance, upgrading mechanical or other systems to current standards, and permanent general improvements to increase property values.

The program provides home improvement assistance to underserved populations in WSP. However, the City benefits overall through increased property values and preservation of existing housing stock. Over the last several years, the City has maintained one of the highest numbers of closed loans in the County since the program's creation.

Dakota County Partnership

The Dakota County CDA First Time Home Buyer Program provides financial resources for West St. Paul residents purchasing a home. Eligible properties include existing single-family homes, townhomes, condominiums, new construction, and duplexes.

Additionally, some first time homebuyers can also qualify for the Down-payment and Closing Cost Assistance program. Loans up to $10,000 are available depending on household income. The CDA assists up to 20 households per year for this program.

Partnered Programs offered to residents of West St. Paul,
by Dakota County CDA and West St. Paul in 2015

Housing Assistance Program	Number of Residents Served
Housing Choice Voucher (Elderly)	293
Affordable Apartments	101
Housing Choice Voucher (Families)	84
Scattered Site Housing	11
Bridges	10
Continuum of Care	5
Family Unification Program	3
Veteran Affairs Supportive Housing	1
Total Number of Residents Served	***508***

Source: Dakota County CDA and West St. Paul Community Development Department

Program Descriptions

Housing Choice Voucher Program

- http://www.dakotacda.org/rentalassistance_program.htm#housingchoice
- The Housing Choice Voucher program, also known as Section 8, utilizes the existing private rental market to provide housing for low income families, elderly, handicapped, and disabled persons.

Continuum of Care

- http://www.dakotacda.org/rentalassistance_program.htm#shelter
- Continuum of Care provides rent assistance, in connection with supportive services, to homeless persons with disabilities. The supportive services provides by Community Services fulfill a dollar-for-dollar match requirement for the HUD grant. The CDA assists 23 households through this program.

Bridges

- http://www.dakotacda.org/rentalassistance_program.htm#bridges
- Bridges serves persons with chronic and persistent mental illness. The CDA administers the housing subsidy portion of this program, which is grant funded by the Minnesota Housing Finance Agency. The Dakota County Social Services Department coordinates the support services for the clients. Participants contribute 30 percent of their income toward rent and the grant subsidizes the remaining portion. This program provides a temporary "bridge" that connects the gaps between homelessness, treatment centers, institutional facilities, and permanent affordable housing.

Family Unification Program

- http://www.dakotacda.org/rentalassistance_program.htm#FUP
- The Family Unification Program (FUP) is designed to increase the housing resources of child welfare families to prevent the separation of children from their parents because of inadequate housing, to ease the transition to adulthood for youth aging out of foster care, and to facilitate and expedite access to housing and supportive services thought agency collaboration. The Dakota County CDA has 100 FUP vouchers that will allow families to reunite with children who are otherwise unable to leave foster care because of the inability to afford decent housing.

Veteran Affairs Supportive Housing

- http://www.dakotacda.org/rentalassistance_program.htm#shelter
- HUD-VASH (Veteran Affairs Supportive Housing) is a unique partnership between the Department of Veteran Affairs (VA) and the Department of Housing and Urban Development (HUD) that provides long term case management, supportive services, and permanent housing support for chronically homeless Veterans.

Dakota County Scattered Site Homes and Affordable Apartment Complexes

Dakota County has several housing programs available to low and moderate income individuals and families alike. The Dakota County Community Development Agency (CDA) owns and manages 243 properties in Dakota County. Fourteen properties, totaling 192 units, are within the city of West St. Paul. Single family homes, duplexes, townhomes, and four-plexes are offered as a part of the Individual and Family Scattered Site program. West St. Paul currently only has single family homes as a part of this program; however the Dakota County CDA also manages affordable apartments within West St. Paul.

In order to qualify for the Individual and Family Scattered Site program through Dakota County CDA, the family or individual must fall within a certain income category in addition to acceptable rental history, credit, and pass a criminal background check. Lower incomes within each category take higher priority within the system, while the highest income is the maximum qualifying income. Overall, the goal is to have families pay no more than 30 percent of their adjusted monthly income toward rent.

CDA Properties in West St. Paul

Address	Property Type	Number of Units
1675 Livingston Ave	Apartment	80
900 Robert St	Apartment	59
140 Haskell St E	Apartment	42
Various	Single Family	11
Total Number of Units		*192*

Tax Forfeiture Development Program (TFDP)

The Dakota County CDA has a Tax Forfeiture Development Program to acquire tax-forfeited parcels from the State of Minnesota. The program's primary objective is to acquire and develop or redevelop tax forfeited property for an authorized use, namely the removal of blight and/or the development of low and moderate income housing.

On February 11, 2014, CDA Staff presented to the Board the opportunity to acquire a home located at 144 Stanley Street East in West St. Paul (Parcel ID – 42-58700-00-05). The owners had defaulted on their repayment agreement and the property was vacant. The City of West St. Paul had acknowledged several previous City Code violations on the property including junk, overgrown grass and weeds, and inoperable vehicles on the property.

On May 5, 2015, the CDA awarded a substantial rehabilitation contract for 144 Stanley Street East to Changing Images Design for $112,901.02 and began construction in June of 2015.

Dakota County regularly rehabilitates blighted properties throughout the county; 144 Stanley Street was one example that can be seen in West St. Paul.

144 Stanley Street Rehab

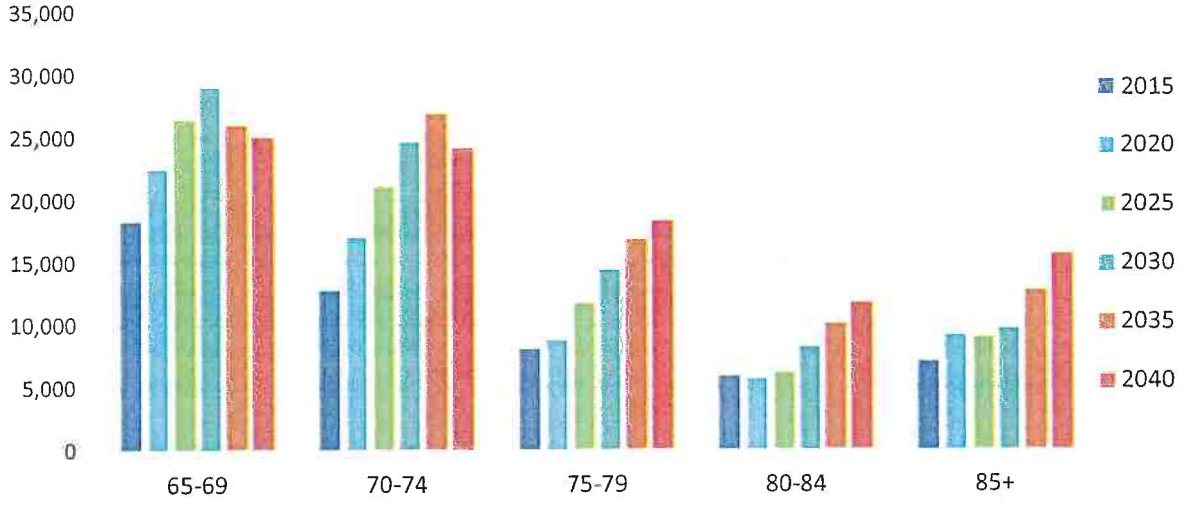
Housing Development

Senior Housing

Dakota County is expecting to see a 79 percent increase in the population age group of 65+ by 2040. This equates to over 42,000 additional residents that are 65+. This age group comprised 13 percent of the total population in Dakota County in 2015; by 2040, ages 65+ will comprise 19 percent of the total population in Dakota County. Details on the population increase is detailed below in figure 6-1.

Figure 6-1 - Dakota County Population Projections

Source: MN Demographic Center



In the 1998 Comprehensive Plan, the City identified the lack of senior housing as a growing concern. Since that time, less of an emphasis has been placed on building apartments and greater focus has been placed on townhomes, condominiums, and age accommodating living facilities type of uses. This effort to provide the community with greater living choices has promoted life-cycle housing goals as well as the revitalization of blighted and underutilized properties. As the general population continues to grow in age, there will be more demand for senior housing along with other alternative residential uses.

New Senior Housing Developments in West St. Paul

2012 – Walker Methodist Westwood Ridge Assisted Living

Added a new 70 unit assisted living complex. Including 24 memory care units, 36 24-hour transitional care units, and 10 care suite units.

2016 – Sanctuary Assisted Living Project

A new 4-story, 164-unit Affordable Senior Assisted Living Facility.

2018 – DARTS

Development of a new 4-story, 172-unit independent senior living facility.

Multi-Family Housing

According to the Dakota County Housing Study of 2013, demand is now outpacing supply in some housing categories, more notably apartment rentals. Rental vacancies have hit new lows in some communities; tightening vacancies and increasing rents have resulted in low and moderate-income households experiencing much greater challenges to secure affordable housing.

Through the 2040 Comprehensive Plan Update as well as the Renaissance Plan, West St. Paul has identified Robert Street as a potential area for mixed use and multi-family housing redevelopment. The mixed use would allow for a revitalization of the Robert Street corridor and multifamily housing would create shoppers for the already existing retail located along the corridor.

Mixed Use Housing

The primary corridor of West St. Paul, Robert Street, once served as a high demand commercial strip. Over the past 30 years, regional retail dollars have expanded to provide more opportunities to the customer. In an effort to continue to attract a strong customer base, Robert Street must offer more than just retail. Therefore, the Robert Street corridor is now in transition after its reconstruction in

2017. During the 2040 Comprehensive Plan Update, the City identified specific areas of Robert Street that would be appropriate for moderate to high density residential, which **could** be part of a mixed-use development or zoning district. The high number of large underutilized parcels along the corridor offer a prime location for reinvestment and redevelopment.

A "Gateway North District" was implemented in the zoning ordinance in 2007 to address mixed-use development along the northern portion of the Robert Street Corridor. Reduced setbacks were established to encourage redevelopment and the formation of design standards.

Single Family - New Construction

As can be seen in the table below, between 2010 and 2018, 44 new single-family homes were constructed between 2010 and 2018; the average valuation of the homes built during this time equates out to roughly $341,768, this is nearly double the median housing value in West St. Paul in 2017. This demonstrates the fact that not only is affordable housing in demand, but above the median is needed as well.

Year	Number of New Homes	Total Valuation
2010	1	$145,000
2011	5	$733,900
2012	5	$2,181,500
2013	4	$1,018,782
2014	3	$885,000
2015	9	$3,157,231
2016	7	$3,536,906
2017	6	$1,837,194
2018	4	$1,542,269
Total	**44**	**$15,037,782**

Detached single-family homes have consistently made up more than 50 percent of the housing stock in West St. Paul, even dating back to 1990. With the history of this trend, it can be expected that detached single-family homes will remain the majority of the housing options for quite some time in the future to come.

The City of West St. Paul has been considered "fully developed" since 1998; however, new construction or re-development still occurs throughout the city. Many residents have stated that they have lived in West St. Paul for a long time, and would like to continue to live in West St. Paul; however, the current housing options that they want or need are not available.

Needs and Goals

From the assessment of the physical and cost characteristics of the housing stock in West St. Paul, combined with the demographic analysis of the community, there are some features and trends of the housing landscape that are especially notable and will shape the actions West St. Paul will take to address housing in the coming decades.

The following section summarizes the community's most critical housing needs as they relate to affordability and future demands on the city's housing supply. Each section contains a housing trend observation, a supplemental narrative and a subsequent "housing need goal" that arises out of this observation.

The most critical housing needs/goals in West St. Paul are as follows:

- The housing stock in West St. Paul is aging, and residents will have increasing maintenance and upkeep requirements in the coming decades.
    - West St. Paul contains mostly smaller-lot single-family homes developed in the 1950s, 60s, and 70s that are beginning to age and may not be as attractive or suitable for modern households as they once were. Developing strategies to maintain and support West St. Paul's existing housing stock, particularly for those households with lower incomes and fewer resources, will remain a significant challenge in the decades to come, and will be important to continue to attract newcomers to the city.
    - *Housing need goal: Support housing maintenance assistance programs, particularly for lower-income households.*

- The City supports actions that make it possible for West St. Paul residents to age in place.
    - New senior housing units developed in the past 15 years have increased the number of housing options available to aging residents in West St. Paul. However, residents identified lack of available options for residents of all ages, particularly aging or elderly residents, as a significant challenge facing the community. Many lifelong residents want to remain in the community that they are familiar with or have grown up in. The City may consider exploring allowances for more diverse housing styles while supporting opportunities for senior and supported housing development to meet the demonstrated need in the community.
    - *Housing need goal: Meet increased demand for senior housing and opportunities for residents to age in place.*

- More than one in four West St. Paul households are cost-burdened, and nearly 40 percent of these households are at or below 50% AMI.
    - A disproportionate share of these cost-burdened households are lower-income households. As market challenges to the production of affordable housing persist, West St. Paul must prioritize support for affordable housing development by using the tools

available at the City's discretion and strengthening partnerships with other agencies to promote affordable housing production (more on this in the "Planning for Affordable Housing" section below). Furthermore, the city should prioritize affordability at or below the 50% AMI affordability band, which requires intentional application of affordable housing policies, partnerships, and resources.

- *Housing need goal: Reduce overall community housing cost burden, particularly by supporting those projects that provide affordability for households in the <50% AMI categories.*

- West St. Paul, along with many urban communities, is at risk of losing its naturally occurring affordable housing to redevelopment.
  - West St. Paul has a certain amount of housing that is considered affordable by way of "naturally occurring" means. Typically, naturally occurring affordable housing comprises older attached and multifamily housing that may have deferred maintenance needs or is of an older or obsolete style. Naturally occurring affordable housing is an important source of housing affordability in many Twin Cities urban communities but requires a careful, balanced approach. All residents have a right to live in safe and well-maintained housing, but maintenance and other upgrades (including redevelopment) can contribute to the loss of housing affordability in a community.
  - *Housing need goal: Preserve naturally occurring affordable housing within all affordability bands while improving the safety and livability of the city's housing stock.*

- The existing housing stock of West St. Paul must be maintained or improved, thus improving the quality of existing neighborhoods while maintaining its affordability.
  - There are proactive steps that West St. Paul can take to recognize the important role that naturally occurring affordable housing plays in the community while also recognizing the imperative to maintain a safe and viable housing stock. Naturally occurring affordable housing typically supports households between 30-80% AMI.
  - *Housing need goal: Preserve naturally occurring affordable housing within all affordability bands while improving the safety and livability of the city's housing stock.*

- Strategic development of housing can offer access to services and amenities to provide populations without a personal vehicle a method of transportation.
  - West St. Paul's proximity to a major urban center and the presence of major roadway arteries like Robert Street present opportunities for transit-oriented development, which can support populations who cannot or prefer not to own a personal vehicle. Prioritizing transit-oriented development projects will support seniors and low-income households who traditionally have a higher demand for transit services.

- *Housing need goal: Explore opportunities to increase transit-oriented development in strategic areas connected to major transit routes.*

- Monitoring and updating City ordinances can help to produce flexibility and diversity in housing opportunities.
  - Zoning codes provide dimensional and locational standards that dictate the built form of housing. A city that actively monitors and updates its zoning code may find opportunities to lessen regulatory barriers to producing the types of housing that meet the demands of residents or prospective residents, as well as the conditions of the market.
  - *Housing need goal: Update ordinances as necessary to maintain optimal housing functionality and livability and to address new technologies, market trends, and resident needs.*

Recommendations

Housing Growth

- Encourage the development of housing that offers access to services and amenities to provide populations without a personal vehicle a method of transportation,
- Investigate rehabilitation funding options for aging apartment complexes, and
- Rental housing at all income levels is needed to provide for the increased rental demand.

Affordable Housing

- Continue to work with the Dakota County Community Development Agency to support new and existing programs available to West St. Paul residents,
- Consider housing alternatives to best accommodate all life stages and all incomes, and
- Work with lenders and social service agencies to provide financial literacy and other programs to encourage homeownership within West St. Paul.

Redevelopment and Reinvestment

- Encourage community reinvestment and housing rehabilitation and retrofitting to accommodate both new and existing residents,
- Regularly update the Housing Inventory to track and reassess the conditions of the housing stock followed by targeted programs for areas where problems are identified,
- Initiate the improvement and preservation of the existing housing stock in addition to considering redevelopment opportunities in the future,
- Encourage green building practices, energy efficiency, and sustainability throughout the City of West St. Paul
- Encourage diversity and a variety of housing options within neighborhoods to avoid high concentrations of low and modest income housing in any portion of the city.
- Identify multi-family properties in need of updating and will work with the owners of the property to improve site and building conditions,
- Partner with agencies and community groups to institute quality of life improvements within distressed housing sites and encourage reinvestment in older properties to maintain character, functionality, and value, and
- Create and publish a remodeling booklet or handbook to encourage property re-investments.

Code Enforcement

- Consider hiring additional code enforcement staff to help management of increased complaint volume,
- Continue to monitor property maintenance to inform owners of compliance issues and methods to correct any forms of non-compliance, and

- Update ordinances as necessary to maintain optimal housing functionality and livability and to address new technologies, market trends, and resident needs.

Rental Licensing

- Closely monitor rental properties, owners, and tenants through consistent enforcement of license requirements and training requirements,
- Establish reoccurring Rental Management education programs,
- Continue to hold monthly meetings with owners and managers of the existing rental facilities, and
- Encourage open communication between City Staff and rental owners and tenants.

Life Cycle Housing

- Educate all residents of the First Time Home Owner funding opportunities,
- Continue to examine additional redevelopment and rehabilitation programs to increase funding levels and improve upon existing programs, and
- Continue to plan for an aging population by encouraging development that is accessible to all ages.

Welcoming Community

- Create outreach and educational materials for new homeowners and residents of West St. Paul,
- Explore the feasibility of hosting an annual housing fair to educate potential homebuyers and to show case properties that are currently for sale, and
- Promote the organization of neighborhood groups to organize residents, identify and address potential issues, and advocate for neighborhood preservation and enhancement.

Housing Programs and Assistance

The City of West St. Paul works in conjunction with Dakota County to administer the following housing programs:

- **Rental Housing and Licensing**
  - http://wspmn.gov/286/Rental-Licensing
  - Interested candidates can apply for a rental license either in person or via email. All applications are subject to the 10 percent rental density per block maximum. A typical rental application procedure includes a background check, a thorough property inspection, and review of the application by the City Council. For more information on this program, please see the link above.

- **Darts – Outdoor Chore Service**
  - http://www.darts1.org/services/household-services/outdoor-chores
  - Darts Outdoor Chore Service caters to older homeowners who are unable to keep up with common property maintenance, such as mowing the grass or raking leaves. These chore services are offered on a sliding scale fee system that is based on the homeowner's income.
  - More recently, Darts has begun taking on indoor projects as well. With grant money from the Department of Human Services, Darts has been able to install simple items in homes such as grab-bars and comfort-height toilets for older adults.

- **Community Development Block Grant (CDBG)**
  - http://www.dakotacda.org/cities_and_townships.htm#comm
  - The Community Development Block Grant (CDBG) is a federal program that provides multiple municipal funding opportunities. CDBG funding for Dakota County is managed by the Dakota County Community Development Agency (CDA), who then distributes the funding to surrounding communities to better assist and develop residential housing environments, expand economic opportunities for low-income individuals, and to revitalize blighted conditions throughout the community.

- **Home Investment Partnership Program (HOME)**
  - http://www.dakotacda.org/cities_and_townships.htm#home
  - The HOME program is a federal program that allocates the authority to local jurisdictions' to best determine how to distribute funds to provide affordable housing for individuals who are at or below 80 percent of the median income. Types of projects that are eligible for this form of funding include, but are not limited to new construction, rehabilitation, and rent assistance.

- **Home Improvement Loans**
  - http://www.dakotacda.org/homeowners.htm#HomeImp2
  - The Home Improvement Loans program provides zero percent interest funding to low and moderate-income individuals to make repairs and improvements to their home. Qualifying alterations for this program include, but are not limited to roof or window replacement, electrical or plumbing repairs, and special needs improvements such as ramps or bathroom modifications. For more information on this program, please see the link above.

- **First Time Home Buyer Program**
  - http://www.dakotacda.org/homebuyers.htm#FTHB
  - Can include Down Payment and Closing Cost Assistance
  - Dakota County CDA partners with local mortgage lender to offer new homeowners, or individuals who have not owned a home in the past three years, up to $10,000 in funding along with fixed low interest mortgage financing. This program also offers homebuyer education such as workshops and online courses.

- **Home Stretch Home Buyer Education Program**
  - http://www.dakotacda.org/homebuyers.htm#HSEP2
  - The Dakota County CDA offers monthly classes that are taught by professionals in the home-buying field, such as mortgage lenders, realtors, and home inspectors. Each class is designed to cover everything you need to know about buying your first home, covering topics such as budgeting, and credit issues, shopping for a home, and the purchasing and closing process.

- **Mortgage Foreclosure Counseling Program**
  - http://www.dakotacda.org/homeowners.htm#MFPP2
  - Residents of Dakota County committed to solving their financial problems can receive free counseling on foreclosure with referrals to additional resources, and sometimes, financial assistance. The Dakota County CDA employs homeownership specialists to evaluate the situation and suggest an action plan including an in-depth examination of the homeowner's finances to develop and implement a budget.

- **Pre-Purchase Counseling**
  - http://www.dakotacda.org/homebuyers.htm#PPCP2
  - This program is available to all interested parties, whether you are buying a home now or in the future. Pre-purchase counseling offers one-on-one consultations aimed to aid homebuyers in the process of purchasing a home, covering topics such as credit repair, household budgeting, and identifying different types of mortgage loans.

- **Senior Housing Program**
  - http://www.dakotacda.org/seniorhousing_program.htm
  - The Senior Housing Program is designed for adults age 55+, offering quality units in Apple Valley, Burnsville, Eagan, Farmington, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, and West St. Paul. Properties located in West St. Paul include The Dakota offering 59 units and Haskell Court offering 42 units.

- **Housing Improvement Area (HIA)**
  - http://www.dakotacda.org/homeowners.htm#HIA
  - The Housing Improvement Area (HIA) is a program available to cities within Dakota County that need housing improvements in a specific area. All improvements are done at the cost of properties within the designated area of improvement. Improvements must be done in a common area, accessible to all residents in the area of improvement. Approval includes a minimum of 55 percent of the homeowners in the area to sign a petition in favor of the project, a public hearing, and a veto period.

- **Energy Assistance Program**
  - http://www.dakotacda.org/homeowners.htm#EAWP2
  - https://www.capagency.org/housing-services/energy-assistance/
  - The Energy Assistance Program is administered by the Scott, Carver, and Dakota County Community Action Partnership (CAP) agency. This program is designed to help eligible homeowners maintain safe and affordable home energy; this can include bill payment assistance, home energy crisis intervention, and energy advocacy.

- **Redevelopment Program**
  - http://www.dakotacda.org/cities_and_townships.htm#redev
  - The Dakota County CDA's Redevelopment Program provides staff expertise to cities for redevelopment activities such as the acquisition of affordable housing sites to the redevelopment of commercial sites on behalf of cities.

Funding Opportunities

All local governments rely on a variety of revenue sources in order to operate a budget as it can provide priceless assistance in the redevelopment process. West St. Paul relies on specific revenue sources in order to help facilitate development and redevelopment projects in the city.

The following is a list of potential funding programs and relevant information for West St. Paul residents and staff.

Federal

- **Home Affordable Modification Program (HAMP)**
  - https://www.treasury.gov/initiatives/financial-stability/TARP-Programs/housing/mha/Pages/hamp.aspx
  - HAMP works by encouraging participating mortgage servicers to modify mortgages so struggling homeowners can have lower monthly payments and avoid foreclosure. It has specific eligibility requirements for homeowners and includes strict guidelines for servicers. The program includes incentives for homeowners, servicers, and investors to encourage successful mortgage modifications.

- **Home Affordable Refinance Program (HARP)**
  - https://www.fhfa.gov/Homeownersbuyer/MortgageAssistance/Pages/HARP.aspx
  - HARP allows homeowners who have seen a drop in their home value and are underwater refinance into better mortgage terms.

- **Home Affordable Foreclosure Alternatives Program (HAFA)**
  - http://www.freddiemac.com/singlefamily/service/docs/hafa_bulletin_fact_sheet.pdf
  - The Home Affordable Foreclosure Alternatives (HAFA) initiative offers eligible borrowers who did not qualify for or complete a permanent modification under the Home Affordable Modification program (HAMP) or another home retention option to avoid foreclosure.

- **Federal Housing Administration Rehabilitation Loans**
  - https://www.fha.com/refinance
  - Many buyers decide to purchase a home that is significantly older, and not in the best condition. The FHA 203(k) Rehabilitation Loan enables borrowers to finance the purchase or refinance of a home, along with its renovation or "rehabilitation" of the property.

- **Section 202 Supportive Housing for the Elderly**
  - https://www.hud.gov/program_offices/housing/mfh/progdesc/eld202
  - The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them

to live independently, but in an environment that provides support activities such as cleaning, cooking, transportation, etc.

- **Housing Choice Voucher Program**
  - http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8
  - The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments.

- **Choice Neighborhoods Implementation Grant**
  - https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn
  - The Choice Neighborhoods program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services, and schools.

State

- Don't Borrow Trouble Minnesota Campaign
  - http://www.fhfund.org/wp-content/uploads/2014/10/Dont_Borrow_Trouble_Report.pdf
  - Don't Borrow Trouble Minnesota (DBT) is a public education and community outreach campaign that seeks to prevent predatory lending in the Twin Cities metropolitan area. Launched in March 2003, the campaign combines education and counseling to help individuals and families become and remain successful long-term homeowners.

- Start Up - MHFA First Time Home Buyers
  - http://www.mnhousing.gov/sites/lenders/mortgage
  - Start Up is a statewide mortgage program for eligible first time homebuyers. Available through participating lenders, Start Up offers affordable interest rates, a three percent down payment option, and closing cost assistance loans.

- MHFA Fix Up and Community Fix Up Loan
  - http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1360797573568&pagename=External%2FPage%2FEXTStandardLayout
  - Fix Up is a statewide home improvement loan program for eligible homeowners, available through participating lenders. The Community Fix Up Loan Program is an add-on program

for eligible Fix Up lending partners and provides affordable, fixed interest rate loans with lower rates for energy and accessibility loans.

- MHFA Rehabilitation Loan
  - http://www.mnhousing.gov/sites/lenders/rehab
  - The Rehabilitation Loan Program (RLP) provides deferred loan financing to eligible low-income homeowners statewide who are unable to secure home improvement financing in the private sector. Funds may be used for basic home improvements that directly affect the home's safety, habitability, or energy efficiency.

- DEED Redevelopment Grant Program
  - https://mn.gov/deed/government/financial-assistance/cleanup/redeveloomentgrantprogram.jsp
  - The Redevelopment Grant Program helps communities with the costs of redeveloping blighted industrial, residential, or commercial sites and putting land back into productive use.

- Impact Fund
  - http://www.mnhousing.gov/wcs/Satellite?c=Page&cid=1358906164357&pagename=External%2FPage%2FEXTStandardLayout
  - The Community Homeownership Impact Fund (Impact Fund) provides funding for developers and administrators of single family, owner-occupied affordable housing activity throughout the state. Funding is accessed through a competitive Single Family Request for Proposals (RFP) process.

County

- Community Development Block Grant
  - https://www.dakotacda.org/community-development/community-development-block-grant-program/
  - Community Development Block Grant (CDBG) funding helps to further rehabilitation opportunities and projects for low- and moderate- income persons and to eliminate blight conditions.

- Home Investment Partnership Program (HOME)
  - https://www.dakotacda.org/doing-business-with-the-cda/housing-finance-resources/
  - The Home Investment Partnership (HOME) Program is a flexible federal grant program that allows participating jurisdictions to decide how funds will be used to provide affordable housing for people at or below 80 percent of median income.

- Home Improvement Loans
  - http://www.dakotacda.org/homeowners.htm#HomeImp2
  - The Home Improvement Loan Program assists low- and moderate-income homeowners with making repairs and improvements to their homes, like roof replacement, furnace replacement, electrical and plumbing repairs, and insulation.

- First Time Home Buyer Program
  - http://www.dakotacda.org/homebuyers.htm#FTHB
  - Homebuyers purchasing their first home in Dakota County can access fixed, low-interest mortgage financing along with a Mortgage Credit Certificate and up to $8,500 in down payment and closing cost assistance through our First Time Homebuyer Program. Since 1983, this program has helped over 5,000 Dakota County residents purchase their first home.

- Home Stretch Home Buyer Education Program
  - http://www.dakotacda.org/homebuyers.htm#HSEP2
  - The CDA's Home Stretch Homebuyer Education Program, Framework Online Homebuyer Education Program, and Pre-Purchase counseling are ways that potential homebuyers can educate themselves on the unknowns of homeownership. Homebuyer education will give buyers the tools and resources needed to become a successful homeowner.

- Mortgage Foreclosure Counseling Program
  - http://www.dakotacda.org/homeowners.htm#MFPP2
  - The CDA's Mortgage Foreclosure Program is a free advisory program for homeowners who are nearing foreclosure. A homeownership advisor can provide information and review options to help people stay in their home.

- Senior Housing Program
  - http://www.dakotacda.org/seniorhousing_program.htm
  - The Senior Housing Program is designed for adults age 62+. The development offers residents a sense of community while they enjoy their golden years. All senior buildings are beautifully decorated, offer one- and two-bedroom apartments and are equipped with amenities such as a community room with a kitchen, libraries, laundry facilities, emergency call systems, and underground heated parking.

- Energy and Weatherization Assistance Program
  - https://www.dakotacda.org/housing-resources/homeownership/weatherization-energy-efficiency/
  - Weatherization services will permanently reduce energy bills by helping to make your home more energy efficient. The program provides income qualified homeowners in

Carver, Dakota, and Scott Counties with grants to assist with making their home more energy efficient.

- Redevelopment Program
  - https://www.dakotacda.org/community-development/redevelopment-program/
  - The CDA's Redevelopment Program provides staff expertise to assist cities with their redevelopment goals. The CDA has worked with cities on a wide variety of projects ranging from the acquisition of affordable housing sites to the redevelopment of commercial sites.

Met Council

- Livable Communities Grants
  - http://www.metrocouncil.org/Communities/Services/Livable-Communities-Grants.aspx
  - The Livable Communities Act (LCA) funds community investment that revitalizes economies, creates affordable housing, and links different land uses and transportation. LCA's voluntary, incentive-based approach leverages partnerships and shared resources to help communities achieve their regional and local goals.

Local Initiative

- Darts – Outdoor Chore Service and Home Repairs
  - https://dartsconnects.org/home-services/
  - As we get older, sometimes tasks like shoveling snow, raking fall leaves or mowing the lawn can become unmanageable. With a little assistance, you can continue to be safe, live comfortably, and take pride in your home.

Private

- Habitat For Humanity - A Brush with Kindness
  - http://www.tchabitat.org/abwk
  - The A Brush with Kindness program focuses on exterior painting, and health and safety repairs. This home repair program utilizes a combination of volunteers and contractors to help homeowners affordably maintain their homes.

- Metro Paint-A-Thon
  - https://www.metropaintathon.org/homeowner-eligibility
  - Metro Paint-A-Thon helps low-income senior citizens, disabled adults, and veterans continue to live independently in their own homes. A volunteer team is matched to complete the exterior of homes and garages, thereby keeping it safe, secure, and beautiful and an asset to the neighborhood. All of this is done at no cost to the homeowner.

- Hearts and Hammers – Exterior Painting Program
  - http://heartsandhammers.org/about/
  - Hearts & Hammers – Twin Cities, Inc. is a private non-profit organization that provides exterior painting and home improvement assistance for senior and physically disabled homeowners. Assistance is provided at no cost, the work is done by volunteers, and the materials are donated.

- Rebuilding Together – Home Repair Program
  - http://rebuildingtogether-twincities.org/apply/home-repair-program/
  - Rebuilding Together strives to create healthier, livable homes by providing volunteer-delivered repairs including weatherizing, cleaning, installing flooring, patching and painting, siding, landscaping, and almost anything that restores the homeowners' independence, safety and security.

- Rebuilding Together – Safe at Home Program
  - http://rebuildingtogether-twincities.org/apply/safe-at-home-program/
  - The Safe at Home Program provides volunteer-delivered safety, fall prevention and entrance access modifications for older adults or those living with a disability so that they can continue to live in safety and independence in their own homes.

- Rebuilding Together – Accessibility Modification Program
  - http://rebuildingtogether-twincities.org/apply/safe-at-home-program/
  - The Accessibility Modifications Program provides larger, contractor-delivered environmental home modifications such as doorway widening and kitchen or bathroom renovations to enable aging-in-place and single-level living.

- Rebuilding Together – Critical Repair Program
  - http://rebuildingtogether-twincities.org/apply/home-repair-program/
  - The Critical Repair Program provides timely, contractor-delivered repair or replacement of essential systems such as HVAC, electrical, plumbing, outer envelope, and roofs that are critical to healthy, livable homes.

List of Housing Projects within Last Several Years.

Affordable Housing

1. The Sanctuary (1746 Oakdale Avenue) – 164 Senior Living Units
2. The Winslow – (1631 Marthaler) – 172 Senior Living Units
3. North Gateway (Robert Street/Annapolis) – 54 Housing Units
4. Sweet Living (938 Robert Street) – 32 Senior/Memory Care Units

Market Rate Housing

5. 252 Roof Top (252 Marie Avenue) – 56 Units
6. Oppidan Phase I (Thompson Oaks Golf Course) – 153 Units
7. *Proposed* Oppidan Phase II (Thompson Oaks Golf Course) – 64 Town Homes
8. *Proposed* Town Center I (Robert Street/Wentworth) – 184 Units
9. St. Stephen's Subdivision (Smith/Wentworth) – 11 new single family houses
10. Westwood Ridge (61 Thompson) Expansion of a second building with 70 units
11. Oaks of Heatherwood (85 West Thompson) - Expansion to 99 units
12. Crawford Drive Town Homes proposal being reviewed by current HOA
13. 210 Logan Avenue – purchased/rehabbed and sold this single family home
14. Marie/Delaware – Five New Single family Homes 2020/2021
15. Nine New Single Family Homes 2019/2020

Recent Programs

16. New Housing Improvement Loan Program – 2020
17. New Housing Improvement Area (HIA) Program - 2020

Updated Comprehensive Housing Needs Analysis For Dakota County, Minnesota

Prepared For:

Dakota County Community Development Agency
Eagan, Minnesota

March 2020

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Maxfield
Research & Consulting
Breaking Ground since 1983

March 9, 2020

Ms. Lisa Alfson
Director of Community and Economic Development
Dakota County Community Development Agency
1228 Town Centre Drive
Eagan, MN 55123

Dear Ms. Alfson:

Attached is the *Updated Comprehensive Housing Needs Analysis for Dakota County, Minnesota* conducted by Maxfield Research and Consulting, LLC. The study analyzes housing market conditions in Dakota County communities and estimates housing demand from 2020 to 2040 providing recommendations on the amount and types of housing products that may be developed to satisfy demand from current and future residents.

The study identifies an estimated demand for 27,418 new general occupancy units across all product categories from 2020 to 2030. The strongest demand was identified for market rate and affordable rental housing. An analysis of naturally occurring affordable rental housing revealed that 78% of market rate rental units are affordable to households with incomes at 60% AMI and 41% are affordable to households with incomes at 50% AMI.

While new market rate and affordable rental construction continue, the number of market rate units being developed far exceeds the number of affordable units. Increased construction and land costs for all types of housing have resulted in higher prices/rents, placing additional hardship on households already facing barriers to finding affordable housing. Also, the number of landlords willing to accept housing choice vouchers has decreased, further limiting the availability of housing for vulnerable households. New construction in the Suburban Edge and Emerging Suburban Edge cities continues to attract development due to land availability, although pricing of new units is mostly out of reach for low- to moderate-income households.

Demand exists for nearly all senior housing products and service levels to meet the growing needs of an aging community.

If you have any questions or need additional information, please contact us. We have enjoyed conducting this study for you.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING, LLC

Mary Bujold
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Rob Wilder
Associate

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Introduction and Comparison of Key Findings

This section highlights key findings from the Comprehensive Housing Needs Assessment completed for the Dakota County Community Development Agency. Calculations of projected housing demand are provided to 2040 and recommendations for housing products to meet demand over the short-term (insert years for the short-term) are found in the Conclusions and Recommendations section of the report.

COMPARISON OF FINDINGS - OVERALL CONDITIONS DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
The US and State Economy were recovering from Recession of 2007 to 2010.	The economy just completed 10 years of growth in July 2019, one of the longest periods in recent history.
The owned housing market experienced price deflation as the housing bubble burst.	Owned housing prices are at historic highs in Dakota County having passed the 2006 median high of $235,000 in 2016; as of August 2019, the median price was $280,000.
Home foreclosures rose dramatically between 2005 2007; before beginning to decrease in 2011	Dakota County is in the midst of a boom in new rental housing developments, with ~3,100 units in the pipeline.
Rental vacancy rates were very low as households moved to renting from owning.	Rental vacancy rates remain very low despite increased construction and rising rents as pent up demand is satisfied.
Mortgage approvals still difficult for many people as lending qualificants were tightened.	Many low- to moderate-income households are finding it very difficult to secure housing that is affordable.
Resales of owned housing were on the rise as of 2013.	

Key Findings

1. The period between 2013 (the previous update) and 2019 has been marked by an expanding economy, regionally and nationally. Employment growth has been very strong and the unemployment rate in Dakota County was 3.1% as of July 2019. As the economy strengthened over the past six years, development of new housing surged, although the lack of supply of entry level homes in Dakota County has led to increased prices, especially for existing homes and very tight rental and for-sale housing markets.

2. Population and household growth have been robust in Dakota County and the Twin Cities Metro Area post-recession. The Developed Communities, which have been increasing density, have, in many cases, experienced more growth than was previously projected in 2013. Several communities had already surpassed their 2020 projections earlier in the decade.

3. Despite the development of more than 3,900 multifamily units between 2014 and 2018, vacancy rates remain far below equilibrium (generally considered to be 5%) and rents have increased sharply, making many low- and moderate-income households cost-burdened or severely cost-burdened. This trend is not unique to Dakota County as the entire Twin Cities region and communities across the Nation are facing similar situations. Unfortunately, individuals and households that face significant barriers to

finding suitable housing, a situation that was critical in 2013, has become more severe as of 2019.

4. Waitlists for Public Housing and Housing Choice Vouchers (AKA Section 8 Program) combined with extremely low vacancies in the private market, increasing rents and older properties renovating units to increase rents have exacerbated challenges facing individuals and households that need housing assistance. As of 2019, the demand for affordable housing remains insufficient, with more than 1,400 names on the workforce housing waitlist for CDA owned and managed properties. The limited amount of housing affordable to households at the lowest income levels (less than 50% of Area Median Family Income) is raising an already high barrier to assisting individuals and families in need to help them to stabilize their living situations, become more independent and thereby reduce the risk of these households becoming homeless.

5. Dakota County CDA has developed over 3,000 affordable rental units and is, in fact, a leader in the Twin Cities Metro Area in providing housing affordable to low- and moderate-income households. Significant stress however, has been placed on the deep-subsidy market and many units affordable to the lowest income households have extensive waiting lists; landlord participation in the Housing Choice Voucher/Section 8 program has waned as the private rental market has become tighter and rents have increased.

6. Average market rate rents increased 38.7% since 2014. More than 3,900 new multifamily units were developed in the county between 2014 and 2018 and there are another 3,176 general occupancy rental units in the development pipeline in cities across the County. A very low vacancy rate (1.8%) has resulted in rapid absorption of new rental units over the past six years, mostly due to pent-up demand. There is some concern however, that the top bracket of the market is softening. The four newest market rate properties that opened in 2019 have rents per square foot ranging from $1.63 to $1.75. Despite the units not being affordable to households earning 50% of the Area Median Family income, many units in these properties are affordable to residents earning 60% to 80% of the Area Median Family income.

7. Housing sales prices in Dakota County increased substantially over the past six years with the median home price increasing from $194,000 in August 2013 to $280,000 in August 2019. According to the Minneapolis Area Association of Realtors, which monitors most home sales in the Region, the months of supply of resale homes on the market in Dakota County dropped to a low of only 1.8 months as of August 2019. A balanced market is generally five to six-months supply of homes available. The average sales price in the county over the past 12 months was $304,953, up 5% from the previous 12-month period. The median sales price was $280,000, up nearly 6% from the previous 12-month period.

8. With the boom in multifamily real estate, low mortgage interest rates and growth among the senior population, the development of senior housing continued to increase. Independent living with the option of adding services as needed has become increasingly popular in continuum of care communities where there are multiple service levels available and residents may age in place. Increasingly, older adults and independent seniors seek convenience and are looking for housing that offers reduced upkeep and maintenance along with activities and concierge services. Responding to this trend, age-restricted cooperatives and single-level townhomes have increased in popularity among those age 65 years or older.

9. Interviews with County service providers continue to identify pronounced needs for:

    a. Affordable Housing for extremely low (less than 30% of Area Median Income), very low (less than 50% of Area Median Income) and low-income households (less than 80% of Area Median Income);

    b. Homeless population, particularly singles that are chronically homeless. Because of the exceptionally tight rental housing market and very low vacancy rates in affordable rental housing, more people were identified as unsheltered in 2018 and in 2019 than in previous years. Greater efforts are required to assist those that are chronically homeless with housing and more living supports. A portion of this group is likely "hardest to house," with multiple barriers to securing housing and other supportive services that will meet their needs.

    c. Greater landlord participation in the Housing Choice Voucher (HCV) program. This is a target initiative in Dakota County and resources are being deployed to increase participation to secure housing for HCV participants.

    d. Identifying potential solutions for youth in crisis that struggle to adhere to traditional rules and regulations. This is a challenging situation and youth may go in and out of housing and support programs because of lifestyle challenges and mental health issues.

    e. Need for increased resources for staffing and program funding overall as federal funds continue to decrease due to budget reductions. This is apparent in several programs, but funding for the HCV program continues to decrease. Because of increasing rents, local agencies can serve fewer households each year on the program.

10. Housing Demand in Dakota County

    a. Demand for general occupancy ownership product is identified at an estimated 18,294 units between 2020 and 2030 and 17,234 units between 2030 and 2040.

    b. Demand for general occupancy rental housing is identified at an estimated 9,124 units between 2020 and 2030 and 11,276 units between 2030 and 2040.

    c. Demand for senior owned housing is identified at an estimated 293 units in 2020, 858 units in 2030 and 1,059 units in 2040.

    d. Demand for senior housing, including active adult (no services) and service-based units is identified at an estimated 3,568 units in 2020, 7,541 units in 2030 and 10,022 units in 2040.

Study Impetus

Maxfield Research and Consulting, LLC was engaged by the Dakota County Community Development Agency (Dakota County CDA) to conduct an update to previous comprehensive housing needs assessments for Dakota County completed in 2005 and 2013. The update analysis was completed from January through August 2019.

The comprehensive housing needs assessment calculates housing demand to 2040 for various types of housing in each community and township in the County. The study provides recommendations on the amount and types of housing products that should be developed over the next 20 years. The report also discusses the need for shallow-subsidy and deep-subsidy units to meet the needs of moderate and low-income households. A section on special needs housing is provided to identify housing for households that have areas of need that may create challenges to finding suitable housing in the traditional private market.

Scope of Work

The scope of this study includes:

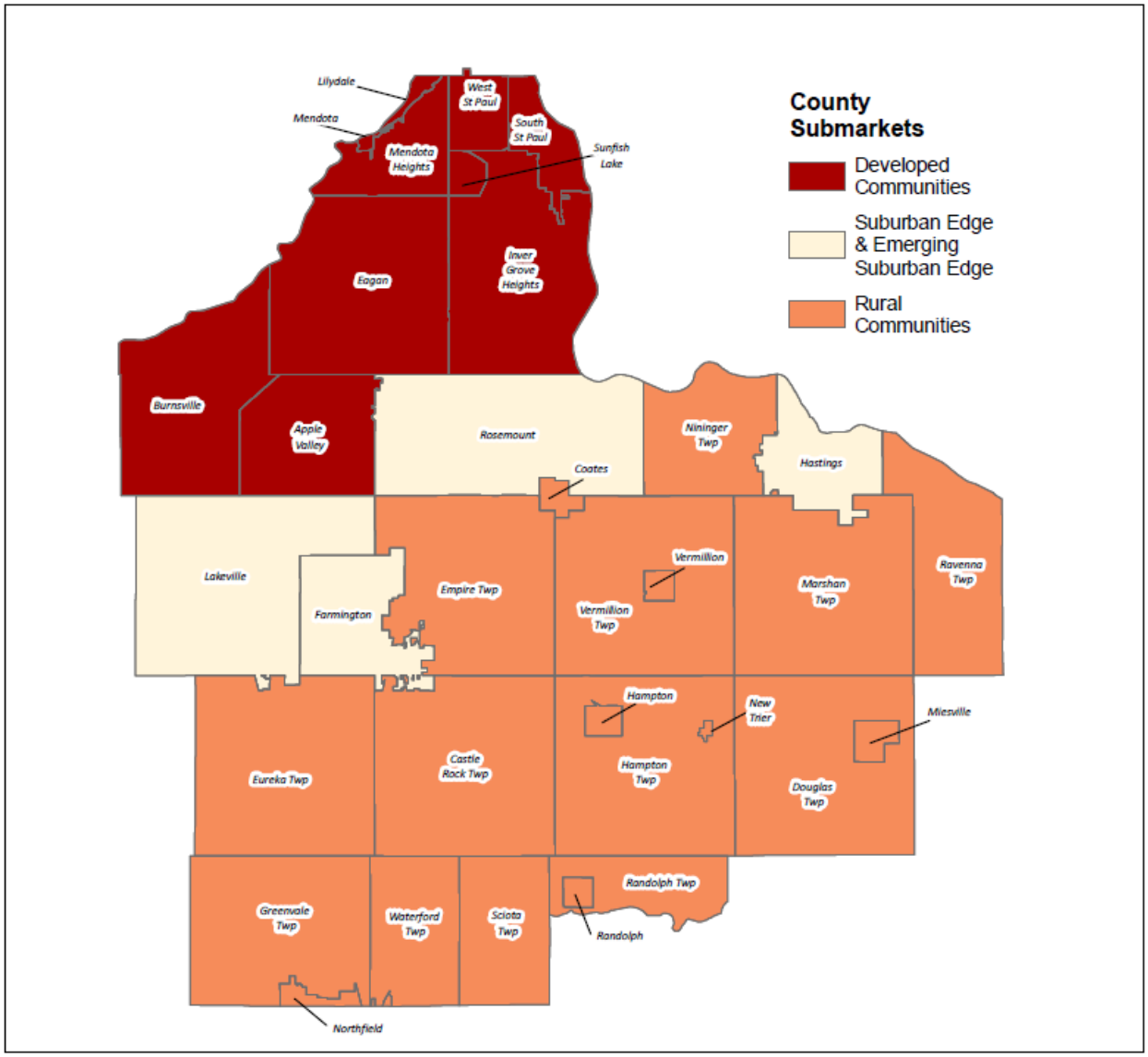
- an updated assessment of the demographic growth trends and characteristics of the County to 2040;
- an updated assessment of current housing characteristics in the County;
- an updated analysis of the for-sale housing market in the County;
- an updated analysis of the rental housing market in the County;
- an updated analysis of the senior housing market in the County;
- an updated assessment of hard to house populations in the County;
- an analysis of naturally occurring affordable rental housing in the County;
- an estimate of the demand for various housing products in the County to 2040;
- recommendations of housing concepts to meet current and future needs of County residents.

The report contains primary and secondary research. Primary research includes interviews with rental property managers/owners, builders/developers, City staff, CDA staff, Dakota County Community Services staff and others involved in the housing market in Dakota County. All of the market data on existing/pending housing developments was collected by Maxfield Research Inc. and is accurate to the best of our knowledge. Secondary data, such as U.S. Census, is credited to the source and is used as a basis for analysis.

For analysis purposes, communities and townships are grouped into three submarkets in the County – **Developed Communities**, **Suburban Edge/Emerging Suburban Edge Communities**, and **Rural Area**. Suburban Edge/Emerging Suburban Edge is referred to in the report as Suburban Edge. Data collected is presented for each of these submarkets and where data is

available, for each community in the submarket. The City of Apple Valley was moved to the Developed Communities category because aside from the remaining gravel pit locations (some have already been redeveloped), the community is essentially fully-developed. Communities that have less land available for new development can increase their housing stock through redevelopment of lower-density sites. The map below identifies the submarkets.

Map 1
DAKOTA COUNTY SUBMARKETS



Conclusions and Recommendations

Introduction

This section of the report presents calculations of demand for various types of housing in Dakota County to 2040 and provides recommendations for types of housing that could be supported in the short-term. The demand calculations and housing recommendations are based on the analysis of data presented in the report, including the following:

- demographic growth trends and projections as well as characteristics of the population and household base,
- housing stock characteristics, including age and condition,
- general-occupancy rental market conditions,
- senior housing market conditions,
- for-sale housing market conditions, and
- housing conditions for "hard to house" populations.

Demographic Profile and Housing Demand

The demographic profile in Dakota County affects housing demand and the types of housing that are needed. The various household types are:

1. *Entry-level householders*
   - Often prefer to rent basic apartments
   - Usually singles or couples without children in their early 20's; may be still attending a post-secondary educational institution
   - Will often “double-up” with roommates in apartment setting

2. *First-time homebuyers and move-up renters*
   - Often prefer to purchase modestly-priced single-family homes and townhomes or rent upscale apartments
   - Includes singles or married or cohabiting couples, some with children, in their mid-20's or 30's

3. *Move-up homebuyers*
   - Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
   - Typically families with children where householders are in their late 30's to late 40's

4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
   - Prefer owning and some will move to alternative lower-maintenance housing products
   - Generally couples in their mid 50's to mid-60's

5. *Younger independent seniors*
   - Prefer to own but may consider renting their housing
   - Some will move to alternative lower-maintenance housing products
   - Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce their responsibilities for upkeep and maintenance
   - Generally in their late 60's to late 70’s

6. *Older seniors*
   - May need to or choose to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance

Key Points About Housing Demand Calculations

Demand for additional housing in Dakota County over the next 20 years will be generated primarily by overall economic conditions, job growth, household turnover and changes in housing preferences. Total housing demand includes the need to replace some housing units because the housing product may be blighted (this is uncommon in Dakota County) or may be functionally or physically obsolete. New housing products or larger redevelopment areas may replace some older housing stock. Removal and redevelopment of older housing stock has and continues to occur in predominantly urbanized communities in Dakota County that have, the highest proportion of homes built prior to 1940. The EDA in West St. Paul continues to fund the removal of substantially blighted homes. Lots are cleared and sold to builders for new home construction. Home rehab programs with the use of CDBG funds are administered through the CDA rehab program.

The following factors were taken into consideration in developing the housing demand calculations.

1. Dakota County's growth is driven by infill and redevelopment in the Developed Communities and ownership housing in the Suburban Edge Communities.

   Dakota County remains the third largest county in the core seven-county Twin Cities Metropolitan Area. Since 2010, the Seven-County Twin Cities Region has experienced gross employment gains of an estimated 216,906 jobs over the past eight years, pushing the Metro Area's unemployment rate down to 2.6% (in 2018), considered nearly full employment. Dakota County is forecast to increase employment at a higher rate than the Twin Cities Metro, adding 32,000 jobs (19.3% compared to 18.3%) between 2010 and 2020.

   While Dakota County has its own employment base that drives housing demand, the type of housing most likely to be built is driven by increasing density in Developed Communities and subdivisions in Suburban Edge Communities. The role that density and land availability plays in growth is reflected in the building permit trends between 2012 and 2018: in Developed Communities, 59.9% of residential permits were issued for multifamily housing, whereas in Suburban Edge communities 72.6% of permits were for single-family homes.

   Metropolitan Council projects that between 2020 and 2040, the Twin Cities seven-county area will grow by 578,000 people and 273,000 households (to totals of 3.73 million people and 1.53 million households). Dakota County is projected to experience less growth in population and slightly slower growth in households than the Metro Area to 2020 as the multifamily boom was concentrated first in more urban areas and has radiated outwards (10% and 11% versus 11% and 13% for the Metro Area), and is expected to experience similar growth than the Metro Area from 2020 to 2030 (9% and 13% versus 9% and 11% for the Metro Area). In the 2030s, slower growth is projected for both population and households.

2. Continued employment growth in Dakota County will create demand for housing.

Data from the Minnesota Department of Employment and Economic Development (DEED) for Q1 2019 show that the Twin Cities Metro Area's employment has increased 1.6% per year, on average, since 2014. The economy has improved significantly since the previous study in 2013; industry sectors that experienced the greatest job growth between 2014 and 2019: Professional and Business Services (1,929 jobs-10.7%), Education and Health Services (3,635 jobs-10.4%), Public Administration (486 jobs-9.9%), Leisure and Hospitality (1,628 jobs-9.6%), Financial Activities (1,306 jobs-9.5%) and Trade, Transportation and Utilities (3,906 jobs-8.9%).

Except for Leisure and Hospitality, which has lower wages, jobs in the other industry sectors pay at or above a living wage. Housing costs for people working in the Leisure and Hospitality sector often exceed what they can afford while those obtaining positions in higher paying sectors would generally be able to afford market rate housing.

Households typically prefer to live close to where they work. Sustained job growth in Dakota County has generated additional demand for housing. Demand is strongest for multifamily rental products in the Developed Communities and units are being added primarily through redevelopment of existing parcels. In contrast, in the Suburban Edge Communities, where there is ample land for new single-family homes, there is sustained demand for single-family homes. Resales of existing homes have been robust but pressures created by increasing land prices and materials and construction costs have significantly increased the price of new single-family homes across Dakota County. The low cost of borrowing due to sustained low interest rates has mitigated some of the price increases, enabling prospective buyers to qualify for higher-prices homes.

3. Two demographic groups, Millennials and Baby Boomers, are the dominant market segments increasing the demand for maintenance-free housing in Dakota County.

People's housing preferences change over the housing lifecycle. According to a report by the Pew Research Center, the Millennial population (ages 23 to 38) is estimated to have overtaken the Baby Boom population (ages 55 to 73) as of 2019. Baby Boomers have affected every housing segment as they have aged through their lifecycles. They were responsible for the significant apartment development boom of the late 1960s and 1970s. Similarly, Millennials are now affecting the current rental market boom and the delay in purchasing single-family homes. Many Millennials are also opting for less, preferring smaller homes on smaller lots and locations that are within walking distance of goods, services, and public transit options. Baby Boomers were largely responsible for the development of the move-up housing market of the 1990s and early 2000s. While the majority of the Baby Boomers prefer to stay in their single-family homes, an increasing proportion are relocating to maintenance-free housing. Due to a variety of reasons, including cost and lifestyle preferences, it appears at this time a larger proportion of Millennials will exhibit a greater preference for urban environments and maintenance-free

housing products, opting to pursue interests other than owning and maintaining a single-family home. Also, it is anticipated that Baby Boomers may not act in the same manner as did their parents when considering housing products for their senior years. Although maintenance-free housing products are increasing in popularity, the type of housing product being built has been mostly aimed at move-up rather than entry-level buyers.

4. Growth in the senior population after 2020 will impact the housing products needed to 2040.

Major shifts in housing preferences are expected to occur in Dakota County by 2030 as the last of the Baby Boomers (born between 1946 and 1964) turn 65. In 2000, 7% of Dakota County's population was over age 65. This percentage increased to 10% in 2010 and is estimated at 13% by 2020, growing to 17% by 2030 and then remain at 17% in 2040. Chart 1 below shows that between 2020 and 2030, the senior population (aged 65+) in Dakota County is projected to grow by 28,972 people (49%). Over this same period, the population under age 65 is projected to grow by 9,632 (2.5%). From 2030 to 2040 however, the much smaller Gen X generation (born between 1965 and 1974) moves into the age 65 to 74 cohort. The smaller size of this age group will result in limited or no growth among the age 65+ group. By 2040, people age 65+ are projected to decrease modestly from 23% to 21% of Dakota County's population. The most significant demand for age-restricted housing is anticipated to occur between 2030 and 2040 with 61% growth in the age 75+ group.

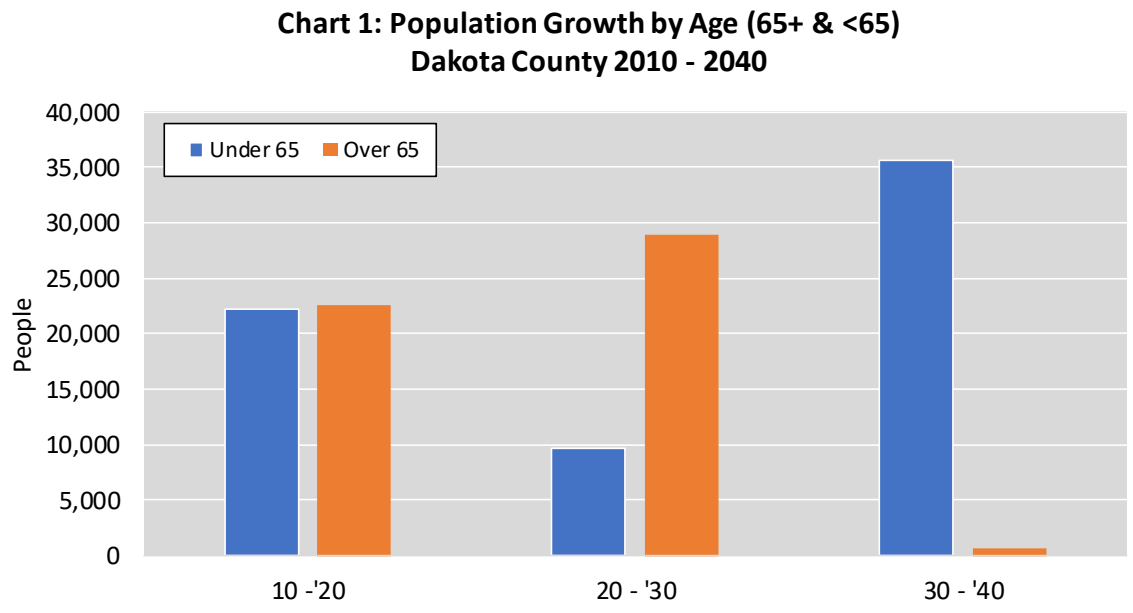


Chart 1: Population Growth by Age (65+ & <65)
Dakota County 2010 - 2040

Sources: U.S. Census Bureau; Esri, Inc.; Maxfield Research and Consulting, LLC

5. The current low rental vacancy rate has driven up the prices of all housing products in the County since 2013.

Increasing construction costs, land prices, and other types of land use regulation constrain the private market's ability to develop affordable housing without substantial financial assistance. Traditional federal funding programs have experienced substantial cutbacks and state funding resources are also strained.

As the for-sale market in Dakota County has become even tighter, potential entry level homebuyers have to make bids more favorable to the seller, and it is not uncommon for attractively priced homes to sell in one day. Similarly, many older rental properties have been able to increase rents because the market is very tight. Some rental property owners have also taken the opportunity to update older units and charge higher rents. The result is that there is an increased supply of units affordable to residents with income at or above 50% of the Household Area Median Family Income ($50,000 in 2019 for a family of four), and a substantially reduced supply affordable to households with incomes less than 50% of HAMFI. As of 1st Quarter 2013, the overall vacancy rate was 2.2%, already low. The number of vacant rental units dropped from 427 in 2013 to 408 in 2nd Quarter 2019. As of 2nd Quarter 2019, the overall vacancy rate among market rate rental properties was estimated at 1.8%. The reduced vacancy rate has further tightened the rental market causing rents to rise substantially. Rents increased, on average, 38.2% from 2013 to 2019. The median renter household income increased from $38,876 in 2012, to $45,091 in 2017 (the most recent data available) an increase of 16.0%. Rents are increasing much more rapidly for renter households than incomes are.

As of 2019, the four newest general occupancy apartment developments have rents per square foot ranging from $1.63 per square foot (The Drover) to $1.75 per square foot (Quarry at Central Park). Average unit sizes range from 672 sq. ft. (The Drover) to 1,055 sq. ft. (Springs at Cobblestone Lake). There are 20 new rental developments in Dakota County communities that are either proposed, approved, or under construction, with a total of 2,982 market rate and 365 affordable rental units. Eleven developments are under construction and scheduled for delivery in 2019 or 2020, representing 1,450 market-rate units but only 49 affordable units. Rents across the county are expected to continue increasing.

Rental housing at all income levels is needed to provide for the increased rental demand. Between 2020 and 2030, there is demand for over 9,100 new rental units, of which 2,478 are affordable and 2,186 are deep-subsidy. Continued strong demand for rental housing has resulted in rapid absorption of new units. Development of affordable units however, continues to lag demand and vacancies for affordable units are essentially at 0% with substantial waitlists. The newest CDA workforce housing project, Prestwick Place in Rosemount, was fully leased upon opening.

6. Low mortgage interest rates are allowing more households to qualify for mortgages, but they are also fueling increasing home prices in the entry-level segment.

Mortgage interest rates are at their lowest level since the 1970s and as of August 2019, are at 3.85% on a 30-Year fixed mortgage. Since 2012, home prices increased as the economy recovered. In Sept 2016, home prices finally surpassed the 2006 home price of $271,000. As of 2019, new construction and resale homes are selling for historically high prices, albeit for different reasons.

The increased cost of new construction has led to most new construction homes being in the "move-up" segment, in the high $300,000 range. Factors contributing to the increased costs of construction are increasing labor costs, materials costs, land use and other regulations.

Entry level homebuyers are therefore looking to purchase a resale home. "Move-up" home buyers would traditionally move up, freeing up some of the entry level housing stock, but this cohort is not moving up at the same pace they did in the past. Between the lack of entry level new construction and disparities in the housing lifecycle, the supply of moderately priced homes has fallen greatly. Low interest rates have allowed more households to qualify for mortgages, and the larger pool of buyers combined with very low supply of homes in this price segment has driven up prices.

The current low interest rates have created one of the best opportunities to finance a home in recent history. Unfortunately, only well qualified homebuyers are able to take advantage of this historic windfall. Potential homebuyers with less than stellar credit still have difficulty getting mortgages, and even when they do, there are very few homes on the market that are affordable to them. High costs for new housing are not meeting the needs of entry level home-buyers.

As of July 2019, the months of supply for the single-family homes listed in Dakota County is 2.1, which indicates a very tight single-family housing market. This finding is bolstered by the fact that a home listed for sale in Dakota County is on the market for a median of 22 days, which means that homes are selling approximately two times faster than they were at the time of the previous study, September 2013 (median 45 days on market). The high cost of new construction housing has also put upward pressure on the resale market.

Rising home prices and shorter times on market are trends that were beginning to emerge in 2013 have continued through 2019. As the economy has grown, demand for entry-level homes has outpaced supply, and constraints in the construction labor sector have led to a much tighter housing market, characterized by a much higher velocity of sales, less time on market, and higher prices. Increased prices of new construction have made older less expensive homes more desirable and scarcer. Many households of more modest means have been priced out of the market.

Because of their unpredictability, the demand calculations do not factor in changes in interest rates that may occur in the future.

7. Land Availability

The availability of land for residential development is taken into consideration by the Metropolitan Council in its overall household projections for each community. In addition, land availability, along with existing housing mix, also influence the types of housing needs identified for each community. In the Developed Communities, particularly in Burnsville, Eagan and Apple Valley, demand exceeds the development capacity for most types of new housing. Thus, the types and amount of housing identified in the demand calculations reflect a balance between satisfying the greatest housing needs as well as providing a balanced mix of housing options for each individual community's current and future residents. Previously, South St. Paul had a program named "Rediscover South St. Paul" that replaced blighted housing with new housing units. As of 2018, the program was discontinued. The City now refers people to the CDA's home rehabilitation program. West St. Paul has a program for the removal of "blighted" homes where the City will remove the structure and then sell the vacant lot to builders to construct new homes. Targeted removal and replacement of housing has been accomplished in other Metro Area communities such as Richfield and Minnetonka.

8. Household Mobility

While housing demand at opposite ends of the County may be mutually exclusive, demand between adjacent communities is not. Households are more likely to seek out various housing products in adjacent communities rather than outside the County. The demand figures shown on pages 17 and 20 and 24 to 25 are somewhat fluid between adjacent communities.

Revised Household Projections

According to forecasts compiled by the Metropolitan Council, Dakota County's population and household figures as of 2010 were about 6% less than had been projected by the Metropolitan Council mid-decade. This was similar to other counties in the Region. As of 2019, the accuracy of the 2020 forecasts will be known in the early 2020s, and since the 2013 study, the largest revisions to 2020 forecasts have been to lower 2020 household estimates slightly. At this point, the Metropolitan Council's and Maxfield Research's projections show Dakota County's total household estimates differ by 2.0% in 2020, 1.1.% in 2030 and 0.1% in 2040.

For this report, Maxfield Research reviewed each community's previous 2020 forecast figures for population and households against the Metropolitan Council 2020 figures, reviewed residential building permits issued for each community since 2010, analyzed growth in covered employment, considered current economic conditions and the rate of growth for each

community. Overall, Maxfield Research revised 2020 figures down slightly given building permit trends in most Developed and Suburban Edge communities except for West St. Paul and Lakeville.

New development of single-family homes has been very active in the Suburban Edge Communities compared to the rest of Dakota County and the Metro Area from 2013 to 2019, primarily because there is more land available for new development. Lakeville, specifically, had the highest single-family building permit activity in the Metro Area since 2013. Most new construction however, has targeted "move-up" homebuyers, starting in the mid to upper $300,000s. According to the Metropolitan Council, affordable for-sale housing in the Twin Cities Metro Area in 2019 is listed at $254,500, or (80% of AMI). At 60% AMI, the maximum purchase price is $199,500. The average purchase price of a single-family home in the Metro Area in 2019 is $315,000, far above the pricing shown here. The average price of a resale townhome is $224,900, which would be affordable to households at 80% AMI, but not at 60% AMI.

In 2017, legislation aimed at lessening defect liability claims on multifamily ownership products for developers passed in the Minnesota House. Previously, the possibility of a claim, potentially years after construction, was enough to deter new construction. Given the strong and sustained demand for ownership and rental housing in Dakota County and the flexibility of multifamily ownership product to target households at any stage in life, we anticipate a greater demand for this type of housing in the future. Although owned multifamily product is increasing, the amount remains limited as of 2019 compared to the amount of single-family homes constructed.

Demand Summaries

Tables DMD-1 through DMD-3 show demand summaries from 2020 to 2040 general occupancy rental housing demand, for-sale general occupancy demand and senior housing demand. Specific demand calculations for figures below are shown in the Appendix.

Typically, when evaluating demand, a specific site is considered along with its market area, and a proportion of demand is anticipated to come from outside the market area. Given that the proportion coming from outside of the market area typically hails from neighboring cities, if this calculation was used for individual cities it would invariably double-count a large portion of demand at a county wide level. As such, the proportion from outside individual cities has been omitted.

General Occupancy Rental Demand

Table DMD-1 shows general occupancy rental demand summaries for the Developed, Suburban Edge and the Rural Areas from 2020 to 2040. The table displays demand for general-occupancy housing by "deep subsidy" (affordable to households with incomes at or below 40% of Household Average Family Median Income (HAMFI), "shallow subsidy" (affordable to households with incomes between 40% and 80% of HAMFI), and "market rate" (affordable to households earning more than 80% HAMFI).

Demand shown below accounts for units that are proposed, approved, or under construction at 95% occupancy, of which there are an estimated 2,811 general occupancy market rate rental units and 365 general occupancy affordable units currently in the development pipeline. The demand shown between 2020 and 2030 assumes that these units will be built, and therefore only shows excess demand during this period. Demand during the 2030s is calculated with the same methodology.

A large proportion of general occupancy rental demand will come from persons already residing in Dakota County in the form of household turnover. Turnover tends to be higher for renter households than owner households, and among renter households market rate rental units have higher turnover than affordable units and deep-subsidy units, mostly due to there being more market rate apartments vacant at a given time, and the ability of the household to afford moving costs.

The demand calculations are more conservative for affordable and deep-subsidy housing. Waitlists are long and many households are unable to apply for deep-subsidy housing because the waitlist is closed for many properties. Producing this type of housing, however, is costly and challenging in light of reductions in public and private resources to support its development. We understand that there is likely more demand for this housing than will be able to be satisfied.

The ability to develop rental housing in the Rural Area is limited and rental housing often occurs through conversion of existing units rather than through new construction. We show rental demand for the Rural Area as an aggregate figure, not by community/township.

TABLE DMD-1
SUMMARY OF ADDITIONAL GENERAL OCCUPANCY RENTAL DEMAND BY COMMUNITY
DAKOTA COUNTY
2020 to 2040

	2020 - 2030 General Occupancy Rental			2030 - 2040 General Occupancy Rental		
City	**Market Rate**	**Affordable**	**Subsidized**	**Market Rate**	**Affordable**	**Subsidized**
Apple Valley	700 - 740	375 - 395	320 - 340	825 - 845	285 - 315	210 - 230
Burnsville	505 - 605	410 - 430	330 - 350	1,265 - 1,285	370 - 410	295 - 315
Eagan	1,180 - 1,280	165 - 215	245 - 265	1,895 - 1,915	390 - 430	315 - 335
Inver Grove Heights	870 - 890	450 - 470	290 - 310	845 - 865	375 - 415	225 - 245
Lilydale	30 - 50	10 - 15	10 - 15	40 - 60	10 - 10	0 - 20
Mendota	5 - 5	5 - 5	5 - 5	0 - 10	0 - 0	0 - 0
Mendota Heights	45 - 65	20 - 40	25 - 45	35 - 55	20 - 25	15 - 35
South St. Paul	185 - 205	160 - 180	115 - 135	185 - 205	145 - 160	85 - 105
Sunfish Lake	0 - 0	0 - 0	0 - 0	0 - 0	0 - 0	0 - 0
West St. Paul	35 - 95	180 - 200	140 - 160	170 - 190	150 - 165	105 - 125
Developed Subtotal	**3,555 - 3,935**	**1,775 - 1,950**	**1,480 - 1,625**	**5,260 - 5,430**	**1,745 - 1,930**	**1,250 - 1,410**
Farmington	200 - 220	125 - 145	110 - 130	210 - 235	125 - 140	105 - 125
Hastings	100 - 140	120 - 150	180 - 210	235 - 255	160 - 175	140 - 160
Lakeville	145 - 245	205 - 225	155 - 175	605 - 670	195 - 215	140 - 160
Rosemount	45 - 75	65 - 95	110 - 140	295 - 330	130 - 145	120 - 140
Suburban Edge Subtotal	**490 - 680**	**515 - 615**	**555 - 655**	**1,345 - 1,490**	**610 - 675**	**505 - 585**
Rural Subtotal	**110 - 140**	**40 - 70**	**15 - 45**	**75 - 105**	**25 - 55**	**5 - 35**
Dakota County Total	4,155 - 4,755	2,330 - 2,635	2,050 - 2,325	6,680 - 7,025	2,380 - 2,660	1,760 - 2,030

Note: Demand figures already account for proposed, approved, and under construction projects as of August, 2019.
Source: Maxfield Research and Consulting, LLC.

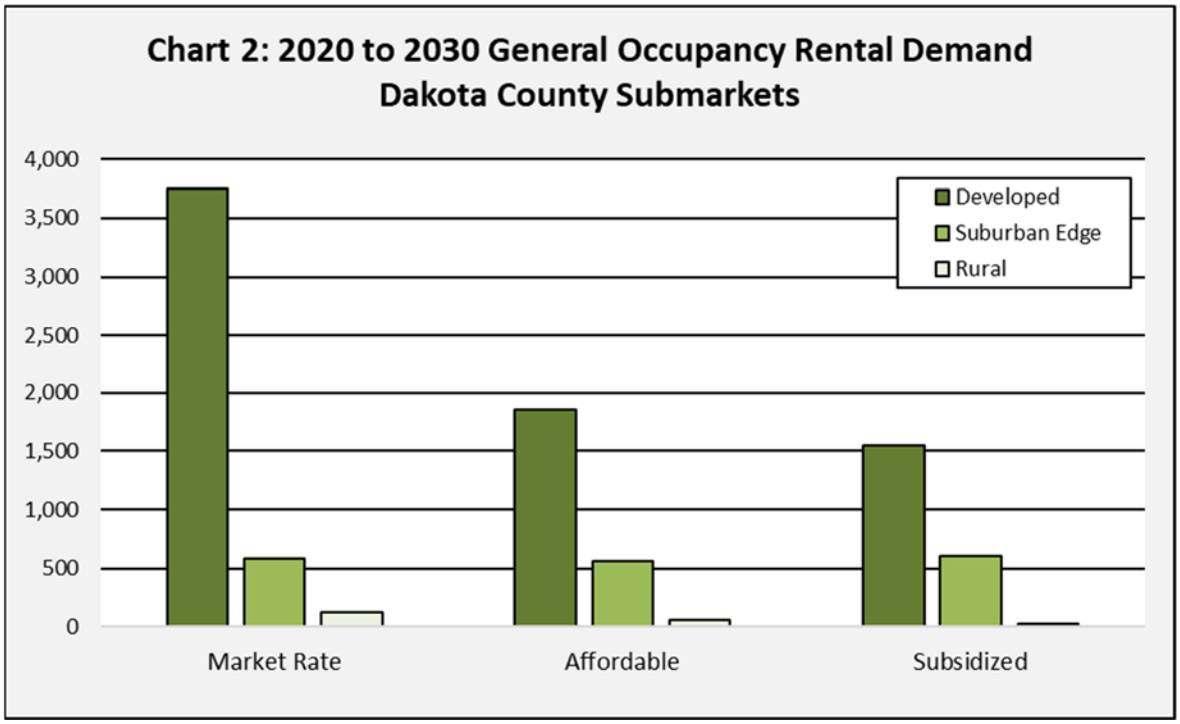


Chart 2: 2020 to 2030 General Occupancy Rental Demand
Dakota County Submarkets
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Developed
Suburban Edge
Rural
Market Rate
Affordable
Subsidized

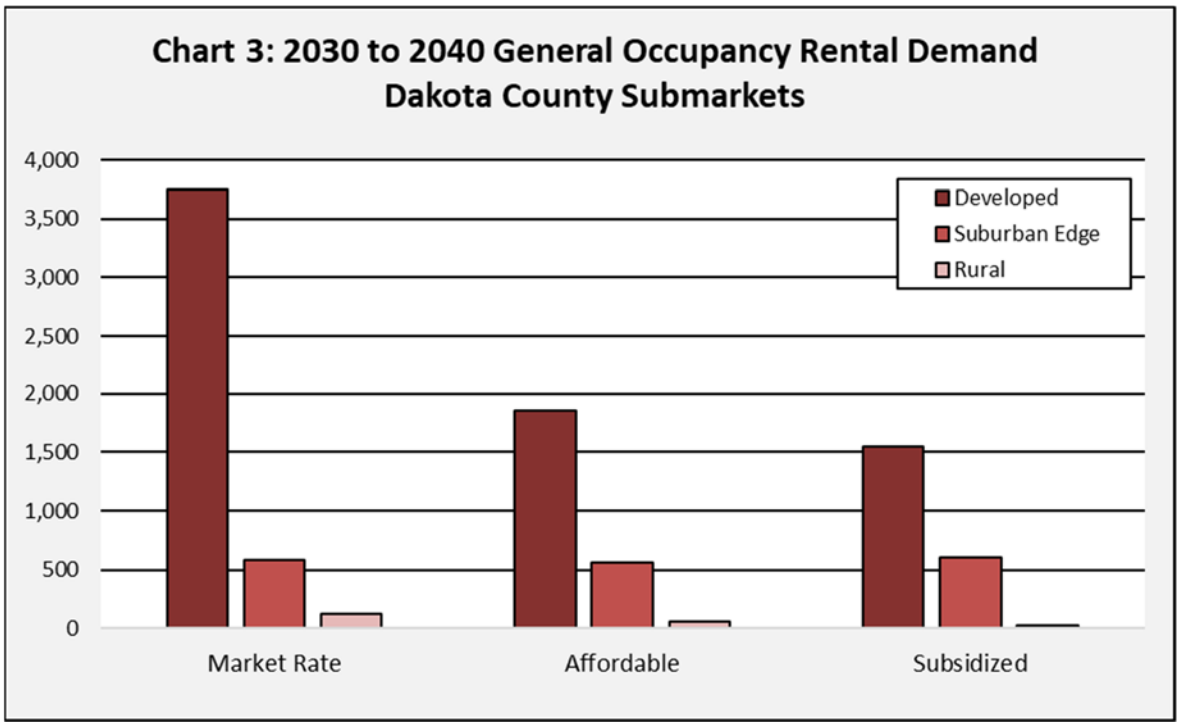


Chart 3: 2030 to 2040 General Occupancy Rental Demand
Dakota County Submarkets
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Developed
Suburban Edge
Rural
Market Rate
Affordable
Subsidized

For-Sale Housing Demand

Table DMD-2 shows the for-sale demand summary for Developed, Suburban Edge and Rural Area Communities in Dakota County from 2020 to 2030 and 2030 to 2040. The table displays for-sale demand by single-family and owned multifamily (primarily townhome and detached association-maintained products) housing and owned senior housing. Single-family demand is calculated for modest (less than $400,000), move-up homes (less than $700,000) and executive homes ($700,000+). Owned multifamily housing is calculated for modest homes (less than $300,000) and move-up homes ($300,000+). The price ranges for these housing products are quoted in 2019 dollars.

The following are key points from Table DMD-2.

- Overall, we anticipate that there will be demand for an estimated 17,700 new single-family ownership homes and 6,700 owned multifamily homes between 2020 and 2030. Between 2030 and 2040, we estimate that there will be demand for 16,600 single-family homes and 4,250 owned multifamily homes.

- The amount of land available for new housing development, primarily among the Developed Communities and some of the Suburban Edge Communities is diminishing. Much of the land that is available in the Developed Communities consists of smaller parcels, many of which are zoned multifamily.

- Most of the Suburban Edge Communities have larger parcels of land available to accommodate single-family homes. Unfortunately, the market is not able to accommodate new entry level housing due to increased costs of construction from increasing labor, materials, land use, municipal and county fees and building code regulations. While low mortgage interest rates allowed more households to qualify for mortgages, at the entry level price point new construction is not occurring currently. Demand for moderately priced homes is only able to be met in resale homes. Prices for entry level homes have appreciated as the supply has shrank due to move-up households remaining in their homes longer, a larger number of buyers looking for entry level homes.

- Multifamily for-sale housing could potentially be developed for entry-level homebuyers, although current new multifamily ownership housing has been targeted to empty nesters and lifestyle owners and is priced in the “move-up” segment (over $300,000). Demand for for-sale multifamily housing is expected to increase gradually as the population ages and as home appreciation resumes and mortgage interest rates rise during the economic recovery.

TABLE DMD-2
SUMMARY OF ADDITIONAL GENERAL OCCUPANCY OWNERSHIP DEMAND BY COMMUNITY
DAKOTA COUNTY
2020 to 2040

	2020 - 2030 Ownership Demand				
	Single-Family			Multifamily	
City	Modest <$400K	Move-up $400K-$700K	Executive $700K+	Modest <$300K	Move-up >$300K
Apple Valley	820 - 830	1,410 - 1,420	115 - 125	375 - 395	195 - 215
Burnsville	210 - 220	210 - 220	45 - 55	135 - 155	165 - 185
Eagan	50 - 60	455 - 465	50 - 60	130 - 150	320 - 340
Inver Grove Heights	325 - 335	920 - 930	60 - 70	80 - 100	345 - 365
Lilydale	0 - 0	5 - 5	0 - 0	1 - 1	1 - 1
Mendota	0 - 0	5 - 5	0 - 0	1 - 1	1 - 1
Mendota Heights	20 - 30	160 - 170	40 - 50	0 - 15	100 - 120
South St. Paul	115 - 125	10 - 20	0 - 0	110 - 130	5 - 25
Sunfish Lake	0 - 5	0 - 5	5 - 15	0 - 10	0 - 10
West St. Paul	80 - 90	30 - 40	0 - 0	65 - 85	40 - 60
Developed Subtotal	**1,620 - 1,695**	**3,205 - 3,280**	**315 - 375**	**897 - 1,042**	**1,172 - 1,322**
Farmington	1,550 - 1,580	165 - 185	0 - 0	105 - 125	65 - 85
Hastings	630 - 670	330 - 370	0 - 0	160 - 180	5 - 20
Lakeville	1,085 - 1,125	2,340 - 2,440	180 - 190	130 - 150	770 - 790
Rosemount	875 - 915	720 - 750	0 - 0	255 - 275	135 - 155
Suburban Edge Subtotal	**4,140 - 4,290**	**3,555 - 3,745**	**180 - 190**	**650 - 730**	**975 - 1,050**
Rural Subtotal	**340 - 370**	**340 - 370**	**65 - 95**	**145 - 175**	**145 - 175**
Dakota County Total	6,100 - 6,355	7,100 - 7,395	560 - 660	1,692 - 1,947	2,292 - 2,547

	2030 - 2040 Ownership Demand				
	Single-Family			Multifamily	
City	Modest <$400K	Move-up $400K-$700K	Executive $700K+	Modest <$300K	Move-up >$300K
Apple Valley	475 - 485	815 - 825	65 - 75	215 - 235	110 - 130
Burnsville	170 - 180	170 - 180	35 - 45	105 - 125	130 - 150
Eagan	40 - 50	370 - 380	40 - 50	105 - 125	260 - 280
Inver Grove Heights	240 - 250	680 - 690	45 - 55	55 - 75	250 - 270
Lilydale	0 - 5	5 - 15	0 - 5	0 - 15	0 - 15
Mendota	0 - 5	0 - 5	0 - 5	0 - 10	0 - 10
Mendota Heights	10 - 20	95 - 105	25 - 35	0 - 15	55 - 75
South St. Paul	45 - 55	0 - 10	0 - 0	40 - 60	5 - 15
Sunfish Lake	0 - 5	0 - 5	5 - 15	0 - 10	0 - 10
West St. Paul	55 - 65	20 - 30	0 - 0	40 - 60	25 - 45
Developed Subtotal	**1,035 - 1,120**	**2,155 - 2,245**	**215 - 285**	**560 - 730**	**835 - 1,000**
Farmington	1,380 - 1,410	145 - 165	0 - 0	95 - 115	60 - 80
Hastings	470 - 510	245 - 285	0 - 0	115 - 135	5 - 15
Lakeville	985 - 1,025	2,125 - 2,225	160 - 170	115 - 135	700 - 720
Rosemount	1,055 - 1,095	2,185 - 2,215	235 - 245	625 - 645	895 - 915
Suburban Edge Subtotal	**3,890 - 4,040**	**4,700 - 4,890**	**395 - 415**	**950 - 1,030**	**1,660 - 1,730**
Rural Subtotal	**105 - 135**	**105 - 135**	**10 - 40**	**15 - 45**	**15 - 45**
Dakota County Total	5,030 - 5,295	6,960 - 7,270	620 - 740	1,525 - 1,805	2,510 - 2,775

Note: Demand between adjacent communities may be somewhat fluid.
Source: Maxfield Research and Consulting, LLC.

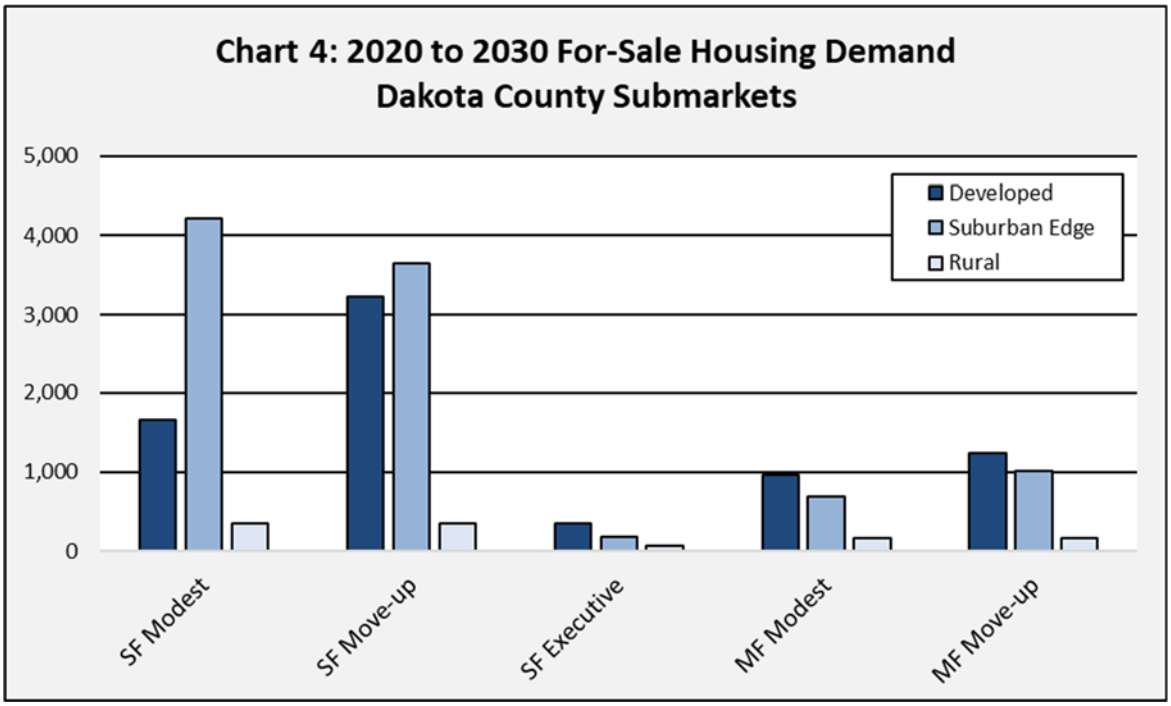


Chart 4: 2020 to 2030 For-Sale Housing Demand
Dakota County Submarkets
5,000
4,000
3,000
2,000
1,000
0
Developed
Suburban Edge
Rural
SF Modest
SF Move-up
SF Executive
MF Modest
MF Move-up

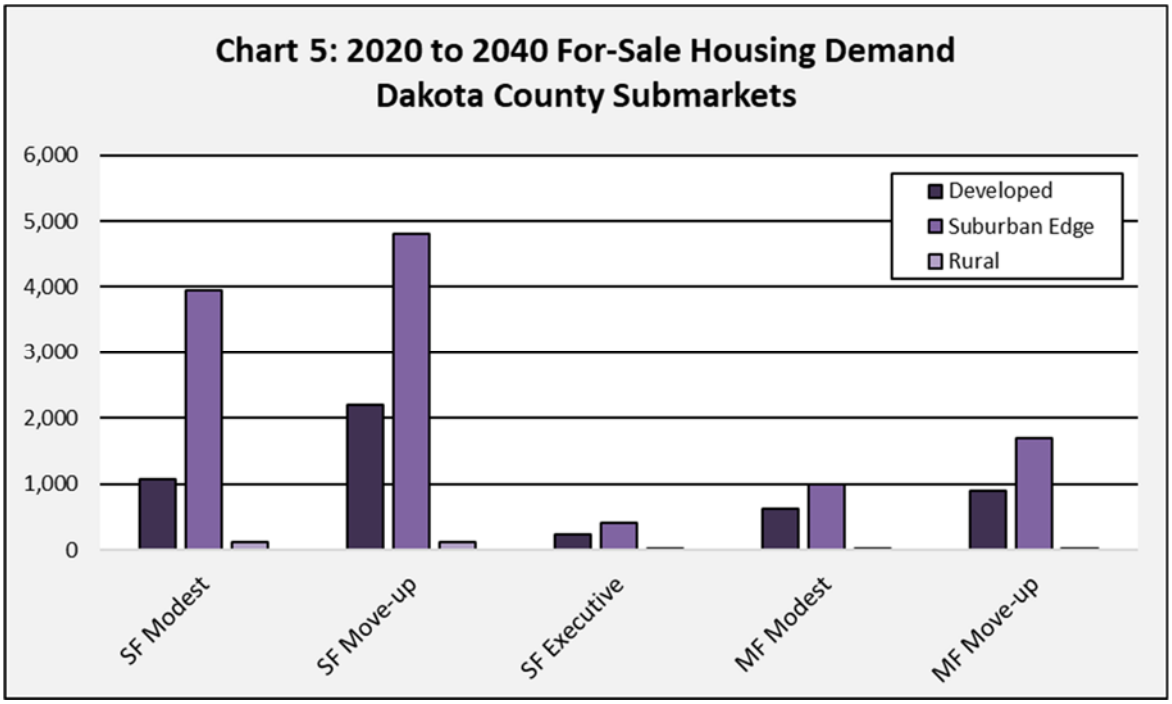


Chart 5: 2020 to 2040 For-Sale Housing Demand
Dakota County Submarkets
6,000
5,000
4,000
3,000
2,000
1,000
0
Developed
Suburban Edge
Rural
SF Modest
SF Move-up
SF Executive
MF Modest
MF Move-up

- Most of the demand for new single-family homes in Dakota County in the 2020s is projected to be for modest homes (under $400,000). Mortgage interest rates have been historically low since 2010, and while it is uncertain when mortgage rates will increase, increases in mortgage rates are likely to place some downward pressure on pricing. As the economy enters the tenth-year of expansion, the prices of existing homes in Dakota County have increased significantly. New construction will always be preferred over existing homes, all other factors being equal. The high cost of a new construction home is primarily what keeps buyers selecting existing homes.

- The housing demand figures summarized above are based on household growth projections and do not factor in replacement demand. Some communities, such as South St. Paul and West St. Paul, which have older housing stocks, have had and will continue to have some new single-family homes built as replacement for blighted or physically obsolete housing that is demolished. Conversations with city staff have also revealed that speculators have been purchasing less expensive homes with the intention of updating them and reselling them at higher prices. These buyers are typically able to make cash offers and are willing to waive inspections in order to close the sale more quickly. Cash buyers are often at significant advantage when it comes to negotiating a home sale compared to a prospective entry level buyer.

- Development of multifamily units in the Rural Area is challenging, despite demand for rental units in these areas. We suggest that smaller buildings, either general occupancy affordable or active adult senior could free up some affordable owned homes to be purchased by younger households. Increasing the housing stock in these smaller communities could also help to strengthen the existing economic base. Housing demand for the Rural Areas was divided into four geographic areas (NE, NW, SE and SW), considering that specific developments may be likely to draw from these smaller submarkets.

Senior Housing Demand

Table DMD-3 shows demand summaries for senior housing in Dakota County in 2020, 2030 and 2040. Demand methodology employed by Maxfield Research utilizes capture and penetration rates that blend national senior housing trends with local market characteristics, preferences and patterns. Unlike demand for general occupancy housing, demand for senior housing is need driven and dependent on the capture rate of the point-in-time population versus population growth. As a result, senior demand is calculated for 2020, 2030, and 2040.

Our demand calculations consider the following target market segments for each product types:

Market Rate Active Adult Rental and Ownership Housing: Target market base includes age 55+ older adult and senior households (one- and two-person households) with incomes of $40,000 or more and senior homeowners with incomes between $30,000 and $39,999. Older households may often allocate 40% of their income toward housing and may also invest the proceeds from the sale of a single-family home using the annual investment return to support monthly rent or monthly fee payments. Although age 55 households may reside in these properties, most residents are age 70 years or older.

Affordable/Subsidized Independent Housing: The target market base includes age 55+ older adult and senior households with incomes of $60,400 or less for properties owned and managed by the Dakota County CDA. Future projects developed under Minnesota Housing Finance Agency guidelines would have income limits of $48,000 or less. The median household income in Dakota County is higher than most other counties in the core 7-County Twin Cities Metro Area. Affordability for market rate senior housing overlaps with the maximum income limits for the affordable (moderate-income) senior housing developed through the CDA. Existing age-restricted properties will continue to have income requirements at 80% of less of AMI, which means there will continue to be overlap between market rate rental housing and affordable rental housing. As such, developers are likely to be deterred from developing pure market rate active adult rentals in the County.

Independent Living: Target market base includes age 75+ seniors who would be financially able to pay for housing and service costs associated with independent housing. Income-ranges considered capable of paying for independent living housing are the same as for active adult housing.

Assisted Living Housing: Target market base includes older seniors (age 75+) who would be financially able to pay for private pay assisted living housing (incomes of $45,000 or more and some homeowners with incomes below $45,000). Additional demand for subsidized assisted living is not included in this demand but would result in greater demand for assisted living housing if considered.

Memory Care Housing: Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with memory care housing. Income ranges considered capable of paying for memory care housing ($60,000 or more) are higher than other service levels due to the increased cost of care.

Existing senior housing units are subtracted from overall demand for each product type.

The Rural geography is broken out further into four submarkets for the senior housing demand estimates: Northeast Rural, Northwest Rural, Southwest Rural, and Southeast Rural as it seems unlikely that a given rural community could attract a senior development, a local center might be able to. The rural submarkets are defined as follows:

Northwest Rural	Northeast Rural	Southwest Rural	Southeast Rural
Coates Twp	Ravenna Twp	Eureka Twp	Hampton City
Empire Twp	Nininger Twp	Castle Rock Twp	Hampton Twp
Vermillion City	Marshan Twp	Greenvale Twp	Douglas Twp
Vermillion Twp		Waterford Twp	Miesville City
		Sciota Twp	New Trier City
			Randolph City
			Randolph Twp

TABLE DMD-3
SENIOR HOUSING EXCESS DEMAND SUMMARY
DAKOTA COUNTY
2020 to 2040

2020	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Congregate	Assisted Living	Memory Care	Total
Apple Valley	21	-51	67	65	102	-28	35	42	49
Burnsville	167	189	-103	98	351	40	84	103	227
Eagan	129	60	17	-12	194	-79	76	27	24
Inver Grove Heights	78	43	-85	75	111	48	58	73	179
Lilydale	3	5	7	13	28	-77	-10	-6	-93
Mendota	1	2	2	2	7	4	5	0	9
Mendota Heights	40	-6	63	35	132	119	95	83	297
South St. Paul	17	-7	47	71	128	83	86	48	217
Sunfish Lake	1	3	4	1	9	4	3	3	10
West St. Paul	24	-71	-26	4	-69	27	10	56	93
Developed Subtotal	**481**	**167**	**-7**	**352**	**993**	**141**	**442**	**429**	**1,012**
Farmington	-67	-1	-35	25	-78	18	-6	14	26
Hastings	12	46	58	108	224	45	63	33	141
Lakeville	52	-81	98	95	164	-47	72	-28	-3
Rosemount	17	-19	-172	24	-150	48	62	50	160
Suburban Edge Subtotal	**14**	**-55**	**-51**	**252**	**160**	**64**	**191**	**69**	**324**
Northeast Rural	15	15	11	21	62	19	28	16	63
Northwest Rural	8	16	9	12	45	17	29	20	66
Southwest Rural	6	40	18	26	90	33	56	26	115
Southeast Rural	5	19	9	17	50	13	39	19	71
Rural Subtotal	**34**	**90**	**47**	**76**	**247**	**82**	**152**	**81**	**315**
DAKOTA COUNTY	**529**	**202**	**-11**	**680**	**1,400**	**287**	**785**	**579**	**1,651**

CONTINUED

TABLE DMD-3 (CONTINUED)
SENIOR HOUSING EXCESS DEMAND SUMMARY
DAKOTA COUNTY
2020 to 2040

2030

	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Congregate	Assisted Living	Memory Care	Total
Apple Valley	233	-45	163	203	554	144	182	87	413
Burnsville	365	179	0	37	581	161	217	157	535
Eagan	331	78	138	69	616	102	275	108	485
Inver Grove Heights	241	118	-41	94	412	213	155	119	487
Lilydale	5	10	7	12	34	-158	-35	-20	-213
Mendota	2	2	2	2	8	4	6	5	15
Mendota Heights	68	-15	119	81	253	144	129	96	369
South St. Paul	23	12	82	124	241	86	124	60	270
Sunfish Lake	1	3	5	1	10	5	4	3	12
West St. Paul	19	-35	-20	12	-24	41	39	66	146
Developed Subtotal	**1,288**	**307**	**455**	**635**	**2,685**	**742**	**1,096**	**681**	**2,519**
Farmington	-51	-6	-2	43	-16	28	44	38	110
Hastings	-6	81	71	133	279	64	100	44	208
Lakeville	108	-60	137	154	339	18	207	66	291
Rosemount	28	-2	-135	34	-75	62	120	87	269
Suburban Edge Subtotal	**79**	**13**	**71**	**364**	**527**	**172**	**471**	**235**	**878**
Northeast Rural	24	22	18	34	98	33	44	17	94
Northwest Rural	19	19	15	30	83	29	41	17	87
Southwest Rural	33	35	27	48	143	53	85	27	165
Southeast Rural	20	19	15	29	83	24	52	21	97
Rural Subtotal	**96**	**95**	**75**	**141**	**407**	**139**	**222**	**82**	**443**
DAKOTA COUNTY	**1,463**	**415**	**601**	**1,140**	**3,619**	**1,053**	**1,789**	**998**	**3,840**

2040

	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Congregate	Assisted Living	Memory Care	Total
Apple Valley	252	-28	48	225	497	169	325	117	611
Burnsville	376	189	12	41	618	172	263	192	627
Eagan	342	89	150	77	658	116	352	153	621
Inver Grove Heights	260	137	-17	104	484	232	260	162	654
Lilydale	5	10	7	14	36	-158	-32	-20	-210
Mendota	2	2	2	2	8	4	9	7	20
Mendota Heights	118	46	124	89	377	263	162	106	531
South St. Paul	102	117	82	124	425	164	159	66	389
Sunfish Lake	1	2	5	1	9	4	4	2	10
West St. Paul	19	-35	6	52	42	41	104	76	221
Developed Subtotal	**1,477**	**529**	**419**	**729**	**3,154**	**1,007**	**1,606**	**861**	**3,474**
Farmington	-23	31	12	51	71	65	78	62	205
Hastings	16	116	78	145	355	87	159	62	308
Lakeville	126	-33	155	180	428	35	348	140	523
Rosemount	54	36	-108	40	22	90	203	127	420
Suburban Edge Subtotal	**173**	**150**	**137**	**416**	**876**	**277**	**788**	**391**	**1,456**
Northeast Rural	21	29	20	36	106	35	51	18	104
Northwest Rural	25	16	16	32	89	31	49	20	100
Southwest Rural	35	31	30	53	149	59	95	34	188
Southeast Rural	19	26	16	31	92	25	49	21	95
Rural Subtotal	**100**	**102**	**82**	**152**	**436**	**150**	**244**	**93**	**487**
DAKOTA COUNTY	**1,750**	**781**	**638**	**1,297**	**4,466**	**1,434**	**2,638**	**1,345**	**5,417**

** Service-enhanced demand is calculated for private pay seniors only; additional demand could be captured if Elderly Waiver and other sources of non-private payment sources are permitted.

Sources: Maxfield Research and Consulting, LLC.

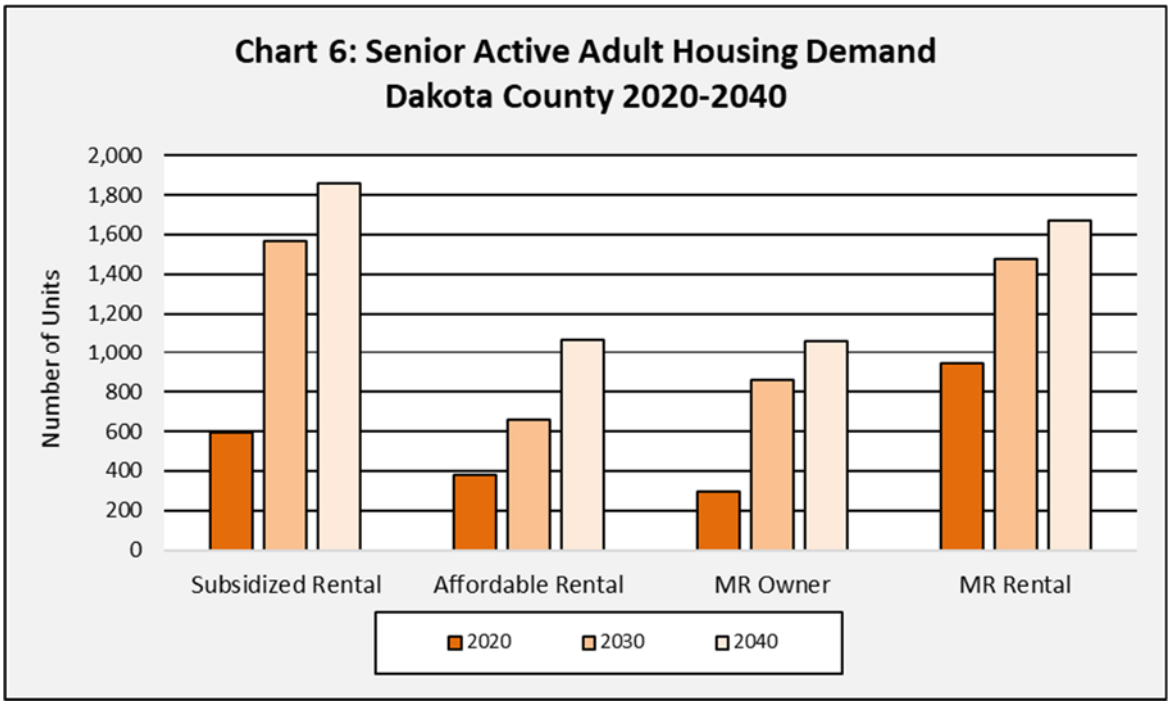


Chart 6: Senior Active Adult Housing Demand
Dakota County 2020-2040
Number of Units
2,000
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
Subsidized Rental
Affordable Rental
MR Owner
MR Rental
2020
2030
2040

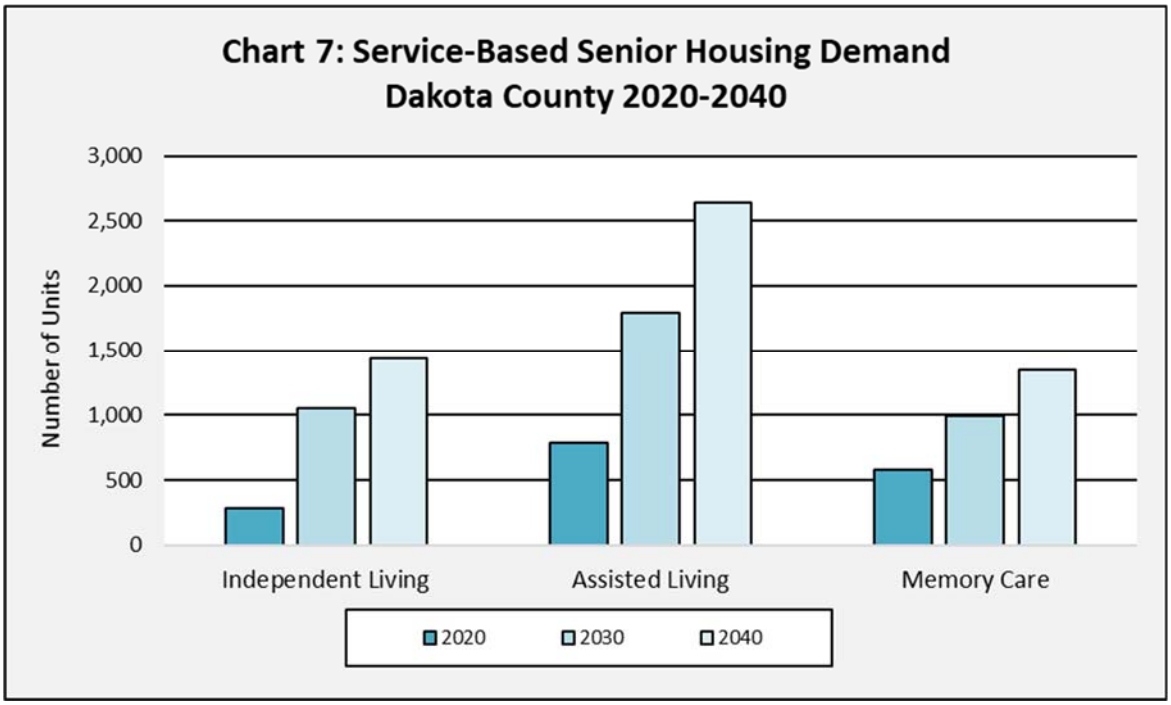


Chart 7: Service-Based Senior Housing Demand
Dakota County 2020-2040
Number of Units
3,000
2,500
2,000
1,500
1,000
500
0
Independent Living
Assisted Living
Memory Care
2020
2030
2040

Housing Recommendations

The housing demand calculations in Tables DMD-1 through DMD-3 indicate that over the next 20 years, 36,587 for-sale housing units and 30,422 rental units will be needed in Dakota County to satisfy the housing demand of current and future residents. Between 2012 and 2018, 6,102 single-family units were issued, 4,708 multifamily units (5+ units) and 1,261 townhome units. Another 3,100 multifamily units are either planned, proposed or under construction as of August 2019.

Demand was identified in significant amounts for housing that could be affordable:

- 3,465 entry-level multifamily (townhomes) for-sale homes.

There is also significant demand for housing that is by definition affordable:

- 5,007 shallow-subsidy rental units;
- 4,082 deep-subsidy rental units;
- 1,862 deep-subsidy senior rentals;
- 1,070 shallow-subsidy senior rental units.

For housing units developed where the rents and/or pricing is less than market rate, various types of assistance or subsidies are likely to be needed to support their development to satisfy the demand identified. Below are recommendations for housing products that the Dakota County CDA and other government agencies can assist over the short-term (next five to seven years) to satisfy demand.

Deep-Subsidy and Shallow-Subsidy Rental Housing

1. Continue to develop Public-Private Partnerships to increase affordable housing production.

   The need for affordable housing is so strong that the CDA cannot continue to act as the primary developer of affordable housing in Dakota County. Though the CDA will continue to develop affordable housing units, it will focus on markets not previously targeted such as veterans and singles. The CDA will also partner with private and non-profit developers to build much needed affordable units. We recommend that the Dakota County CDA continue to work with other stakeholders such as residents and advocates, developers, city governments, and regional and state administrations to identify and nurture the production of deep- and shallow-subsidy housing.

   Developers often cite complicated development requirements, high administrative costs, and long development timelines as reasons why they are wary to pursue shallow- and deep-subsidy housing projects. Assisting developers in any of these areas is likely to make affordable housing construction more feasible.

The Tax Cut and Jobs Act of 2017 created Opportunity Zones, which are a new community development program to encourage long-term investments in low-income and urban communities nationwide. Opportunity zones are funded by Opportunity Funds, which are a new class of private sector investment vehicles that allow U.S. investors holding unrealized gains in stocks and mutual funds to pool their resources into projects located in opportunity zones. The Opportunity Zones themselves are in low-income census tracts or census tracts adjacent to low income census tracts. There are three Opportunity Zones that have been identified in Dakota County. Two are in West St. Paul along Robert Street and one is in South St. Paul along Concord Street north of Interstate 494. Opportunity Zones are not the same as direct funding for new affordable and deep-subsidy housing construction but are intended as incentives for investment in opportunity funds, which will be used to fund new development in Opportunity Zones.

2. Promote mixed-income developments to increase affordable rental housing production.

Demand for deep-subsidy and shallow subsidy rental housing will be in locations where there is also demand for market rate units. We recommend the continued promotion of mixed-use apartment buildings (combining market rate and subsidized/affordable in the same building) as a means of increasing the amount of affordable rental housing in the County. We estimate demand for 11,300 market rate units over the next 20 years. If mixed-use apartment buildings are developed with a maximum 75/25 ratio (75% market rate and 25% low-moderate income), an estimated 2,825 affordable units (deep-subsidy and shallow subsidy) could be added. These units would accommodate about 56% of the affordable general occupancy demand over the period. However, accommodating this type of mix within private market buildings is often difficult, and at this point is unproven in suburban communities and would require a high level of cooperation among the private market. Affordable rental units (deep-subsidy and shallow-subsidy) could also be accommodated in a mixed-use building with retail/office space in locations that are suitable for both land-use types. However, financing these types of developments, again, is extremely challenging.

Workforce Housing Program

The Workforce Housing Program has been very successful and there continues to be a waiting list for these units, signifying strong demand. Based on demographic growth projections, demand for the program will continue to grow as well. As the Dakota County CDA is broadening its approach to future projects, public-private partnerships are expected to be the driving force for additional Workforce Housing projects.

We recommend that the CDA take on an advisory role to help other firms/agencies navigate all the available workforce housing incentives in Dakota County, as well as take full advantage of regional, state, and federal programs incentivizing the creation of workforce housing, to make viable projects more likely to be built. Given the increased costs of

construction, we recommend an ad hoc approach to determining a developments size, with a focus on increasing the workforce housing stock whenever possible.

In the 2020s, the strongest demand will be in Inver Grove Heights (460 units), Burnsville (420 units) and Apple Valley (380 units). This demand however, is highly mobile and with such low vacancy rates any new affordable housing would be well-received across the County. We recommend higher density projects near public transit. Between 2030 and 2040, demand is projected to be highest in Eagan (410 units), Inver Grove Heights (400 units) and Burnsville (390 units). Demand for workforce housing, like other types of shallow-subsidy and deep-subsidy housing, tends to attract renters across a broader geographic area with households relocating to housing that is affordable.

Affordable Senior Rental Housing

We recommend expanding the supply of affordable senior rental housing for active seniors (no services) in Dakota County over the next 10 years. The Dakota County CDA currently has 29 affordable senior rental buildings with 1,849 units. There is also a 172-unit affordable senior property (The Winslow) under construction in West St. Paul. Affordable senior developments in Dakota County have been very successful; they are fully-occupied with a waiting list of about 1,300 households according to Dakota County CDA. With the growing senior population, demand was calculated for another 657 units of shallow subsidy senior housing from 2020 to 2030.

The Dakota County CDA is changing how it participates in the development of affordable housing, including senior housing. Moving forward, shallow-subsidy affordable senior will be developed by private developers working on their own or collaboratively with the Dakota County CDA. Demand is greater in the Developed Communities than in the Suburban Edge Communities and is anticipated to remain so to 2040. Given that demand is greatest in Burnsville, Inver Grove Heights and Eagan, we recommend development of affordable senior housing (between 50 to 60 units each) to 2030 in the following communities: 1) Burnsville, 2) Inver Grove Heights, and 3) Eagan. From 2030 to 2040, we recommend developments in the following communities: 1) Burnsville, 2) Inver Grove Heights, 3) South St. Paul, and 4) Hastings.

The maximum income limit for a two-person household in Dakota County is $60,400, (80% of Area Median Income or AMI). For properties developed through the Low-Income Housing Tax Credit Program or LIHTC, maximum income limits are usually capped at 60% of AMI, which is $48,000 for a two-person household. Although the existing CDA properties will still have income limits at 80% AMI, new properties built are most likely to have incomes restricted to a maximum of 60% AMI, creating a two-tiered affordable senior housing program in Dakota County.

Households seeking affordable housing are more likely to consider a broader geographic area and may be more likely to relocate to a community where the housing fits their income and needs. Therefore, demand in individual communities is not finite. The CDA has developed products across the County to address needs and should continue to monitor demand from housing waitlists as well as the level of existing product among the Cities.

Modest For-Sale Housing

With rising land, labor, and material costs, and strong demand for move-up housing, there are virtually no modest single-family homes (less than $400,000) being built in the County. Most of the demand for housing priced less than $400,000 is anticipated to be satisfied by existing homes, rather than by new construction and the County currently supports programs that provide for rehabilitation, remodeling and weatherization of existing single-family homes in the County for households that meet income and credit requirements. The County could also encourage the development of modest multifamily homes (less than $300,000). Buyers of these units would be primarily young to mid-age singles and couples with and without children, as well as some older buyers with moderate incomes. Higher density ownership home products can offset increasing land costs.

We recommend that communities encourage variations in for-sale housing products, as it provides opportunities for owned housing that is more affordable to median income households. For lower and median income households seeking single-family homes, potential choices will consist primarily of existing older homes. As home prices have increased, naturally occurring affordable single-family homes become more attractive to speculators, who are often cash buyers who close the transaction quickly. This puts potential low- to moderate-income homebuyers in direct competition with extremely well-qualified buyers. We recommend that the Dakota County CDA expand the promotion of its homebuyer programs, as they will be able to level the playing field somewhat for lower and moderate-income households when they find an affordable home.

Homelessness

According to the 2018 Wilder Research Homeless Study, there were 190 people counted as homeless in Dakota County. The total includes 106 people identified as homeless in shelters or transitional housing and 84 people identified as homeless not in shelters. The count occurred as of October 25, 2018 and excludes uncounted or unidentified homeless populations.

Preliminary counts from the January PIT (point-in-time) counts revealed that the number of unsheltered increased from 46 individuals in 2018 to 72 individuals in 2019. The counts are conducted in January.

According to the 2018 Wilder Research Homeless Study, the total number of homeless in the Seven-County Metro Area increased from 2015 6,202 to 6,763 by 2018. A lack of sufficient affordable housing remains a key contributor to the increase in homelessness.

Other individuals and households that experience homelessness or are at risk of becoming homeless are not counted through this system and efforts to estimate this population are limited and challenging.

For the second year in a row, Dakota County has contracted with a non-profit organization to coordinate a rotating emergency shelter which is hosted by several local churches that serves an estimated 50 individuals. The emergency shelter operates from November through April.

Also, the County has stepped up efforts for Rapid Re-Housing to try to house as many people as possible with a focus on housing families that are homeless.

Demographic Analysis

Introduction

This section of the report examines factors related to the current and future demand for housing in Dakota County, Minnesota. Included in this section are analyses of:

- population and household growth trends and projections,
- employment growth trends and projections,
- age distribution growth trends and projections,
- population growth trends by race/ethnicity,
- people with disabilities,
- household income distribution
- household type, and
- household tenure (owner/renters).

This section of the report includes summary totals for each of the three subgroups with the County (Developed, Growth and Rural). More detailed information regarding each community's demographic characteristics is located in Appendix A. The data accounts for those portions of Hastings and Northfield that are located in Dakota County.

Following is a comparison of findings from the 2013 analysis as compared to the 2019 assessment.

COMPARISON OF FINDINGS - DEMOGRAPHIC ANALYSIS DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
Focus on growth of Millennails and Baby Boomers jointly (Nearly equal size in the US)	Focus on growth of Millennials forming households, but household size declining as Baby Boomers age
Greater increase in renting vs. owning due to the Recession	Renting increasing more rapidly than owning due to home prices
Incomes are currently projected to rise at 2.8% annually, above the rate of inflation	Incomes are currently projected to rise at 2.3% annually, above the rate of inflation
Continued shift toward households living alone and fewer households with children	Continued shift toward households living alone and fewer households with children
There was a stronger than projected increase in racial diversity during the 2000s	Racial minorities increasing in the Rural area, stable in the Developed cities and decreasing in Suburban Edge
Employment losses but less employment loss in Dakota County than other areas of the Region	Strong employment growth in Dakota County in all three submarkets.

Population, Household and Employment Growth Trends and Projections

Table D-1 presents population, household and employment growth trends for Dakota County from 2000 to 2040. The data from 2000 and 2010 is from the U.S. Census, while the 2020, 2030 and 2040 projections were compiled by Maxfield Research and Consulting, LLC using the final Thrive 2040 projections from the Metropolitan Council and an analysis of residential building permit information, recent population and household estimates and our knowledge and understanding of growth trends in the Twin Cities Metropolitan Area. Where applicable, projections have been revised to reflect situations where municipalities may have already exceeded their 2020 projections.

Key findings of Table D-1 are:

- Dakota County added 20,909 households from 2000 to 2010 and is projected to add 16,435 households between 2010 and 2020 as the Suburban Edge and Emerging Suburban Edge Communities have seen prodigious development. Lakeville has had the highest number of residential single-family permits issued across the entire metro area. Between 2020 and 2030 another 16,705 housing units would be needed to meet household projections. In the 2030s, growth is anticipated to continue at a similar pace to the 2020s (16,600 new households in the County).

- The higher rate of household growth compared to population growth in the County can be attributed to decreasing household sizes (2.80 people per household in 1990, to 2.71 in 2000 and 2.62 in 2010). Projections show household sizes continuing to decrease in Dakota County to 2.60 in 2020, 2.51 in 2030 and 2.50 in 2040. Household sizes will continue to decrease because of several factors, including the aging of the baby boomers, and millennials decisions to have fewer children than their parents.

- In 2010, 259,589 of the County's 398,552 people lived in the Developed Communities which include Apple Valley, Burnsville, Eagan, Inver Grove Heights, Lilydale, Mendota, Mendota Heights, South St. Paul, Sunfish Lake and West St. Paul. Because these areas are essentially fully-developed, new growth is generally limited to in-fill and redevelopment at higher densities. The population is projected to grow by 18,256 people from 2010 to 2020 and by 19,375 people from 2020 to 2030, an increase of 7%. Apple Valley has shifted from a Growth Community in the previous study in 2013 to a Developed Community.

- The Suburban Edge and Emerging Suburban Edge Communities ("Suburban Edge Communities") includes Lakeville, Farmington, Rosemount, and Hastings. Apple Valley has been substantially developed since the previous study and is now classified as a Developed Community. The Suburban Edge Communities submarket grew by 32,773 people during the 2000s (37%) and is projected to grow by another 19,724 people from 2010 to 2020 (16%). Overall, the Suburban Edge Communities accounted for 76% of the County's population growth during the 2000s. Between 2010 and 2020 Suburban Edge Communities are

estimated to account for 50% of Dakota County's growth as growth is more balanced between Developed Communities and Suburban Edge Communities than it was in the 2000s.

- The Rural Area Submarket ("Rural Area") had a population of 16,277 in 2000 and 17,877 in 2010. This area represented 4.5% of the County's overall population in 2010, despite containing over 60% of the County's land. Most of the Rural Area's land is designated as permanent agriculture. New developments are expected to continue to be limited and likely developed on large lots or through cluster development which provides for additional public open space within a rural development framework. Overall density is expected to remain low even though cluster development would increase density in smaller subdivision locations. The Rural Area is projected to add an estimated 1,513 people between 2010 and 2020, another 1,570 people between 2020 and 2030 and 1,340 people between 2030 and 2040.

- Since employment growth generally fuels household growth, employment trends are a reliable indicator of housing demand. Typically, households prefer to live near work for convenience. Developed Communities are expected to lead the County in job creation to 2020, after which the Suburban Edge and Emerging Suburban Edge Communities are expected to catch up. As of 2010, the Developed Communities continued to account for over 78% of the County's jobs, the same proportion as 2000. The majority of the demand for multifamily housing and specifically for low- and moderate-income households will be in the Developed Communities, where the majority of jobs are and where access to public transportation options is greatest.

- Developed Communities have used up almost all of the vacant undeveloped land, and as such, future development will be fixated on redevelopment of lower density parcels into higher density uses, especially along transit corridors. The Suburban Edge Communities have been booming, with nearly 3,000 units permitted in Lakeville alone between 2010 and 2019, and growth has been strong in Farmington and Rosemount as well.

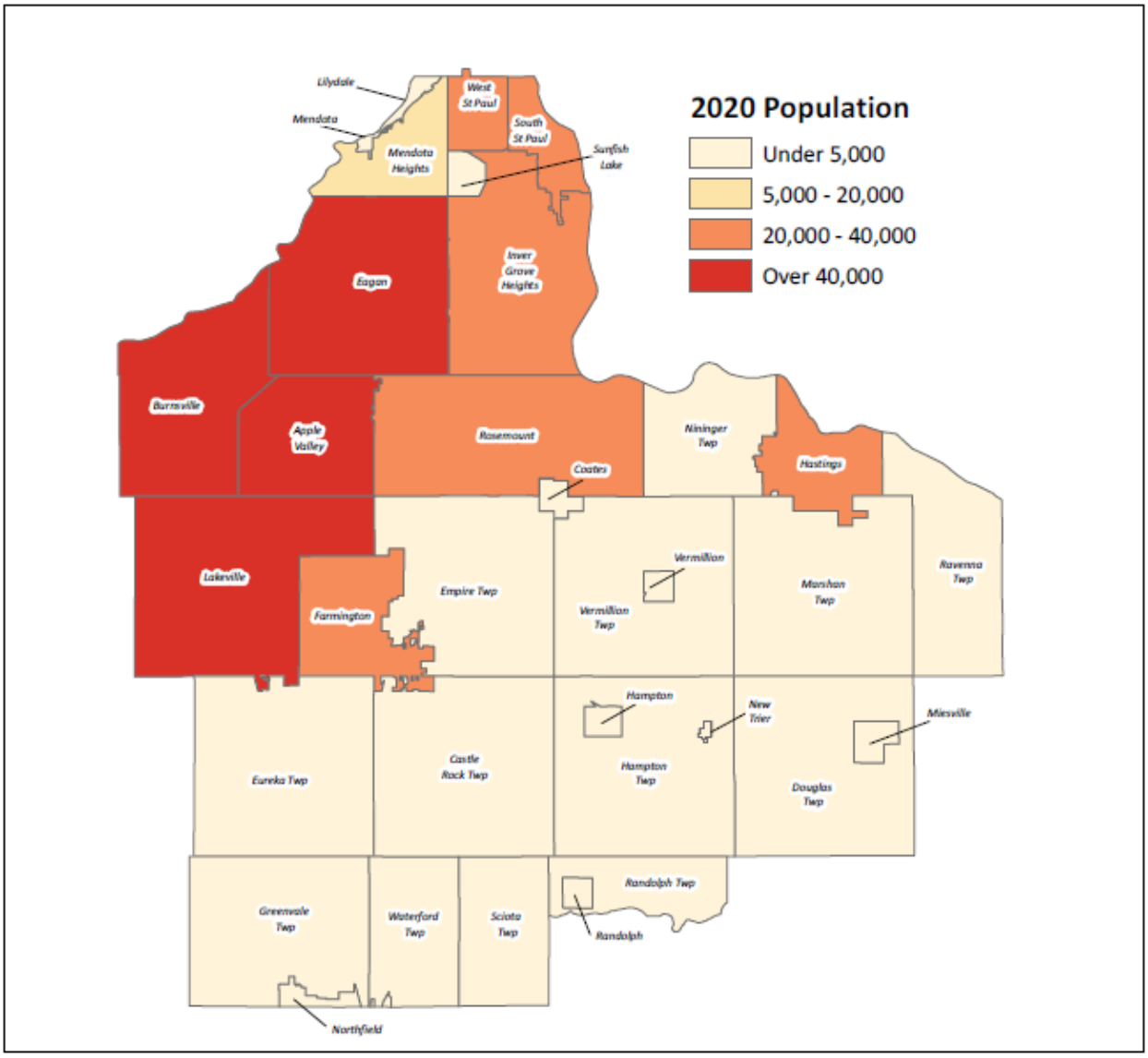
- From 2010 to 2019, it is estimated that the populations of Suburban Edge and Emerging Suburban Edge Communities grew by similar numbers compared to the Developed Communities, (19,724 people in Suburban Edge compared to 18,256 people in Developed communities). Looking to the 2020s, population and household growth figures are projected to be very similar in both the Suburban Edge and Developed communities.

TABLE D-1
POPULATION GROWTH TRENDS AND PROJECTIONS
DAKOTA COUNTY
2000 - 2040

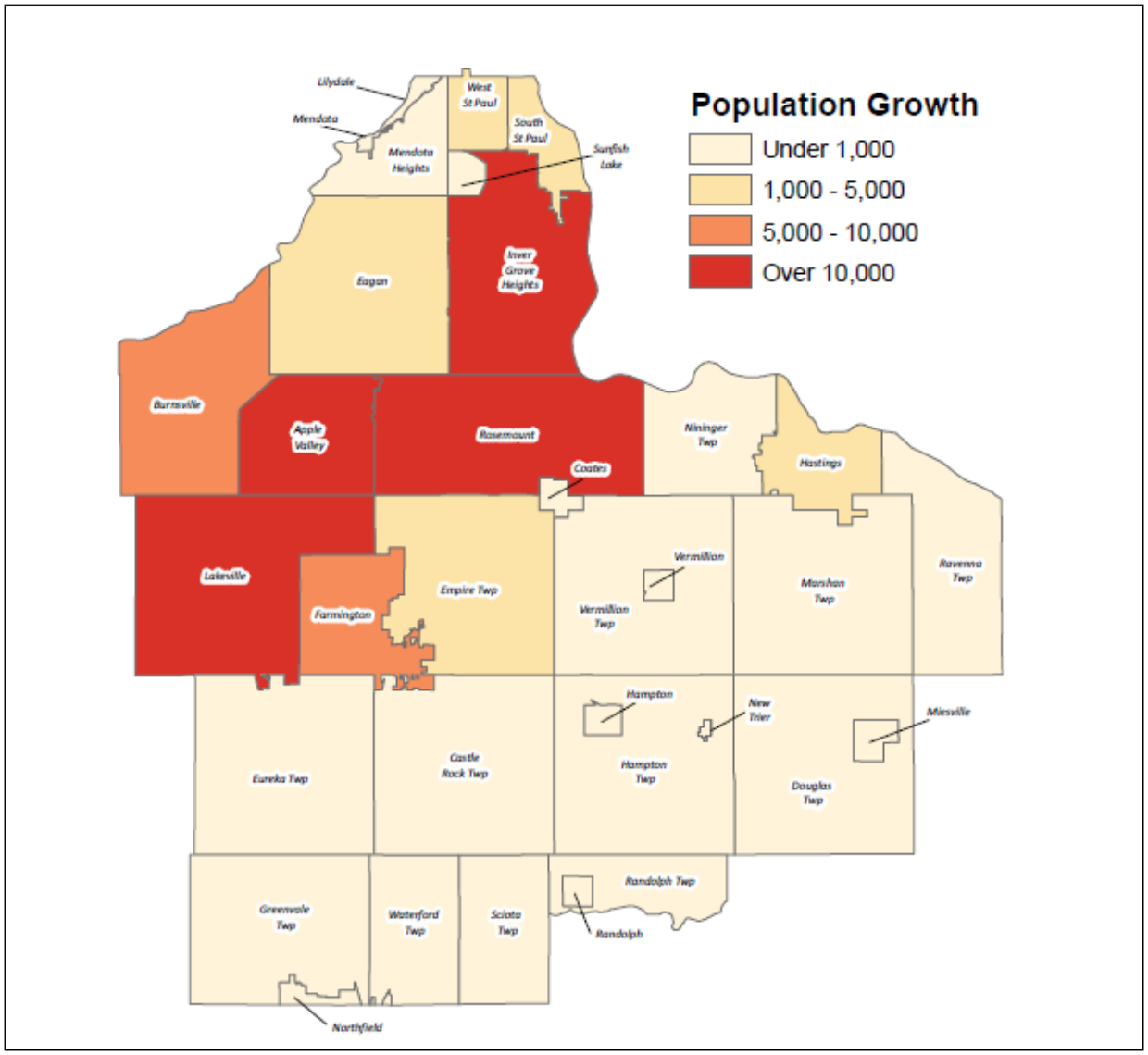
	Year					Change							
	Census		Forecast			2000-2010		2010-2020		2020-2030		2030-2040	
	2000	2010	2020	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Population													
Developed Communities	251,314	259,589	277,845	297,220	311,610	8,275	3.3%	18,256	7.0%	19,375	7.0%	14,390	4.6%
Suburban Edge & Emerging S.E.	88,313	121,086	140,810	158,900	179,000	32,773	37.1%	19,724	16.3%	18,090	12.8%	20,100	11.2%
Rural Communities	16,277	17,877	19,390	20,960	22,300	1,600	9.8%	1,513	8.5%	1,570	8.1%	1,340	6.0%
Dakota County	**355,904**	**398,552**	**438,045**	**477,080**	**512,910**	**42,648**	**12.0%**	**39,493**	**9.9%**	**39,035**	**8.9%**	**35,830**	**7.0%**
Households													
Developed Communities	96,598	103,612	112,955	123,460	129,280	7,014	7.3%	9,343	9.0%	10,505	9.3%	5,820	4.5%
Suburban Edge & Emerging S.E.	29,160	42,071	48,680	58,700	67,100	12,911	44.3%	6,609	15.7%	10,020	20.6%	8,400	12.5%
Rural Communities	5,393	6,377	6,860	8,210	8,440	984	18.2%	483	7.6%	1,350	19.7%	230	2.7%
Dakota County	**131,151**	**152,060**	**168,495**	**190,370**	**204,820**	**20,909**	**15.9%**	**16,435**	**10.8%**	**21,875**	**13.0%**	**14,450**	**7.1%**
Employment													
Developed Communities	120,583	133,051	154,720	165,770	176,910	12,468	10.3%	21,669	16.3%	11,050	7.1%	11,140	6.3%
Suburban Edge & Emerging S.E.	30,180	33,553	43,220	48,000	52,900	3,373	11.2%	9,667	28.8%	4,780	11.1%	4,900	9.3%
Rural Communities	4,179	3,588	5,090	5,590	5,990	-591	-14.1%	1,502	41.9%	500	9.8%	400	6.7%
Dakota County	**154,942**	**170,192**	**203,030**	**219,360**	**235,800**	**15,250**	**9.8%**	**32,838**	**19.3%**	**16,330**	**8.0%**	**16,440**	**7.0%**

Sources: Metropolitan Council, MN DEED, ESRI, Inc., Maxfield Research and Consultung, LLC.

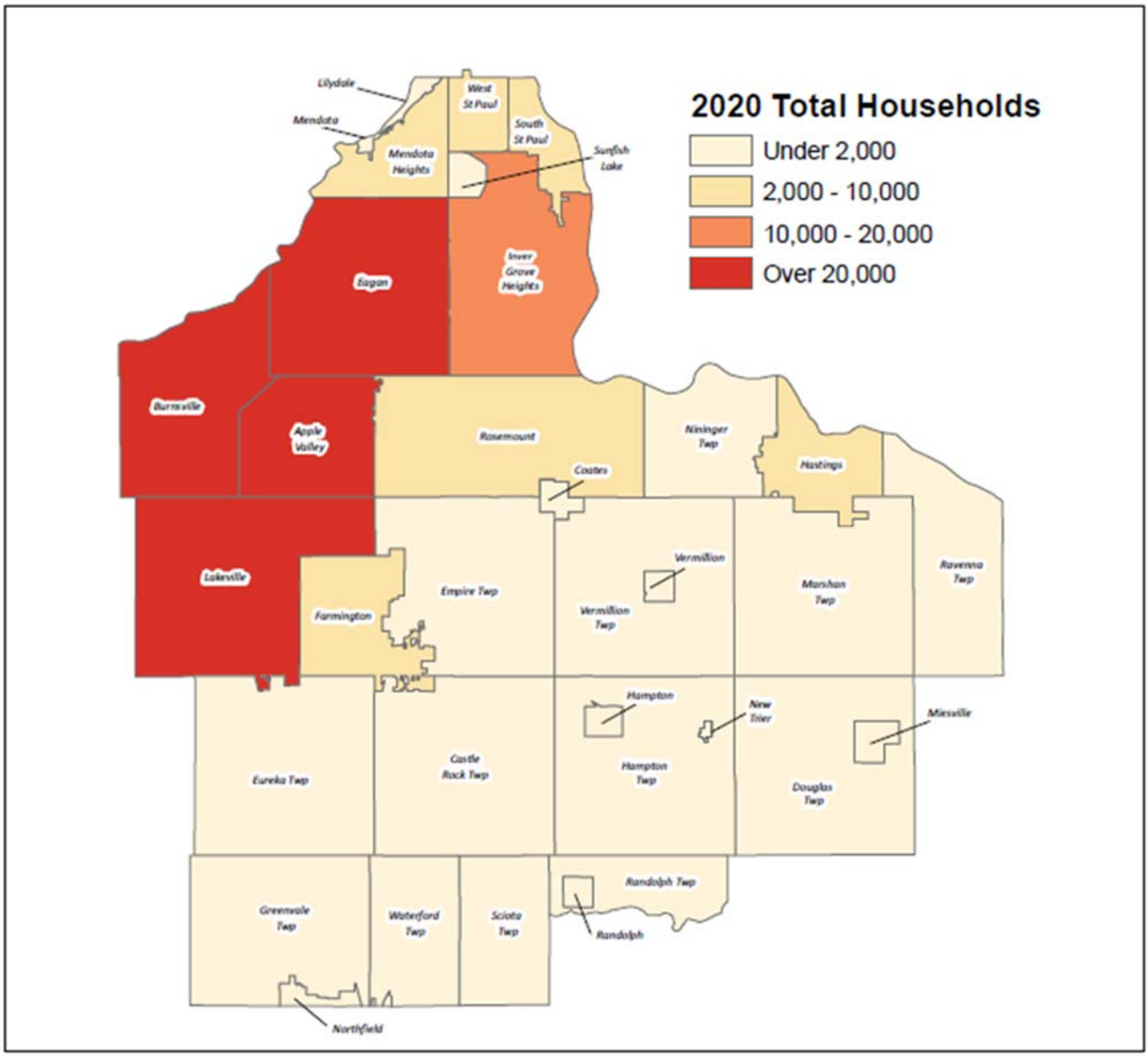
Map 2
TOTAL POPULATION
DAKOTA COUNTY
2020



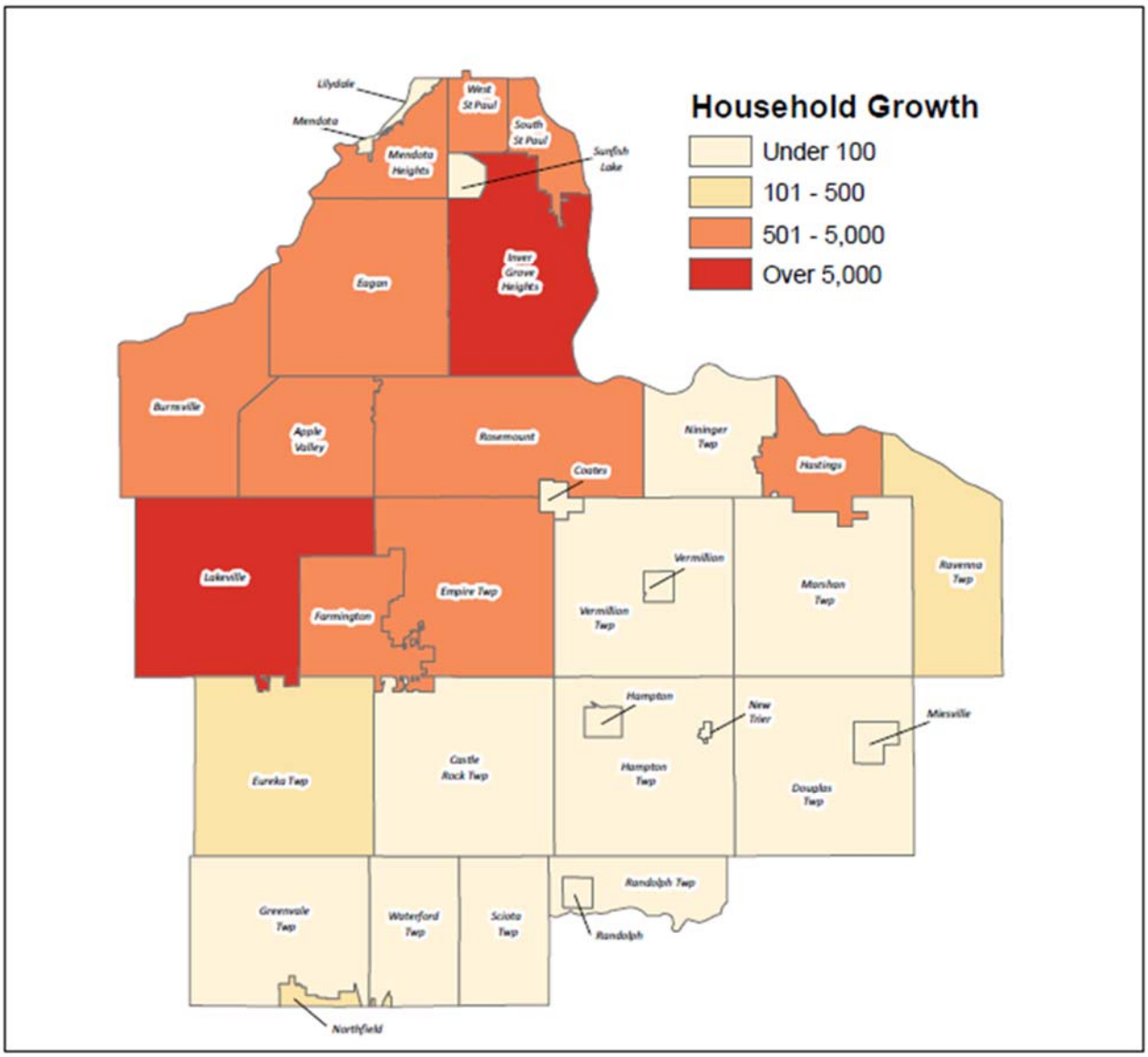
Map 3
POPULATION GROWTH PROJECTIONS
DAKOTA COUNTY
2020 TO 2040



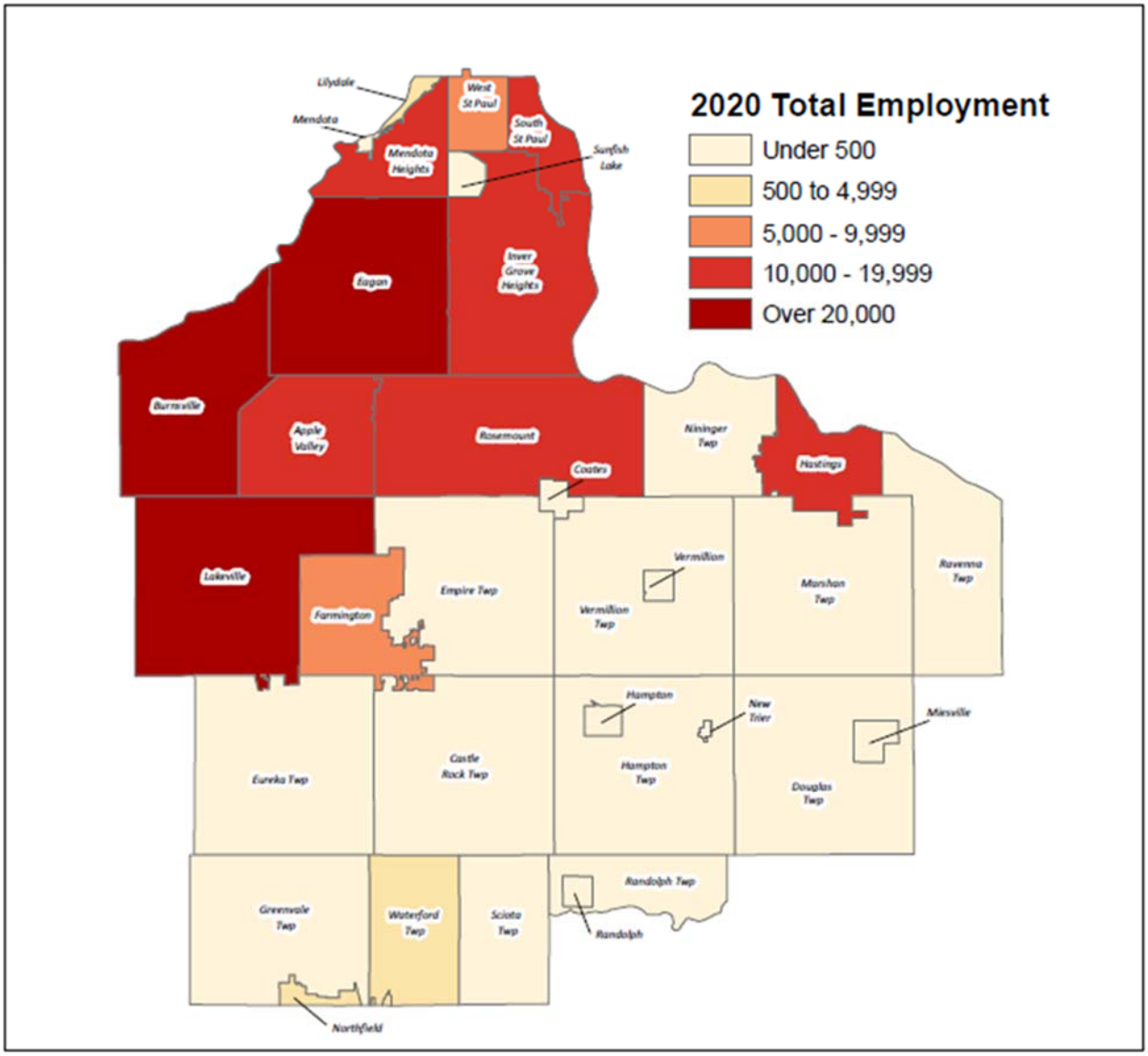
Map 4
TOTAL HOUSEHOLDS
DAKOTA COUNTY
2020



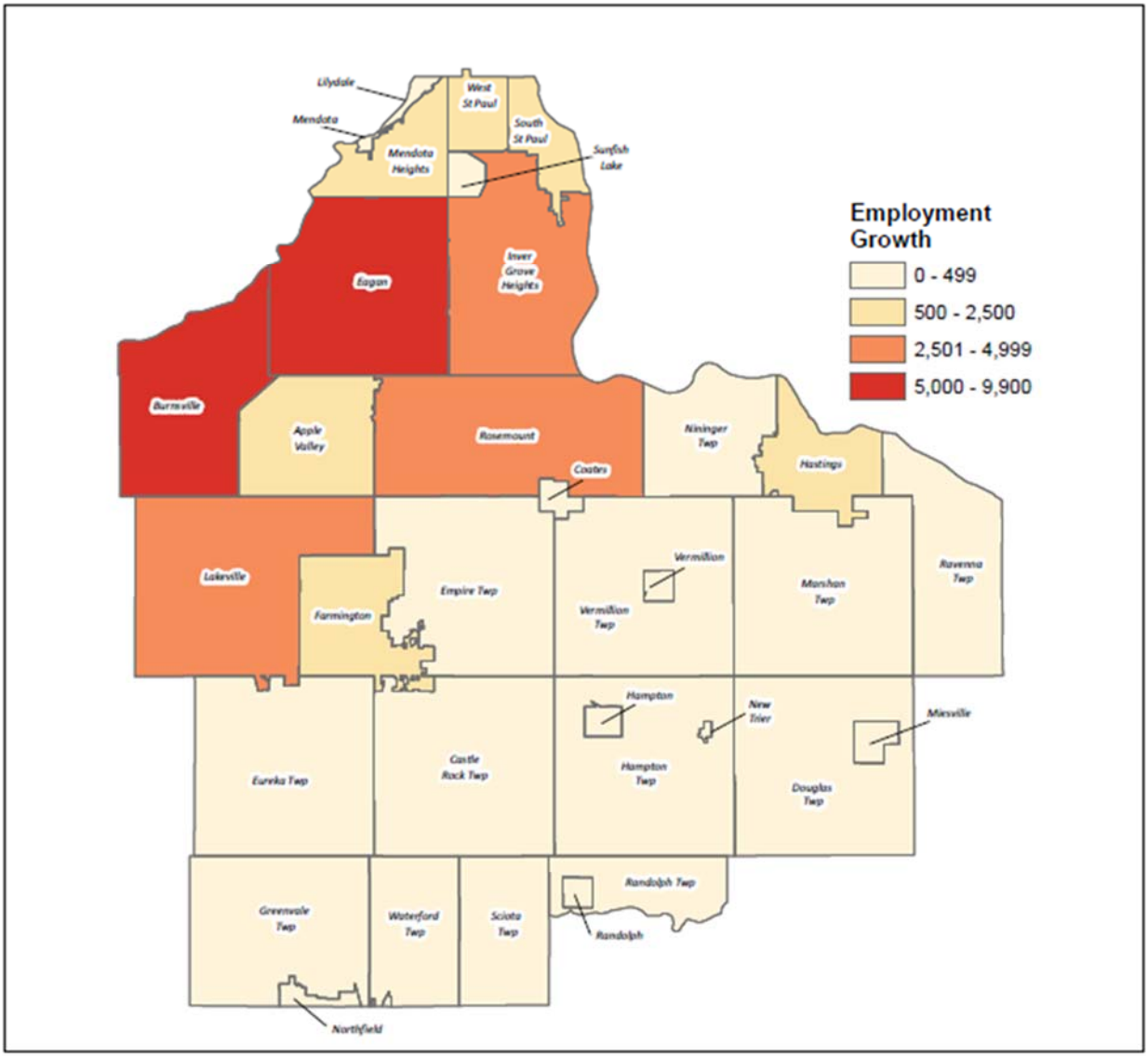
Map 5
HOUSEHOLD GROWTH PROJECTIONS
DAKOTA COUNTY
2020 TO 2040



Map 6
TOTAL EMPLOYMENT
DAKOTA COUNTY
2020



Map 7
EMPLOYMENT GROWTH PROJECTIONS
DAKOTA COUNTY
2020 TO 2040



Population Age Distribution Trends

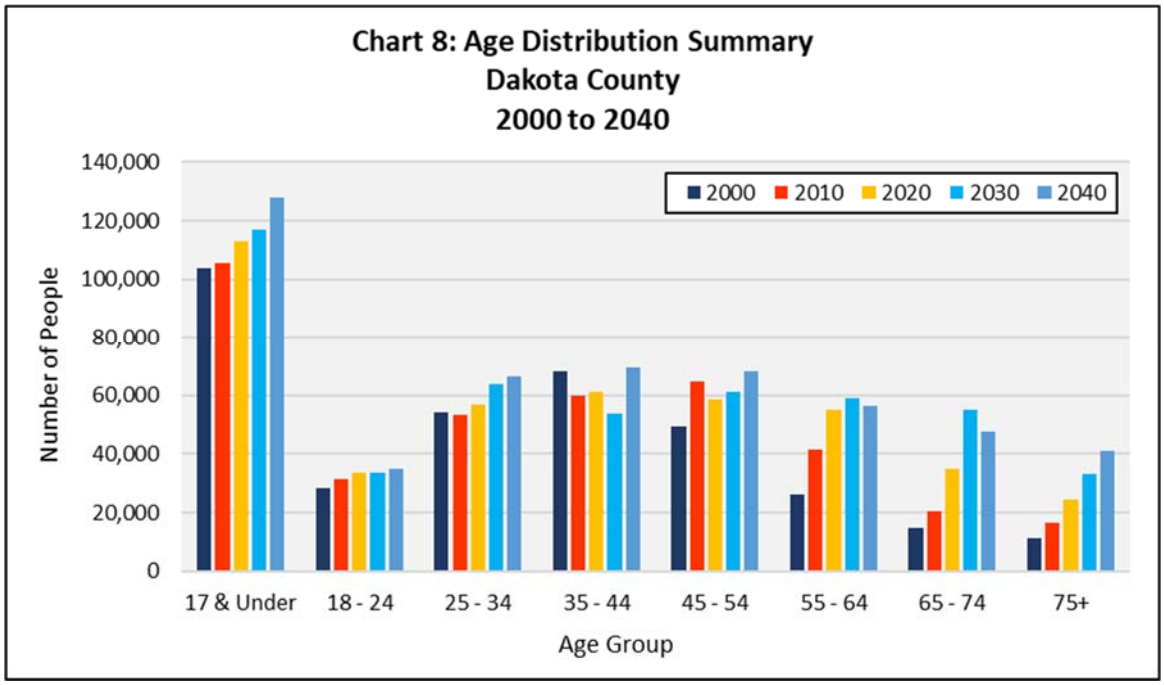
Table D-2 shows the age distribution of the Dakota County population in 2000 and 2010 with projections for 2020, 2030 and 2040. The 2000 and 2010 distributions are from the U.S. Census, while the projections were made by Maxfield Research based on data from ESRI (a GIS and Spatial Analysis firm that also provides comprehensive demographics forecasting) and the Minnesota State Demographer.

The following are key trends noted in the age distribution of Dakota County's population:

- With the aging of the baby boom generation, the greatest growth in Dakota County over this decade will occur in the 65+ age cohort (60%). As the baby boom generation continues to age, the 65+ age group is projected to grow by 49% from 2020 to 2030. This growth is forecast to wane in the 2030s, with the 65+ age group growing by 1%, as the beginning of Generation X turns 75.

- Although the aging of the baby boom generation will increase the senior population over the next few decades, an influx of young and middle-aged households to the County will also cause steady growth of the 25 to 54 population (from 178,036 people in 2010 to 178,912 people in 2030 – or 0.5% growth). This growth will support continued demand for single-family homes in addition to other types of housing, depending on affordability and specific product types.

Chart 5 highlights the aging of Dakota County's population.



- There will be increased demand for housing products designed to meet the needs of the aging baby boom generation. Single-level living in products such as rambler-style single-family homes, small lot single-family homes, detached townhomes, twin homes, condominiums and other low maintenance and association-maintained home products are likely to increase in the private market over the next two decades.

TABLE D-2
SUMMARY OF AGE DISTRIBUTION TRENDS AND PROJECTIONS
DAKOTA COUNTY
2000 - 2040

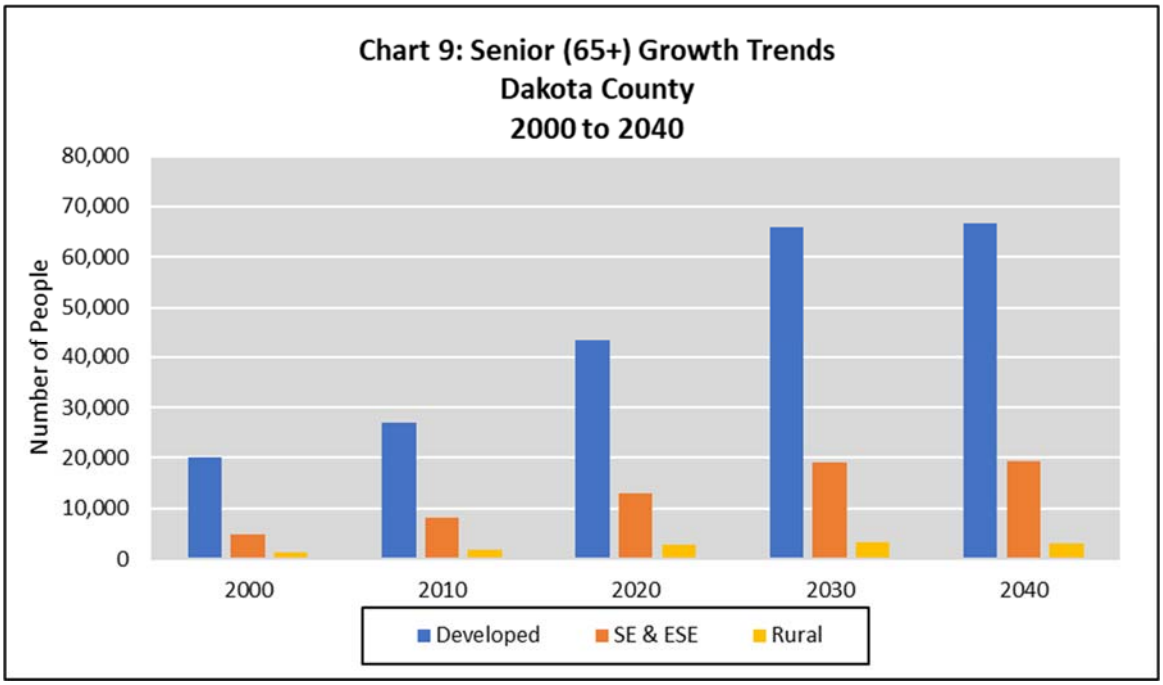
	Developed Communities					Suburban Edge and Emerging Suburban Edge				
Age	**2000**	**2010**	**2020**	**2030**	**2040**	**2000**	**2010**	**2020**	**2030**	**2040**
17 & Under	69,084	64,510	65,532	69,888	74,135	29,870	36,524	42,467	41,865	47,695
18 - 24	21,110	22,668	23,650	21,679	22,199	5,863	7,469	8,586	10,373	11,384
25 - 34	38,208	36,108	36,069	39,158	39,537	14,079	15,562	19,104	22,787	24,947
35 - 44	46,721	36,647	36,182	30,206	38,318	18,276	20,815	22,469	21,204	28,962
45 - 54	36,357	43,369	34,764	34,201	37,045	10,352	17,945	20,877	23,661	27,382
55 - 64	19,665	29,740	38,027	36,215	33,641	5,043	9,505	14,358	19,431	19,373
65 - 74	11,322	14,573	25,220	39,097	33,181	2,723	4,751	8,473	14,317	13,028
75+	8,847	12,428	18,402	26,915	33,555	2,107	3,371	4,475	4,691	6,229
Total	**251,314**	**260,043**	**277,845**	**297,360**	**311,610**	**88,313**	**115,942**	**140,810**	**158,330**	**179,000**

	Rural Areas					Total Dakota County				
Age	**2000**	**2010**	**2020**	**2030**	**2040**	**2000**	**2010**	**2020**	**2030**	**2040**
17 & Under	4,908	4,449	4,994	5,301	5,872	103,862	105,483	112,993	117,054	127,702
18 - 24	1,213	1,269	1,278	1,399	1,452	28,186	31,406	33,514	33,451	35,035
25 - 34	1,743	1,785	1,850	1,994	2,038	54,030	53,455	57,023	63,940	66,522
35 - 44	3,197	2,549	2,382	2,469	2,509	68,194	60,011	61,033	53,879	69,790
45 - 54	2,540	3,256	3,171	3,231	3,862	49,249	64,570	58,812	61,094	68,289
55 - 64	1,429	2,352	2,926	3,254	3,549	26,137	41,597	55,311	58,900	56,564
65 - 74	797	1,080	1,425	1,705	1,595	14,842	20,404	35,118	55,119	47,804
75+	450	655	1,364	1,607	1,421	11,404	16,454	24,241	33,213	41,205
Total	**16,277**	**17,395**	**19,390**	**20,960**	**22,300**	**355,904**	**393,380**	**438,045**	**476,650**	**512,910**

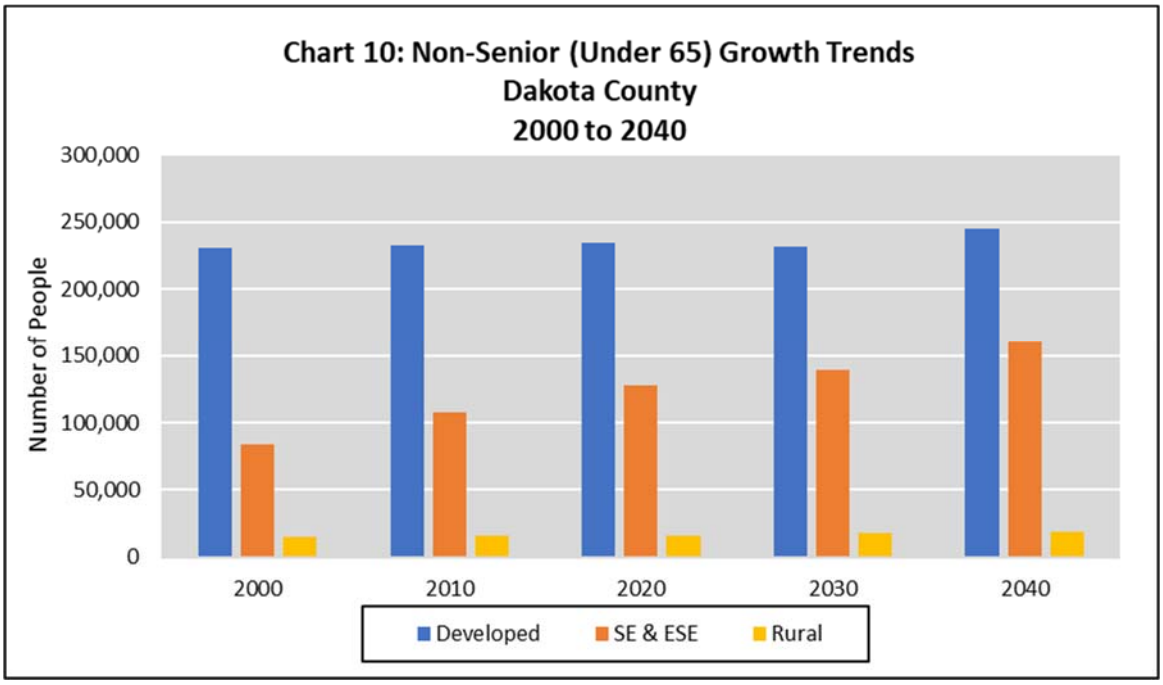
Sources: MN Demographer, Esri, Inc., Maxfield Research and Consulting, LLC.

- Chart 9 on the following page shows that the senior population (age 65+) is projected to grow 231% in the Developed Communities, increase by 299% in the Suburban Edge and Emerging Suburban Edge Communities, and increase by 142% in the Rural Areas by 2040 from 2000 levels.

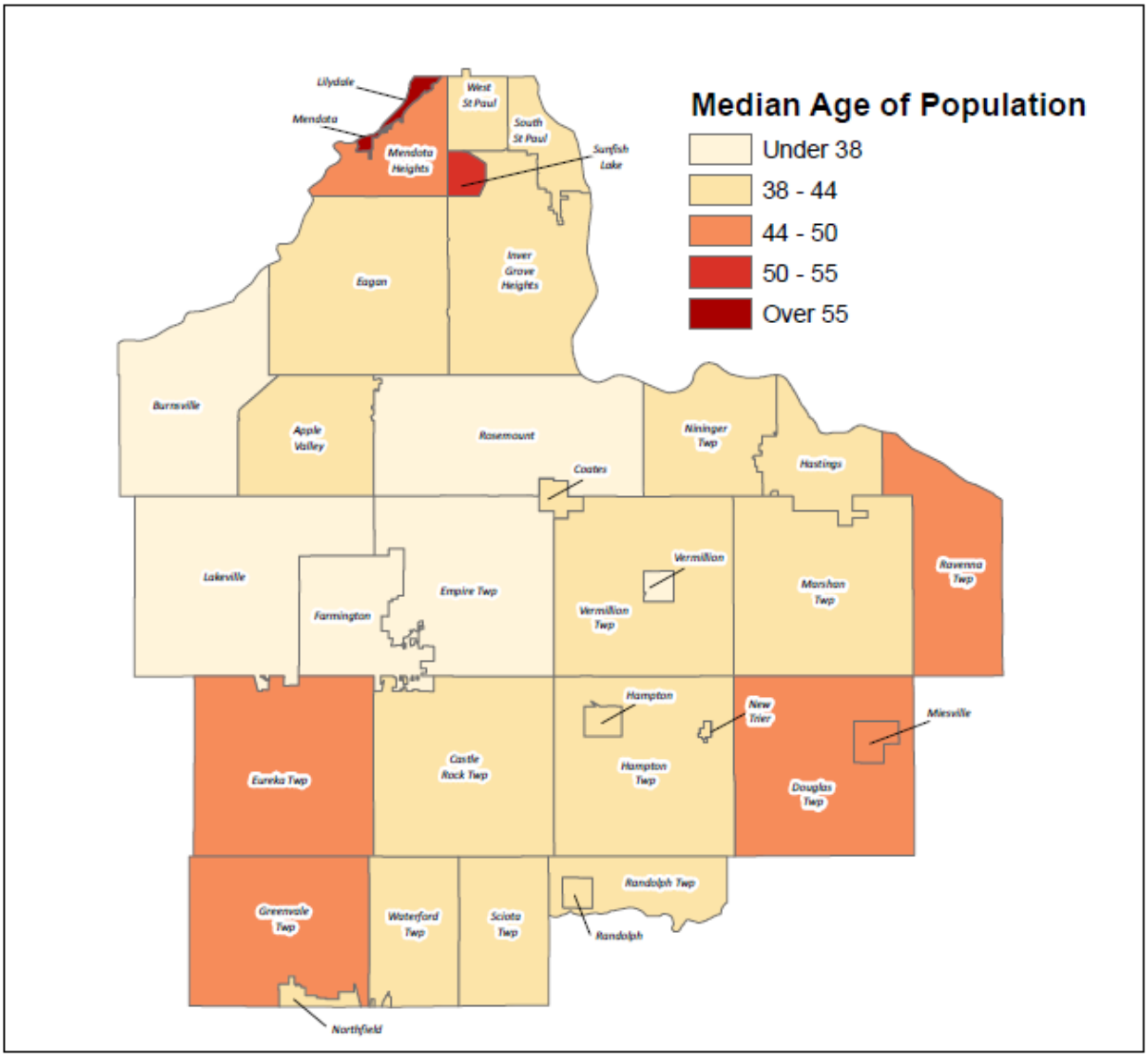
- Although the senior population in Dakota County will experience strong growth throughout the County, the non-senior population will experience differences in numbers and rates of growth between the Developed Communities and the Suburban Edge and Emerging Suburban Edge Communities. Chart 10 on the following page shows the projected growth between 2010 and 2040 for the non-senior population.



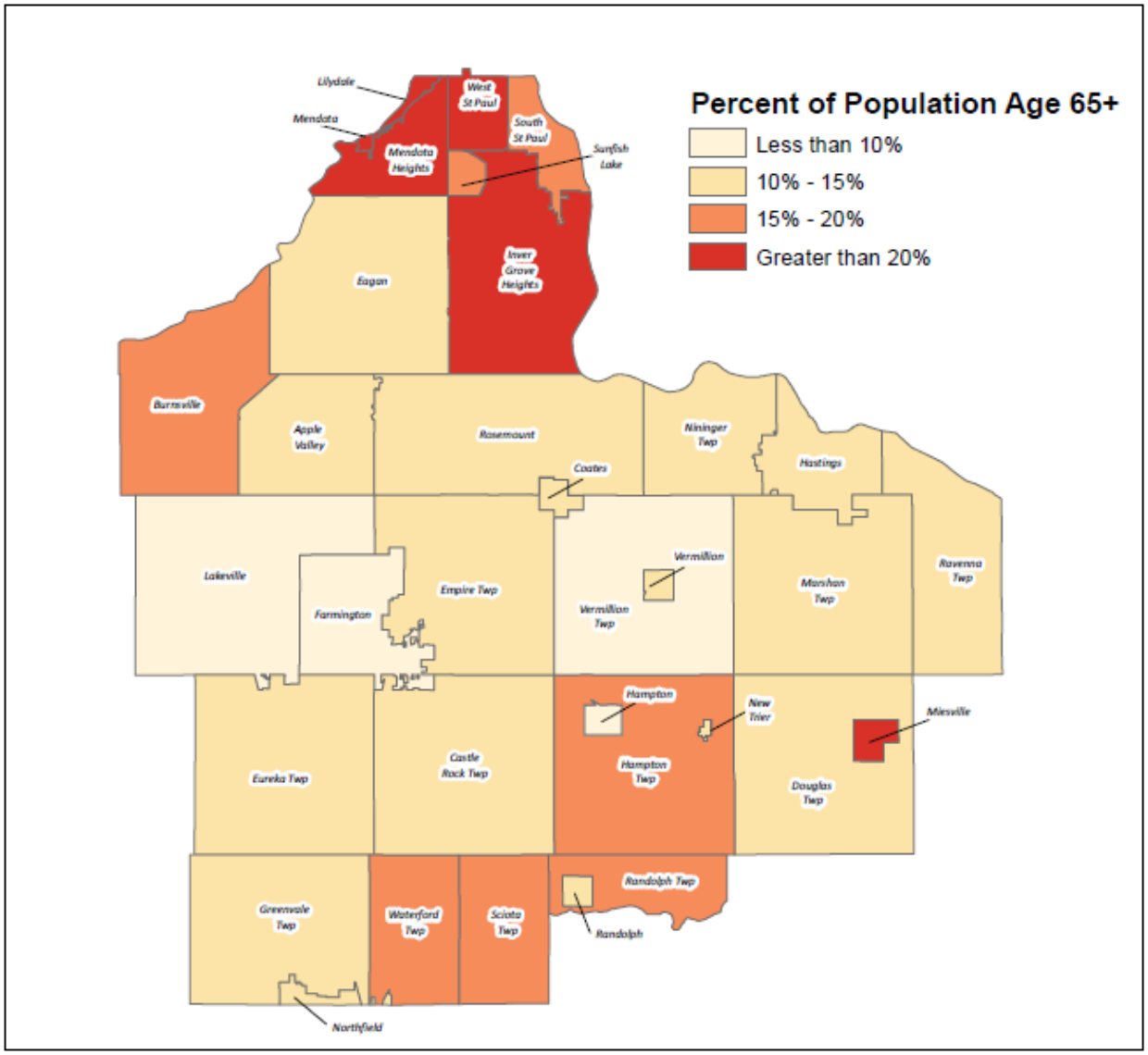
- As shown on Chart 10, the non-senior population in Suburban Edge and Emerging Suburban Edge has grown most quickly, increasing by 29% between 2000 and 2010, and is forecast to have the fastest growth rate among this age range between 2010 and 2020 (19%), and 11% growth between 2020 and 2030 and 13% between 2030 and 2040.



Map 8
MEDIAN AGE OF THE POPULATION
DAKOTA COUNTY
2020



Map 9
PERCENT OF POPULATION AGE 65+
DAKOTA COUNTY
2020



Dakota County Minority Population

Table D-3 shows 2000 and 2010 Census figures of the Dakota County population by race/ethnicity with projections to 2030. Tables D-3 and D-4 combine figures for the predominant race categories: White, Black, Asian, American Indian, Native Hawaiian, Pacific Islander and Hispanic origin. With the 2010 Census, an increasing number of people are self-identifying as multiple races, including two races or three or more.

- Between 2000 and 2010, the proportion of minority populations in Dakota County rose from 11.6% to 20.8%. This includes people of Hispanic Origin who may be of any race. This decade (2010-2020), the Non-Hispanic minority population in Dakota County is projected to grow by 25.6% (15,103 people) and by 28% between 2020 and 2030 (20,694 people). With this growth, the Non-Hispanic minority population is expected to increase its overall proportion of the population from 14.8% in 2010 to 19.8% by 2030, and to 21.8% in 2040.

- Persons of Hispanic Origin are shown separately on the table as these individuals may be of any race. Those of Hispanic Origin are projected to increase by 15,020 people between 2020 and 2040. Including those of Hispanic Origin, the proportion of minority population is projected to increase to nearly 30.9% by 2040.

TABLE D-3
PROJECTED POPULATION GROWTH BY RACE/ETHNICITY
DAKOTA COUNTY
2000 - 2040

	Census		Projection		
	2000	2010	2020	2030	2040
Non-Hispanic					
White	325,166	339,499	363,889	382,230	400,256
Black or African American	8,091	18,709	24,833	32,723	37,751
American Indian and Alaska Native	1,347	1,647	1,116	1,753	2,065
Asian, Native Hawaiian and Other Pacific Islander	10,450	17,667	20,686	28,192	35,860
Some other race or two or more races	10,850	21,030	27,522	32,182	35,978
Subtotal	355,904	398,552	438,045	477,080	511,910
Hispanic Origin	10,459	23,966	31,680	40,600	46,600
Dakota County	355,904	398,552	438,045	477,080	511,910
Percent Minority	***11.6%***	***20.8%***	***24.2%***	***28.4%***	***30.9%***

Sources: US Census Bureau; Minnesota State Demographic Center; Maxfield Research and Consulting, LLC

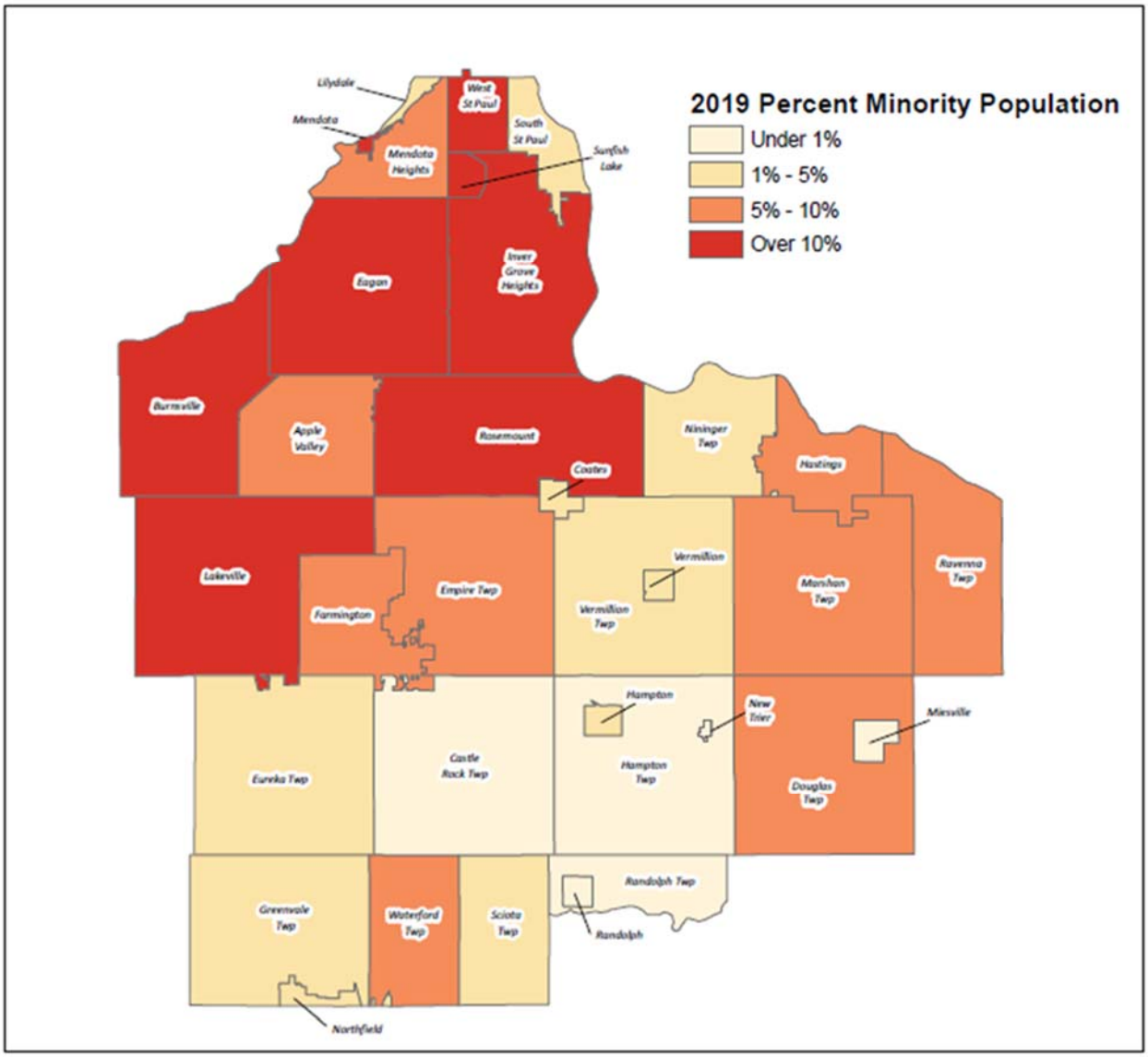
TABLE D-4
POPULATION BY RACE/ETNICITY
DAKOTA COUNTY
2000 - 2019

	2010			2019			Change 2010 - 2019			
							White Alone		Minority	
	White Alone*	Total Minority*	Pct.	White Alone*	Total Minority*	Pct.	No.	Pct.	No.	Pct.
Developed Communities										
Apple Valley	39,962	9,122	18.6	42,652	9,702	18.5	1,676	4.2	349	3.8
Burnsville	44,563	15,743	26.1	46,337	16,408	26.2	708	1.6	288	1.8
Eagan	50,866	13,340	20.8	54,829	15,126	21.6	943	1.9	953	7.1
Inver Grove Heights	27,551	6,329	18.7	29,089	6,412	18.1	1,108	4.0	-12	-0.2
Lilydale	593	30	4.8	909	33	3.5	216	36.4	-1	-3.3
Mendota	175	23	11.6	192	22	10.5	90	51.4	8	34.8
Mendota Heights	10,173	898	8.1	10,975	805	6.8	311	3.1	-129	-14.4
South St. Paul	16,101	4,059	20.1	16,860	3,756	18.2	484	3.0	-364	-9.0
Sunfish Lake	472	49	9.4	497	24	4.6	24	5.1	-25	-51.0
West St. Paul	13,658	5,882	30.1	15,829	5,697	26.5	865	6.3	-655	-11.1
Subtotal	**204,114**	**55,475**	**21.4**	**218,168**	**57,985**	**21.0**	**6,425**	**3.1**	**412**	**0.7**
Growth Communities										
Farmington	18,560	2,526	12.0	21,532	2,125	9.0	1,921	10.4	-505	-20.0
Hastings	20,555	1,617	7.3	21,619	1,342	5.8	743	3.6	-295	-18.2
Lakeville	48,857	7,097	12.7	58,233	7,370	11.2	5,340	10.9	-238	-3.4
Rosemount	18,713	3,161	14.5	21,346	3,554	14.3	1,411	7.5	189	6.0
Subtotal	**106,685**	**14,401**	**11.9**	**122,730**	**14,390**	**10.5**	**9,415**	**8.8**	**-849**	**-5.9**
Rural Areas										
Castle Rock Twp.	1,277	65	4.8	156	4	2.6	80	6.3	-29	-44.6
Coates	151	10	6.2	708	0	0.0	11	7.3	-10	-100.0
Douglas Twp.	691	25	3.5	130	8	5.6	57	8.2	19	76.0
Empire Twp.	2,284	160	6.5	104	10	8.7	283	12.4	84	52.5
Eureka Twp.	1,383	43	3.0	475	7	1.5	35	2.5	-21	-48.8
Greenvale Twp.	791	12	1.5	424	6	1.3	-37	-4.7	-2	-16.7
Hampton	653	36	5.2	1,337	54	3.9	21	3.2	-9	-25.0
Hampton Twp.	870	33	3.7	763	2	0.2	41	4.7	-31	-93.9
Marshan Twp.	1,063	43	3.9	3,069	163	5.1	64	6.0	17	39.5
Miesville	125	0	0.0	1,466	0	0.0	27	21.6	0	N/A
New Trier	109	3	2.7	804	0	0.0	1	0.9	-3	-100.0
Nininger Twp.	927	23	2.4	901	11	1.2	-118	-12.7	-13	-56.5
Northfield (pt.)	1,087	60	5.2	1,080	51	4.5	12	1.1	-8	-13.3
Randolph	421	15	3.4	890	8	0.9	42	10.0	-11	-73.3
Randolph Twp.	645	14	2.1	1,174	9	0.7	24	3.7	-9	-64.3
Ravenna Twp.	2,268	68	2.9	707	39	5.2	-23	-1.0	55	80.9
Sciota Twp.	399	15	3.6	2,363	44	1.8	81	20.3	-6	-40.0
Vermillion	403	16	3.8	437	13	2.9	66	16.4	-2	-12.5
Vermillion Twp.	1,139	53	4.4	1,190	51	4.1	23	2.0	-3	-5.7
Waterford Twp.	477	20	4.0	465	47	9.2	-33	-6.9	25	125.0
Subtotal	**17,163**	**714**	**4.0**	**18,642**	**526**	**2.7**	**657**	**3.8**	**43**	**6.0**
Dakota County Total	**327,962**	**70,590**	**17.7**	**359,540**	**72,902**	**16.9**	**16,497**	**5.0**	**-394**	**-0.6**

* White alone excludes persons of Hispanic origin, while Total Minorities includes non-whites as well as all persons of Hispanic origin.

Sources: U.S. Census; Maxfield Research and Consulting, LLC.

Map 10
PERCENT OF MINORITY POPULATION
DAKOTA COUNTY
2019



- Between 2000 and 2040, the largest percent increases in Dakota County are projected to be among people identifying themselves as Black or African American (367%), Hispanic Origin (346%), Asian, Native Hawaiian and Other Pacific Islander (53%) and Some other race or two or more races (232%). Most East African households are likely to be included under the "Black" race category, although their cultural backgrounds are often very different from those of African Americans.

People with Limitations/Disabilities

The 2000 Census provided very robust information on the number of people with disabilities. Disability categories were expanded in the 2000 Census and included several categories. This robust data gathering was not available for the 2010 Census and information obtained through the American Community Survey provides only limited information for selected larger communities. HUD Consolidated Planning division has compiled specific tabulations of households with various types of disabilities to address this issue. The special tabulations were developed using information specifically provided to the U.S. Department of Housing and Urban Development (HUD) by the Census Bureau using an average of four years between 2012 and 2016. The Census Bureau defines a disability as a long-lasting physical, mental, or emotional condition lasting six months or more. A benefit of the data provided by HUD is that it compiles information by owner and renter households and by income level. This enables an assessment by type of disability and income level. The total is more than the total households for Dakota County as of the Census due to the average from survey data over the four-year period. In addition, some households may report more than one limitation.

Table D-5, on page 53, summarizes the number of households in Dakota County that have identified some physical or mental limitation or no limitations. Disabilities represented on the table include: hearing or vision impairment, ambulatory limitation (a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching lifting, or carrying), cognitive (difficulty learning, remembering, or concentrating) and self-care or independent living limitation (household requires assistance with activities of daily living such as bathing, dressing, grooming). A household may have more than one member with these limitations and an individual may have more than one limitation.

The following are key points from Table D-5.

- A higher number of renter households (7,115 households or 54% of renter households within the designated income category) with incomes of 30% or less of HAMFI indicated some type of limitation whether vision and/or hearing, ambulatory, cognitive, or self-care. Households with incomes between 30% and 50% HAMFI are also high within these types of limitations (42% of renter households within the designated income category). The lowest figures are for households with incomes between 50% and 80% of HAMFI (3,270 households or 32%).

TABLE D-5
ESTIMATES OF DISABILITY BY INCOME LEVEL
DAKOTA COUNTY
2012-2016

Type of Limitation and Income Category	Total HHs		Owner HHs		Renter HHs	
	No.	Pct.	No.	Pct.	No.	Pct.
Households w/Incomes at or less than 30% AMI						
With a hearing or vision impairment	1,835	1.0%	830	0.6%	1,005	2.0%
With an ambulatory limitation	3,260	1.8%	915	0.7%	2,345	4.8%
With a cognitive limitation	2,540	1.4%	740	0.6%	1,800	3.6%
With a self-care or independent living limitation	2,615	1.5%	650	0.5%	1,965	4.0%
With no limitations	10,370	5.8%	4,285	3.3%	6,085	12.3%
Households w/Incomes greater than 30% but 50% or less of AMI						
With a hearing or vision impairment	2,185	1.2%	1,305	1.0%	880	1.8%
With an ambulatory limitation	2,600	1.5%	1,320	1.0%	1,280	2.6%
With a cognitive limitation	1,815	1.0%	805	0.6%	1,010	2.0%
With a self-care or independent living limitation	2,040	1.1%	945	0.7%	1,095	2.2%
With no limitations	12,685	7.1%	6,750	5.2%	5,935	12.0%
Households w/Incomes greater than 50% but 80% or less of AMI						
With a hearing or vision impairment	2,360	1.3%	1,685	1.3%	675	1.4%
With an ambulatory limitation	2,545	1.4%	1,645	1.3%	900	1.8%
With a cognitive limitation	2,015	1.1%	1,200	0.9%	815	1.7%
With a self-care or independent living limitation	2,195	1.2%	1,315	1.0%	880	1.8%
With no limitations	19,290	10.8%	12,470	9.6%	6,820	13.8%
Households w/Incomes greater than 80%						
With a hearing or vision impairment	6,920	3.9%	6,010	4.6%	910	1.8%
With an ambulatory limitation	5,780	3.2%	4,835	3.7%	945	1.9%
With a cognitive limitation	4,910	2.7%	4,025	3.1%	885	1.8%
With a self-care or independent living limitation	5,150	2.9%	4,225	3.3%	925	1.9%
With no limitations	86,120	48.0%	73,930	56.9%	12,190	24.7%
Total	**179,230**	**100.0%**	**129,885**	**100.0%**	**49,345**	**100.0%**
Proportion Owner vs. Renter				**72.5%**		**27.5%**

Note: Totals may exceed Dakota County total households as some households have multiple limitations.

Sources: HUD CHAS 2012-2016 (ACS); Maxfield Research and Consulting, LLC.

- A higher proportion of owner households with limitations have household incomes of 80% or higher of the HAMFI (21%). Households that own their housing are more likely to have higher incomes than renter households. As identified on the table, an estimated 19,095 owner households with incomes of 80% or higher of HAMFI have some type of limitation.

Comparatively, 32,450 owner households (25%) and 18,315 renter households (37%) indicated some type of limitation. Owner households with limitations are more likely to have higher incomes than are renter households with limitations, but that may be simply because owner households tend to have higher incomes overall than renter households. The data does not however, identify the severity of the limitation other than the disability or limitation must last six months or more. Many owner households are over age 65 and limitations increase with age.

Table D-6 shows data from the American Community Survey estimates for 2019 for selected communities in Dakota County (not all communities have tabulations) and is separated by age and type of limitation. This data cannot be directly compared to data shown in Table D-5 which is households. Data in Table D-6 is individuals. This offers some indication of the proportion of those under and over age 65+ with mobility, physical and/or mental limitations.

TABLE D-6
TYPE OF DISABILITY BY AGE OF NON-INSTITUTIONALIZED PEOPLE
DAKOTA COUNTY
2019

	Developed Communities	Suburban Edge/ Emerging Sub Edge Communities	Dakota County
Age 5 to 17 years			
Sensory disability	471	204	820
Physical disability	229	77	363
Mental disability	1,690	728	2,788
Subtotal	2,390	1,009	3,971
Self-care disability	*637*	*123*	*885*
Age 18 to 64 years			
Sensory disability	4,102	1,913	7,183
Physical disability	4,149	1,668	6,897
Mental disability	4,886	1,705	8,002
Subtotal	13,137	5,286	22,082
Self-care disability	*1,659*	*392*	*2,455*
Go-outside-home disability	*4,149*	*1,668*	*6,897*
Employed with a disability	*5,568*	*2,507*	*9,376*
Unemployed with a disability	*719*	*91*	*947*
Not in labor force with a disability	*4,789*	*1,626*	*7,725*
Age 65 years and over			
Sensory disability	5,225	1,767	8,567
Physical disability	5,734	1,663	8,841
Mental disability	2,169	705	3,421
Subtotal	13,128	4,135	20,828
Self-care disability	*2,347*	*552*	*3,341*
Go-outside-home disability	*5,734*	*1,663*	*8,841*
Total Disabilities	**28,655**	**10,430**	**46,881**
Pct. of Noninstitutionalized Pop.	*12.3%*	*8.1%*	*11.4%*
	232,876	129,004	412,826

Sources: American Community Survey Estimates; Maxfield Research and Consulting, LLC

- As shown on the table, 61% of those identified as having a limitation or impairment were identified in the Developed Communities compared to 29% of those residing in the Suburban Edge/Emerging Suburban Edge Communities.

While this reflects the older population in the Developed Communities, the proportions have become more equally distributed over the decade.

- The most prevalent type of disability among children (70%) was mental disability. Among people age 16 to 64, mental disability is the most common (36%), followed by physical disability (32%). Among seniors, the most common disability is sensory (43%) and the least common is mental disability (16%).

- An estimated 20,828 seniors in the County, or 39% of all seniors, have a disability. Of those, 3,341 seniors have a self-care disability or 6.2% of all seniors. There are fewer people age 18 to 64 with a self-care disability (2,455 people). These individuals represent less than 1% of the total 18 to 64 population.

- In total, 9,376 people age 18 to 64 in the County are either employed with a disability or unemployed with a disability; this is an estimated 3% of the population. Because of their employment disability, a portion of these people may need and/or qualify for affordable or subsidized housing.

- Another 3% of the population is not in the labor force but has a disability. These individuals may have more severe disabilities which may prevent them from working. As such, assistance with housing is likely to be a significant need among this population.

Household Income

The estimated distribution of household incomes in Dakota County for 2019 and 2024 is shown in Table D-7. The data was estimated by Maxfield Research and is based on income trends provided by ESRI Inc., a national demographics firm. The data helps ascertain the demand for different housing products based on the size of the market at specific cost levels.

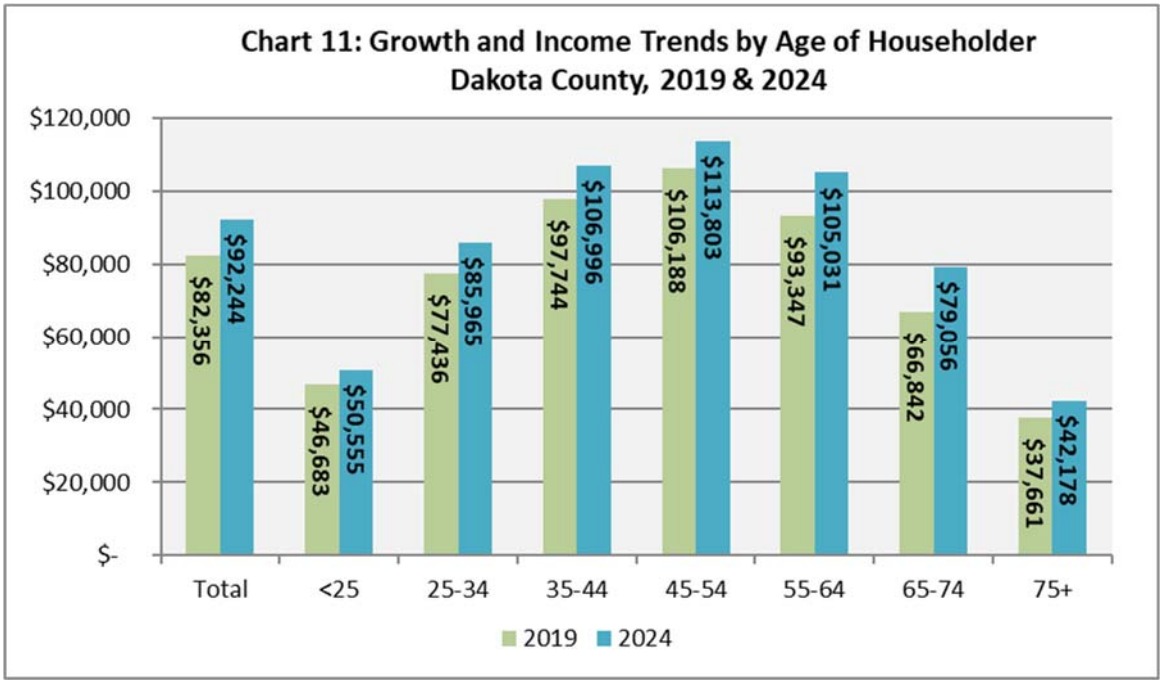
The Department of Housing and Urban Development defines affordable housing costs as 30% of a household's adjusted gross income. Maxfield Research uses a figure of 30% for younger households and 40% or more for seniors, since seniors generally have lower living expenses and can often sell their homes and use the proceeds toward rent payments.

The following are key points from Table D-7:

- The overall median household income is estimated at $82,356 in 2019. This is higher than the Twin Cities Metro Area (7 county) median household income of $75,697. The Metro Area median household *family* income (4-person household) as of 2019 is $95,000, higher

than the median household income because families exclude singles. Many federal and state funding programs set maximum income limits for household size based on the median *family* household income in an area. Maxfield Research uses median household income to include smaller size households who may purchase or rent housing on their own.

- Median household income peaks in the 45 to 54 age group at $106,118, as these householders are generally at the highest earning capacity. Households age 75 or older have the lowest median income at $37,661. While their incomes are lower, most seniors also have fewer expenses and often own their homes free and clear of a mortgage.



The median income differs greatly between each of the Dakota County submarkets and communities. The map on page 58 shows that the lowest median household incomes are in West St. Paul and South St. Paul – two communities with older, modest housing stocks, and an ample supply of affordable rental housing. The highest incomes are found in Mendota Heights, Sunfish Lake and some of the townships such as Eureka and Waterford. High incomes in these communities are due, in part, to the low supply of rental housing in those communities and higher proportions of move-up and executive homes. Also, if it is a single-family home being rented, the rent may not be lower. Higher incomes are also related to larger homes and larger residential acreage, which may also include commercial farm operations.

The maps show the distribution of owner households in Dakota County with incomes below $50,000 and renter households with incomes below $35,000. These income thresholds were determined based on increased affordability in the for-sale housing market since the downturn and a significant tightening of the rental market throughout the Twin Cities Metro Area over the past 24 months. The maps highlight concentrations of low- and moderate income

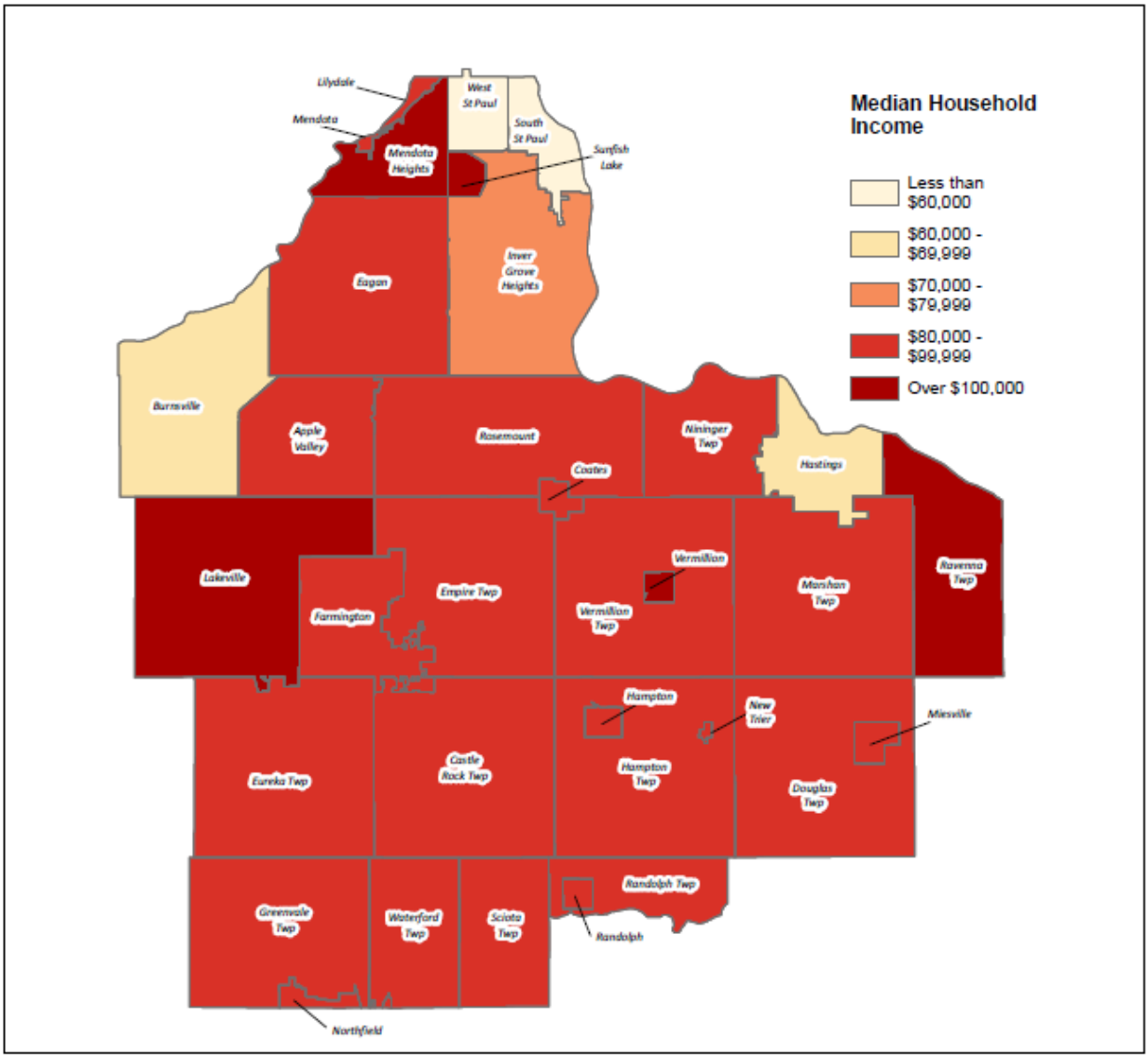
households in West St. Paul and South St. Paul where housing is more affordable, as well as portions of Eagan and Burnsville.

TABLE D-7
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
DAKOTA COUNTY, MN
2019 & 2024

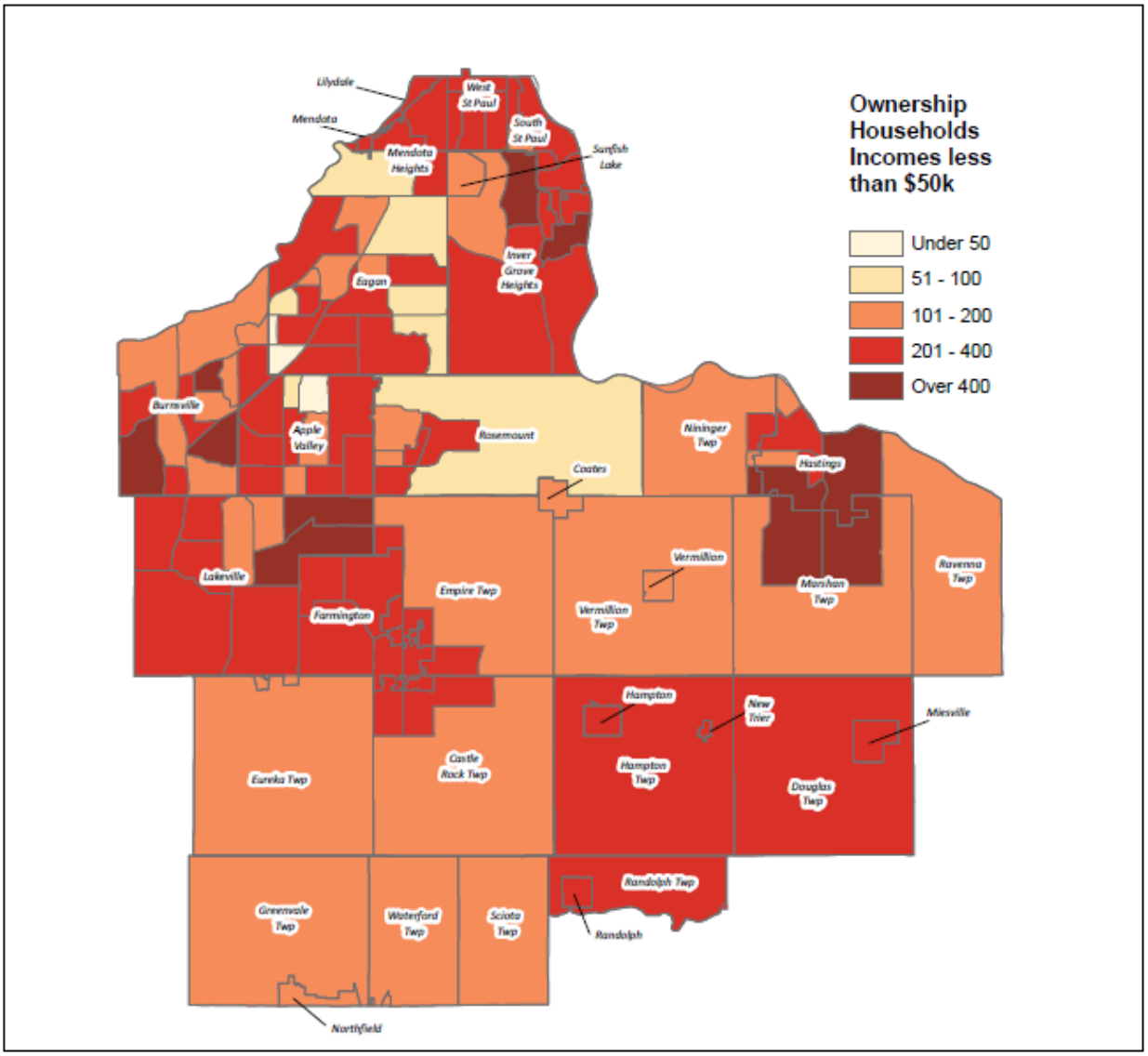
		Age of Householder						
	Total	**<25**	**25-34**	**35-44**	**45-54**	**55-64**	**65 -74**	**75+**
2019								
Less than $15,000	7,766	421	888	819	870	1,679	1,342	1,748
$15,000 to $24,999	9,376	592	1,182	867	750	1,389	2,057	2,538
$25,000 to $34,999	10,050	570	1,592	1,382	1,230	1,561	1,623	2,091
$35,000 to $49,999	17,387	952	3,059	2,775	2,436	2,839	2,609	2,716
$50,000 to $74,999	28,723	1,173	5,728	4,964	4,714	5,179	4,152	2,814
$75,000 to $99,999	24,282	447	4,755	5,095	4,953	5,117	3,156	760
$100,000 or more	66,501	599	8,962	15,197	18,204	15,572	6,561	1,405
Total	**164,084**	**4,755**	**26,166**	**31,099**	**33,156**	**33,336**	**21,499**	**14,073**
Median Income	**$82,356**	**$46,683**	**$77,436**	**$97,744**	**$106,188**	**$93,347**	**$66,842**	**$37,661**
7-Co. Metro	***$75,697***	***$38,295***	***$69,791***	***$89,898***	***$101,145***	***$86,508***	***$63,997***	***$37,687***
2024								
Less than $15,000	6,540	432	686	726	572	1,172	1,188	1,763
$15,000 to $24,999	8,101	541	895	593	503	1,031	1,868	2,670
$25,000 to $34,999	8,942	510	1,283	1,122	860	1,194	1,641	2,332
$35,000 to $49,999	16,226	966	2,646	2,389	1,918	2,289	2,746	3,272
$50,000 to $74,999	27,616	1,241	5,240	4,597	3,881	4,490	4,573	3,594
$75,000 to $99,999	24,568	524	4,742	5,194	4,415	4,830	3,789	1,075
$100,000 or more	79,512	776	10,933	18,955	18,961	17,531	9,807	2,548
Total	**171,506**	**4,989**	**26,426**	**33,577**	**31,110**	**32,537**	**25,615**	**17,253**
Median Income	**$92,244**	**$50,555**	**$85,965**	**$106,996**	**$113,803**	**$105,031**	**$79,056**	**$42,178**
7-Co. Metro	***$84,282***	***$41,496***	***$79,432***	***$102,291***	***$109,072***	***$100,201***	***$75,555***	***$42,431***
Change 2019 - 2024								
Less than $15,000	-1,227	11	-202	-93	-298	-506	-153	14
$15,000 to $24,999	-1,274	-51	-288	-273	-246	-358	-189	131
$25,000 to $34,999	-1,108	-60	-309	-260	-370	-367	18	240
$35,000 to $49,999	-1,161	13	-413	-386	-519	-550	137	556
$50,000 to $74,999	-1,107	68	-488	-366	-832	-689	422	780
$75,000 to $99,999	287	77	-13	99	-538	-288	634	316
$100,000 or more	13,012	177	1,971	3,758	757	1,959	3,247	1,143
Total	**7,421**	**234**	**259**	**2,478**	**-2,046**	**-799**	**4,115**	**3,180**
Median Income	**$9,888**	**$3,872**	**$8,529**	**$9,252**	**$7,615**	**$11,684**	**$12,214**	**$4,517**
7-Co. Metro	***$8,585***	***$3,201***	***$9,641***	***$12,393***	***$7,927***	***$13,693***	***$11,558***	***$4,744***

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting, LLC

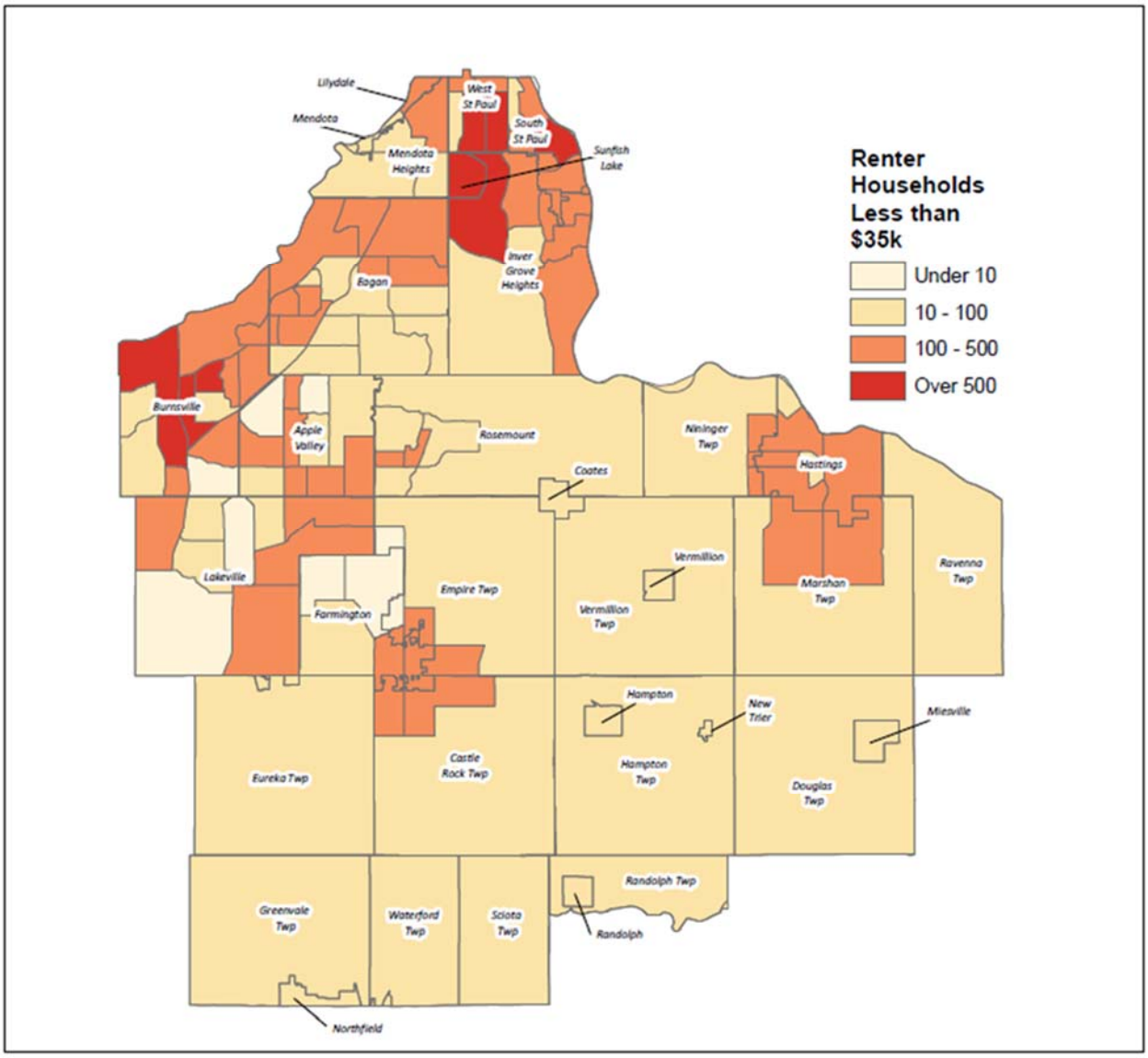
Map 11
MEDIAN HOUSEHOLD INCOME
DAKOTA COUNTY
2019



Map 12
OWNER HOUSEHOLDS WITH INCOME LESS THAN $50,000 BY CENSUS TRACT
DAKOTA COUNTY
2017



Map 13
RENTER HOUSEHOLDS WITH INCOMES LESS THAN $35,000 BY CENSUS TRACT
DAKOTA COUNTY
2017



Household Tenure

Table D-8 shows the number of owner and renter households in the community categories from 2000 to 2040. The 2000 and 2010 figures are from the Census Bureau, while the 2020, 2030 and 2040 figures were compiled by Maxfield Research and Consulting, LLC. Key points derived from the table are:

- In 2000, 80% of all households in Dakota County owned their housing. By 2010, that percentage decreased to 78%, as the housing market downturn caused an increase in the number of households occupying rental units. Although the aging of baby boomers contributed significantly to homeownership in the early 2000s, the housing market downturn resulted in an increase in the total number of households that owned homes across all age groups. With the economic recession, many households lost jobs and consequently lost their homes to foreclosure.

- Foreclosure rates have declined to prerecession levels; many young households however, that would typically have moved into the for-sale market have delayed purchasing homes because of increasing home prices, less stable employment, lower savings and higher debt burdens. Mortgage interest rates continue to remain low by historic standards although have fluctuated in the recent past. After 2020, we estimate that homeownership trends will are likely to decrease slightly as the population ages and as young people delay homeownership.

- As households progress through their life cycle, housing needs change. Charts 12 and 13 show that the proportion of renter households decreases significantly as households age out of their young-adult years. By the time households reach their senior years, rental housing often becomes a more viable option than homeownership, as households can reduce their responsibilities primarily for exterior home maintenance and upkeep and the financial commitment that accompanies homeownership.

- Many homeowners have been able to use the value of their homes to afford care and services that they may need if they decide to move into senior housing. If a higher proportion of renter households occurs over the next several decades, the ability of older households to fund housing for their retirement years, especially service-intensive housing may be at risk.

- In 2000, the homeownership rate peaked in the 55 to 64 age cohort (89%) and then declined gradually the older the household. While a similar proportion of householders age 75+ and 25 to 34 rented their housing in 2000 (about one-third), the number of young adult renters (9,100) far outnumbered the older adult renters (2,400). As of 2010, the 55 to 64 age group had the highest homeownership rate (87%), but the homeownership rate for households age 45 to 54 was similar (86%), indicating that households age 55 and older are opting to rent in slightly higher proportions than in previous decades.

- Table D-8 shows that renters in Dakota County are concentrated in the Developed Communities. In 2000, the Developed Communities contained 85% of the County's 28,530 renters. In 2010, the Developed Communities contained 80% of the County's 35,752 renters as Suburban Edge and Emerging Suburban Edge Communities attracted a higher proportion of new renters in the County. The Developed Communities are projected to continue to attract the majority of renters in the County, since renters generally prefer to live close to work and services work and the Developed Communities have infrastructure to support high-density housing. Apple Valley is at the forefront of diversifying its housing stocks and improving access to their communities through the METRO Red Line BRT. Access to public transit, especially for low- and moderate-income households is important to help support access to employment opportunities.

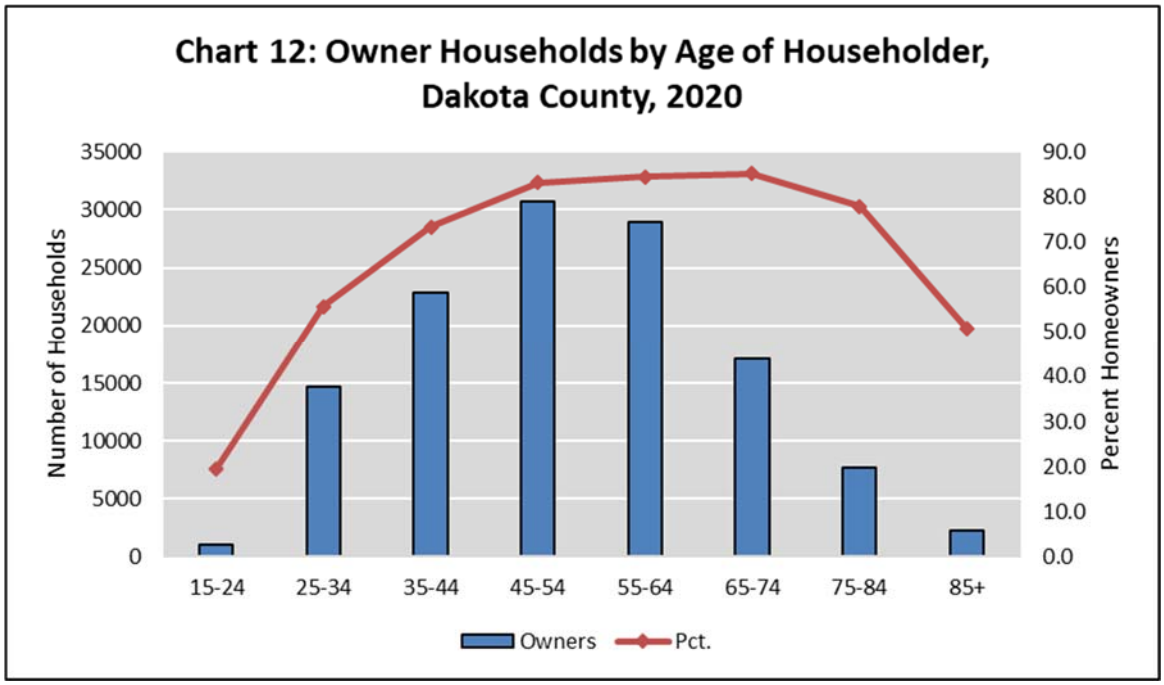
TABLE D-8
PROJECTED GROWTH BY OWNER AND RENTER HOUSEHOLDS
DAKOTA COUNTY
2000 TO 2040

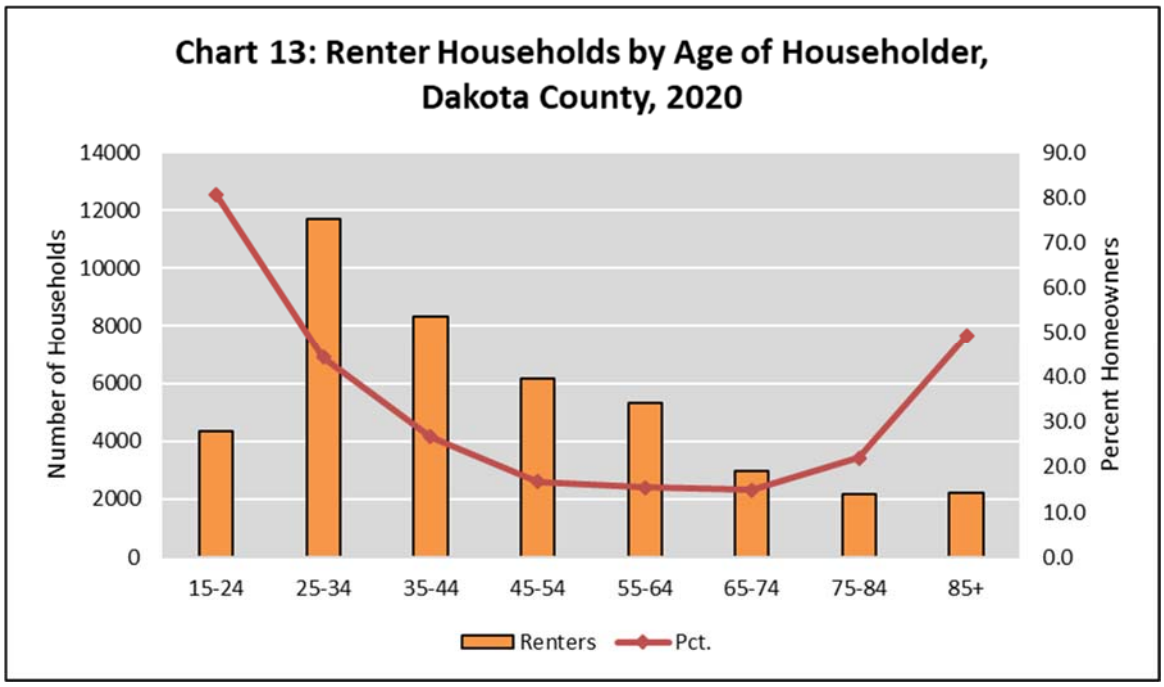
	Developed Communities		SE & ESE Communities		Rural Communities		Dakota County	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Households								
2000	72,284	24,314	25,416	3,744	4,921	472	102,621	28,530
2010	74,854	28,758	35,722	6,349	5,732	645	116,308	35,752
2020	78,385	34,570	36,175	7,045	6,110	750	125,284	43,211
2030	81,971	41,489	43,894	9,636	7,222	988	133,087	52,113
2040	83,386	45,894	47,939	11,761	7,331	1,109	138,656	58,764
Change								
2000 to 2010	2,570	4,444	10,306	2,605	811	173	13,687	7,222
2010 to 2020	3,531	5,812	453	696	378	105	8,976	7,459
2020 to 2030	3,586	6,919	7,719	2,591	1,112	238	7,804	8,901
2030 to 2040	1,415	4,405	4,044	2,126	109	121	5,569	6,651
2000 to 2040	11,102	21,580	22,523	8,017	2,410	637	36,035	30,234

Sources: U.S. Census Bureau, Esri, Inc., Maxfield Research and Consulting, LLC

- The Developed Communities, in general, have little land remaining available to accommodate new single-family development and in some, land guided for medium and high-density development is also limited. Many communities are concerned with lifestyle housing options for their residents and have made it a priority to ensure that all residents housing needs are met.

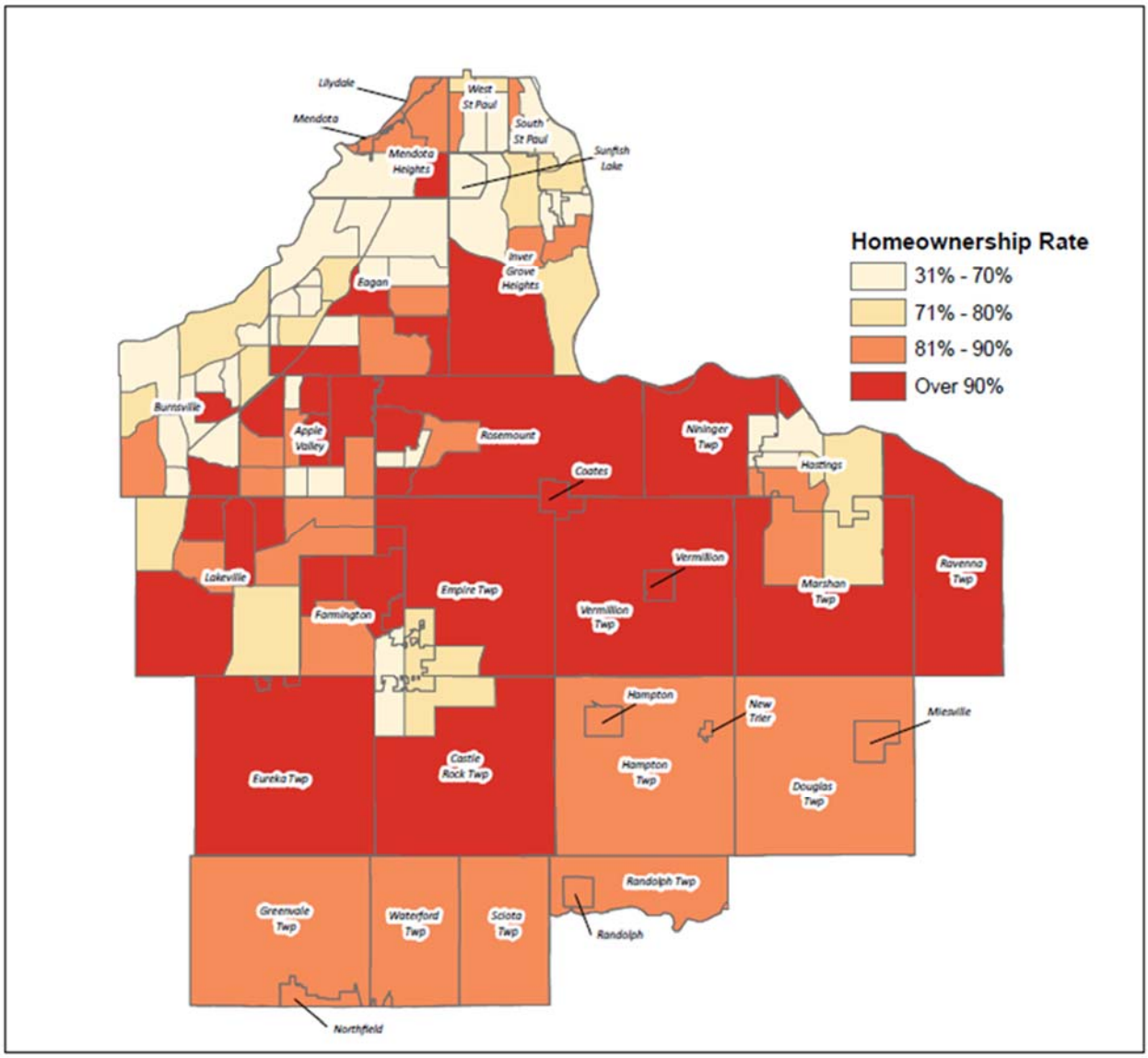
Charts 12 and 13 show the distribution of owner and renter households by age of householder in Dakota County from the US Census.



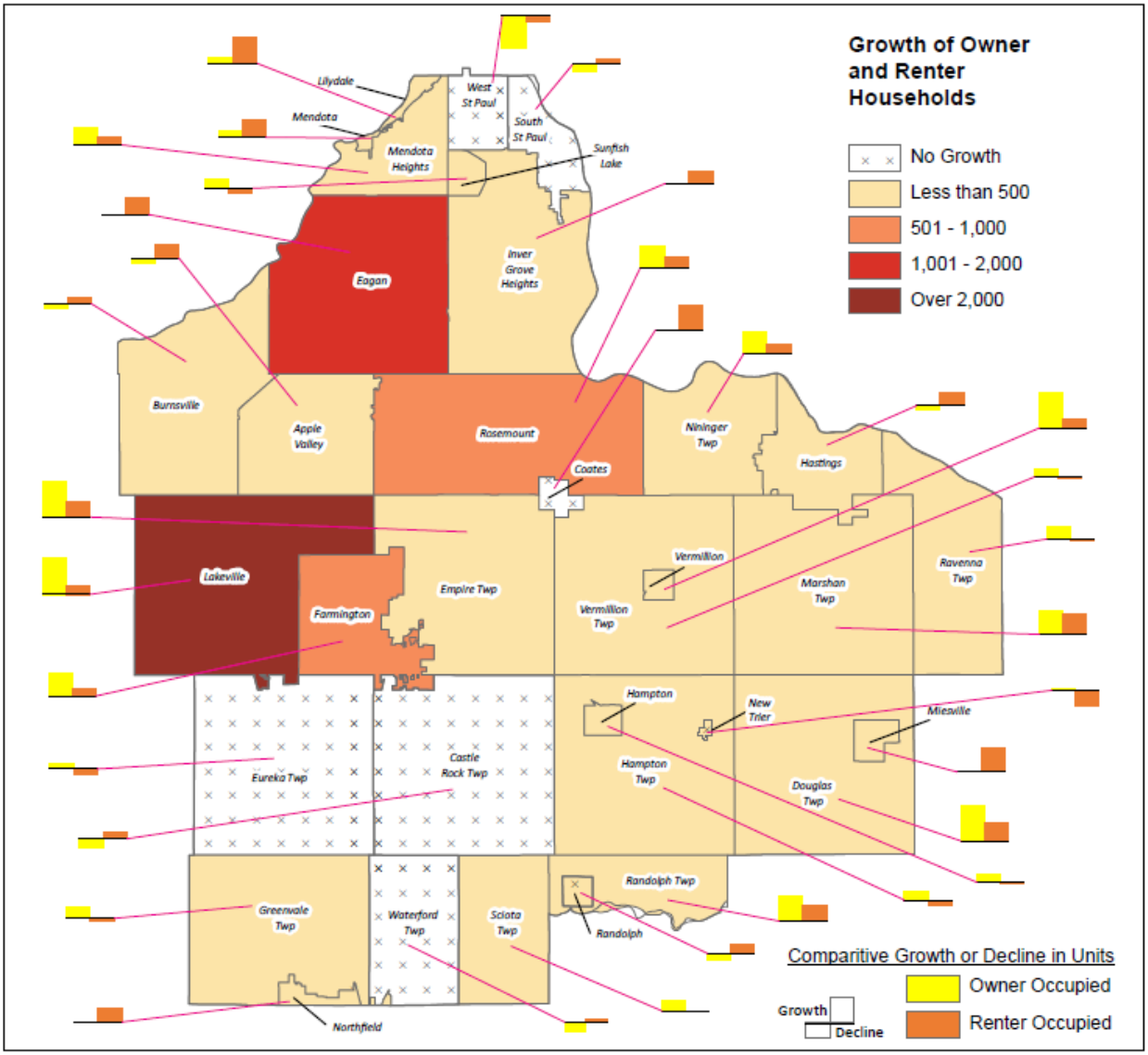


- Prior to 2017, homeowner association litigation against developers and contractors caused a higher proportion of developers to shy away from condominium development, especially elevator-style buildings. Recent state level reforms that reduce the timeline for liability claims and require pretrial mediation are anticipated to make condominium developments more feasible in the future.

Map 14
HOMEOWNERSHIP RATE BY CENSUS TRACT
DAKOTA COUNTY
2017



Map 15
GROWTH OF OWNER AND RENTER HOUSEHOLDS BY COMMUNITY
DAKOTA COUNTY
2010-2017



Household Type

Table D-9 shows household type in Dakota County in 2010 and 2019 from the U.S. Census, with adjustments made by Maxfield Research. This information is important to housing needs because it provides insight into the types of housing products that may be desired by different households based on their composition.

Singles living alone are often convenience-oriented and are more likely to prefer housing options that have lower maintenance or may wish to divest themselves of maintenance responsibilities. A similar situation occurs as seniors age.

Married couple families with children often prefer the added space that a single-family home or townhome can provide.

- Married Couples Without Children grew during the period, increasing by 3,187 households in the Developed Communities, by 2,036 households in the Suburban Edge and Emerging Suburban Edge Communities and 268 households in Rural Communities. Conversely, married couple families with children remained flat in the Developed Communities, while increasing slightly in Suburban Edge and Rural Communities.

- Non-Family (roommate) households increased by 280 households in Dakota County, almost entirely in the Developed Communities. Roommate households increased slightly in the SE & ESE while falling in Rural Communities. Many of these households are most likely unmarried partners. We anticipate this cohort will continue to increase in Dakota County, increasing demand for rental housing and association-maintained products.

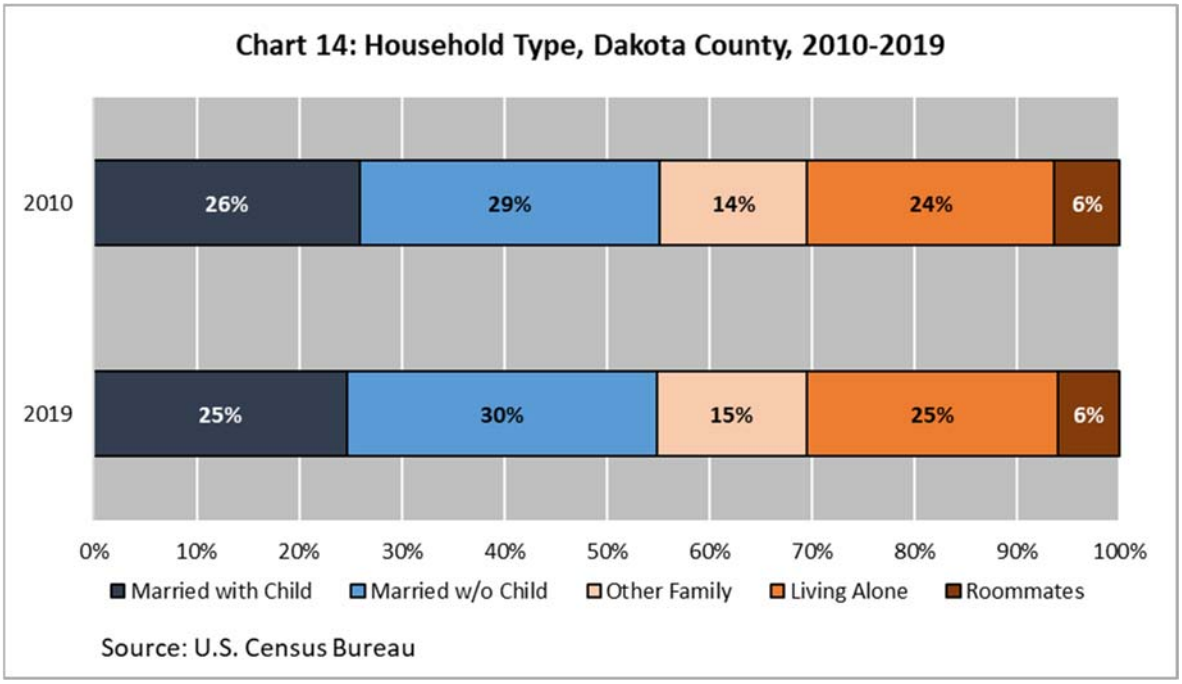


TABLE D-9
HOUSEHOLD TYPE
DAKOTA COUNTY
2010 & 2019

			Family Households						Non-Family Households			
	Total HH's		Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates **	
Households	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019	2010	2019
Developed Communities	103,612	111,092	23,056	23,064	29,947	33,134	15,366	17,463	28,094	30,077	7,149	7,354
S.E. & E.S.E. Communities	42,071	47,476	14,623	15,742	11,842	13,878	5,839	6,107	7,541	9,410	2,226	2,340
Rural Communities	6,377	6,814	1,793	1,905	2,669	2,937	613	577	985	1,108	317	287
Dakota County	**152,060**	**165,383**	**39,472**	**40,755**	**44,458**	**49,971**	**21,818**	**24,127**	**36,620**	**40,558**	**9,692**	**9,972**
Percent												
Developed Communities	100.0	100.0	22.3	20.8	28.9	29.8	14.8	15.7	27.1	27.1	6.9	6.6
S.E. & E.S.E. Communities	100.0	100.0	34.8	33.2	28.1	29.2	13.9	12.9	17.9	19.8	5.3	4.9
Rural Communities	100.0	100.0	28.1	28.0	41.9	43.1	9.6	8.5	15.4	16.3	5.0	4.2
Dakota County	**100.0**	**100.0**	**26.0**	**24.6**	**29.2**	**30.2**	**14.3**	**14.6**	**24.1**	**24.5**	**6.4**	**6.0**
	Change 2010-2019											
	No.	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Developed Communities	7,480	7.2%	8	0.0%	3,187	10.6%	2,097	13.6%	1,983	7.1%	205	2.9%
S.E. & E.S.E. Communities	5,405	12.8%	1,119	7.7%	2,036	17.2%	268	4.6%	1,869	24.8%	114	5.1%
Rural Communities	437	6.9%	112	6.3%	268	10.0%	-36	-5.9%	123	12.5%	-30	-9.4%
Dakota County	**13,323**	**8.8%**	**1,283**	**3.3%**	**5,513**	**12.4%**	**2,309**	**10.6%**	**3,938**	**10.8%**	**280**	**2.9%**

* Single-parents with children

** Includes unmarried couples without children and group quarters

Sources: U. S. Census; ESRI, Inc.; Maxfield Research and Consulting, LLC

Housing Characteristics

Introduction

The variety and condition of the housing stock provides the basis for an attractive living environment. Housing is the primary building block of neighborhoods, supporting goods and services.

This section examines the housing characteristics in Dakota County by analyzing data on:

- the age of the existing housing in Dakota County from the 2010 Census and 2017 American Community Survey (5-Year Estimates),
- residential building trends from 2012 through 2018,
- housing stock by structure type from the 2010 Census and 2017 American Community Survey (5-Year Estimates),
- housing cost burdens for owner and renter households from the HUD CHAS Data, and
- the condition of the County's housing stock based on data from the 2010 Census and the Dakota County Assessors' Office.

This section of the report includes summary totals for each of the three submarkets in the County. More detailed information regarding each community's/township's housing characteristics is in Appendix B.

COMPARISON OF FINDINGS - HOUSING CHARACTERISTICS DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
From 2005 to 2013, permits were issued for 9,377 new residential units.	From 2012 through 2018, permits were issued for 11,634 new units
Staff cuts, tightening of credit and low appraisal values caused a drop in the no. of closed rehab loans.	Home rehab loans more than doubled between 2013 and 2014, but fell to an average of 76 loans per year from 2013 to 2018.
Single-Family Rentals account for 5.7% of all units	Single-family rentals account for 7% of all units
Burnsville expanded its rental licensing program to include single-family rentals; Inver Grove Heights implemented a rental licensing program	Multifamily permits accounted for 37% of all new units in the county.
More builders and developers are considering locations with developed infrastructure and demand segments	Almost twice as many multifamily units were permitted in the Developed communities compared to single-family units
	Single-family conversions from owned to rental have increased, especially in cities where home values are lower
	Builders are catering to "Move-up" buyers because costs to develop are high

Age of Housing Stock

Table HC-1 shows the age distribution of Dakota County's housing stock in 2017, based on data from the U.S. Census American Community Survey, 2017 Five-Year Estimates. The Table includes the number of housing units built in each submarket prior to 1950 and during the three periods since – the 1950s and 1960s, the 1970s and 1980s, 1990s, 2000s and 2010s.

Key points derived from Table HC-1 are:

- Overall, the County's housing stock is relatively new. Only 4.2% of the owned homes and 1.6% of the rental units were built before 1950. In addition, only 15.5% of the owned homes and 4.8% of the rental housing were built prior to 1970.

- Housing development accelerated in all areas of the County between 1970 and 1990. During this period, 46,076 homes were added in the Developed Communities and another 11,654 were added in the Suburban Edge and Emerging Suburban Edge Communities.

- The amount of development slowed significantly in the Developed Communities after the 1990s. Meanwhile development accelerated in the Suburban Edge and Emerging Suburban Edge Communities, more than doubling the amount of owner-occupied housing. New construction from 2010 through 2018 was greater in the SE & ESE Communities than in the Developed Communities.

- Simply because of their age, older homes are more likely to need repairs or rehab, such as new roofs, windows, and siding, than newer homes. As Table HC-1 and the following maps show, the Developed Communities have the highest proportion of older homes in the County, and therefore, are likely to have a higher need for rehabilitation.

TABLE HC-1
AGE OF HOUSING STOCK
DAKOTA COUNTY
2019

	Owner Occupied						Renter Occupied					
	Pre 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010+	Pre 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010+
Developed Communities	**4,425**	**14,508**	**31,359**	**15,288**	**7,101**	**2,750**	**1,974**	**4,271**	**14,717**	**6,280**	**3,864**	**3,852**
Pct. of Housing Stock	*4.0%*	*13.1%*	*28.4%*	*13.8%*	*6.4%*	*2.5%*	*1.8%*	*3.9%*	*13.3%*	*5.7%*	*3.5%*	*3.5%*
Suburban Edge & E.S.E.	**1,768**	**3,549**	**9,419**	**9,746**	**11,884**	**4,721**	**512**	**871**	**2,235**	**1,091**	**2,320**	**1,189**
Pct. of Housing Stock	*3.6%*	*7.2%*	*19.1%*	*19.8%*	*24.1%*	*9.6%*	*1.0%*	*1.8%*	*4.5%*	*2.2%*	*4.7%*	*2.4%*
Rural Areas	**855**	**787**	**1,926**	**1,081**	**1,133**	**448**	**172**	**156**	**148**	**85**	**166**	**0**
Pct. of Housing Stock	*12.3%*	*11.3%*	*27.7%*	*15.5%*	*16.3%*	*6.4%*	*2.5%*	*2.2%*	*2.1%*	*1.2%*	*2.4%*	*0.0%*
Dakota County Total	**7,048**	**18,844**	**42,704**	**26,115**	**20,118**	**7,919**	**2,658**	**5,298**	**17,100**	**7,456**	**6,350**	**5,041**
Pct. of Housing Stock	*4.2%*	*11.3%*	*25.6%*	*15.7%*	*12.1%*	*4.8%*	*1.6%*	*3.2%*	*10.3%*	*4.5%*	*3.8%*	*3.0%*

Sources: US Census; American Community Survey, 2017 Estimates, Metropolitan Council; Maxfield Research and Consulting, LLC.

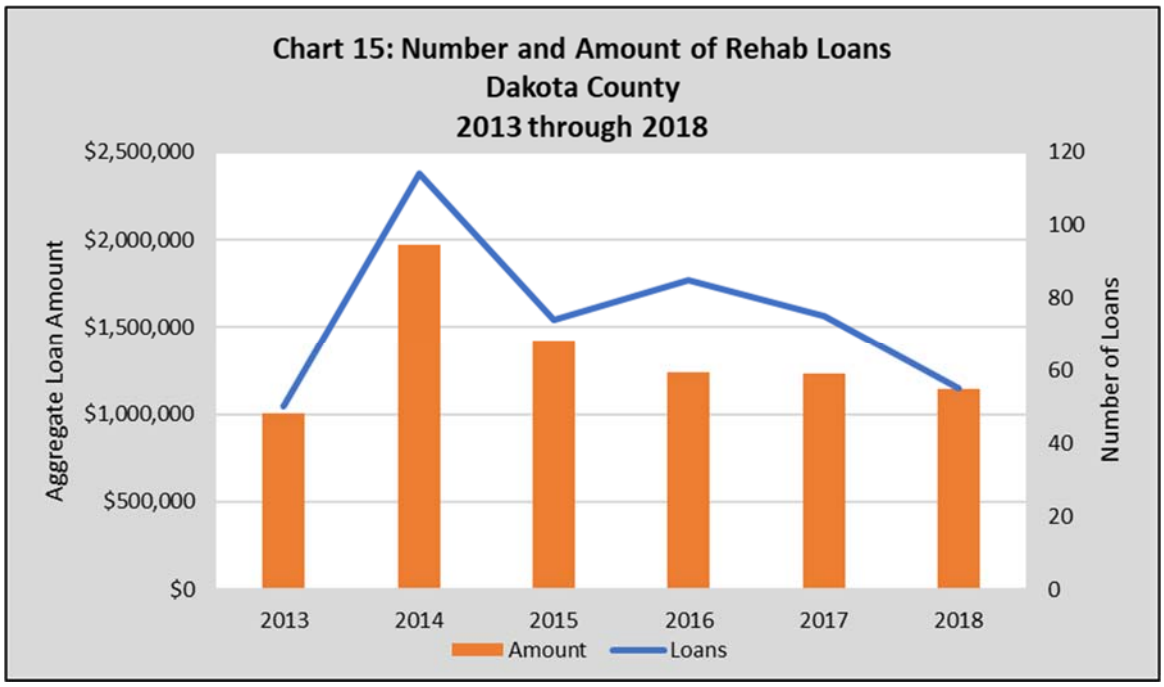
Housing Rehabilitation Loans

Table HC-2 and Chart 15 show the historical number of loans and total aggregate loan value for the County's home rehabilitation loan program, which provides loans to households with low- and moderate incomes to enable them to obtain a low cost loan for home improvements and upgrades. Data is provided from 2013 through 2018.

TABLE HC-2
DAKOTA COUNTY
HOME REHABILITATION LOANS
2013 THROUGH 2018

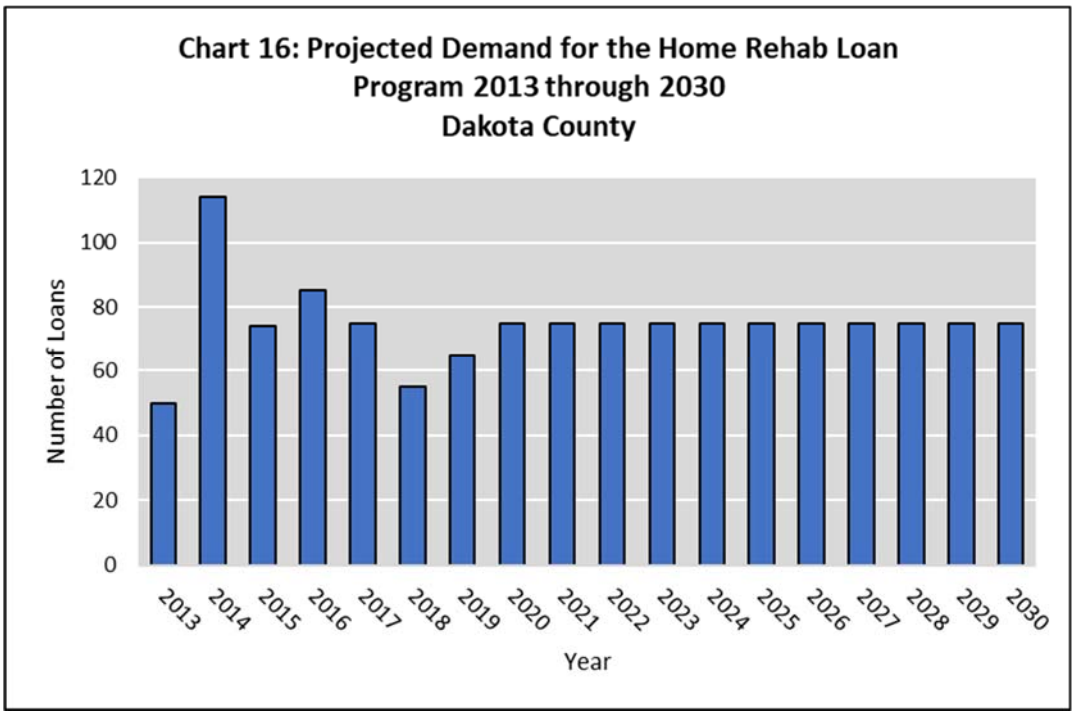
	Loans	
Year	**Number**	**Aggregate Amount**
2013	50	$1,007,068
2014	114	$1,973,535
2015	74	$1,424,243
2016	85	$1,237,471
2017	75	$1,229,824
2018	55	$1,142,578
Total	**453**	**$8,014,719**
Average Annual	**75.5**	**$1,335,787**

Source: Dakota County CDA



According to conversations with CDA staff, the number of loans administered in the Home Rehab program going forward are expected to remain between 65 and 80 loans per year. The program is federally funded primarily by Community Development Block Grants and the Dakota County CDA also contributes approximately $400,000 per year. Currently, the program is operating at capacity with current staffing levels, but with additional staff the number of loans could increase. The rehab loan program is also affected by the labor construction market, which has been increasingly tight over the past several years. The number of loans closed in 2014 was a case of higher staffing in the Rehab Loan Program and more construction workers looking for work, not the result of any internal policy change.

Chart 16 below shows projections of demand for rehab loans in Dakota County through 2030. Given current staffing, the total funding allocated to the Home Rehab Loan program, and market constraints, demand for the Home Rehab Loan program is forecast to remain between 65 and 80 loans per year for the foreseeable future.

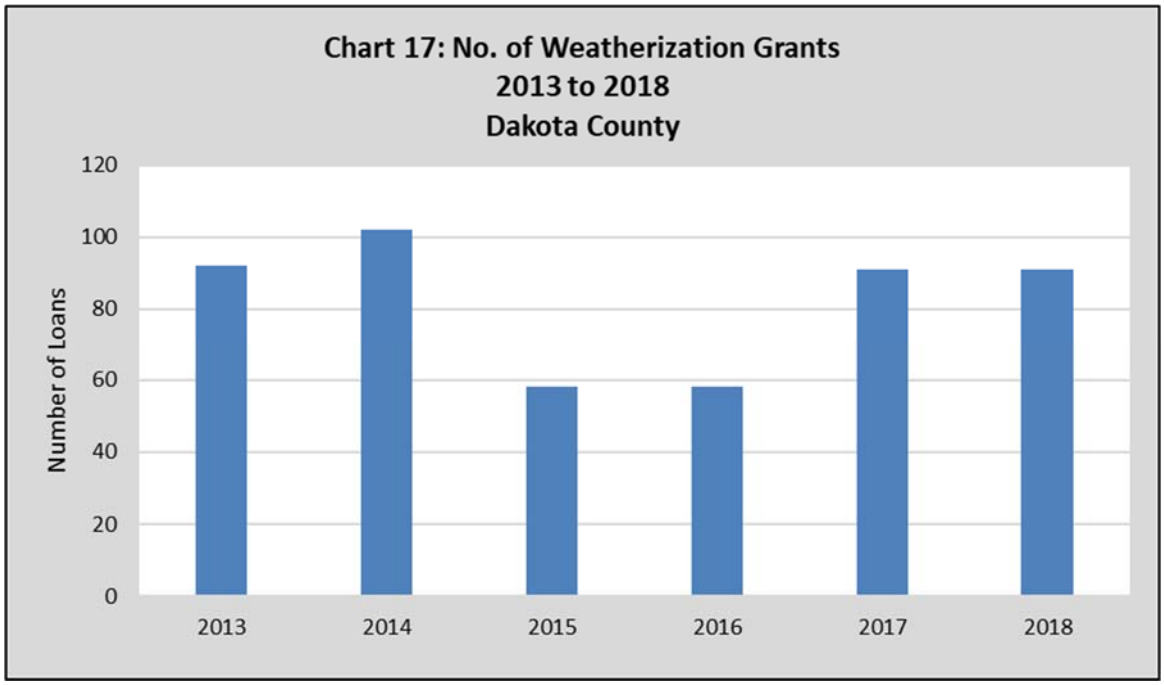


Weatherization Grant Program

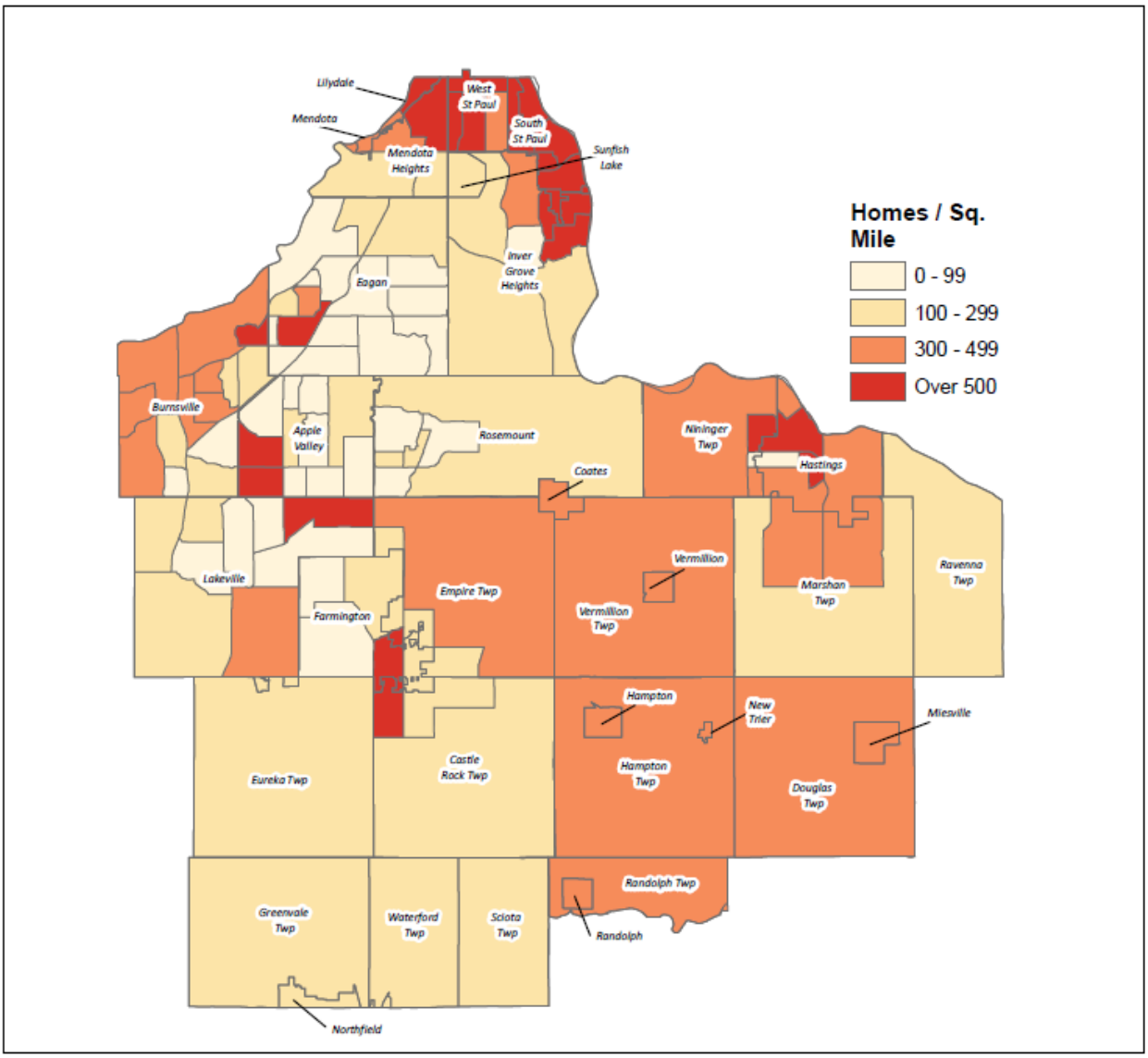
Chart 17 shows the number of closed weatherization grants in Dakota County from 2013 through 2018. The Weatherization grant program is funded through the Minnesota Department of Commerce via the federal government and funding in conjunction with the Energy Assistance program. The program provides grants to low- and moderate-income households that meet the qualifications. In 2015, Dakota County began providing weatherization program services in Scott and Carver Counties.

Demand for the program has fluctuated between 2013 and 2018, mostly due to fluctuations in annual funding. The number of clients in Dakota County reached a high of 102 in 2014 and dropped to 58 clients in 2015 and 2016 as funding decreased and the program took on clients from Scott and Carver Counties. In 2017 and 2018, there were 91 weatherization and standalone clients in Dakota County.

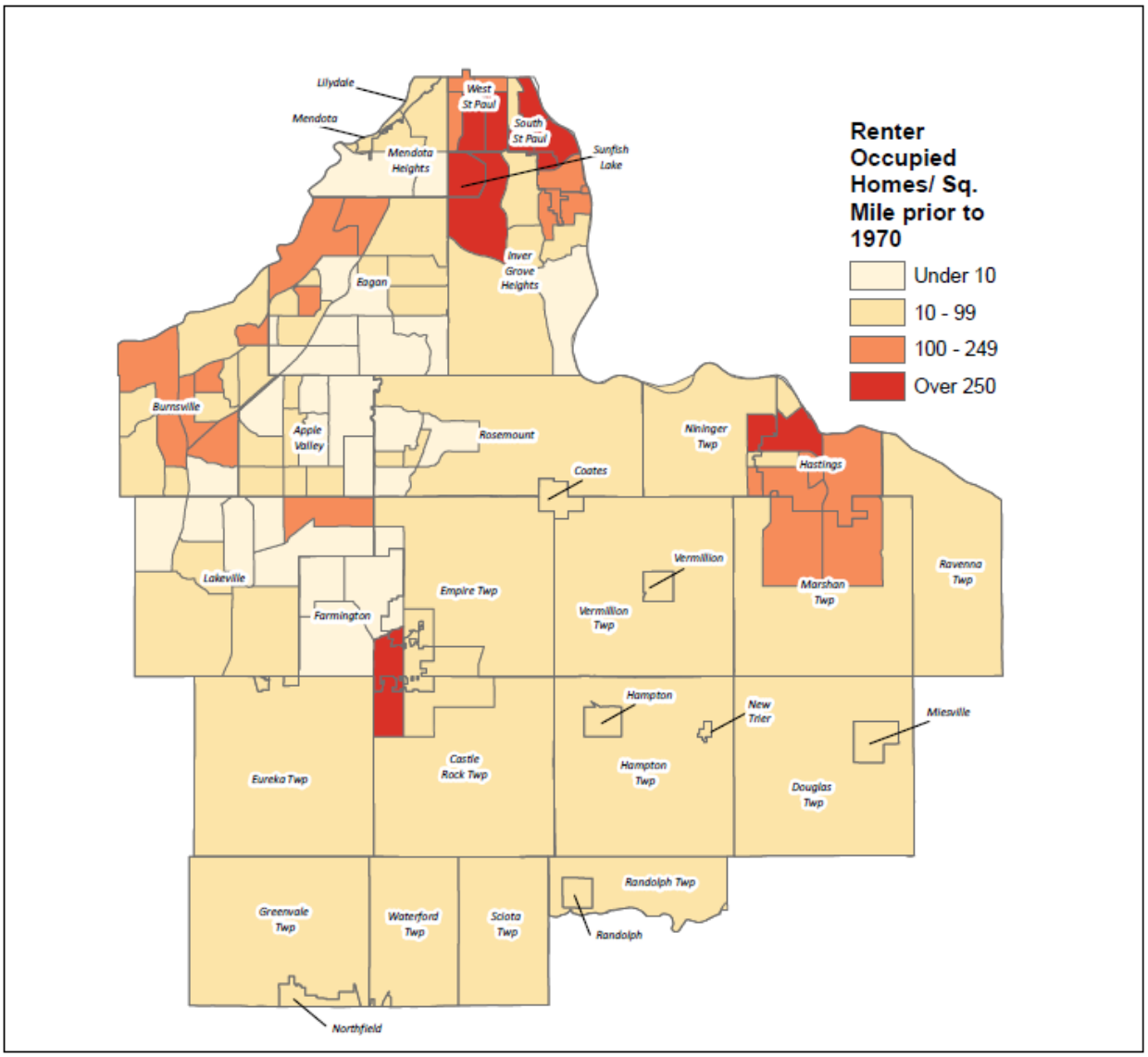
With limited funding and staff resources available to manage this program, we do not anticipate that significant growth in the program would occur. However, if additional resources were made available and additional promotion of the program occurred, the number of closed weatherization grants would rise. Again, the number of grants available is directly related to the amount of funding allocated by the federal government usually through Energy Assistance. Households must income-qualify to receive these grants.



Map 16
OWNER OCCUPIED HOMES BUILT BEFORE 1970
DAKOTA COUNTY
2017



Map 17
RENTER-OCCUPIED HOMES BUILT BEFORE 1970
DAKOTA COUNTY
2017



Residential Construction Trends 2012 through 2018

Data on the number of housing units approved through a review of building permits issued for new residential construction. Information was obtained from the Metropolitan Council and is presented in Table HC-3.

- Between 2012 and 2018, Dakota County issued more than 12,000 residential permits for new homes. Permit activity was highest in the Developed Communities, with just over 6,000 residential permits issued. Apple Valley had a total of 2,332 residential permits issued during this period and in the previous study, was considered part of the high growth communities of the Suburban Edge and Emerging Suburban Edge. As of 2019, Apple Valley is almost completely developed and remaining land (principally the gravel pit site at Johnny Cake Ridge Road and 150th St W) is anticipated to be redeveloped over the next five to ten years.

- About 46% of the building permits issued from 2012 through 2018 were issued in the Suburban Edge and Emerging Suburban Edge Communities; the Developed Communities accounted for about 50% of the permits and the Rural Area for 4%. In Developed Communities, higher density housing has accounted for the largest share of residential permits issued, while in Suburban Edge Communities, where there is more undeveloped land available, single-family construction has been much more prevalent.

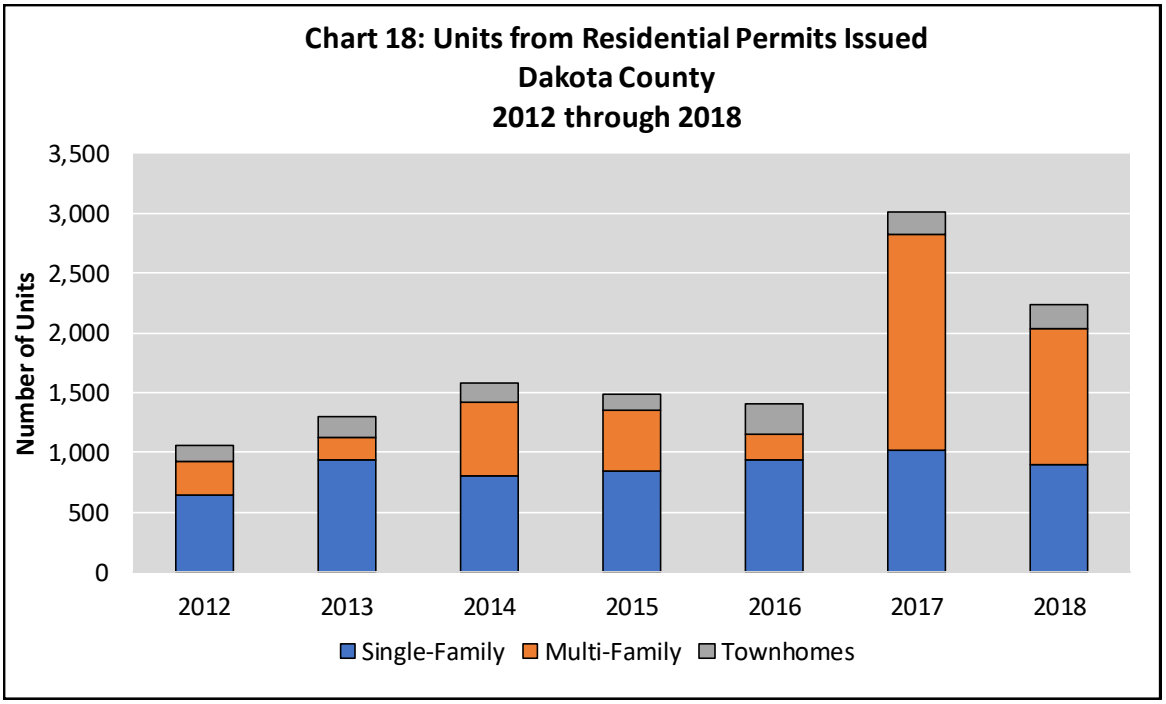
TABLE HC-3
RESIDENTIAL UNITS FROM BUILDING PERMITS ISSUED
DAKOTA COUNTY
2012 through 2018

	Single-Family	Multi-Family	Town-Homes	Total
Developed Communities	1,697	3,606	715	6,018
Suburban Edge & Emerging S.E.	4,041	1,004	518	5,563
Rural Area	364	98	28	490
Dakota County Total	**6,102**	**4,708**	**1,261**	**12,071**

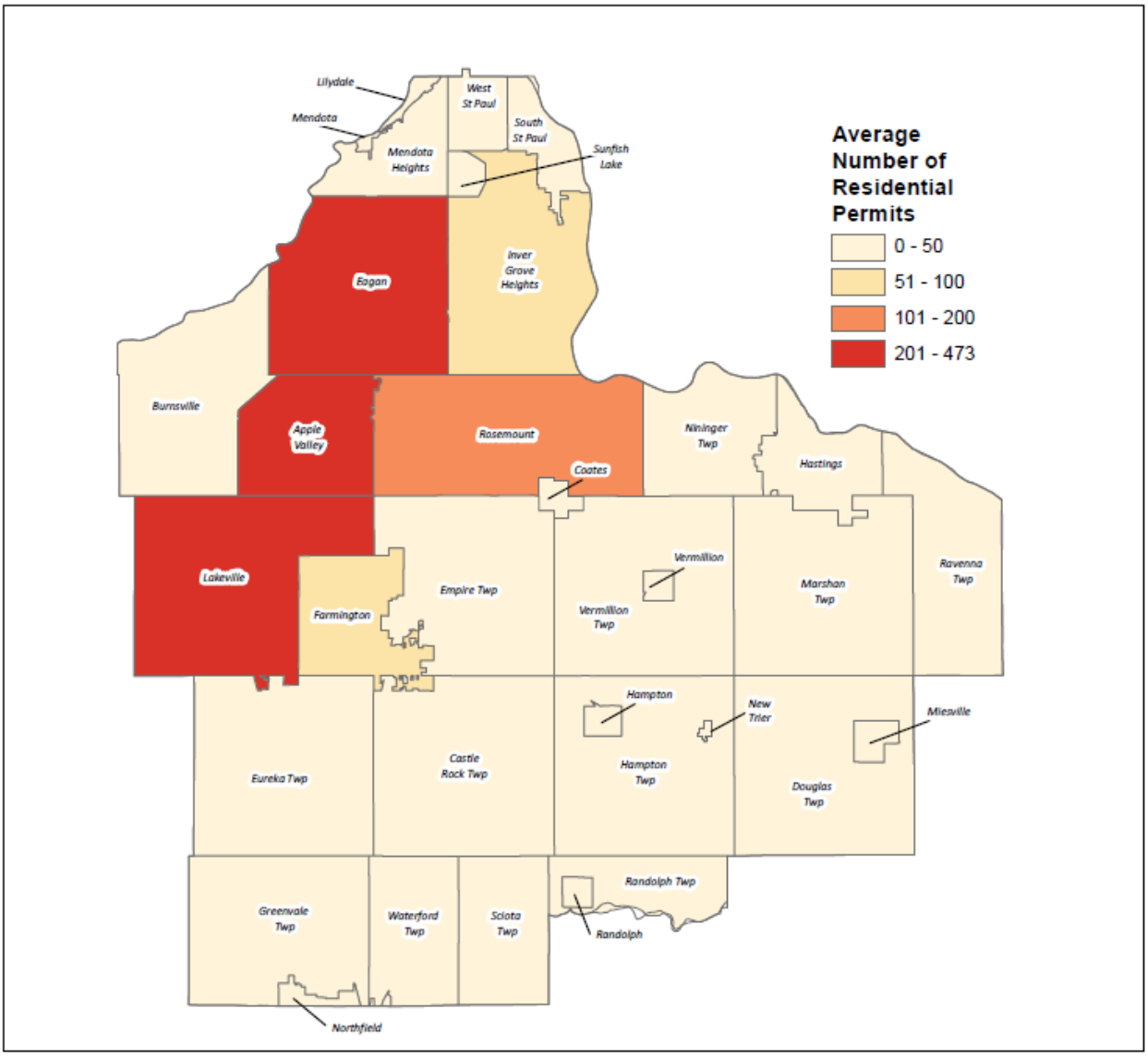
Sources: Metropolitan Council, Maxfield Research and Consulting, LLC.

- The level of building permit activity through 2018 indicates that Dakota County has recovered from the recession and building activity is less than 2017 but still higher than 2012 through 2016. As the economy matures, we anticipate that housing construction activity will level off.

- Permits issued for multifamily units accounted for 38% of the units developed during this period while single-family accounted for 53%. For-sale townhomes accounted for 9%, compared to 25% of new permits in the previous study. Multifamily units include general-occupancy rental, senior housing, and condominiums. The majority of the development has been apartments and senior housing.



Map 18
AVERAGE NUMBER OF RESIDENTIAL UNITS BUILT
FROM BUILDING PERMITS ISSUED
DAKOTA COUNTY
2013 through 2018



Housing Stock by Structure Type

Table HC-4 shows the housing stock in Dakota County by type of structure and tenure as of 2019. The data is from the American Community Survey, 2017 estimates published by the Census Bureau, with adjustments made by Maxfield Research to reflect 2019.

Table HC-4 and Chart 19 highlight the continued dominance of single-family homes as the primary housing product in the County. In 2000, 75% of the homes owned in Dakota County were single-family homes. As of 2010, this proportion decreased to 72%. By 2019, owned single-family homes accounted for 69% of all occupied housing units, showing a decreasing trend as other housing products increase.

As the housing bubble burst and single-family home values declined substantially in many areas, the townhomes decreased in popularity and many buyers turned back to the single-family home as their preferred product. Since the Recession, steadily increasing single-family prices have made townhomes more attractive to entry-level as well as empty nester buyers, although the product types are somewhat different (two-level versus single-level).

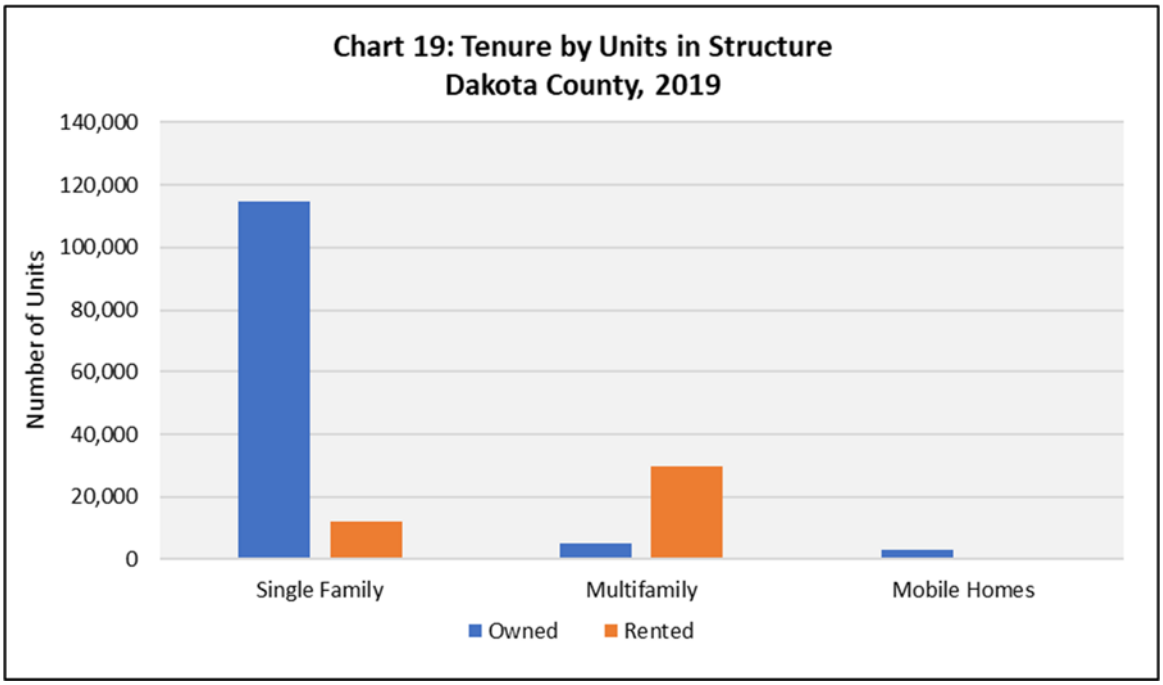
As of 2019, townhomes are becoming more desirable. As single-family homes become more expensive, entry level home owners seeking homeownership are drawn into a less expensive product. Additionally, twinhomes and detached villas often appeal to empty-nesters and young seniors looking for reduced exterior maintenance and upkeep. Older adults (55+) are often willing to pay more for convenience.

The Dakota County CDA has also been driving development of affordable multifamily housing (rentals) including family townhomes and active adult senior housing. Communities with limited land available have generally been able to accommodate higher-density multifamily developments.

TABLE HC-4
HOUSING STOCK BY STRUCTURE TYPE
DAKOTA COUNTY
2019

	Owned			Rented			
	Single-Family	2+ Units	Mobile Homes	Single-Family	2 to 9 Units	10+ Units	Mobile Homes
Developed Communities	**71,107**	**4,307**	**1,691**	**8,237**	**3,466**	**21,861**	**425**
Pct. of Housing Stock	*64.01%*	*3.88%*	*1.52%*	*7.41%*	*3.12%*	*19.68%*	*0.38%*
S.E. & E.S.E Communities	**37,436**	**956**	**1,351**	**3,411**	**1,175**	**2,896**	**250**
Pct. of Housing Stock	*78.85%*	*2.01%*	*2.85%*	*7.19%*	*2.48%*	*6.10%*	*0.53%*
Rural Areas	**6,053**	**9**	**63**	**467**	**103**	**94**	**25**
Pct. of Housing Stock	*88.83%*	*0.13%*	*0.92%*	*6.85%*	*1.51%*	*1.38%*	*0.37%*
Dakota County Total	**114,595**	**5,272**	**3,105**	**12,115**	**4,744**	**24,851**	**700**
Pct. of Housing Stock	*69.29%*	*3.19%*	*1.88%*	*7.33%*	*2.87%*	*15.03%*	*0.42%*

Sources: Metropolitan Council, Maxfield Research and Consulting, LLC.



Housing Cost Burden

Table HC-5 shows the number and percentage of owner and renter households in Dakota County that pay 35% or more of their gross income for housing. This information was compiled from the American Community Survey 2017 estimates, with adjustments made by Maxfield Research to reflect the most recent household estimates. The federal standard for affordability is 30% of income for housing costs.

Additional data is presented in this section from the HUD Comprehensive Housing Affordability Strategy (CHAS) which estimates the number of households that have housing problems and those that are moderately cost-burdened (pay between 30% and 50% of their income for housing) or severely cost burdened (pay 50% or more of their income for housing).

Higher-income households that are cost-burdened usually have the option of moving to lower priced housing, but lower-income households often do not. The figures focus on owner households with incomes below $50,000 and renter households with incomes below $35,000.

TABLE HC-5
HOUSING COST BURDEN
DAKOTA COUNTY
2019

	Developed Communities		S.E. & E.S.E. Communities		Rural Areas	
Owner Households						
All Owner Households	77,104	100%	39,743	100%	6,125	100%
Cost Burden 30% or greater	14,049	18.2%	7,081	17.8%	1,203	19.6%
Owner Households w/ incomes <$50,000	16,379	100%	7,101	100%	1,067	100%
Cost Burden 30% or greater	9,134	55.8%	3,943	55.5%	616	57.7%
Renter Households						
All Renter Households	33,988	100%	7,733	100%	689	100%
Cost Burden 30% to 34.9%	2,870	8.4%	684	8.8%	54	7.9%
Cost Burden 35% to 49.9%	5,013	14.7%	1,025	13.3%	111	16.1%
Cost Burden 50% or greater	6,912	20.3%	1,577	20.4%	96	13.9%
Renter Households w/ incomes <$35,000	17,555	100%	2,848	100%	232	100%
Cost Burden 30% or greater	11,041	62.9%	2,346	82.4%	175	75.3%

Sources: American Community Survey, 2017 estimates; Maxfield Research and Consulting, LLC.

Table HC-5 shows that:

- 16.2% of all owner households in the Developed Communities and 17.8% in the Suburban Edge Communities paid 30% or more of their gross income for housing; this proportion was slightly higher for the Rural Areas at 19.6%;

- 55.8% of owner households in the Developed Communities and 55.5% of owner households in the Suburban Edge Communities with incomes below $50,000 paid 30% or more of their gross income for housing; the proportion in the Rural Areas is estimated at 57.7%;

- 43.5% of all renter households in the Developed Communities and 42.5% of all households in the Suburban Edge Communities paid 30% or more of their gross income for housing; this proportion was lower in the Rural Areas at 37.9%;

- However, 20.3% of renter households in the Developed Communities, 20.4% of renter households in the Suburban Edge Communities and 13.9% of households in the Rural Areas paid 50% or more of their gross income for housing;

- 62.9% of renter households in the Developed Communities and 82.4% of households in the Suburban Edge Communities with incomes below $35,000 paid 30% or more of their gross income for housing; this proportion is lower in the Rural Areas at 75.3%;

Cost Burdens and Housing Problems

Information on Tables HC-5 and HC-6 were compiled with information obtained from HUD Comprehensive Housing Affordability Strategy (CHAS) information. CHAS data is intended to demonstrate the extent of housing problems and housing needs, particularly for low income households. CHAS data is compiled for HUD through special tabulations prepared by the Census Bureau. The most recent information available is five-year average (2011-2015). Information is for Dakota County as a whole.

The information identifies owner and renter households with housing problems and with no housing problems by percent of Household Area Family Median Income (HAMFI). Also identified are households with severe housing problems which are identified as having one or more of the housing problems listed below:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- Overcrowding and
- Cost Burden

The HUD CHAS database further identifies additional breakdowns within the four housing problem areas. Additional data is provided for:

- Moderate overcrowding (More than 1.0 person per room, but less than 1.5 people per room)
- Severe overcrowding (More than 1.5 people per room)
- Moderate cost burden (Pay more than 30%, but less than 50% for housing costs) and
- Severe cost burden (Pay 50% or more for housing costs)

Table 19 shows households in Dakota County with housing problems (one of the four housing problems) and those with no housing problems (none of the housing problems) for owner households and renter households by income level.

TABLE HC-6
HOUSEHOLDS WITH HOUSING PROBLEMS BY TYPE OF PROBLEM
DAKOTA COUNTY
2011-2015 (Average)

		Housing Problems				
		Median Income				
	All	30% or Less	30.1%-50%	50.1%-80%	80.1%-100%	100% or more
Owner Households						
All	116,940	5,845	8,575	15,405	13,490	73,625
Lacks Complete Plumbing or Kitchen Facilities	150	15	20	15	45	55
With More than 1.5 people/room	195	45	40	50	25	35
With more than 1.0 people/room, but less than 1.5 people/room	725	25	140	240	90	230
With housing cost burden greater than 50%	7,625	3,545	2,440	1,015	395	230
With housing cost burden greater than 30%, but less than 50%	15,225	945	2,575	5,130	2,830	3,745
No Housing Problems	92,520	770	3,360	8,955	10,105	69,330
Not Computed	500	500	0	0	0	0
Percent of Households with Housing Problems	***20%***	***78%***	***61%***	***42%***	***25%***	***6%***
Renter Households						
All	39,514	9,515	7,865	8,585	4,799	8,750
Lacks Complete Plumbing or Kitchen Facilities	395	165	60	95	35	40
With More than 1.5 people/room	454	115	155	110	4	70
With more than 1.0 people/room, but less than 1.5 people/room	965	395	250	165	55	100
With housing cost burden greater than 50%	7,190	5,520	1,305	300	65	0
With housing cost burden greater than 30%, but less than 50%	8,845	1,865	4,425	1,980	450	125
No Housing Problems	21,225	1,015	1,670	5,935	4,190	8,415
Not Computed	440	440	0	0	0	0
Percent of Households with Housing Problems	***45%***	***85%***	***79%***	***31%***	***13%***	***4%***

Note: Special Census Tabulations obtained by HUD for the period 2011-2015;
Sources: HUD: Community Housing Affordability Strategy Data; Maxfield Research and Consulting, LLC

The table shows that 20% of owner households and 45% of renter households in Dakota County were estimated to have housing problems. This is consistent with the higher proportion of renter households that have lower incomes versus owner households. Although a growing proportion of renter households choose to rent their housing, a high proportion of renter households rent their housing due to economic necessity.

About 78% of owner households with incomes of less than 30% of HAMFI also has one or more housing problems. Not surprisingly, 95.5% of households with housing problems are cost burdened. Overcrowding and substandard housing problems were much lower proportions.

A similar situation is present among renter households, however the proportions of those that were moderately cost-burdened (30%, but less than 50%) was 40.3%. The proportion of renters that were severely cost burdened (more than 50%) was 49.6%.

Housing Problems by Income and Ethnicity

Table 20 shows the number of households at various income levels with one or more of the four housing problems and with no housing problems. The breakdown is by race/ethnicity.

The table shows that overall, low income households (incomes less than 80% of Household Area Median Family Income) tend to have more housing problems than those with higher incomes.

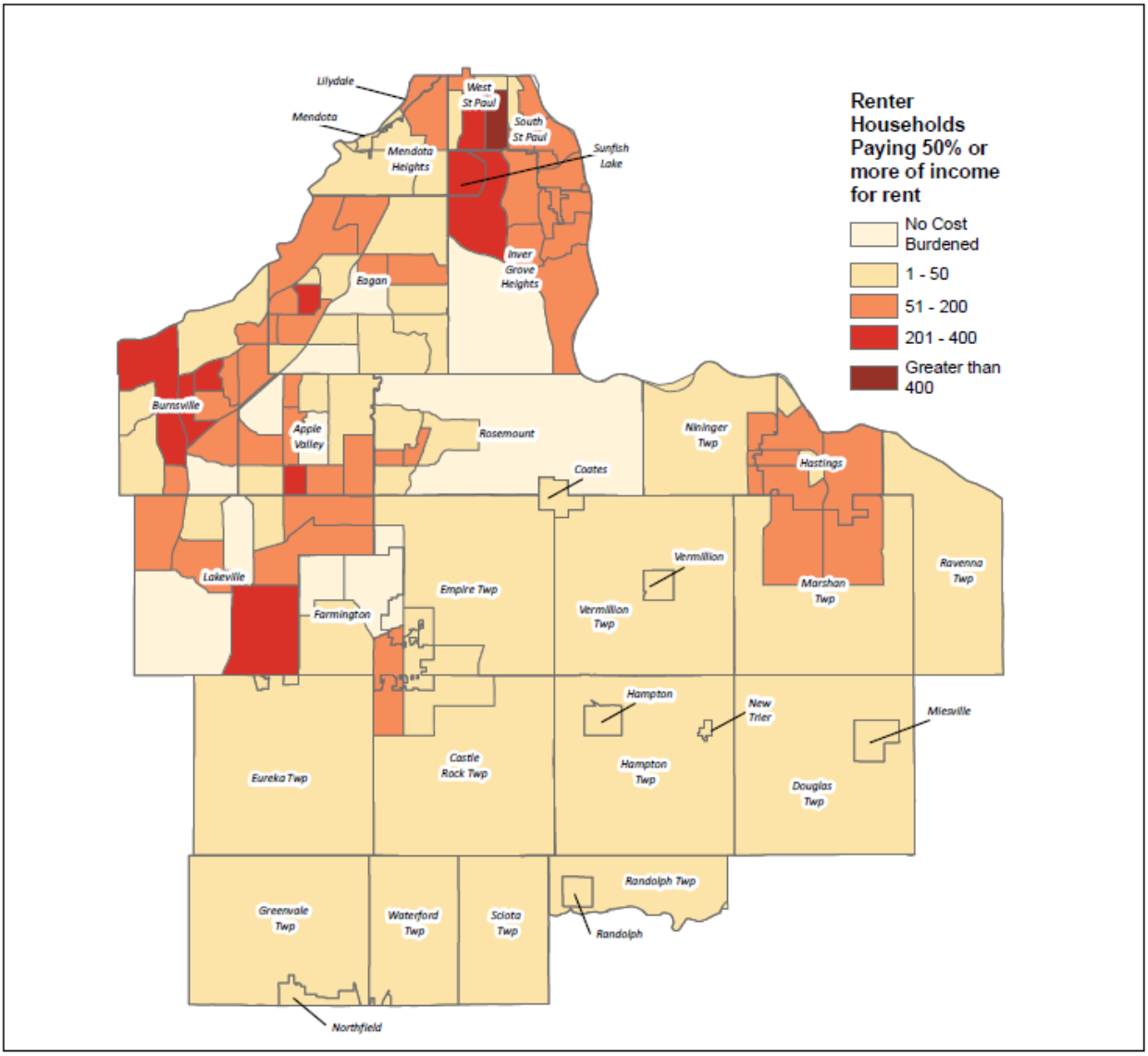
TABLE HC-7
HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS BY RACE/ETHNICITY
DAKOTA COUNTY
2011-2015 (Average)

	Severe Housing Problems						No Housing Problems					
		Median Income						Median Income				
	All	30% or Less	30.1%-50%	50.1%-80%	80.1%-100%	100%+	All	30% or Less	30.1%-50%	50.1%-80%	80.1%-100%	100%+
Owner Households												
All	8,700	3,635	2,640	1,320	550	555	98,960	1,455	5,230	12,600	11,735	67,940
White		3,080	2,245	960	495	475		40	45	305	435	1,040
Black		180	140	90	15	15		85	245	370	380	2,140
Asian		105	195	120	25	30		0	10	45	20	80
Am. Indian		35	10	0	0	0		0	0	0	0	0
Pacific Islander		0	0	0	0	0		125	375	630	305	1,235
Hispanic		185	40	150	15	0		15	25	130	70	645
Other		45	15	4	4	35		5,935	14,085	12,940	73,075	500
Percent of HHs		42%	30%	15%	6%	6%		1%	5%	13%	12%	69%
Percent of HHs of Color		26%	19%	17%	3%	4%		74%	178%	170%	890%	55%
Renter Households												
All	9,005	6,195	1,770	665	165	210	30,060	2,880	6,090	7,910	4,640	8,540
White		3,775	1,065	470	165	125		1,870	4,150	5,980	3,600	6,640
Black		985	240	30	0	50		510	770	935	400	765
Asian		215	95	80	0	25		65	135	310	210	690
Am. Indian		30	4	0	0	0		25	30	10	15	20
Pacific Islander		0	0	0	0	0		0	0	0	0	0
Hispanic		940	355	80	0	4		375	780	550	335	335
Other		245	10	10	0	0		35	220	125	80	90
Percent of HHs		71%	20%	8%	2%	2%		3%	6%	8%	5%	9%
Percent of HHs of Color		31%	9%	3%	0%	1%		21%	40%	40%	22%	40%

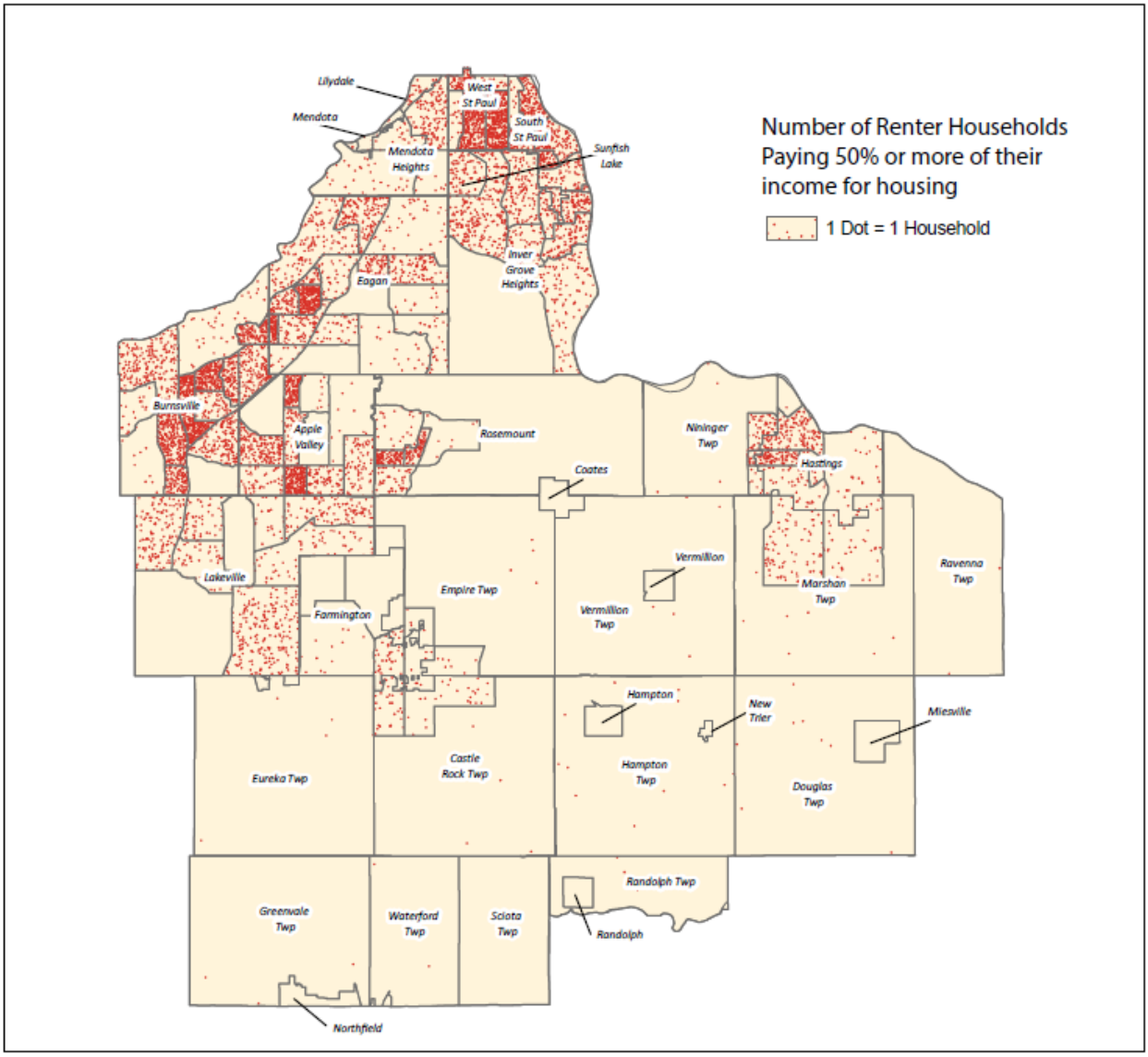
Note: Special Census Tabulations obtained by HUD for the period 2011-2015;
Sources: HUD Community Housing Affordability Strategy; Maxfield Research and Consulting, LLC.

Again, the data highlights that those that rent primarily for economic reasons are more likely to experience cost burdens with regards to their housing costs. Households need a place to live. Those that have fewer housing options depending on their situation may, out of necessity, elect to spend more on their housing than is prudent, just to be able to have housing. When households are severely cost-burdened, other modest changes in their economic situations can place these households at risk of becoming homeless. As rental vacancies decrease and rents increase, more renter households are likely to become severely cost-burdened and at risk of homelessness.

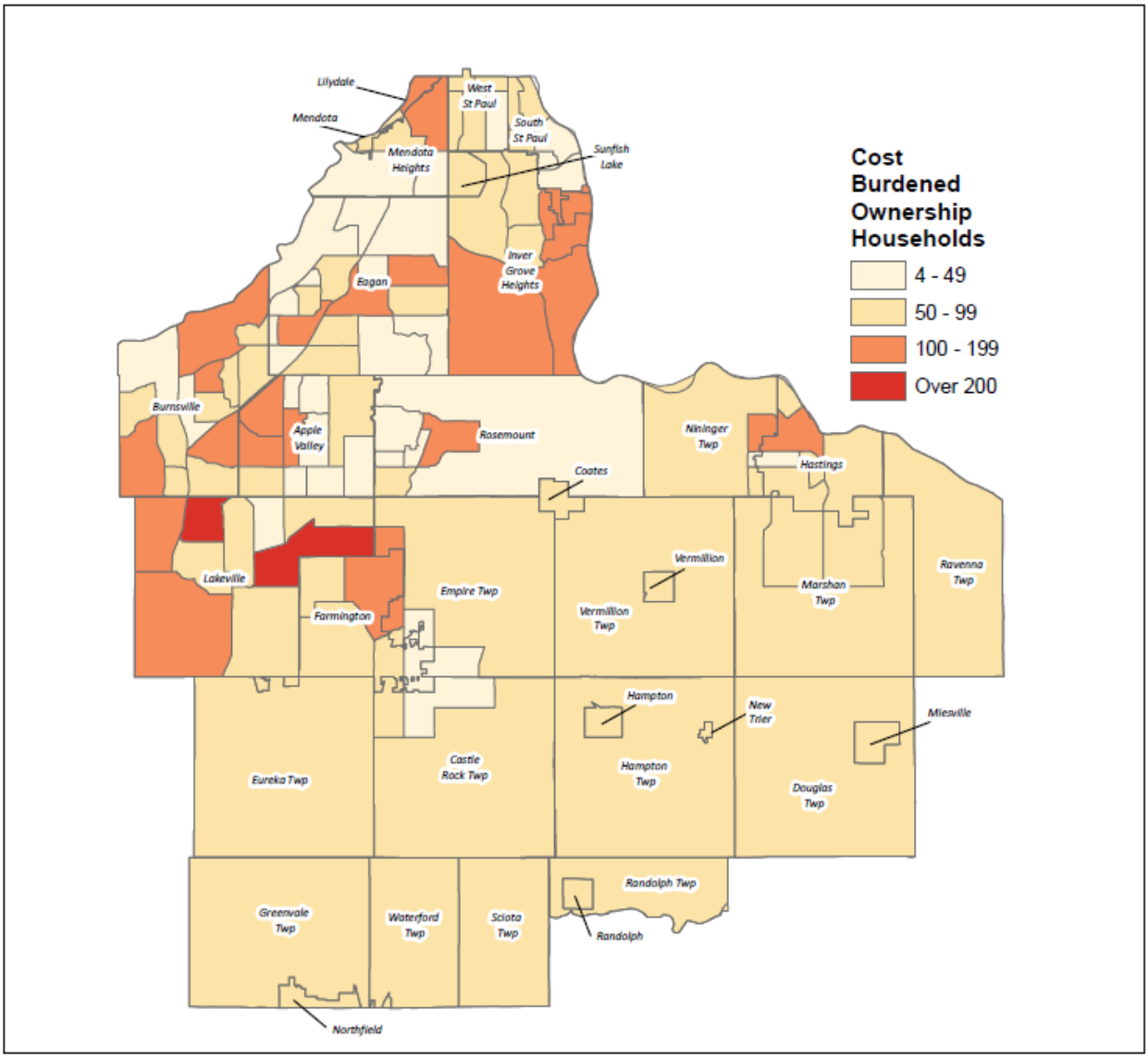
Map 19
NUMBER OF RENTERS PAYING 50% OR MORE OF INCOME FOR RENT
DAKOTA COUNTY
2017



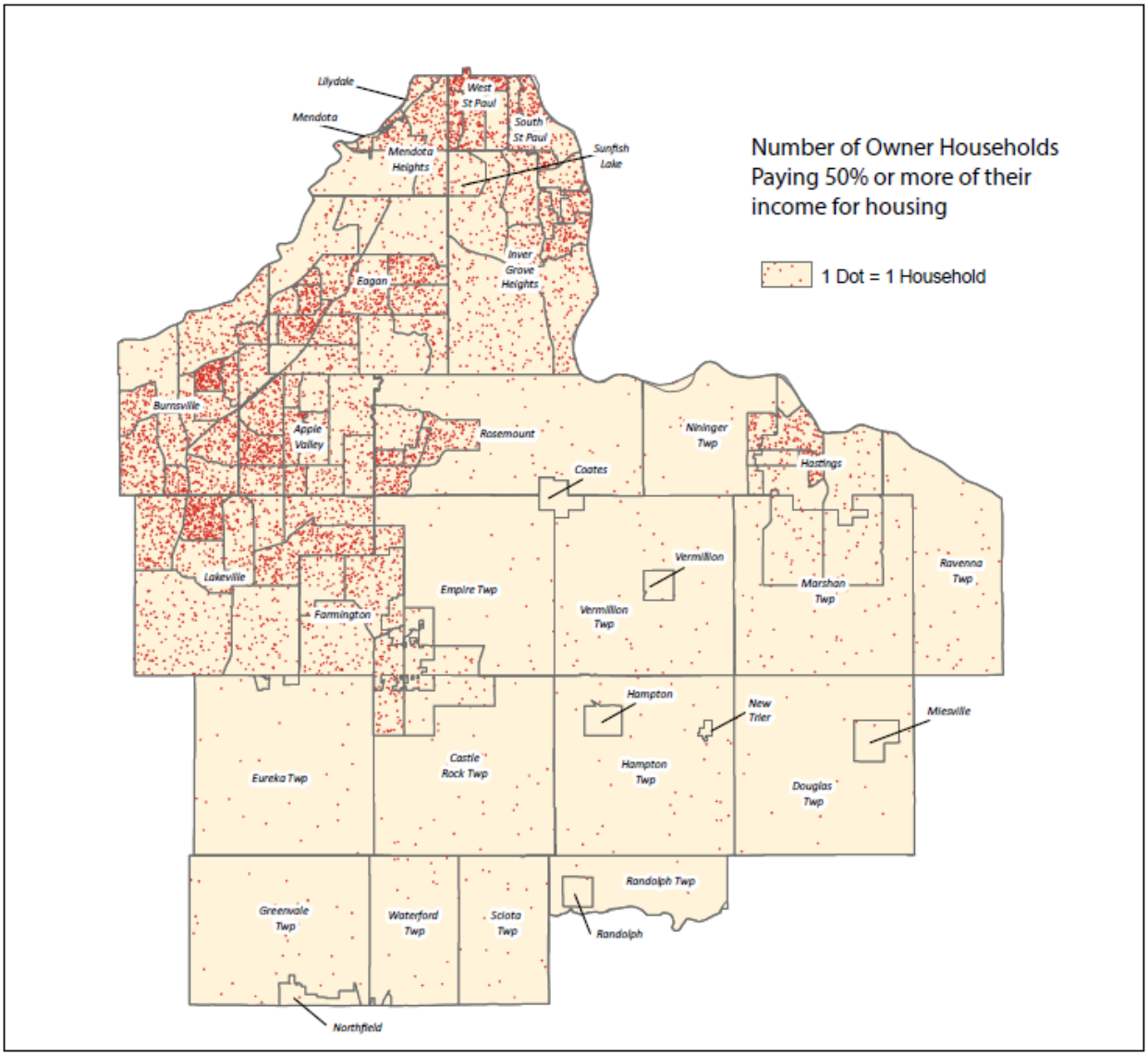
Map 20
DISTRIBUTION OF RENTERS WHO ARE SEVERELY COST-BURDENED
DAKOTA COUNTY
2017



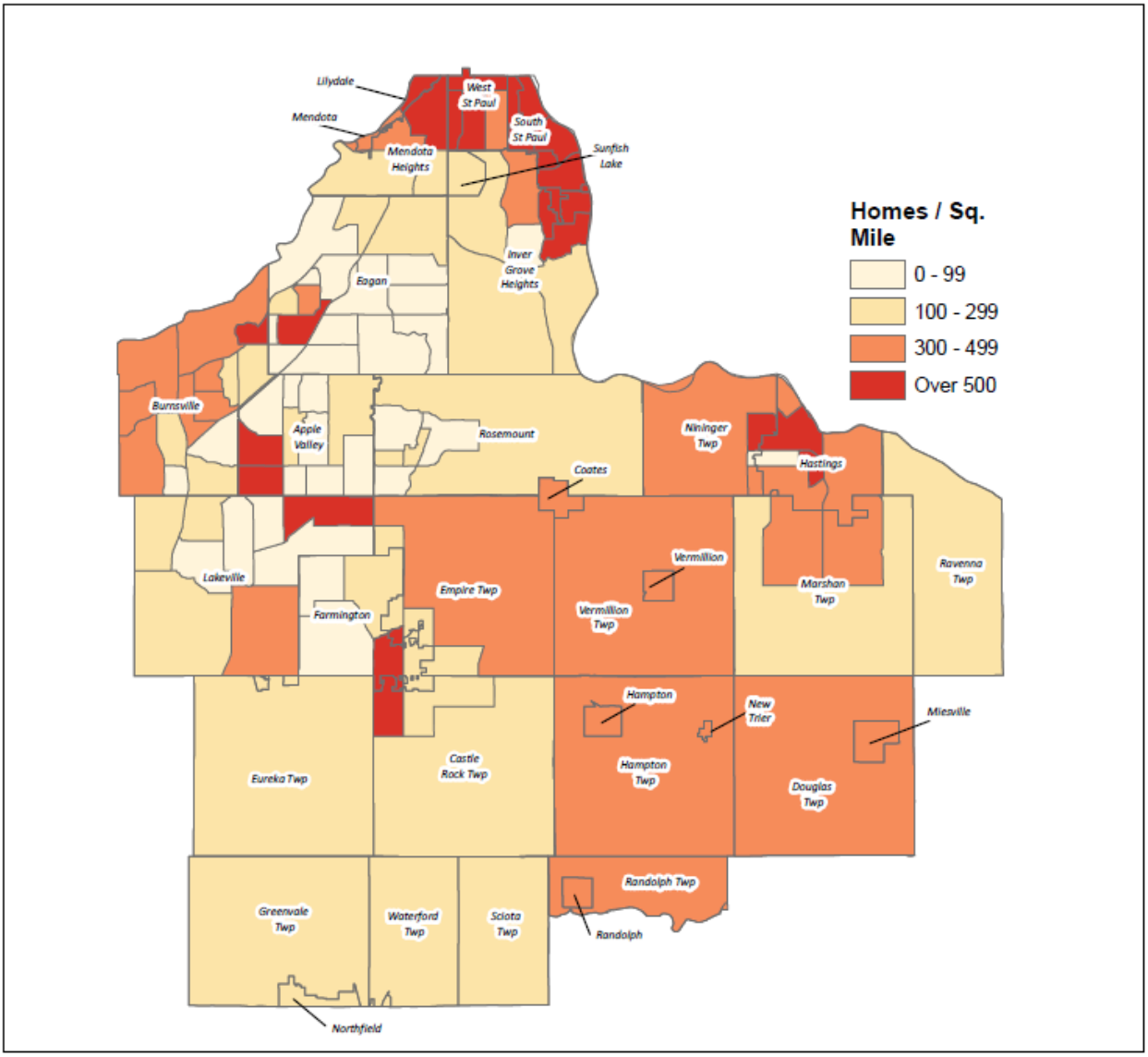
Map 21
NUMBER OF OWNERS PAYING 50% OR MORE OF INCOME FOR HOUSING
DAKOTA COUNTY
2017



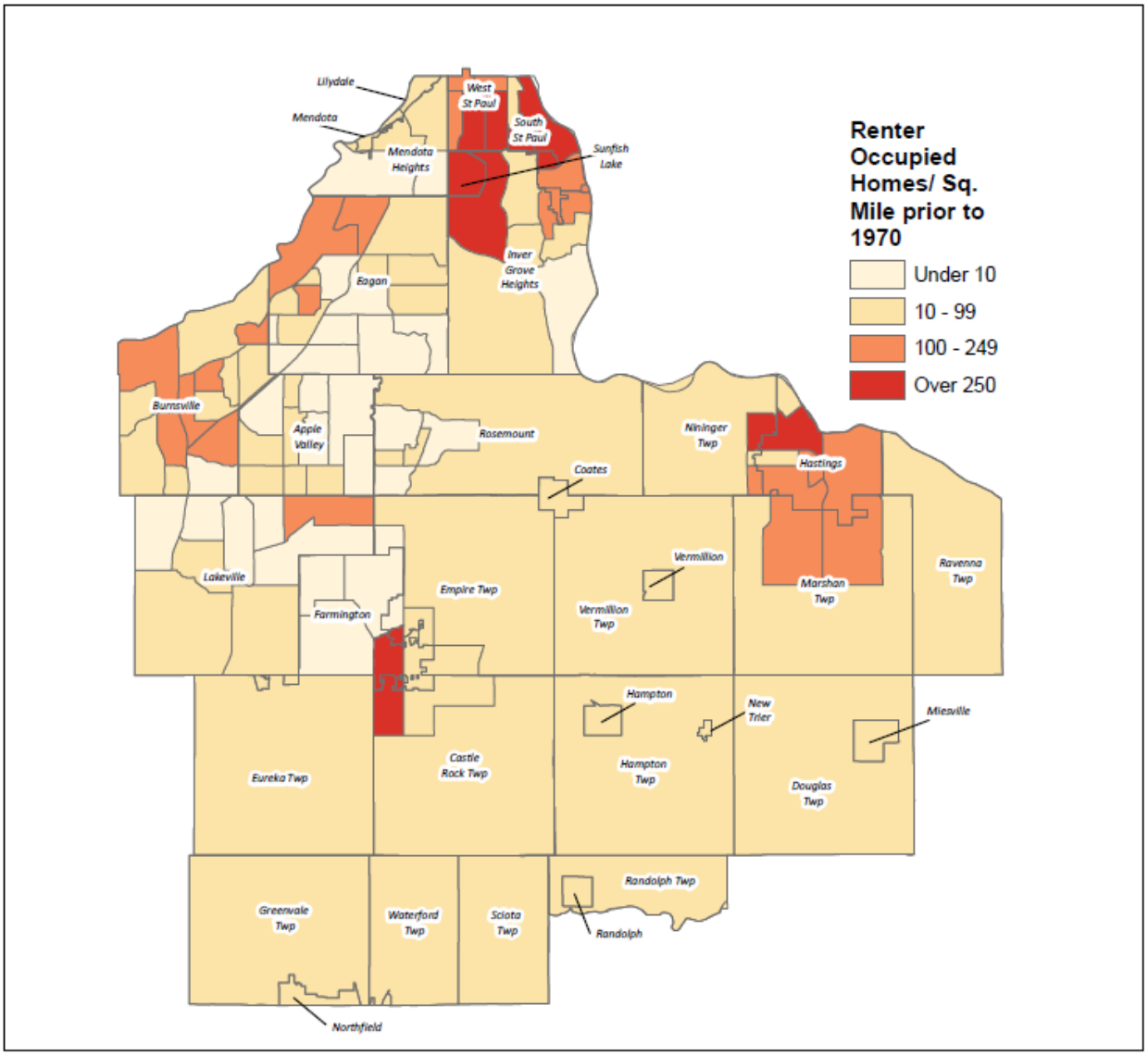
Map 22
DISTRIBUTION OF OWNERS WHO ARE SEVERELY COST-BURDENED
DAKOTA COUNTY
2017



Map 23
OWNER HOUSEHOLDS RESIDING IN HOMES
BUILT BEFORE 1970
DAKOTA COUNTY
2017



Map 24
RENTER HOUSEHOLDS RESIDING IN HOMES
BUILT PRIOR TO 1970
DAKOTA COUNTY
2017



Market Conditions General Occupancy Rental Housing

Introduction

This section summarizes the current supply of general occupancy rental housing options in Dakota County, with the remaining rental options (age-restricted and special needs rental housing) summarized in following sections.

This section looks at the market conditions for general-occupancy rental housing in Dakota County by examining data on:

- the performance of market rate rental developments from the Maxfield Research's survey of rental properties in May, June and July of 2019;
- the performance of affordable (deep-subsidy and shallow-subsidy rental properties from a survey of property managers and owners,
- usage trends of Housing Choice Vouchers in Dakota County,
- planned and proposed rental housing developments from City staff, and
- interviews with housing professionals in Dakota County familiar with the rental market.

This section of the report includes summary totals for each of the three submarkets in the County. More detailed information regarding each community's rental housing stock is located in Appendix C.

COMPARISON OF FINDINGS - MARKET CONDITIONS GENERAL OCCUPANCY RENTAL HOUSING DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
Vacancy rates at their lowest point in ten years Shift of households into the rental market is causing greater challenges to house those with housing barriers Limited development of market rate rentals because rental rates are too low to support the desired profit margins of private developers	Vacancy rates are even lower than 2013 New development, redevelopment and migration from more expensive markets have contributed to increasing rents and further development Households with barriers to housing are not able to compete in such a tight market

Market Rate General Occupancy Rental Housing

Maxfield Research and Consulting, LLC surveyed market rate rental properties with 24-units or more. The survey was conducted in the 2nd Quarter of 2019 and encompasses buildings with twenty-four or more units. A total of 22,196 market rate units were surveyed, including 20,435 units in the Developed Communities (92% of the market rate units) and 1,761 units in the Growth Communities (8% of the units). A summary of the survey findings is shown in Table R-1.

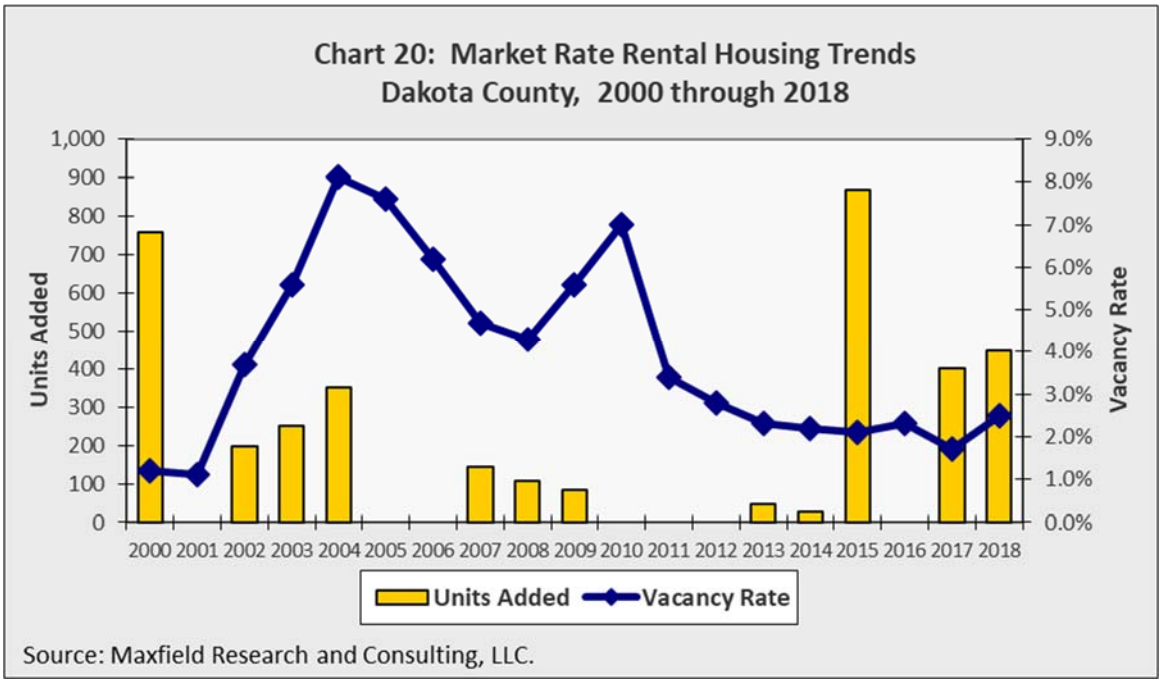
The following are key points about market rate rental conditions in the County.

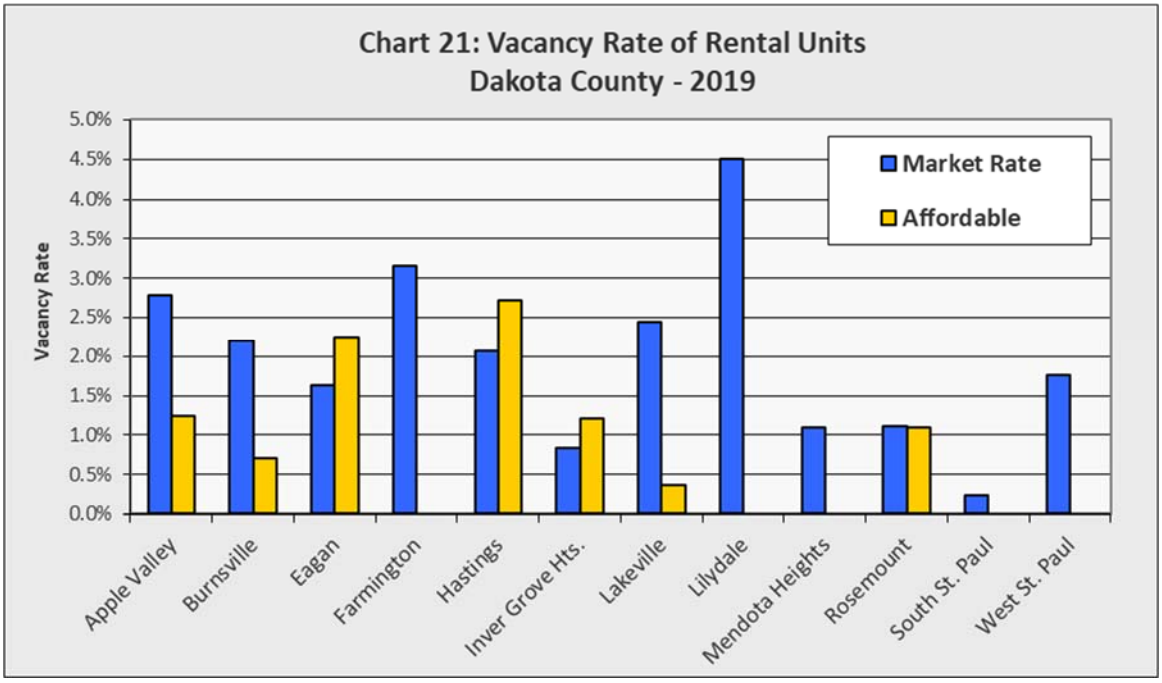
- Market rate rental units are concentrated in Burnsville and Eagan, which together account for 12,284 units or 56% of all market rate units in the County.

- The vacancy rate for market rate rental units as of 2nd Quarter 2019 was 1.8% among all the properties surveyed. The overall vacancy rate among the Developed Communities was 1.8% and was 2.2% among the Suburban Edge Communities. This was also substantiated by comments from Social Services staff at Dakota County who identified significant difficulty in trying to place low- and moderate-income clients into the private housing market. The overall vacancy rate in 2013 was 2.2%, decreasing to 1.8% by 2019. The overall vacancy rate remains substantially lower than the market equilibrium vacancy rate of 5.0%, reflecting a very tight rental market. Interviews reveal that rental demand is strong, rents are increasing and the number of vacancies in Dakota County among rental properties while vacancies are likely to remain stable at this level for some time.

- There also have been some recent acquisitions of larger rental properties, primarily in Burnsville, where new owners have renovated properties to increase rents. This situation has also occurred in other areas of the Twin Cities including Bloomington, Minnetonka, Eden Prairie, and Woodbury.

- Chart 17 on the following page, shows the vacancy rate in Dakota County was at very low levels from 1995 through 2001, after which time, the vacancy rate increased to about 8.0% in 2004. The overall vacancy rate dropped after that time between 2005 and 2008 and then rose again toward the end of the decade. Since 2010, the vacancy rate has remained very low, even as large numbers of new units were added in 2015, 2017 and 2018.





- Since 2013, 11 developments with a total of 1,861 market rate units have been completed in Dakota County. In Apple Valley, as of May 2019, six new market rate properties have opened with 1,031 new units. There were 425 new market rate units built in Eagan, 266 in Lakeville and 139 units in Mendota Heights.

TABLE R-1
RENT SUMMARY
DAKOTA COUNTY RENTAL PROJECTS
MAY 2019

	Market Rate					Affordable				
	Total	Avg. Rent				Total	Avg. Rent			
City	Units	0BR	1BR	2BR	3BR	Units	0BR	1BR	2BR	3BR
Developed Communities										
Apple Valley	2,618	$1,100	$1,236	$1,513	$1,803	161	-	$807	$802	$848
Burnsville	6,510	$932	$1,081	$1,310	$1,510	142	$929	$975	$992	$923
Eagan	5,957	$993	$1,172	$1,381	$1,701	223	-	$655	$819	$896
Inver Grove Heights	2,281	$895	$1,064	$1,219	$1,536	165	-	$979	$1,001	$890
Lilydale	133	$1,522	$1,832	$2,494	$4,481	-	-	-	-	-
Mendota Heights	364	-	$1,447	$1,738	-	24	-	$655	$745	$825
South St. Paul	421	$859	$877	$1,045	$1,350	68	-	-	$1,113	$1,325
West St. Paul	2,449	$831	$883	$1,156	$1,615	159	-	$850	$1,003	-
Subtotal	**20,733**	**$997**	**$1,090**	**$1,318**	**$1,625**	**942**	**$929**	**$871**	**$897**	**$887**
Suburban Edge and Emerging Suburban Edge										
Farmington	95	$700	$768	$906	-	99	-	-	$808	$1,005
Hastings	531	$645	$796	$910	$1,428	147	$939	$1,063	$909	$928
Lakeville	962	$1,100	$1,159	$1,312	$1,670	276	-	$786	$810	$935
Rosemount	173	-	$1,314	$1,322	$1,550	131	-	$758	$796	$891
Subtotal	**1,761**	**$1,060**	**$1,036**	**$1,145**	**$1,649**	**653**	**$939**	**$832**	**$829**	**$942**

Source: Dakota County CDA, Maxfield Research and Consulting, LLC

- As of August 2019, average monthly rents for market rate units in Dakota County ranged from a low of $645 for a studio unit in Hastings to a high of $4,481 per month for a three-bedroom unit in Lilydale. Average monthly rents by bedroom type are:

Developed Communities	**Suburban Edge Communities**
Studio - $997	Studio - $1,060
1BR - $1,090	1BR - $1,035
2BR - $1,318	2BR - $1,145
3BR – $1,625	3BR - $1,649

- Communities with rents at the lower end of the range were found in West St. Paul, South St. Paul, Farmington and Hastings. The properties in these communities tend to be older than properties in communities with the highest overall rents.

- From 2017 to 2018, market rate two-bedroom units had the highest rent increase at 8.6%, followed by studio units at 8.2% and one-bedroom units at 7.2%. Three-bedroom/den and four-bedroom unit rents decreased by 5.8%, although these units are a very small proportion of overall units.

- Average market rate rents in Dakota County as of May 2019 were: $988 per month for a studio unit, $1,079 per month for a one-bedroom unit, $1,294 per month for a two-bedroom unit and $1,624 per month for a three-bedroom unit.

- Average vacancy rates for market rate units increased slightly between Q4 2017 and Q4 2018. As of Q4 2018, the vacancy rates by unit type were: Studio – 0.9%, 1BR – 2.7%, 2BR – 2.5% and 3BR – 1.3%. The percent increase in the overall vacancy rate from Q4 2017 to Q4 2018 was 43% or 140 more units unoccupied in 2018 than in 2017.

Market Rate Units Affordable to Rent-Assisted Households

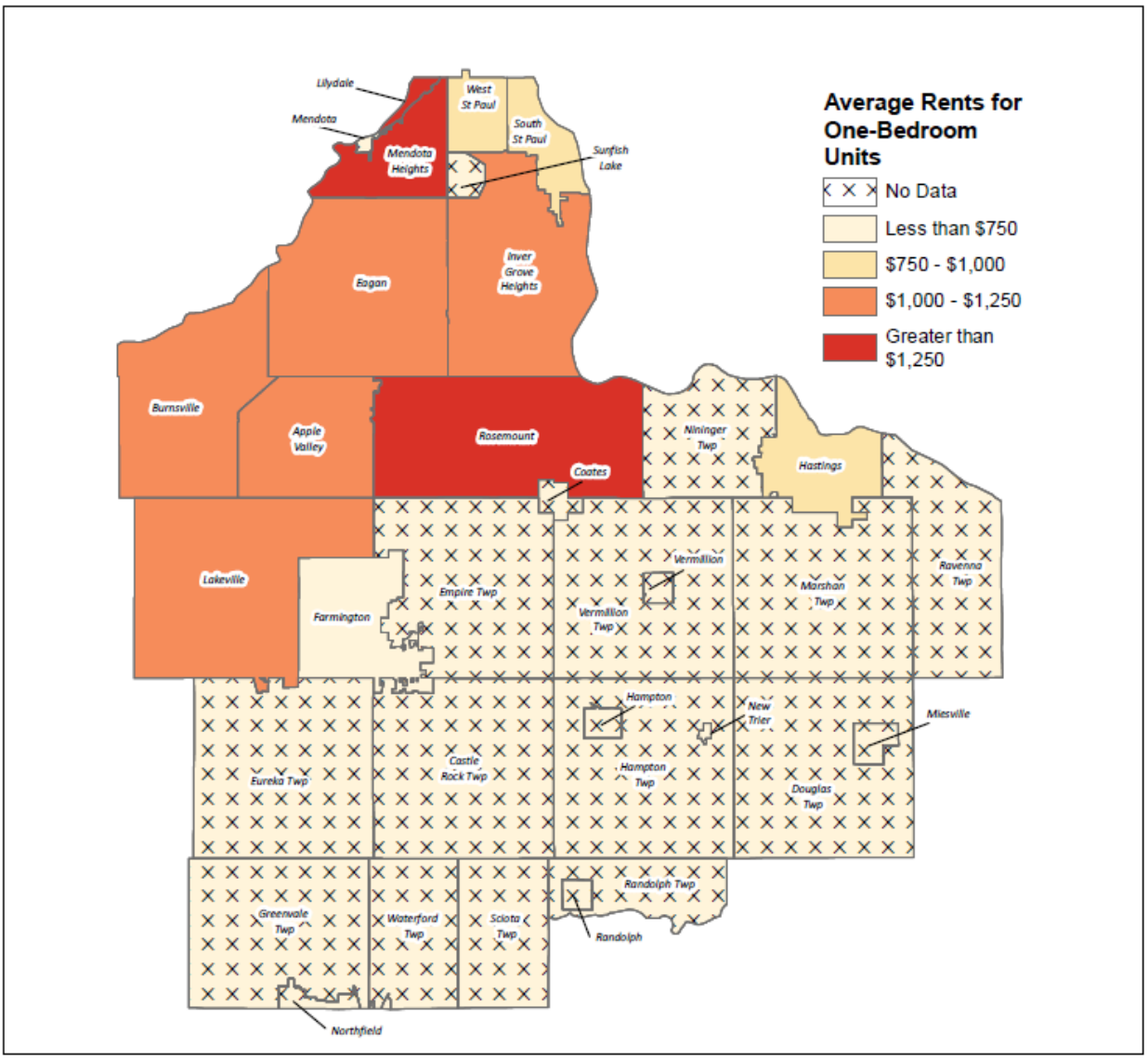
- As of June 2019, an estimated 28% of market rate units had rents at or below the current Section 8 Voucher Payment Standards. The current payment standards are shown below:

Unit Size	Payment Standard
0 Bedroom	$725
1 Bedroom	$945
2 Bedroom	$1,180
3 Bedroom	$1,565
4 Bedroom	$1,830
5 Bedroom	$2,215
6 Bedroom	$2,530
Manufactured Home	$460

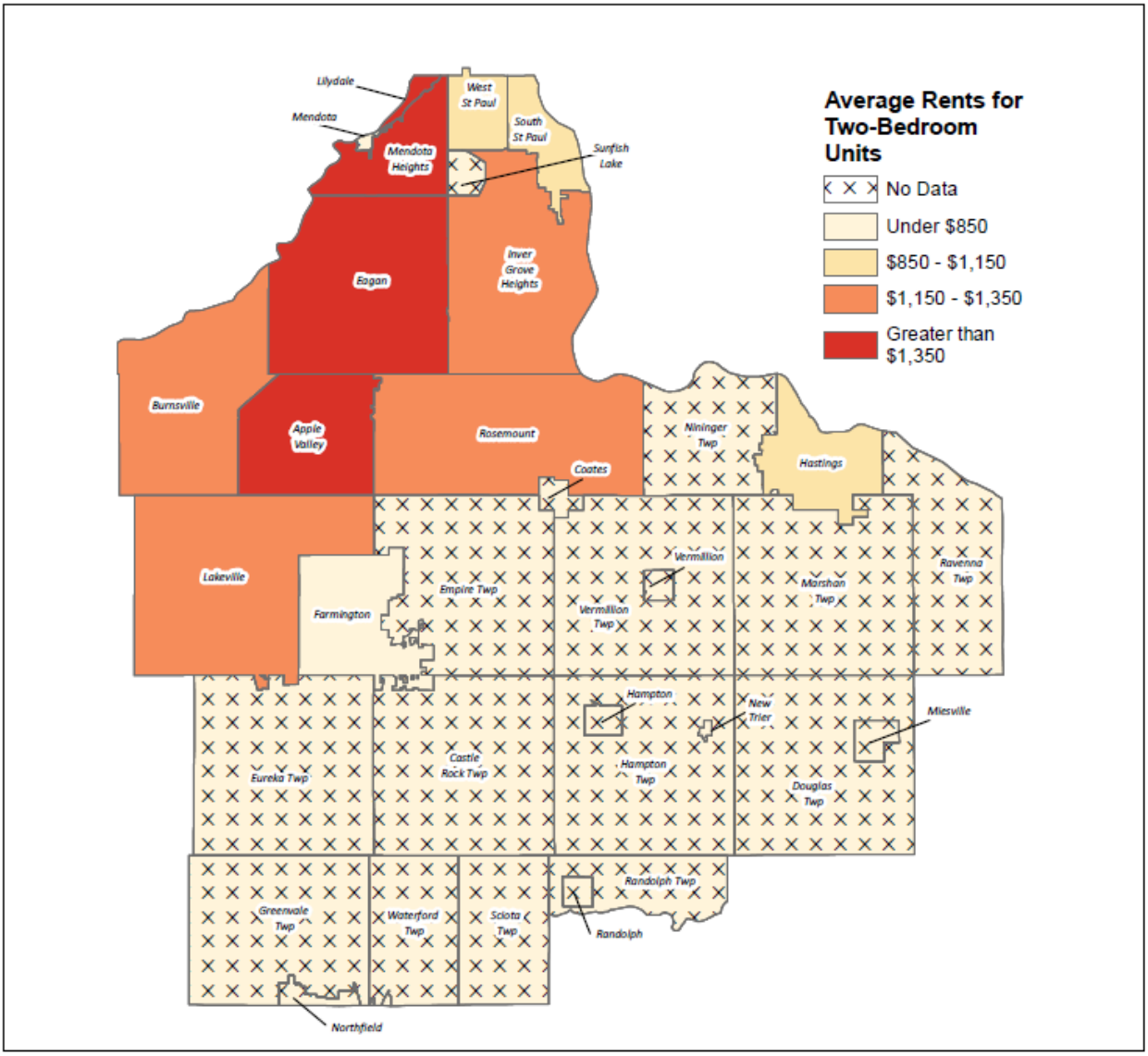
- Households that have portable Housing Choice Vouchers are likely to seek out housing that provides them with strong connections to jobs, public transit, and retail goods and services. Better access to transit corridors and job growth throughout Dakota County enhance opportunities for rent-assisted households to stabilize their living situations and to become more self-sufficient.

  The maps on the following pages display average rents and total vacancies for market rate projects in May 2019

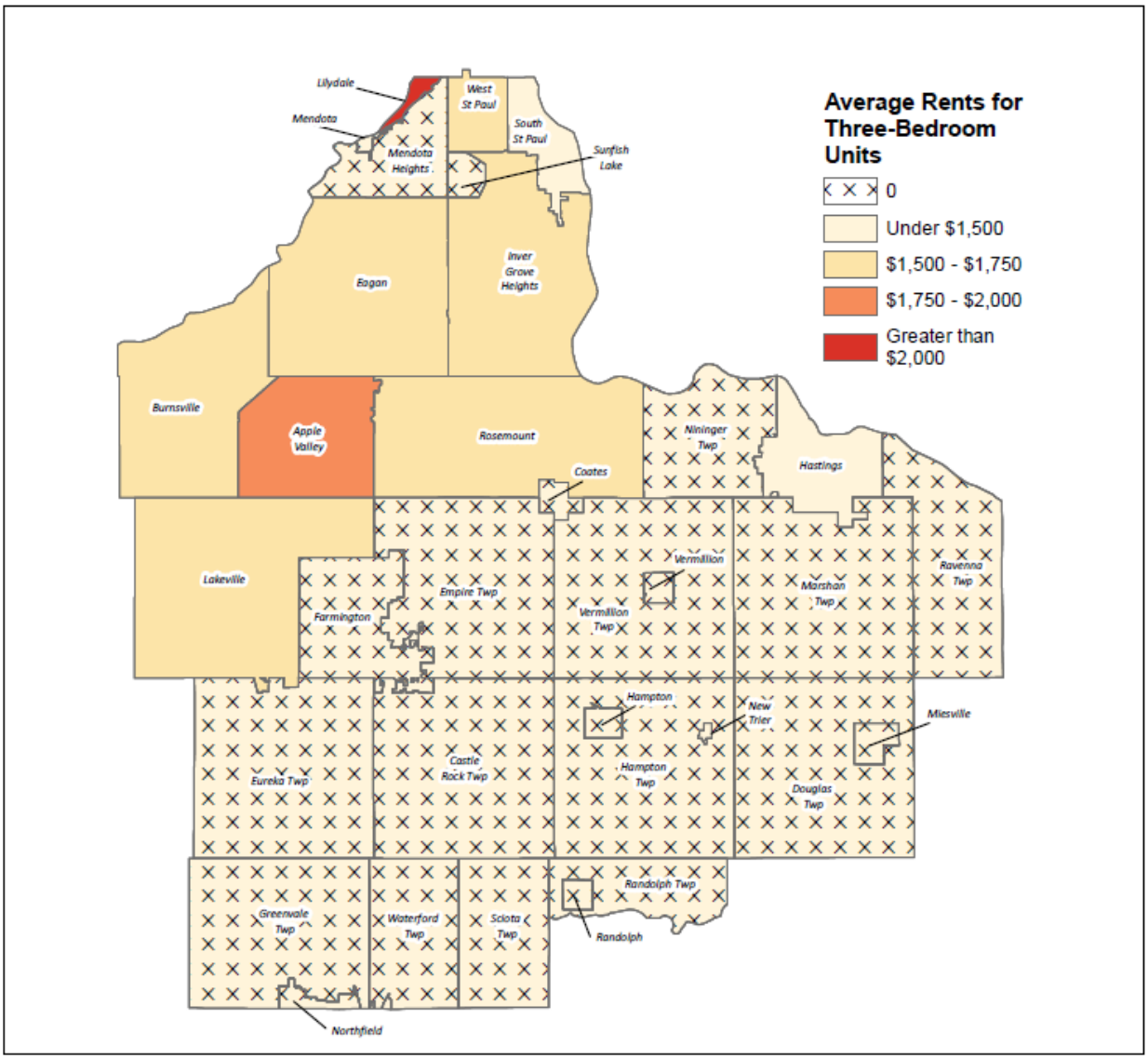
Map 25
AVERAGE MONTHLY RENT FOR ONE-BEDROOM UNITS
DAKOTA COUNTY COMMUNITIES
2019



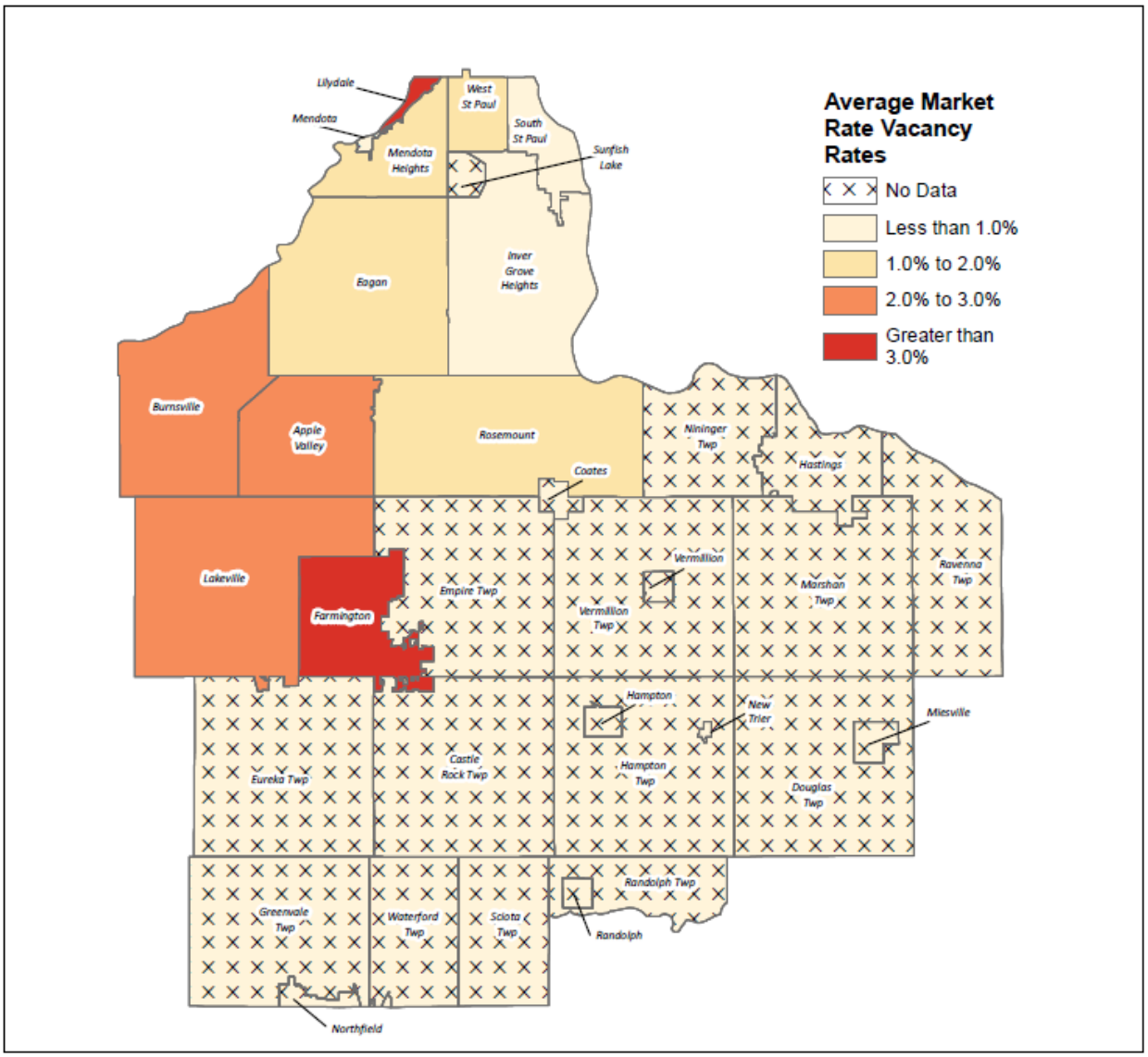
Map 26
AVERAGE MONTHLY RENT FOR TWO-BEDROOM UNITS
DAKOTA COUNTY
2019



Map 27
AVERAGE MONTHLY RENT FOR THREE-BEDROOM UNITS
DAKOTA COUNTY
2019



Map 28
AVERAGE VACANCY RATES BY COMMUNITY
DAKOTA COUNTY
2019



Pending General Occupancy Projects

There are currently 22 general occupancy rental developments in various phases of the development pipeline in Dakota County cities, with a combined 3,176 units. Of these units, 365 are in affordable projects, and the remaining 2,811 units are market rate.

There are 12 projects currently under construction with a combined 1,689 units, with 2019 or 2020 openings. One of these projects, Wexford Place Apartments in Rosemount, is affordable, and the rest are market rate. Four projects are approved, with 403 units, of which 112 are affordable. An additional six projects are proposed, with a potential 1,084 units, of which 204 are affordable.

TABLE R-2
PENDING GENERAL OCCUPANCY RENTAL DEVELOPMENTS
DAKOTA COUNTY
AUGUST 2019

Project Name/Address	Developer	City	Total Units	Status - Comments
Under Construction				
Nuvelo at Parkside 153rd St and Fresco Terrace NWC	Stonebridge	Apple Valley	61	Opening 2020 - Market Rate
Nuvelo at Parkside 6870 Fortino St	Stonebridge	Apple Valley	114	Opening 2019 - Market Rate
Gallery on the Parkway 200 Burnsville Parkway East	Chase Real Estate	Burnsville	109	Opening 2020 - Market Rate
Maven 7 Travellers Trail W	Roers	Burnsville	137	Opening 2020 - Market Rate
RiZe on Grand 14501 Grand Ave	LeCesse	Burnsville	275	Opening 2021 - Market Rate
Preserve at Cedar Grove Cedar Ave and Highway 13	Commercial Investment Properties	Eagan	151	Opening 2020 - Market Rate
Edison at Spirit of Brandtjen Farm 16972 Brantjen Farm	JPL Development	Lakeville	160	Opening 2020 - Market Rate
Springs at Lakeville Cedar Ave & Dodd Blvd	Continental Properties	Lakeville	260	Opening 2020 - Market Rate
Rosewood Crossing 2800 145th St W	KJWalk, Inc.	Rosemount	225	Opening 2020 - Market Rate
Wexford Place Apartments 160th and Chippendale	Dakota County CDA	Rosemount	49	Opening 2020 - Affordable
Voyageur Estates 2400 Voyaguer Parkway	INH Properties	Hastings	88	Opening 2019 - Market Rate
Vermillion Shores II 955 31st St West	Siewert	Hastings	60	Opening 2020 - Market Rate

Continued

TABLE R-2 (Continued)
PENDING GENERAL OCCUPANCY RENTAL DEVELOPMENTS
DAKOTA COUNTY
AUGUST 2019

Project Name/Address	Developer	City	Total Units	Status - Comments
Approved				
Healey Ramme PUD Southcross & Grand Avenue	Healey Ramme	Burnsville	182	130 Apartments/52 Townhomes Market Rate
Heart of the City Burnsville Pkwy E & 125th St E	Chase	Burnsville	109	Market Rate
Lexington Flats Lexington Ave and Lone Oak Road	MWF Properties	Eagan	50	Affordable
Great Rivers Landing 800 10th St East	Confluence Development	Hastings	62	Affordable
Pending/Proposed				
Nichols Park Apartments Highway 77 & Diffley Road SWC	Real Estate Equities	Eagan	204	Affordable
Roers Apartments 2500 Cliff Road	Roers	Eagan	160	Market Rate
Ballantrae Apts Addition 3800 Silver Bell Road	Sentinel Management	Eagan	88 - 120	Market Rate - Addition to existing buildings
Dodd Road Apartments 3240 Dodd Road	Integrated Development, LLC	Eagan	250	Market Rate
Vikings Parkway Apartments Vikings Parkway	Garden Homes Development	Eagan	200	Market Rate
Oppidan WSP Apartments Former Thompson Golf Course	Oppidan	West St. Paul	150	Market Rate
Subtotals	**Under Construction :**	**1,689**		
	Approved :	**403**		
	Pending/Proposed :	**1,084**		
	Total :	**3,176**		

Sources: Maxfield Research and Consulting, LLC

Shallow-Subsidy Rental Housing

Maxfield Research and Consulting, LLC identified a total of 1,396 general-occupancy rental units in Dakota County that have a "shallow-subsidy" or are affordable to households with low or moderate incomes where household incomes are typically between 40% and 60% of Household Area Median Family Income (HAMFI). Income-qualified households pay a reduced rent that is affordable to their incomes, however the rent is a flat rent. Households must qualify based on their incomes to reside at these properties.

Most of the shallow-subsidy units in Dakota County have been developed through the Low-Income Housing Tax Credit (LIHTC) program and are restricted to households with incomes at or below 60% of median income ($60,000 for a family of four in 2019).

For Dakota County, the 2019 income limits for households to reside at a shallow-subsidy property are shown on Table R-3 below.

TABLE R-3
INCOME LIMITS BY HOUSEHOLD SIZE
SHALLOW SUBSIDY RENTALS - DAKOTA COUNTY
2019

Income Limits	Household Size					
	1PP	2PP	3PP	4PP	5PP	6PP
MN Housing - 50% of HAMFI*	$35,000	$40,000	$45,000	$50,000	$54,000	$58,000
MN Housing - 60% of HAMFI*	$42,000	$48,000	$54,000	$60,000	$64,800	$69,600
Dakota County CDA - Workforce Program (Preference)						
HTC Townhome Units (50%)	$33,050	$37,750	$42,450	$47,150	$50,950	$54,700
HOME Units (50%)	$33,050	$37,750	$42,450	$47,150	$50,950	$54,700
Dakota County CDA - Workforce Program (Maximum)						
HTC Townhome Units (60%)	$39,660	$45,300	$50,940	$56,580	$61,140	$65,640
HOME Units (60%)	$39,660	$45,300	$50,940	$56,580	$61,140	$65,640
Dakota County CDA - Workforce Minimum Income**						
1BR	$17,592					
2BR	$20,208					
3BR	$22,608					

Note: PP=Persons Per Household *= placed in service after 4/24/2019 **=not solely tied to household size

Sources: MN Housing; Dakota County CDA

Table R-1 shows the average monthly rents at affordable properties. The average rents include all shallow-subsidy properties where rent levels are typically at a level affordable to households with incomes between 50% and 60% of HAMFI. Dakota County sets rents for the workforce housing units each year for the units that are owned and managed by the CDA. As of April 2019, rents for shallow subsidy units were:

CDA Workforce Housing		All Shallow-Subsidy
0BR	n/a	0BR-$875
1BR	$655	1BR-$937
2BR	$745	2BR-$1125
3BR	$825	3BR-$1350

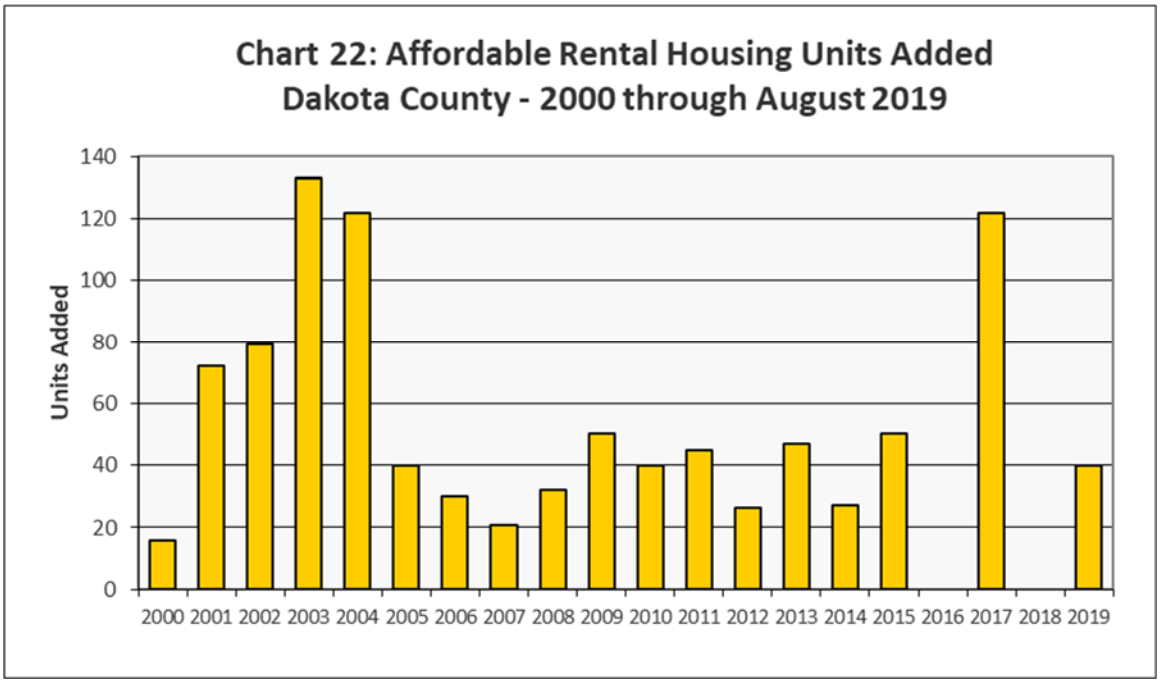
Households qualifying to reside in affordable properties must meet income requirements. The income requirements may vary by county depending on the income levels set for each county by Minnesota Housing Finance Agency. Because of compliance requirements for properties and changing rents, properties placed in service in a specific year may have slightly different income requirements for their tenants.

From 2013 to 2018, rents at shallow subsidy properties have increased by the following percentages:

Developed Communities		Suburban Edge Communities	
1BR	18.7%	1BR	22.8%
2BR	46.8%	2BR	56.0%
3BR	57.6%	3BR	53.3%

Private market tax credit developments typically have rents at or near the maximum allowable rents by federal regulations). As these rents increase, the income-eligible market narrows and it becomes more difficult to place those whose incomes are not sufficient to support the monthly rent. Dakota County's program has enabled rents to remain modest with a higher proportion of units targeted to households that earn 50% or less of the Household Area Median Income Family Income (HAMFI). According to interviews with staff at Dakota County CDA, keeping rents moderate has been important to be able to assist the maximum number of clients.

Affordable developments continue to perform very well. Chart 19 shows the number of affordable general occupancy units added in Dakota County since the program's inception. As of May 2019, the overall vacancy rate for these developments was 0.6%, indicating pent-up demand for additional workforce housing units in the County. Most often vacancies are limited to one or two units and are usually open because tenants are in transition as units turn over and new households move in to occupy the units.



While existing developments are performing well, an overall vacancy rate of 0.6% indicates that units at these properties are in high demand. Dakota County's ability to bring these units to market at rents that are affordable to households with incomes of 60% or less than the HAMFI has resulted in very high occupancies for these properties. It is more challenging for private market developers to compete in this area because in order to achieve the desired level of economic return, for-profit developers usually have higher proportions of rents set at the higher income level (60% of HAMFI) in order to achieve the desired profit level. Going forward, Dakota County will support the development of affordable housing by assisting private developers and through other partnerships.

A few properties in Dakota County are mixed-income and offer only a portion of their units for low/moderate income households. These developments include Blackberry Pointe (87 units) in Inver Grove Heights, Grande Market Place (22 units) in Burnsville, Waterford Commons (23 units) in Rosemount and Hearthstone (50 units) in Apple Valley. These developments add more shallow-subsidy units to the market, increasing the affordable housing stock.

Dakota County CDA Workforce Housing Program

The Dakota County CDA currently has 24 workforce developments with a total of 807 units in its Workforce Housing Program. The product is predominantly townhomes and is designed for singles and moderate-income families with children under the age of 18 years. Applicants must meet eligibility requirements prior to becoming a resident of the program, including having household incomes at or below 60% of median. However, priority is given to households earning between the minimum income (based on unit size) and the *preference income,* which is 50% of HAMFI. The minimum income levels for these properties by unit type are:

1BR	$17,592
2BR	$20,208
3BR	$22,608

- As of April 2019, the minimum monthly rent is $655 for one-bedroom units, $745 for two-bedroom units, and $825 for three-bedroom units.

- As of August 2019, the workforce properties had 15 vacant units (807 total) for a vacancy rate of 1.9%, well below the market equilibrium vacancy rate of 5%. Vacant units in these developments are primarily due to normal turnover, which is about 12% annually. Vacant units are filled from the waitlist. As of February 2019, there were 1,420 households on the workforce housing waitlist and the waitlist is currently open for units in Suburban Edge Communities. In Hastings, Lakeville and Farmington, the waitlists for one- and two-bedroom units are about 6 to 18 months long, and 12 to 36 months for three-bedroom units. The waitlists in Burnsville, Eagan, and Apple Valley are much longer and the waitlists have been closed for over two years. When the waitlists were closed in these communities there were still households that have been on the waitlist since 2013.

- The County began developing workforce properties in 1992 with the development of Parkside Townhomes in Burnsville (the oldest of these properties). The size of individual properties tends to be smaller than new market rate developments, ranging in size from 22 to 51 units.

- As of July 2019, a 26th project, Wexford Place Apartments in Rosemount, is under construction. Wexford Place Apartments has 49 units ranging from one- to three-bedrooms, and is anticipated to open in 2020.

Deep-Subsidy Rental Housing

A total of 14 properties with 24 or more units in Dakota County were identified as offering "deep" subsidies in which the monthly rents are based on 30% of a qualified household's adjusted Area Median Family Income. Three of the properties, Grande Market Place in Burnsville, Hidden Ponds in Apple Valley and Cedar Villas in Eagan, are mixed income properties and only a portion of their units are subsidized. The Dakota County CDA manages project-based rental assistance contracts for residents at Hidden Ponds and Cedar Villas (totaling 54 units), and until 2019, managed subsidized units at Grand Market Place. All remaining properties, except for Westview Apartments in Farmington, operate under separate project-based Housing Choice Voucher/Section 8 contracts. Westview Apartments was funded through the Rural Development program, and its maximum income limit ranges from $48,350 for one-person households to $54,450 for two-person households (in 2019).

Households must earn no more than 50% of HAMFI to qualify to reside at these properties. Once qualified, a household pays 30% of their adjusted income toward the rent. The remaining rent is paid in the form of a rent assistance subsidy.

- The 14 properties that have deep-subsidy units combine for a total of 617 units. Burnsville has six properties that combine for 360 units, or 58% of the County's total. This is a slight decrease from 2005 when these units accounted for 60% of the total.

- The deep-subsidy properties are generally older than those with shallow subsidies. Most of these properties were built in the 1970s and 1980s. Due to a national restructuring of the Housing Choice Voucher/Section 8 program (moving from project-based assistance to portable vouchers), the number of project-based subsidies is now limited. Conversely, the development of shallow-subsidy "affordable" developments has increased over the past 20 years with most of these properties having been built since 1990.

- Three units were identified as vacant among the deep-subsidy properties, for an overall vacancy rate of 0.5%. Waitlists tend to be long at most properties. Vacancies are almost always filled from the waitlist. Prospective residents must fill out an application to be placed on the waitlist. As of August 2019, the waitlist for affordable CDA properties is open for select unit types at specific properties.

    - Farmington – 2BR units at Twin Ponds
    - Hastings – 2BR and 3BR units at Marketplace, Pleasant Ridge, and West Village
    - Lakeville – 2BR units at Cedar Valley, Country Lane, Keystone Crossing, Meadowlark and Prairie Crossing
    - Rosemount – 2BR units at Carbury Hills and 1BR, 2BR and 3BR units at Prestwick Place

- Strong demand remains for deep-subsidy properties, although there is a preference among many prospects for units at newer developments. Waitlists vary among each of the properties. For some, the wait may only be a few months whereas others, especially the new properties, may be one year or more. As of July 2019, the waitlist for CDA managed deep-subsidy units, which includes Cedar Villas, Hidden Ponds and Grande Market Place is closed and there are 2,340 households on the waiting list.

- Among the 14 properties identified, the overall unit mix is weighted toward larger size units. The proportional breakdown is: 13.3% one-bedroom units, 43.6%, two-bedroom units, 34.7%, three-bedroom units and 8.4% four-bedroom units.

Scattered Site Public Housing

The CDA's Scattered Site Public Housing Program is designed to provide affordable housing to individuals and families with low- and moderate-incomes. The Scattered Site Housing Program includes 323 single family homes, duplexes, four-plexes and townhomes and an 80-unit apartment building, Colleen Loney Manor (West St. Paul). Properties are located throughout the County. In addition to the CDA, Common Bond Communities operates 298 units of public housing in two apartment buildings. Eligible families pay 30% of their adjusted monthly income toward rent.

Applicants must meet eligibility requirements prior to qualifying for the Program. The maximum income allowable is based on 30% of the area median income (i.e., minimum is for a one-bedroom applicant is an of $17,592; for $20,208 for a two-bedroom applicant, and 22,608 for a three-bedroom applicant); maximum incomes for the corresponding household sizes are $39,660 for a one-person household, $45,300 for a two-person household and $65,640 for a six-person household.

Most residents earn incomes at or below the preference income as demonstrated by the average rent paid. The average rent paid per household for the scattered site public housing program excluding Colleen Loney Manor is $1,178 per month, including the flat rent payers. The average rent paid excluding flat rent payers is $568 per month. Average rent paid at Colleen Loney Manor is $284 per month, including flat rent payers, which equates to a monthly household income of $11,360.

Demand remains very strong for the public housing program. For the Dakota County CDA owned and managed deep subsidy units, the non-resident, non-preference waitlist is currently closed. Residents that meet preference income guidelines may continue to apply to be placed on the waitlist. The waitlist by bedroom size is shown below:

Colleen Loney Manor: 488 applicants

Scattered Site Public Housing

2BR	796 applicants
3BR	677 applicants
4BR	241 applicants
5BR	49 applicants

The Dakota County CDA administers project-based assistance for units in Hidden Ponds and Cedar Villas, 32 units, all two- and three-bedroom. Assisted units are leased to households with incomes at or below 30% of HAMFI. Grand Market Place had 22 project-based Housing Choice Voucher/Section 8 units until 2019, when the contract expired; those units now receive Minnesota Families Affordable Reinvestment Fund (MARIF) subsidies. Additional publicly assisted units are scattered throughout Dakota County among smaller buildings in the private market. The number and average rent paid for these units was unavailable.

Housing Choice Voucher Program

The Housing Choice Voucher Program (also known as Section 8) utilizes the existing private rental market in Dakota County to provide decent, safe and sanitary housing opportunities for low-income families, elderly, handicapped and disabled persons at an affordable cost. The CDA administers this federal program for all jurisdictions in Dakota County. The CDA assists over 2,600 households through this program.

- Program participants pay 30% of their adjusted monthly gross income toward rent. The program provides rental assistance which is the difference between participants' rent portion and the contract rent. To be eligible, households must have incomes at or below 50% of median. Because of very high demand from low-income households, the CDA requires that 75% of the Vouchers assist households with incomes less than 30% of HAMFI.

- Households that need rental assistance can be housed in private market apartments using a Housing Choice Voucher through the Section 8 Housing Program. The Voucher is portable and remains with the household.

- Landlords may agree to accept tenants with Housing Choice Vouchers. A landlord is advised that they assess what rents are being charged in their geographic area for similar types of units prior to applying to accept Section 8 tenants. The maximum assistance a household is allowed under the Voucher program is the difference between 30% of the tenant's payment and the monthly payment standard by unit size as identified by the CDA. The tenant is required to pay the difference between the allowable subsidy, their income and the rent being charged. If the rent charged exceeds the payment standards, it may be difficult for the tenant to afford to pay the rent based on their income and the assistance they receive.

  - Program income limits for the Housing Choice Voucher Program for Dakota County CDA are as follows:

30% HAMFI- Preference		80% HAMFI Maximum	
1PP	$19,850	1PP	$50,350
2PP	$22,650	2PP	$57,550
3PP	$25,500	3PP	$64,750
4PP	$28,300	4PP	$71,900
5PP	$30,600	5PP	$77,700
6PP	$33,740	6PP	$83,450
7PP	$38,060	7PP	$89,200
8PP	$42,380	8PP	$94,950

The payment standards for Dakota County CDA as of April 2019 were:

Unit Size	Payment Standard
0 Bedroom	$725
1 Bedroom	$945
2 Bedroom	$1,180
3 Bedroom	$1,565
4 Bedroom	$1,830
5 Bedroom	$2,215
6 Bedroom	$2,530
Manufactured Home	$460

As of August 2019, there were 3,400 applicants for the waitlist in Dakota County for the Housing Choice Voucher/Section 8 Program. The waitlists for Dakota County for this program are currently open and anticipated to remain open for the foreseeable future. Of the 3,400 applicants, a large portion will be screened out or no longer be interested, and an even smaller portion will be recipients of a deployed voucher, for several reasons including program eligibility, current funding, available units, and resident interest. On average, 11% of names on the waitlist result in a deployed voucher.

There is high demand for Housing Choice Vouchers, not only in Dakota County but throughout the Twin Cities Metro Area. There is more demand than can be filled with the current number of Vouchers that are available. The Dakota County CDA took over the South St. Paul HRA's housing vouchers in June 2019. There are several obstacles that are currently pressing on the effectiveness of the Housing Choice Voucher program: overall funding, the number of vouchers allocated, and local landlord participation. Overall funding and the number of vouchers allocated are interrelated. While the CDA may have vouchers to serve 2,600+ households, the effectiveness of those vouchers will be reduced as market rents continue to increase more quickly than overall program funding. This could ultimately lead to fewer households being served, especially if new funds cannot be found or cannot be shifted to the Voucher program from other programs. With reduced funding, it is likely that waitlists will increase and households with very low incomes and other barriers to finding affordable housing may be at risk of losing their housing or becoming homeless.

Natural Occurring Affordable Housing (i.e. Unsubsidized Affordable)

Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered "naturally-occurring" or "unsubsidized affordable" units. This rental supply is available through the private market, versus assisted housing programs through various government agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc.

According to the *Joint Center for Housing Studies of Harvard University,* the privately unsubsidized housing stock supplies three times as many low-cost affordable units than assisted projects nationwide. Unlike assisted rental developments, most unsubsidized affordable units are scattered across small properties (one to four-unit structures) or in older multifamily structures. Many of these older developments are vulnerable to redevelopment due to their age, modest rents, and deferred maintenance.

Because many of these properties have rents that are affordable, project-based and private housing markets cannot be easily separated. Some households may income-qualify for both market rate and project-based affordable housing, although the gap is widening between market rate and affordable properties as rents in the private market continue to escalate. Therefore, it is important to recognize the naturally-occurring affordable housing stock to quantify the proportion of renters that might be eligible for housing assistance based on income. Table R-4 illustrates monthly rents by unit type and household size as they relate to affordability. Tables R-5 to R-7 presents a breakdown of all market rate general-occupancy rental projects by household size and area median income (AMI) based on year built. Tables R-8, R-9 and R-10 summarizes project data from Tables R-5 to R-7 based on unit type and affordability, and Table R-

- Among the over 22,200 market rate units that were inventoried by unit mix and monthly rents, about 41% of the units are affordable to householders at 50% AMI. Together with 36.8% of the units affordable at 60% AMI, over 78.1% of the market rate rental housing inventory is affordable at 50% to 60% AMI.

- About 43% of market rate one-bedroom units are affordable at 50% AMI. Comparatively, two-bedroom units and three-bedroom units were 42.5% and 32.6%, respectively.

- About 58.4% of the inventoried market rate units have monthly rents that would be affordable to householders earning 80% to 120% of AMI. These households would qualify for "workforce" housing.

TABLE R-4
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME
DAKOTA COUNTY - 2019

	HHD Size		Maximum Rent Based on Household Size (@30% of Income)											
			30%		50%		60%		80%		100%		120%	
Unit Type[1]	Min	Max	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	$525	- $525	$875	- $875	$1,050	- $1,050	$1,400	- $1,400	$1,750	- $1,750	$2,100	- $2,100
1BR	1	2	$525	- $600	$875	- $1,000	$1,050	- $1,200	$1,400	- $1,600	$1,750	- $2,000	$2,100	- $2,400
2BR	2	4	$600	- $750	$1,000	- $1,250	$1,200	- $1,500	$1,600	- $2,000	$2,000	- $2,500	$2,400	- $3,000
3BR	3	6	$675	- $870	$1,125	- $1,450	$1,350	- $1,740	$1,800	- $2,320	$2,250	- $2,900	$2,700	- $3,480
4BR	4	8	$750	- $990	$1,250	- $1,650	$1,500	- $1,980	$2,000	- $2,640	$2,500	- $3,300	$3,000	- $3,960

[1] One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: 4-person Dakota County AMI is $100,000 (2019)

Sources: HUD, Novogradac, Maxfield Research and Consulting, LLC

TABLE R-5
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS C RENTAL PROPERTIES (CONSTRUCTED PRIOR TO 1980)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Studio											
Hillcrest Apartments	16	$838	$838	$33,520	$33,520	--	16	--	--	--	--
Charlton Terrace	3	$640	$640	$25,600	$25,600	--	3	--	--	--	--
Parkwood Pointe	8	$905	$1,055	$36,200	$42,200	--	--	8	--	--	--
River Ridge Apartments	2	$949	$949	$37,960	$37,960	--	--	2	--	--	--
Colonial Terrace	2	$895	$895	$35,800	$35,800	--	--	2	--	--	--
Valley Manor Apartments	7	$640	$650	$25,600	$26,000	--	7	--	--	--	--
Holiday Acres	20	$787	$827	$31,480	$33,080	--	20	--	--	--	--
Oakdale Terrace	2	$877	$877	$35,080	$35,080	--	--	2	--	--	--
View Pointe Apts	18	$762	$748	$30,480	$29,920	--	18	--	--	--	--
Bryant Oaks Apartments	2	$697	$697	$27,880	$27,880	--	2	--	--	--	--
Westview Park Apartments	1	$1,005	$1,005	$40,200	$40,200	--	--	1	--	--	--
WW Apartments	15	$850	$850	$34,000	$34,000	--	15	--	--	--	--
Parkvue Flats	6	$922	$922	$36,880	$36,880	--	--	6	--	--	--
Glen at Burnsville	6	$1,015	$1,015	$40,600	$40,600	--	--	6	--	--	--
Centennial & Heritage Apartments	2	$700	$700	$28,000	$28,000	--	2	--	--	--	--
Ballantrae Apartments	6	$882	$882	$35,280	$35,280	--	--	6	--	--	--
Charlton West	1	$995	$995	$39,800	$39,800	--	--	1	--	--	--
Cliff House Apartments	7	$675	$675	$27,000	$27,000	--	7	--	--	--	--
Colonial Villa	12	$905	$905	$36,200	$36,200	--	--	12	--	--	--
Glen Pond Apartments	6	$746	$746	$29,840	$29,840	--	6	--	--	--	--
Briar Pond	6	$775	$775	$31,000	$31,000	--	6	--	--	--	--
Cedar Pond Apartments	6	$750	$750	$30,000	$30,000	--	6	--	--	--	--
Mayfield Place I	42	$775	$775	$31,000	$31,000	--	42	--	--	--	--
Salem Green	13	$895	$895	$35,800	$35,800	--	--	13	--	--	--
Cedar Valley Apartments	48	$752	$835	$30,080	$33,400	--	48	--	--	--	--
Cedarvale Highlands	72	$980	$980	$39,200	$39,200	--	--	72	--	--	--
Willow Pond	16	$904	$1,493	$36,160	$59,720	--	--	7	7	2	--
Dahcotah View Apartments	12	$710	$714	$28,400	$28,560	--	12	--	--	--	--
Total/Median	**357**	**$860**				**--**	**210**	**138**	**7**	**2**	**--**
One-Bedroom											
Hillcrest Apartments	29	$1,082	$1,082	$43,280	$43,280	--	--	29	--	--	--
Colonial Terrace	15	$794	$794	$31,760	$31,760	--	15	--	--	--	--
Covington Court	100	$728	$792	$29,120	$31,680	--	100	--	--	--	--
River West	12	$800	$800	$32,000	$32,000	--	12	--	--	--	--
Whispering Pines	11	$645	$645	$25,800	$25,800	--	11	--	--	--	--
Colony Park	12	$823	$823	$32,920	$32,920	--	12	--	--	--	--
Dodd Apartments	33	$825	$895	$33,000	$35,800	--	33	--	--	--	--

Continued

TABLE R-5
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS C RENTAL PROPERTIES (CONSTRUCTED PRIOR TO 1980)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]		Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
One-Bedroom											
Imperial Valley	23	$950	$950	$38,000	$38,000	--	23	--	--	--	--
Somerset Green	96	$800	$800	$32,000	$32,000	--	96	--	--	--	--
Charlton Terrace	51	$681	$681	$27,240	$27,240	--	51	--	--	--	--
The Oaks of West St. Paul	66	$825	$999	$33,000	$39,960	--	66	--	--	--	--
Parkwood Pointe	60	$980	$1,320	$39,200	$52,800	--	20	20	20	--	--
South Grove Apartments	10	$750	$750	$30,000	$30,000	--	10	--	--	--	--
The Wentworth	27	$905	$1,005	$36,200	$40,200	--	14	13	--	--	--
River Ridge Apartments	51	$995	$1,000	$39,800	$40,000	--	51	--	--	--	--
Colonial Terrace	24	$895	$895	$35,800	$35,800	--	24	--	--	--	--
Bayberry Place	68	$1,416	$1,416	$56,640	$56,640	--	--	--	68	--	--
Valley Manor Apartments	37	$750	$825	$30,000	$33,000	--	37	--	--	--	--
Cedarwood West	6	$926	$926	$37,040	$37,040	--	6	--	--	--	--
Charlton Park	78	$764	$764	$30,560	$30,560	--	78	--	--	--	--
Chateau Carmel	14	$958	$990	$38,320	$39,600	--	14	--	--	--	--
The Oaks of Heatherwood	54	$926	$926	$37,040	$37,040	--	54	--	--	--	--
Holiday Acres	99	$897	$935	$35,880	$37,400	--	99	--	--	--	--
Oakdale Terrace	120	$920	$920	$36,800	$36,800	--	120	--	--	--	--
Grand Manor Apartments	7	$880	$880	$35,200	$35,200	--	7	--	--	--	--
Jade Lane Estates	52	$946	$946	$37,840	$37,840	--	52	--	--	--	--
View Pointe Apts	134	$998	$1,025	$39,920	$41,000	--	67	67	--	--	--
Bryant Oaks Apartments	46	$750	$750	$30,000	$30,000	--	46	--	--	--	--
Elrose Court Apartments	7	$802	$802	$32,080	$32,080	--	7	--	--	--	--
Carousel Apartments	38	$816	$816	$32,640	$32,640	--	38	--	--	--	--
Westview Park Apartments	171	$795	$1,182	$31,800	$47,280	--	86	85	--	--	--
WW Apartments	15	$875	$875	$35,000	$35,000	--	15	--	--	--	--
The Pines of Burnsville	90	$1,045	$1,045	$41,800	$41,800	--	--	90	--	--	--
Parkvue Flats	126	$959	$959	$38,360	$38,360	--	126	--	--	--	--
Glen at Burnsville	132	$1,065	$1,065	$42,600	$42,600	--	--	132	--	--	--
Centennial & Heritage Apartments	6	$807	$807	$32,280	$32,280	--	6	--	--	--	--
Towerview Apartments	15	$826	$826	$33,040	$33,040	--	15	--	--	--	--
Sunfish Lake Apartments	18	$950	$1,095	$38,000	$43,800	--	9	9	--	--	--
Apple Villa	24	$951	$951	$38,040	$38,040	--	24	--	--	--	--
Cedar Ridge Apartments	12	$895	$895	$35,800	$35,800	--	12	--	--	--	--
Burnsville Parkway Apts.	72	$930	$1,055	$37,200	$42,200	--	36	36	--	--	--
Cliffview Estates	41	$895	$895	$35,800	$35,800	--	41	--	--	--	--
The Bluffs of Burnsville	54	$926	$926	$37,040	$37,040	--	54	--	--	--	--
Willoway Apartments	48	$1,065	$1,065	$42,600	$42,600	--	--	48	--	--	--
Ballantrae Apartments	96	$998	$1,196	$39,920	$47,840	--	48	48	--	--	--
The Pointe at Cedar Grove	72	$1,105	$1,265	$44,200	$50,600	--	--	36	36	--	--
Foxridge Estates	66	$870	$970	$34,800	$38,800	--	66	--	--	--	--
Charlton West	30	$950	$950	$38,000	$38,000	--	30	--	--	--	--
Eagle Point	84	$881	$945	$35,240	$37,800	--	84	--	--	--	--
Westwood	84	$605	$665	$24,200	$26,600	--	84	--	--	--	--
Cliff House Apartments	34	$725	$725	$29,000	$29,000	--	34	--	--	--	--
Colonial Villa	157	$975	$1,005	$39,000	$40,200	--	79	78	--	--	--
Stone Grove Apartments	76	$951	$951	$38,040	$38,040	--	76	--	--	--	--
Glen Pond Apartments	180	$1,010	$1,151	$40,400	$46,040	--	--	180	--	--	--
Silver Bell Apartments	42	$960	$1,035	$38,400	$41,400	--	21	21	--	--	--
Bridgewood Apartments	92	$760	$760	$30,400	$30,400	--	92	--	--	--	--

Continued

TABLE R-5
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS C RENTAL PROPERTIES (CONSTRUCTED PRIOR TO 1980)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]		Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
One-Bedroom											
White Oaks	32	$890	$890	$35,600	$35,600	--	32	--	--	--	--
Briar Pond	18	$775	$850	$31,000	$34,000	--	18	--	--	--	--
Cedar Pond Apartments	18	$875	$875	$35,000	$35,000	--	18	--	--	--	--
Mayfield Place I	44	$875	$875	$35,000	$35,000	--	44	--	--	--	--
Farmington Estates LLP	16	$800	$800	$32,000	$32,000	--	16	--	--	--	--
Westview Village Apartments	54	$756	$756	$30,240	$30,240	--	54	--	--	--	--
Salem Green	137	$1,045	$1,045	$41,800	$41,800	--	--	137	--	--	--
Lamplighter Village	57	$960	$970	$38,400	$38,800	--	57	--	--	--	--
Cedar Valley Apartments	68	$935	$968	$37,400	$38,720	--	68	--	--	--	--
Cedarvale Highlands	36	$1,072	$1,072	$42,880	$42,880	--	--	36	--	--	--
Lake Cove Village	151	$894	$929	$35,760	$37,160	--	151	--	--	--	--
Willow Pond	114	$967	$1,483	$38,680	$59,320	--	40	40	34	--	--
Elrose Manor	6	$777	$777	$31,080	$31,080	--	6	--	--	--	--
Fourth Street Apartments	12	$690	$690	$27,600	$27,600	--	12	--	--	--	--
Hidden Valley	69	$770	$790	$30,800	$31,600	--	69	--	--	--	--
Dahcotah View Apartments	60	$813	$813	$32,520	$32,520	--	60	--	--	--	--
Boulder Court Apartments	55	$945	$945	$37,800	$37,800	--	55	--	--	--	--
Riverbend Apartments	2	$690	$690	$27,600	$27,600	--	2	--	--	--	--
Total/Median	**4,166**	**$946**				**--**	**2,904**	**1,106**	**160**	**--**	**--**
Two-Bedroom											
Hillcrest Apartments	3	$1,508	$1,508	$60,320	$60,320	--	--	--	3	--	--
Colonial Terrace	15	$866	$866	$34,640	$34,640	--	15	--	--	--	--
Covington Court	60	$951	$951	$38,040	$38,040	--	60	--	--	--	--
River West	24	$931	$931	$37,240	$37,240	--	24	--	--	--	--
Whispering Pines	29	$675	$725	$27,000	$29,000	29	--	--	--	--	--
Colony Park	12	$880	$880	$35,200	$35,200	--	12	--	--	--	--
Imperial Valley	23	$1,095	$1,095	$43,800	$43,800	--	--	23	--	--	--
Somerset Green	72	$1,050	$1,050	$42,000	$42,000	--	--	72	--	--	--
Charlton Terrace	36	$852	$852	$34,080	$34,080	--	36	--	--	--	--
The Oaks of West St. Paul	66	$1,075	$1,150	$43,000	$46,000	--	--	66	--	--	--
Parkwood Pointe	60	$1,290	$1,640	$51,600	$65,600	--	--	30	30	--	--
South Grove Apartments	24	$850	$850	$34,000	$34,000	--	24	--	--	--	--
The Wentworth	19	$1,019	$1,165	$40,760	$46,600	--	19	--	--	--	--
River Ridge Apartments	50	$1,200	$1,200	$48,000	$48,000	--	50	--	--	--	--
Colonial Terrace	32	$995	$995	$39,800	$39,800	--	32	--	--	--	--
Bayberry Place	52	$1,141	$1,126	$45,640	$45,040	--	52	--	--	--	--
Valley Manor Apartments	127	$840	$1,000	$33,600	$40,000	--	127	--	--	--	--
Cedarwood West	30	$1,051	$1,061	$42,040	$42,440	--	30	--	--	--	--
Charlton Park	92	$967	$967	$38,680	$38,680	--	92	--	--	--	--
Chateau Carmel	24	$1,250	$1,265	$50,000	$50,600	--	--	24	--	--	--
The Oaks of Heatherwood	54	$1,219	$1,219	$48,760	$48,760	--	54	--	--	--	--
Holiday Acres	69	$1,103	$1,124	$44,120	$44,960	--	69	--	--	--	--
Oakdale Terrace	48	$1,110	$1,110	$44,400	$44,400	--	48	--	--	--	--
Grand Manor Apartments	17	$1,020	$1,020	$40,800	$40,800	--	17	--	--	--	--
Jade Lane Estates	38	$1,073	$1,073	$42,920	$42,920	--	38	--	--	--	--
View Pointe Apts	175	$1,175	$1,195	$47,000	$47,800	--	175	--	--	--	--
Bryant Oaks Apartments	18	$860	$860	$34,400	$34,400	--	18	--	--	--	--
Elrose Court Apartments	17	$777	$777	$31,080	$31,080	--	17	--	--	--	--
Carousel Apartments	20	$1,033	$1,052	$41,320	$42,080	--	20	--	--	--	--
Westview Park Apartments	122	$930	$2,031	$37,200	$81,240	--	41	41	40	--	--
The Pines of Burnsville	123	$1,245	$1,310	$49,800	$52,400	--	123	--	--	--	--

Continued

TABLE R-5
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS C RENTAL PROPERTIES (CONSTRUCTED PRIOR TO 1980)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Two-Bedroom										
Parkvue Flats	185	$955	$1,103	$38,200 - $44,120	--	185	--	--	--	--
Glen at Burnsville	166	$1,250	$1,500	$50,000 - $60,000	--	--	166	--	--	--
Centennial & Heritage Apartments	28	$908	$908	$36,320 - $36,320	--	28	--	--	--	--
Towerview Apartments	12	$908	$908	$36,320 - $36,320	--	12	--	--	--	--
Sunfish Lake Apartments	37	$1,180	$1,251	$47,200 - $50,040	--	37	--	--	--	--
Apple Villa	24	$1,050	$1,050	$42,000 - $42,000	--	24	--	--	--	--
Cedar Ridge Apartments	37	$995	$1,245	$39,800 $49,800	--	37	--	--	--	--
Burnsville Parkway Apts.	36	$1,061	$1,104	$42,440 - $44,160	--	36	--	--	--	--
Cliffview Estates	4	$995	$995	$39,800 - $39,800	--	4	--	--	--	--
The Bluffs of Burnsville	78	$1,065	$1,268	$42,600 - $50,720	--	39	39	--	--	--
Willoway Apartments	60	$1,245	$1,355	$49,800 - $54,200	--	30	30	--	--	--
Ballantrae Apartments	86	$1,171	$1,249	$46,840 - $49,960	--	86	--	--	--	--
The Pointe at Cedar Grove	116	$1,315	$1,645	$52,600 - $65,800	--	--	58	58	--	--
Foxridge Estates	78	$1,010	$1,010	$40,400 - $40,400	--	78	--	--	--	--
Charlton West	36	$1,175	$1,175	$47,000 - $47,000	--	36	--	--	--	--
Eagle Point	132	$1,205	$1,328	$48,200 - $53,120	--	66	66	--	--	--
Westwood	132	$785	$980	$31,400 - $39,200	--	132	--	--	--	--
Colonial Villa	70	$1,110	$1,110	$44,400 - $44,400	--	70	--	--	--	--
Stone Grove Apartments	93	$1,217	$1,243	$48,680 $49,720	--	93	--	--	--	--
Glen Pond Apartments	114	$1,192	$1,320	$47,680 - $52,800	--	57	57	--	--	--
Silver Bell Apartments	54	$1,070	$1,200	$42,800 - $48,000	--	54	--	--	--	--
Bridgewood Apartments	67	$898	$898	$35,920 - $35,920	--	67	--	--	--	--
White Oaks	48	$1,042	$1,042	$41,680 - $41,680	--	48	--	--	--	--
Mayfield Place I	4	$750	$875	$30,000 - $35,000	--	4	--	--	--	--
Farmington Estates LLP	16	$900	$900	$36,000 - $36,000	--	16	--	--	--	--
Westview Village Apartments	54	$867	$867	$34,680 - $34,680	--	54	--	--	--	--
Salem Green	150	$1,215	$1,315	$48,600 - $52,600	--	75	75	--	--	--
Lamplighter Village	49	$1,100	$1,140	$44,000 - $45,600	--	49	--	--	--	--
Cedar Valley Apartments	4	$998	$1,335	$39,920 - $53,400	--	2	2	--	--	--
Lake Cove Village	314	$954	$1,019	$38,160 - $40,760	--	314	--	--	--	--
Willow Pond	122	$1,220	$1,825	$48,800 - $73,000	--	41	41	40	--	--
Elrose Manor	18	$802	$802	$32,080 - $32,080	--	18	--	--	--	--
Fourth Street Apartments	12	$900	$900	$36,000 - $36,000	--	12	--	--	--	--
Hidden Valley	69	$830	$890	$33,200 - $35,600	--	69	--	--	--	--
Dahcotah View Apartments	72	$963	$963	$38,520 - $38,520	--	72	--	--	--	--
Boulder Court Apartments	60	$1,175	$1,175	$47,000 - $47,000	--	60	--	--	--	--
Riverbend Apartments	46	$779	$779	$31,160 - $31,160	--	46	--	--	--	--
Total/Median	**4,234**	**$1,125**			**29**	**3,245**	**791**	**172**	**--**	**--**

Continued

TABLE R-5
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS C RENTAL PROPERTIES (CONSTRUCTED PRIOR TO 1980)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]		Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Three Bedroom											
River Ridge Apartments	11	$1,465	$1,465	$58,600	$58,600	--	--	11	--	--	--
Grand Manor Apartments	12	$1,501	$1,501	$60,040	$60,040	--	--	12	--	--	--
Westview Park Apartments	4	$1,971	$1,971	$78,840	$78,840	--	--	--	4	--	--
The Pines of Burnsville	3	$1,620	$1,620	$64,800	$64,800	--	--	3	--	--	--
Parkvue Flats	5	$1,500	$3,569	$60,000	$142,760	--	--	1	1	2	1
Sunfish Lake Apartments	6	$1,341	$1,416	$53,640	$56,640	--	--	6	--	--	--
Cedar Ridge Apartments	24	$1,175	$1,175	$47,000	$47,000	--	24	--	--	--	--
Ballantrae Apartments	16	$1,326	$1,429	$53,040	$57,160	--	16	--	--	--	--
Charlton West	10	$1,525	$1,525	$61,000	$61,000	--	--	10	--	--	--
Colonial Villa	1	$1,646	$1,646	$65,840	$65,840	--	--	1	--	--	--
Stone Grove Apartments	59	$1,387	$1,445	$55,480	$57,800	--	59	--	--	--	--
Salem Green	20	$1,450	$1,450	$58,000	$58,000	--	20	--	--	--	--
Lake Cove Village	21	$1,229	$1,309	$49,160	$52,360	--	21	--	--	--	--
Willow Pond	48	$1,415	$2,019	$56,600	$80,760	--	16	16	16	--	--
Dahcotah View Apartments	24	$1,186	$1,186	$47,440	$47,440	--	24	--	--	--	--
Total/Median	**264**	**$1,458**				**--**	**180**	**60**	**21**	**2**	**1**

[1] Based on a 30% allocation of income to housing for general-occupancy. Senior housing projects were excluded from the calculation.
[2] Market rate housing that has rents that could be classified as "unsubsidized affordable" units based on the monthly rents and adjusted for household size.

Source: Maxfield Research & Consulting, LLC

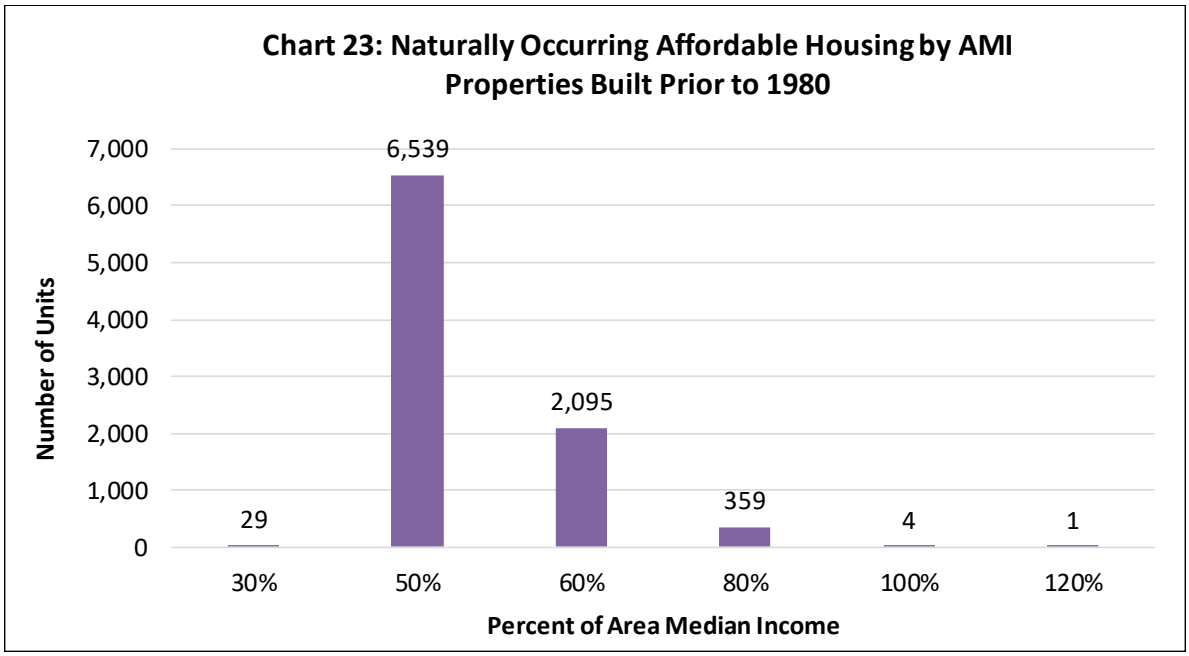


TABLE R-6
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS B RENTAL PROPERTIES (CONSTRUCTED FROM 1980 THROUGH 1999)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Studio										
Woods of Burnsville	7	$666	$885	$26,640 - $35,400	--	4	3	--	--	--
Lemay Lake	33	$1,140	$1,180	$45,600 - $47,200	--	--	--	33	--	--
Berkshire of Burnsville	18	$919	$919	$36,760 - $36,760	--	--	18	--	--	--
Felix Apartments	18	$995	$995	$39,800 - $39,800	--	--	18	--	--	--
Meridian Pointe	15	$910	$910	$36,400 - $36,400	--	--	15	--	--	--
Lexington Hills	14	$1,009	$1,009	$40,360 - $40,360	--	--	14	--	--	--
Parkside Townhomes	16	$910	$910	$36,400 - $36,400	--	--	16	--	--	--
Riverwood Apartments	1	$1,321	$1,722	$52,840 - $68,880	--	--	1	--	--	--
Southwind Village	15	$950	$950	$38,000 - $38,000	--	--	15	--	--	--
Waterford Green	10	$725	$725	$29,000 - $29,000	--	10	--	--	--	--
Total/Median	**147**	**$976**			**--**	**14**	**100**	**33**	**--**	**--**
One-Bedroom										
Allen Avenue	10	$721	$721	$28,840 - $28,840	--	10	--	--	--	--
Whispering Oaks Apartments	6	$1,055	$1,055	$42,200 - $42,200	--	--	6	--	--	--
Eagan Place	58	$1,222	$1,222	$48,880 - $48,880	--	--	--	58	--	--
Woods of Burnsville	169	$960	$1,000	$38,400 - $40,000	--	169	--	--	--	--
Village Dweller	20	$910	$954	$36,400 - $38,160	--	20	--	--	--	--
Apple Woods Apartments	21	$995	$995	$39,800 - $39,800	--	21	--	--	--	--
Surrey Gardens	38	$1,011	$1,011	$40,440 - $40,440	--	38	--	--	--	--
Evergreen Apartments	6	$955	$955	$38,200 - $38,200	--	6	--	--	--	--
Lexington Heights	90	$1,215	$1,300	$48,600 - $52,000	--	--	--	90	--	--
Whitney Pines	36	$920	$940	$36,800 - $37,600	--	36	--	--	--	--
Southcross Village Townhomes	24	$1,211	$1,211	$48,440 - $48,440	--	--	--	24	--	--
Summit Park Apartments	112	$952	$1,143	$38,080 - $45,720	--	--	112	--	--	--
The Observatory I & II	85	$1,207	$1,269	$48,280 - $50,760	--	--		85	--	--
Forest Ridge Apartments	63	$1,095	$1,095	$43,800 - $43,800	--	--	63	--	--	--
Walnut Trails	42	$1,079	$1,079	$43,160 - $43,160	--	--	42	--	--	--
Woodridge Apartments	73	$1,040	$1,155	$41,600 - $46,200	--	38	35	--	--	--
The Oaks of Lakeville	54	$1,010	$1,020	$40,400 - $40,800	--		54	--	--	--
Stone Ridge	12	$979	$979	$39,160 - $39,160	--	12	--	--	--	--
The Ridge	2	$1,009	$1,052	$40,360 - $42,080	--	--	2	--	--	--
Berkshire of Burnsville	34	$1,109	$1,109	$44,360 - $44,360	--	--	34	--	--	--
Coventry Court	48	$1,183	$1,183	$47,320 - $47,320	--	--	48	--	--	--
Oak Leaf	47	$1,105	$1,135	$44,200 - $45,400	--	--	47	--	--	--
Park Place	54	$995	$995	$39,800 - $39,800	--	54		--	--	--
Aspenwood of Eagan	68	$1,186	$1,232	$47,440 - $49,280	--	--	34	34	--	--
Avalon at Town Centre	104	$1,100	$1,100	$44,000 - $44,000	--	--	104	--	--	--
Cinnamon Ridge Apartments	90	$1,150	$1,150	$46,000 - $46,000	--	--	90	--	--	--
Royal Oaks of Eagan	84	$1,245	$1,430	$49,800 - $57,200	--	--	44	44	--	--
Thomas Lake Pointe	72	$979	$1,267	$39,160 - $50,680	--	--	36	36	--	--
Town Centre at Lexington	104	$1,100	$1,100	$44,000 - $44,000	--	--	104	--	--	--
Valley Pond	12	$1,177	$1,177	$47,080 - $47,080	--	--	12	--	--	--
Felix Apartments	200	$1,099	$1,199	$43,960 - $47,960	--	--	200	--	--	--
Meridian Pointe	112	$1,205	$1,665	$48,200 - $66,600	--	--	--	112	--	--
The Fitzgerald	78	$1,127	$1,152	$45,080 - $46,080	--	--	78	--	--	--

Continued

TABLE R-6
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS B RENTAL PROPERTIES (CONSTRUCTED FROM 1980 THROUGH 1999)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
One-Bedroom										
Lexington Hills	98	$1,034	$1,189	$41,360 - $47,560	--	--	98	--	--	--
Parkside Townhomes	48	$1,040	$1,040	$41,600 - $41,600	--	--	48	--	--	--
Riverwood Apartments	39	$1,489	$2,175	$59,560 - $87,000	--	--	--	20	19	--
Southwind Village	129	$1,101	$1,258	$44,040 - $50,320	--	--	65	64	--	--
Pearlwood Estates	75	$940	$940	$37,600 - $37,600	--	75	--	--	--	--
Southview Greens Apartments	15	$800	$815	$32,000 - $32,600	--	15	--	--	--	--
Southfork I	50	$1,071	$1,071	$42,840 - $42,840	--	--	50	--	--	--
Shannon Glen Townhomes	4	$1,095	$1,095	$43,800 - $43,800	--	--	4	--	--	--
Kaposia Valley Apartments	6	$855	$855	$34,200 - $34,200	--	6	--	--	--	--
Waterford Green	33	$850	$875	$34,000 - $35,000	--	33	--	--	--	--
Silver Pines	39	$976	$976	$39,040 - $39,040	--	39	--	--	--	--
Waterford Place	24	$939	$939	$37,560 - $37,560	--	24	--	--	--	--
Lakevillage Apartments	8	$875	$1,075	$35,000 - $43,000	--	4	4	--	--	--
Southfork II	18	$1,071	$1,071	$42,840 - $42,840	--	--	18	--	--	--
Carrington Court Apts.	36	$955	$1,440	$38,200 - $57,600	--	12	12	12	--	--
Majestic Cove	36	$955	$990	$38,200 - $39,600	--	36	--	--	--	--
Promenade Oaks	87	$1,220	$1,320	$48,800 - $52,800	--	--	--	87	--	--
	2,773	**$1,089**			**--**	**649**	**1,443**	**665**	**20**	**--**
One-Bedroom plus Den										
Allen Avenue	2	$760	$760	$30,400 - $30,400	--	2	--	--	--	--
The Oaks of Lakeville	2	$1,099	$1,099	$43,960 - $43,960	--	--	2	--	--	--
Total/Median	**4**	**$930**			**--**	**2**	**2**	**--**	**--**	**--**
Two-Bedroom										
Allen Avenue	12	$832	$832	$33,280 - $33,280	--	12	--	--	--	--
Whispering Oaks Apartments	60	$1,051	$1,064	$42,040 - $42,560	--	60	--	--	--	--
Eagan Place	106	$1,358	$1,370	$54,320 - $54,800	--	--	106	--	--	--
Woods of Burnsville	189	$1,294	$1,294	$51,760 - $51,760	--	--	189	--	--	--
Village Dweller	24	$995	$995	$39,800 - $39,800	--	24	--	--	--	--
Apple Woods Apartments	30	$1,175	$1,250	$47,000 - $50,000	--	30	--	--	--	--
Surrey Gardens	50	$1,141	$1,141	$45,640 - $45,640	--	50	--	--	--	--
Evergreen Apartments	18	$1,015	$1,015	$40,600 - $40,600	--	18	--	--	--	--
Lexington Heights	135	$1,350	$1,500	$54,000 - $60,000	--	--	135	--	--	--
Whitney Pines	36	$1,102	$1,186	$44,080 - $47,440	--	36	--	--	--	--
Southcross Village Townhomes	36	$1,313	$1,335	$52,520 - $53,400	--	--	36	--	--	--
Summit Park Apartments	208	$1,217	$1,455	$48,680 - $58,200	--	104	104	--	--	--
The Observatory I & II	146	$1,388	$1,563	$55,520 - $62,520	--	73	73	--	--	--
Forest Ridge Apartments	189	$1,260	$1,260	$50,400 - $50,400	--	95	94	--	--	--
Lemay Lake	78	$1,159	$1,310	$46,360 - $52,400	--	39	39	--	--	--
Lemay Lake	174	$1,310	$1,330	$52,400 - $53,200	--	--	174	--	--	--
Walnut Trails	126	$1,229	$1,229	$49,160 - $49,160	--	126	--	--	--	--
Woodridge Apartments	112	$1,215	$1,280	$48,600 - $51,200	--	56	56	--	--	--
The Oaks of Lakeville	50	$1,099	$1,349	$43,960 - $53,960	--	25	25	--	--	--
Stone Ridge	18	$1,200	$1,228	$48,000 - $49,120	--	18	--	--	--	--
The Ridge	42	$1,235	$1,280	$49,400 - $51,200	--	21	21	--	--	--
Berkshire of Burnsville	120	$1,409	$1,509	$56,360 - $60,360	--	--	60	60	--	--
Coventry Court	144	$1,168	$1,214	$46,720 - $48,560	--	144	--	--	--	--
Oak Leaf	50	$1,270	$1,270	$50,800 - $50,800	--	--	50	--	--	--
Park Place	111	$1,073	$1,113	$42,920 - $44,520	--	111	--	--	--	--
Aspenwood of Eagan	94	$1,405	$1,542	$56,200 - $61,680	--	--	94	--	--	--
Avalon at Town Centre	111	$1,300	$1,500	$52,000 - $60,000	--	--	111	--	--	--
Cinnamon Ridge Apartments	174	$1,250	$1,550	$50,000 - $62,000	--	--	87	87	--	--
Royal Oaks of Eagan	147	$1,540	$1,985	$61,600 - $79,400	--	--	--	147	--	--
Thomas Lake Pointe	120	$1,303	$1,317	$52,120 - $52,680	--	--	120	--	--	--
Town Centre at Lexington	111	$1,300	$1,625	$52,000 - $65,000	--	--	55	56	--	--
Valley Pond	42	$1,371	$1,497	$54,840 - $59,880	--	--	42	--	--	--

Continued

TABLE R-6
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS B RENTAL PROPERTIES (CONSTRUCTED FROM 1980 THROUGH 1999)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Two-Bedroom										
Felix Apartments	130	$1,230	$1,499	$49,200 - $59,960	--	--	65	65	--	--
Meridian Pointe	182	$1,280	$2,360	$51,200 - $94,400	--	--	--	91	91	--
The Fitzgerald	160	$1,283	$1,412	$51,320 - $56,480	--	--	--	160	--	--
Lexington Hills	56	$1,457	$1,457	$58,280 - $58,280	--	--	--	56	--	--
Riverwood Apartments	88	$1,753	$3,235	$70,120 - $129,400	--	--	--	29	30	29
Southwind Village	132	$1,330	$1,511	$53,200 - $60,440	--	--	--	66	66	--
Alden Ponds Townhomes	149	$1,450	$1,525	$58,000 - $61,000	--	--	75	74	--	--
Pearlwood Estates	125	$1,025	$1,155	$41,000 - $46,200	--	--	125	--	--	--
Southview Greens Apartments	39	$900	$930	$36,000 - $37,200	--	39	--	--	--	--
Southfork I	100	$1,371	$1,371	$54,840 - $54,840	--	--	100	--	--	--
Shannon Glen Townhomes	84	$1,295	$1,295	$51,800 - $51,800	--	--	84	--	--	--
Kaposia Valley Apartments	21	$1,029	$1,029	$41,160 - $41,160	--	21	--	--	--	--
Waterford Green	79	$1,011	$1,241	$40,440 - $49,640	--	79	--	--	--	--
Silver Pines	49	$1,176	$1,351	$47,040 - $54,040	--	25	24	--	--	--
Waterford Place	86	$1,395	$1,399	$55,800 - $55,960	--	--	86	--	--	--
Lakevillage Apartments	50	$950	$1,185	$38,000 - $47,400	--	50	--	--	--	--
Southfork II	36	$1,371	$1,371	$54,840 - $54,840	--	--	36	--	--	--
Carrington Court Apts.	124	$1,065	$1,230	$42,600 - $49,200	--	124	--	--	--	--
Parkview Manor Townhomes	108	$1,354	$1,354	$54,160 - $54,160	--	--	108	--	--	--
Majestic Cove	124	$1,095	$1,260	$43,800 - $50,400	--	62	62	--	--	--
Promenade Oaks	110	$1,545	$1,645	$61,800 - $65,800	--	--	--	110	--	--
Summit Townhomes	8	$1,660	$1,660	$66,400 - $66,400	--	--	--	8	--	--
Total/Median	**5,103**	**$1,361**			**--**	**1,443**	**2,437**	**1,010**	**188**	**30**
Three Bedroom										
Whispering Oaks Apartments	6	$1,345	$1,345	$53,800 - $53,800	--	6		--	--	--
Eagan Place	4	$1,640	$1,646	$65,600 - $65,840	--	--	4	--	--	--
Woods of Burnsville	35	$1,361	$1,650	$54,440 - $66,000	--	18	17	--	--	--
Crossroads of Eagan	32	$1,561	$1,561	$62,440 - $62,440	--	--	32	--	--	--
Summit Park Apartments	16	$1,400	$1,675	$56,000 - $67,000	--	8	8	--	--	--
Woodridge Apartments	15	$1,510	$1,617	$60,400 - $64,680	--	--	15	--	--	--
Berkshire of Burnsville	34	$1,475	$1,475	$59,000 - $59,000	--	--	34	--	--	--
Oak Leaf	53	$1,525	$1,525	$61,000 - $61,000	--	--	53	--	--	--
Park Place	6	$1,405	$1,405	$56,200 - $56,200	--	6	--	--	--	--
Shalimar Estates	48	$1,315	$1,315	$52,600 - $52,600	--	48	--	--	--	--
Avalon at Town Centre	33	$1,570	$1,755	$62,800 - $70,200	--	--	33	--	--	--
Thomas Lake Pointe	24	$1,590	$1,605	$63,600 - $64,200	--	--	24	--	--	--
Town Centre at Lexington	33	$1,670	$1,750	$66,800 - $70,000	--	--	16	17	--	--
Valley Pond	12	$1,601	$1,601	$64,040 - $64,040	--	--	12	--	--	--
Court Place	40	$1,421	$1,464	$56,840 - $58,560	--	20	20	--	--	--
Meridian Pointe	30	$1,795	$2,720	$71,800 - $108,800	--	--		15	15	--
The Fitzgerald	2	$1,704	$1,704	$68,160 - $68,160	--	--	2	--	--	--
Riverwood Apartments	5	$3,705	$5,256	$148,200 - $210,240	--	--	--	--	--	5
Southwind Village	44	$1,722	$1,830	$68,880 - $73,200	--	--	22	22	--	--
Alden Ponds Townhomes	64	$1,685	$1,735	$67,400 - $69,400	--	64	--	--	--	--
Pearlwood Estates	40	$1,394	$1,394	$55,760 - $55,760	--	40	--	--	--	--
Southfork I	50	$1,580	$1,580	$63,200 - $63,200	--	--	50	--	--	--
Shannon Glen Townhomes	10	$1,297	$1,297	$51,880 - $51,880	--	10	--	--	--	--
Kaposia Valley Apartments	6	$1,308	$1,308	$52,320 - $52,320	--	6	--	--	--	--
Waterford Green	8	$1,381	$1,381	$55,240 - $55,240	--	8	--	--	--	--
Waterford Place	12	$1,536	$1,536	$61,440 - $61,440	--	--	12	--	--	--
Lakevillage Apartments	12	$1,490	$1,490	$59,600 - $59,600	--	--	12	--	--	--
Southfork II	18	$1,580	$1,580	$63,200 - $63,200	--	--	18	--	--	--
Carrington Court Apts.	32	$1,375	$1,440	$55,000 - $57,600	--	32	--	--	--	--
Majestic Cove	32	$1,405	$1,470	$56,200 - $58,800	--	16	16	--	--	--
Greystone Heights	100	$1,617	$1,617	$64,680 - $64,680	--	--	100	--	--	--
Promenade Oaks	85	$1,730	$1,850	$69,200 - $74,000	--	--	43	42	--	--
Summit Townhomes	7	$1,785	$1,785	$71,400 - $71,400	--	--	--	7	--	--
Total/Median	**948**	**$1,608**			**--**	**282**	**543**	**103**	**15**	**5**

[1] Based on a 30% allocation of income to housing for general-occupancy. Senior housing projects were excluded from the calculation.

[2] Market rate housing that has rents that could be classified as "unsubsidized affordable" units based on the monthly rents and adjusted for household size.

Source: Maxfield Research & Consulting, LLC

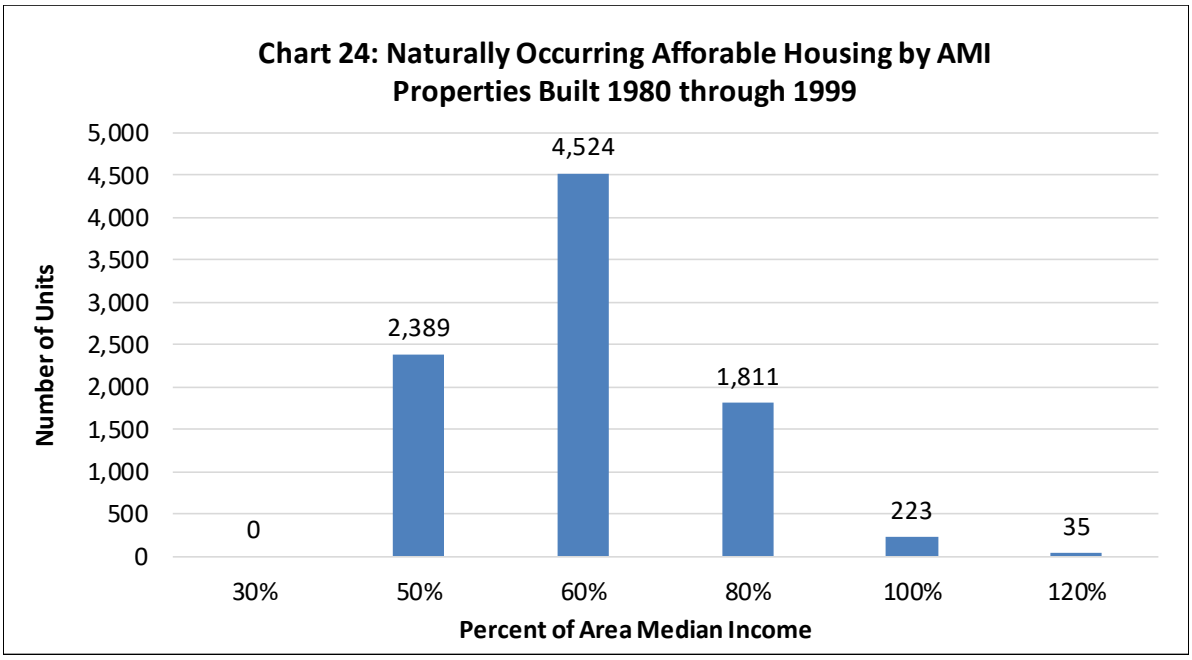


Chart 24: Naturally Occurring Afforable Housing by AMI
Properties Built 1980 through 1999
Number of Units
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
0
2,389
4,524
1,811
223
35
30%
50%
60%
80%
100%
120%
Percent of Area Median Income

TABLE R-7
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS A RENTAL PROPERTIES (CONSTRUCTED 2000 OR LATER)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]		Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Studio											
Provence	2	$1,009	$1,176	$40,360	$47,040	--	--	1	1	--	--
Glen Pond Estates (Phase II)	18	$850	$850	$34,000	$34,000	--	18	--	--	--	--
Grande Market Place	11	$875	$925	$35,000	$37,000	--	--	11	--	--	--
Remington Cove Apartments	37	$1,185	$1,886	$47,400	$75,440	--	--	13	12	12	--
Springs at Apple Valley	28	$1,293	$1,293	$51,720	$51,720	--	--	--	28	--	--
Apple Villa II	4	$1,025	$1,025	$41,000	$41,000	--	--	4	--	--	--
Galante at Parkside	14	$1,267	$1,350	$50,680	$54,000	--	--	--	14	--	--
Springs at Cobblestone Lake	49	$1,305	$1,370	$52,200	$54,800	--	--	--	49	--	--
Lakeside Flats	90	$1,100	$1,100	$44,000	$44,000	--	--	90	--	--	--
Rooftop 252	2	$995	$1,290	$39,800	$51,600	--	1	--	1	--	--
Total/Median	**255**	**$1,214**				**--**	**19**	**119**	**105**	**12**	**--**
One-Bedroom											
Kingston Green	50	$1,140	$1,140	$45,600	$45,600	--	--	50	--	--	--
Dakota Station Apartments	60	$940	$1,015	$37,600	$40,600	--	30	30	--	--	--
Boulder Ridge	16	$1,180	$1,180	$47,200	$47,200	--	--	16	--	--	--
Provence	52	$1,283	$1,356	$51,320	$54,240	--	--	--	52	--	--
Hidden Ponds	10	$925	$925	$37,000	$37,000	--	10	--	--	--	--
Glen Pond Estates (Phase II)	35	$1,010	$1,151	$40,400	$46,040	--	--	35	--	--	--
Hearthstone	63	$1,255	$2,179	$50,200	$87,160	--	--	--	63	--	--
Grande Market Place	15	$996	$1,010	$39,840	$40,400	--	--	15	--	--	--
Palomino East Apartments	3	$1,155	$1,155	$46,200	$46,200	--	--	3	--	--	--
Monument Ridge Apartments	61	$1,109	$1,182	$44,360	$47,280	--	--	61	--	--	--
Blackberry Pointe Apartments	82	$1,036	$1,226	$41,440	$49,040	--	--	41	41	--	--
Lakeville Woods	8	$1,263	$1,317	$50,520	$52,680	--	--	--	8	--	--
Waterford Commons	41	$1,318	$1,353	$52,720	$54,120	--	--	--	41	--	--
Eagle Pointe Apartments	24	$910	$1,005	$36,400	$40,200	--	12	12	--	--	--
Gabella at Parkside	80	$1,171	$1,528	$46,840	$61,120	--	--	40	40	--	--
Remington Cove Apartments	63	$1,179	$1,721	$47,160	$68,840	--	--	21	21	21	--
Flats at Cedar Grove	96	$1,286	$1,544	$51,440	$61,760	--	--	--	96	--	--
CityVue Commons	163	$1,305	$1,915	$52,200	$76,600	--	--	--	82	81	--
Springs at Apple Valley	112	$1,395	$1,477	$55,800	$59,080	--	--	--	112	--	--
Avana Southview	4	$1,178	$1,178	$47,120	$47,120	--	--	4	--	--	--
Avana Southview	172	$1,124	$1,493	$44,960	$59,720	--	--	86	86	--	--
Apple Villa II	12	$1,250	$1,250	$50,000	$50,000	--	--	--	12	--	--
Galante at Parkside	56	$1,207	$1,600	$48,280	$64,000	--	--	--	56	--	--
Edison at Avonlea	95	$1,275	$1,610	$51,000	$64,400	--	--	--	48	47	--
The Reserve at Mendota Village	78	$1,395	$1,936	$55,800	$77,440	--	--	--	39	39	--
Springs at Cobblestone Lake	49	$1,550	$1,695	$62,000	$67,800	--	--	--	25	24	--
Greenwood Apartments	8	$838	$1,024	$33,520	$40,960	--	4	4	--	--	--
Lakeside Flats	10	$1,250	$1,250	$50,000	$50,000	--	--	--	10	--	--
Rooftop 252	10	$1,180	$1,290	$47,200	$51,600	--	--	5	5	--	--
Total/Median	**1,528**	**$1,367**				**--**	**56**	**423**	**837**	**212**	**0**
One-Bedroom plus Den											
Dakota Station Apartments	6	$1,120	$1,115	$44,800	$44,600	--	--	6	--	--	--
Provence	9	$1,433	$1,493	$57,320	$59,720	--	--	--	9	--	--
Palomino East Apartments	6	$1,186	$1,186	$47,440	$47,440	--	--	6	--	--	--
Lakeville Woods	12	$1,425	$1,450	$57,000	$58,000	--	--	--	12	--	--
Total/Median	**33**	**$1,341**				**--**	**--**	**12**	**21**	**0**	**0**
Two-Bedroom											
Kingston Green	124	$1,330	$1,550	$53,200	$62,000	--	--	62	62	--	--
Dakota Station Apartments	66	$1,195	$1,450	$47,800	$58,000	--	--	33	33	--	--
Boulder Ridge	48	$1,350	$1,450	$54,000	$58,000	--	--	48	--	--	--
Parkwood Heights Apartments	40	$1,240	$1,470	$49,600	$58,800	--	--	40	--	--	--
Provence	75	$1,388	$1,634	$55,520	$65,360	--	--	38	37	--	--
Hidden Ponds	64	$1,195	$1,195	$47,800	$47,800	--	--	64	--	--	--
Glen Pond Estates (Phase II)	49	$1,192	$1,516	$47,680	$60,640	--	--	25	24	--	--
Hearthstone	75	$1,476	$2,589	$59,040	$103,560	--	--	38	37	--	--
Grande Market Place	46	$996	$1,522	$39,840	$60,880	--	16	15	15	--	--

Continued

TABLE R-7
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURALLY OCCURRING RENTAL HOUSING
CLASS A RENTAL PROPERTIES (CONSTRUCTED 2000 OR LATER)
DAKOTA COUNTY
JULY 2019

Unit Type/Project Name	Units	Rent Range Min	Rent Range Max	Min. Income Needed to Afford[1]	Market Rate Affordability by AMI[2] 30%	50%	60%	80%	100%	120%
Two-Bedroom										
Palomino East Apartments	57	$1,286	$1,408	$51,440 - $56,320	--	--	57	--	--	--
Cedar Villas Townhomes	48	$1,325	$1,435	$53,000 - $57,400	--	--	48	--	--	--
Monument Ridge Apartments	63	$1,301	$1,358	$52,040 - $54,320	--	--	63	--	--	--
Blackberry Pointe Apartments	120	$1,173	$1,516	$46,920 - $60,640	--	40	40	40	--	--
Lakeville Woods	26	$1,443	$1,574	$57,720 - $62,960	--	--	13	13	--	--
Waterford Commons	34	$1,335	$1,445	$53,400 - $57,800	--	--	34	--	--	--
Eagle Pointe Apartments	36	$1,175	$1,223	$47,000 - $48,920	--	36	--	--	--	--
Gabella at Parkside	76	$1,667	$1,886	$66,680 - $75,440	--	--	--	76	--	--
Remington Cove Apartments	77	$1,486	$1,902	$59,440 - $76,080	--	--	39	38	--	--
Flats at Cedar Grove	76	$1,580	$2,057	$63,200 - $82,280	--	--	38	38	--	--
CityVue Commons	70	$1,705	$2,210	$68,200 - $88,400	--	--	--	35	35	--
Springs at Apple Valley	112	$1,700	$2,014	$68,000 - $80,560	--	--	--	56	56	--
Avana Southview	248	$1,333	$1,644	$53,320 - $65,760	--	--	124	124	--	--
Apple Villa II	12	$1,400	$1,450	$56,000 - $58,000	--	--	12	--	--	--
Galante at Parkside	64	$1,740	$1,918	$69,600 - $76,720	--	--	--	64	--	--
Edison at Avonlea	42	$1,715	$1,795	$68,600 - $71,800	--	--	--	42	--	--
The Reserve at Mendota Village	61	$2,004	$2,859	$80,160 - $114,360	--	--	--	--	61	--
Springs at Cobblestone Lake	49	$1,853	$1,897	$74,120 - $75,880	--	--	--	49	--	--
Greenwood Apartments	16	$1,020	$1,346	$40,800 - $53,840	--	8	8	--	--	--
Lakeside Flats	10	$1,500	$1,500	$60,000 - $60,000	--	--	10	--	--	--
Rooftop 252	36	$1,425	$1,695	$57,000 - $67,800	--	--	18	18	--	--
Total/Median	**1,920**	**$1,577**			**0**	**101**	**868**	**802**	**153**	**1**
Two-Bedroom + Den										
Dakota Station Apartments	9	$1,450	$1,450	$58,000 - $58,000	--	--	9	--	--	--
Provence	16	$1,778	$1,779	$71,120 - $71,160	--	--	--	16	--	--
Lakeville Woods	18	$1,535	$1,671	$61,400 - $66,840	--	--	--	18	--	--
Total/Median	**43**	**$1,636**			**0**	**0**	**9**	**34**	**0**	**0**
Three Bedroom										
Kingston Green	32	$1,515	$1,515	$60,600 - $60,600	--	--	32	--	--	--
Dakota Station Apartments	18	$1,450	$1,450	$58,000 - $58,000	--	18	--	--	--	--
Boulder Ridge	48	$1,650	$1,760	$66,000 - $70,400	--	--	24	24	--	--
Hidden Ponds	10	$1,426	$1,426	$57,040 - $57,040	--	10	--	--	--	--
Glen Pond Estates (Phase II)	10	$1,470	$1,589	$58,800 - $63,560	--	--	10	--	--	--
Hearthstone	32	$1,750	$2,653	$70,000 - $106,120	--	--	--	16	16	--
Wyngate Townhomes	50	$1,287	$1,394	$51,480 - $55,760	--	50	--	--	--	--
Palomino East Apartments	6	$1,512	$1,512	$60,480 - $60,480	--	--	6	--	--	--
Cedar Villas Townhomes	35	$1,580	$1,690	$63,200 - $67,600	--	--	35	--	--	--
Monument Ridge Apartments	12	$1,509	$1,702	$60,360 - $68,080	--	--	12	--	--	--
Blackberry Pointe Apartments	18	$1,725	$1,795	$69,000 - $71,800	--	--	9	9	--	--
Lakeville Woods	10	$1,869	$2,009	$74,760 - $80,360	--	--	--	10	--	--
Waterford Commons	10	$1,450	$1,650	$58,000 - $66,000	--	--	10	--	--	--
Eagle Pointe Apartments	6	$1,360	$1,495	$54,400 - $59,800	--	3	3	--	--	--
Gabella at Parkside	40	$1,882	$1,951	$75,280 - $78,040	--	--	--	40	--	--
Remington Cove Apartments	20	$1,836	$2,142	$73,440 - $85,680	--	--	--	20	--	--
Springs at Apple Valley	28	$1,767	$2,450	$70,680 - $98,000	--	--	--	14	14	--
Edison at Avonlea	9	$2,036	$2,036	$81,440 - $81,440	--	--	--	9	--	--
Springs at Cobblestone Lake	49	$2,045	$2,237	$81,800 - $89,480	--	--	--	49	--	--
Lakeside Flats	10	$1,900	$1,900	$76,000 - $76,000	--	--	--	10	--	--
Rooftop 252	2	$2,060	$2,070	$82,400 - $82,800	--	--	--	2	--	--
Total/Median	**455**	**$1,771**			**--**	**81**	**141**	**203**	**30**	**0**
Two-Bedroom + Den/Loft										
Hearthstone	8	$2,100	$3,008	$84,000 - $120,320	--	--	--	--	4	4
Rooftop 252	6	$2,170	$2,340	$86,800 - $93,600	--	--	--	--	6	--
Total/Median	**14**	**$2,255**			**--**	**--**	**--**	**--**	**10**	**4**

[1] Based on a 30% allocation of income to housing for general-occupancy. Senior housing projects were excluded from the calculation.

[2] Market rate housing that has rents that could be classified as "unsubsidized affordable" units based on the monthly rents and adjusted for household size.

Source: Maxfield Research & Consulting, LLC

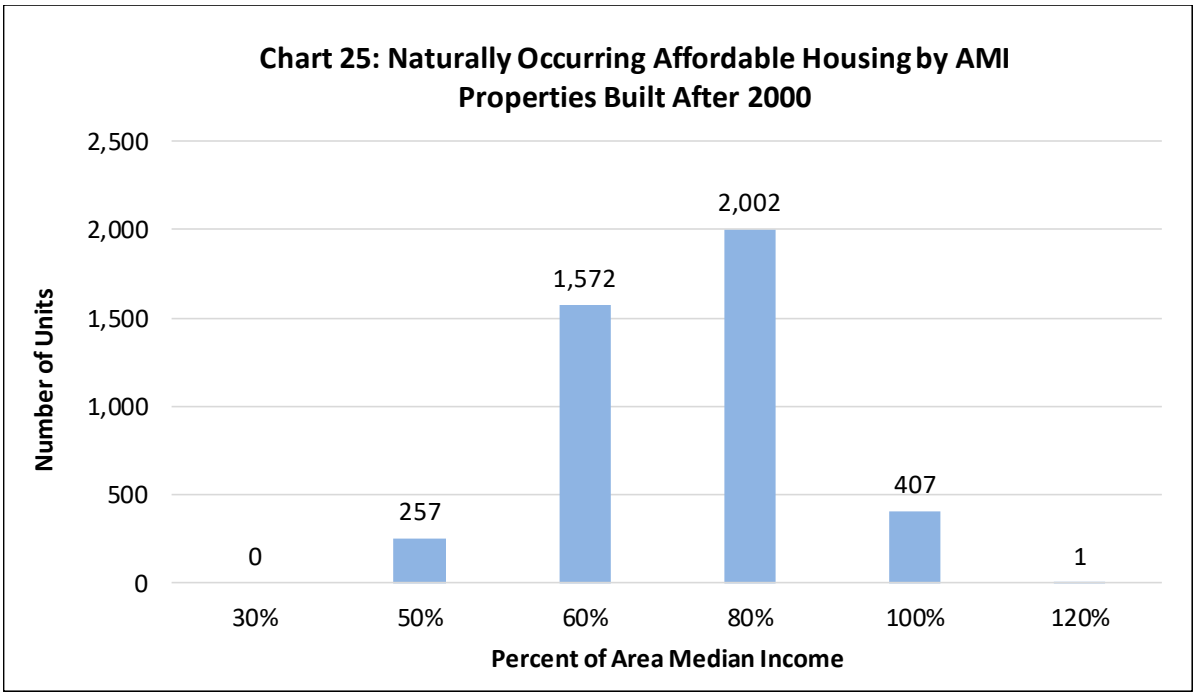


Chart 25: Naturally Occurring Affordable Housing by AMI
Properties Built After 2000
Number of Units
2,500
2,000
1,500
1,000
500
0
0
257
1,572
2,002
407
1
30%
50%
60%
80%
100%
120%
Percent of Area Median Income

TABLE R-8
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURAL OCCURRING SUMMARY
PROPERTIES BUILT PRIOR TO 1980
DAKOTA COUNTY
JULY 2019

	Market Rate Affordability by AMI					
Unit Type	**30%**	**50%**	**60%**	**80%**	**100%**	**120%**
STUDIO	--	210	138	7	2	--
1 BR	--	2,904	1,106	160	--	--
1 BR + DEN	--	--	--	--	--	--
2 BR	29	3,245	791	172	--	--
2 BR + DEN	--	--	--	--	--	--
3 BR+	--	180	60	21	2	1
Subtotal	**29**	**6,539**	**2,095**	**359**	**4**	**1**
Pct. Of Total	**0.3%**	**72.4%**	**23.2%**	**4.0%**	**0.0%**	**0.0%**
Pct. Of Affordability Category						
STUDIO	--	**58.8%**	**38.7%**	**1.9%**	**0.0%**	--
1 BR	--	**69.6%**	**26.5%**	**44.4%**	--	--
1 BR + DEN	--	--	--	--	--	--
2 BR	**0.7%**	**76.6%**	**18.7%**	**47.8%**	--	--
2 BR + DEN	--	--	--	--	--	--
3 BR	--	**68.2%**	**22.7%**	**8.0%**	**0.8%**	**0.4%**

Source: Maxfield Research & Consulting, LLC

TABLE R-9
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURAL OCCURRING SUMMARY
PROPERTIES BUILT 1980 through 1999
DAKOTA COUNTY
JULY 2019

	Market Rate Affordability by AMI					
Unit Type	**30%**	**50%**	**60%**	**80%**	**100%**	**120%**
STUDIO	--	14	100	33	--	--
1 BR	--	649	1,443	665	20	--
1 BR + DEN	--	2	2	--	--	--
2 BR	--	1,443	2,437	1,010	188	30
2 BR + DEN	--	--	--	--	--	--
3 BR	--	282	543	103	15	5
Subtotal	--	**2,389**	**4,524**	**1,811**	**223**	**35**
Pct. Of Total	**0.0%**	**26.6%**	**50.4%**	**20.2%**	**2.5%**	**0.4%**
Pct. Of Affordability Category						
STUDIO	--	9.5%	68.0%	22.4%	--	--
1 BR	--	23.4%	52.0%	23.9%	--	--
1 BR + DEN	--	50%	50.0%	--	--	--
2 BR	--	28.2%	47.7%	19.8%	3.7%	0.6%
2 BR + DEN	--	--	--	--	--	--
3 BR	--	29.7%	57.3%	10.9%	1.6%	0.5%

Source: Maxfield Research & Consulting, LLC

TABLE R-10
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURAL OCCURRING SUMMARY
PROPERTIES BUILT AFTER 2000
DAKOTA COUNTY
JULY 2019

	Market Rate Affordability by AMI					
Unit Type	**30%**	**50%**	**60%**	**80%**	**100%**	**120%**
STUDIO	--	19	119	105	12	--
1 BR	--	56	423	837	212	--
1 BR + DEN	--	--	12	21	--	--
2 BR	--	101	868	802	153	1
2 BR + DEN	--	--	9	34	--	--
3 BR	--	81	141	203	30	--
Subtotal	**0**	**257**	**1,572**	**2,002**	**407**	**1**
Pct. Of Total	**0.0%**	**6.1%**	**37.1%**	**47.2%**	**9.6%**	**0.0%**
Pct. Of Affordability Category						
STUDIO	--	**4.7%**	**29.2%**	**25.8%**	**2.9%**	--
1 BR	--	**21.8%**	**26.9%**	**41.8%**	**52.1%**	--
1 BR + DEN	--	--	**0.8%**	**1.0%**	--	--
2 BR	--	**39.2%**	**55.2%**	**40.1%**	**37.6%**	**100.0%**
2 BR + DEN	--	--	**0.6%**	**1.7%**	--	--
3 BR	--	**31.6%**	**9.0%**	**10.1%**	**7.4%**	--

Source: Maxfield Research & Consulting, LLC

TABLE R-11
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURAL OCCURRING SUMMARY
ALL PROPERTIES
DAKOTA COUNTY
JULY 2019

	Market Rate Affordability by AMI					
Unit Type	**30%**	**50%**	**60%**	**80%**	**100%**	**120%**
STUDIO	--	243	357	145	14	--
1 BR	--	3,609	2,972	1,661	232	--
1 BR + DEN	--	2	14	21	--	--
2 BR	29	4,788	4,095	1,983	341	31
2 BR + DEN	--	--	9	34	--	--
3 BR	--	543	744	327	47	6
Subtotal	**29**	**9,184**	**8,191**	**4,172**	**634**	**37**
Pct. Of Total	**0.1%**	**41.3%**	**36.8%**	**18.8%**	**2.8%**	**0.2%**
Pct. Of Affordability Category						
STUDIO	**--**	**32.0%**	**47.0%**	**19.1%**	**1.8%**	**--**
1 BR	**--**	**42.6%**	**35.1%**	**19.6%**	**2.7%**	**--**
1 BR + DEN	**--**	**5.4%**	**37.8%**	**56.8%**	**--**	**--**
2 BR	**3.9%**	**42.5%**	**36.3%**	**17.6%**	**3.0%**	**0.3%**
2 BR + DEN	**--**	**--**	**20.9%**	**79.1%**	**--**	**--**
3 BR	**--**	**32.6%**	**44.6%**	**19.6%**	**2.8%**	**0.4%**

Source: Maxfield Research & Consulting, LLC

Market Conditions
Senior Housing

Introduction

This section of the report summarizes the current and projected supply of older adult and senior housing options in Dakota County.

This section evaluates the market conditions for age-restricted (55+) and (62+) housing in Dakota County by examining data on:

- the performance of market rate and affordable (deep-subsidy and shallow-subsidy) older adult and senior housing properties as collected by Maxfield Research and Consulting, LLC.,
- pending age-restricted housing developments in the County from city staff, and
- interviews with housing professionals in Dakota County familiar with age-restricted housing trends.

This section of the report includes summary totals for each of the three submarkets in the County. Detailed information regarding each community's age-restricted housing supply is found in Appendix D.

COMPARISON OF FINDINGS - MARKET CONDITIONS SENIOR HOUSING DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
By 2013, Dakota County had 4,362 market rate senior units across all service levels and 40% were active adult units	As of 2019, Dakota County's market rate senior housing inventory had increased to 5,616 units across all service levels, of which 34% is active adult
The overall vacancy rate among market rate senior housing with services was 5.2%.	The overall vacancy rate among market rate senior housing w/services properties is 5.2%, a decrease from 2013
From 2008 to 2010, seniors relocating to senior housing slowed because of decreasing home values and concerns about the ability to afford the rising costs of senior hsg and care services	Post recession, home prices rose and seniors were able to sell their homes at higher prices, increasing their ability to afford senior housing
Development of service-enriched senior housing has continued because the private market sees higher returns for service-enriched housing versus active adult housing	Development of continuum of care housing has continued with a greater focus on "independent living with optional services"; assisted living has been slower to absorb
By 2013, Dakota County CDA had developed 26 shallow-subsidy active adult senior properties with 1,543 units.	As of 2019, Dakota County CDA had developed 30 active adult properties with 1,849 units (a 20% increase).

Senior Housing Defined

The term "age-restricted housing" refers to any housing development restricted to people age 55 or older or in some cases, age 62 or older. Age-restricted housing includes an entire spectrum of housing alternatives, which occasionally overlap, continuing to blur the distinctions between them. This has occurred primarily among independent living properties where adult/few services and independent living with optional services now target many of the same prospective residents. The level of support services offered however, often best defines their category. Maxfield Research classifies these properties into four categories based on the level of support services offered. Skilled nursing is a separate category, which is focused on providing a high level of health care. Although older adults utilize skilled nursing facilities in greater numbers, these facilities serve people of any age.

The four "senior" housing categories usually share several characteristics. First, they offer individual living apartments or residences with living areas, bathrooms, and kitchens or kitchenettes. Second, they usually provide for some form of emergency response with pull-cords or pendants to promote security. Third, they often have common space or community facilities to encourage socialization. Finally, they are age-restricted and offer conveniences desired by older adults and seniors. Sometimes however, assisted living and memory care facilities serve non-elderly people with special health considerations.

The four categories of age-restricted housing offered today form a continuum of care (see Figure 1), from a low level to more intensive ones; often the service offerings at one type overlap with those at another. In general, however, Active Adult/Few Services properties tend to attract younger, more independent seniors, while assisted living and memory care properties tend to attract older, frailer seniors. The table on the following page defines senior housing service levels: (Active Adult-AA), Independent Living (IL), Assisted Living (AL) and Memory Care (MC).

CONTINUUM OF HOUSING AND SERVICES FOR SENIORS

Single-Family Home	Townhome or Apartment	Congregate Apartments w/ Optional Services		Assisted Living	Nursing Facilities	
	Age-Restricted Independent Single-Family, Townhomes, Apartments, Condominiums, Cooperatives		Congregate Apartments w/ Intensive Services		Memory Care (Alzheimer's and Dementia Units)	

Fully Independent Lifestyle — *Fully or Highly Dependent on Care*

Senior Housing Product Type

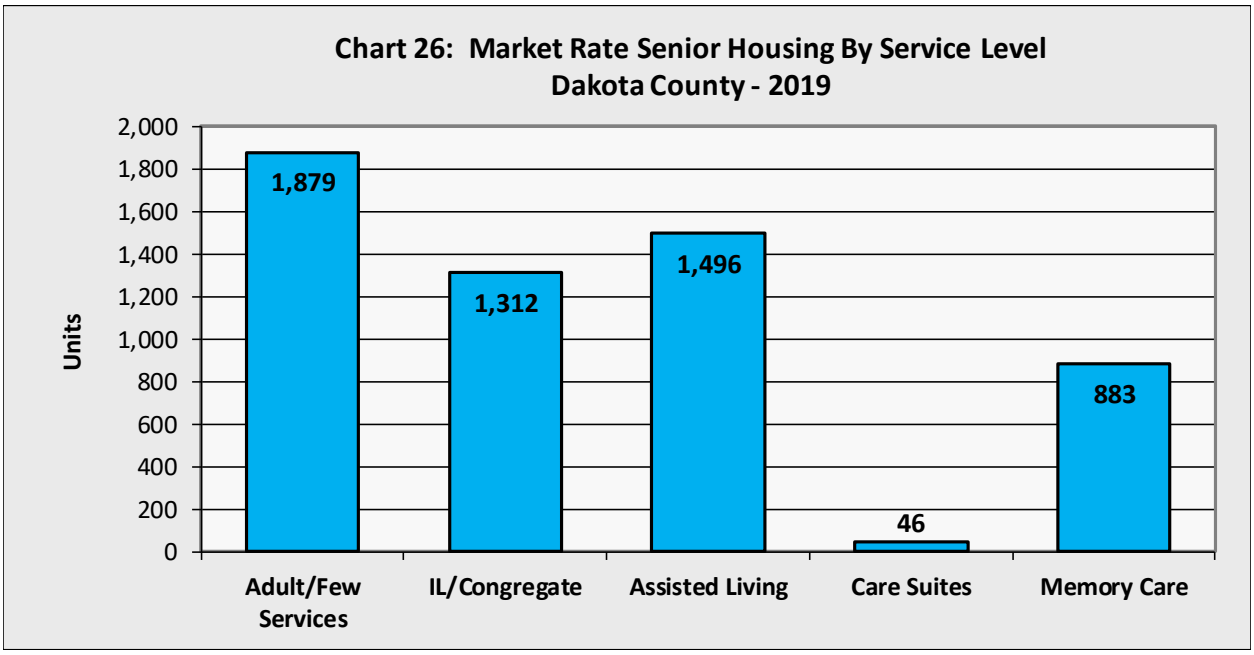
Source: Maxfield Research & Consulting, LLC

Active Adult/Few Services
Active Adult properties (or independent living without services available) are similar to a general-occupancy building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Residents are generally age 70 or older if in an apartment-style building. Organized entertainment, activities and occasionally a transportation program represent the extent of services typically available at these properties. Because of the lack of services, active adult properties generally do not command the rent premiums of more service-enriched senior housing. Active adult properties can have a rental or owner-occupied (condominium or cooperative) format.
Independent Living (Congregate) (IL)
Independent Living (Congregate) properties (independent living with services available) offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties often dedicate a larger share of the building to common areas, because the units are smaller than in adult housing and to encourage socialization among residents. Independent living properties attract a slightly older target market than adult housing (i.e. seniors age 75 or older). Rents are also above those of active adult buildings. Sponsorship by a nursing home, hospital or health care organization is common.
Assisted Living (AL)
Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their health situation), who need extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have staff on duty 24 hours per day or at least 24-hour emergency response.
Memory Care (MC)
Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which addresses housing needs almost exclusively for widows or widowers, a higher proportion of persons afflicted with Alzheimer's disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver's concern of incurring the costs of health care at a special facility while continuing to maintain their home.
Skilled Nursing Care
Skilled Nursing Care, or long-term care, provides a living arrangement that integrates shelter and food with medical, nursing, psychosocial and rehabilitation services for persons who require 24-hour nursing supervision. Residents in skilled nursing homes can be funded under Medicare, Medicaid, Veterans, HMOs, private insurance as well as use of private funds.

Market Rate Older Adult and Senior Developments

Chart 26 below summarizes the inventory of market rate older adult and senior housing in Dakota County by service-level in 2019. The following are key points about market rate older adult and senior housing conditions and trends.

- As of 2019, Maxfield identified a total of 5,616 market rate age-restricted housing units in Dakota County. This is an increase of 1,254 units (28.7%) since 2013 when the total was 4,362. Of these, 33% are adult, few services units, a modest decrease from 2013 (37%); the remaining units provide residents with services, either optional or included in the monthly fee or service package. Over the past six years, more market rate service-based senior housing has been added in Dakota County.



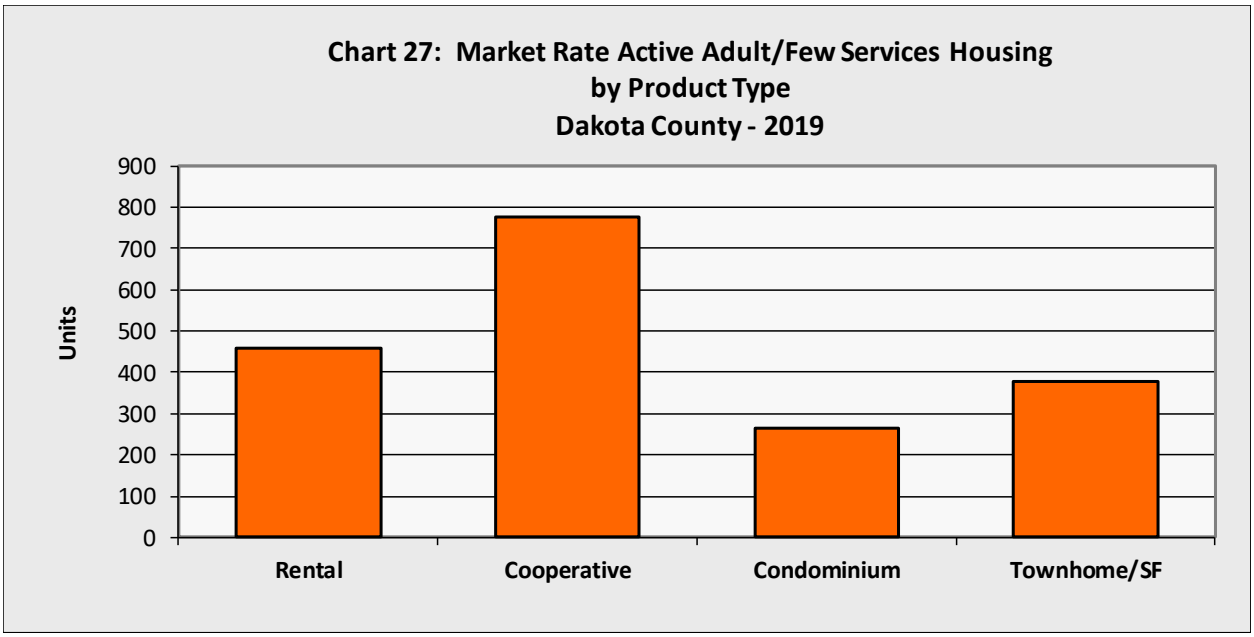
- Increases in the amount and type of senior housing developed across the Twin Cities Metro Area have been generated by the following factors:
    - A continued increase in market penetration among the senior population and their children who have become more familiar with age-restricted housing products;
    - A greater need for these services as many children of aging parents are not equipped to care for them in their homes. Children are often spread out across the country, making it more difficult to provide direct care.
    - The continued proliferation of senior housing products expanding the continuum of care from truly independent living to skilled nursing and those afflicted with Alzheimer's or forms of dementia and other types of illnesses such as Parkinson's disease.

  - Increased need/demand from baby boomers seeking housing for their aging parents who are more likely to consider these housing products than previous generations. Also, seniors themselves have become more familiar with senior housing as friends and relatives have relocated to these types of properties.
  - A continued preference among investors for high density housing and away from commercial office and retail properties.

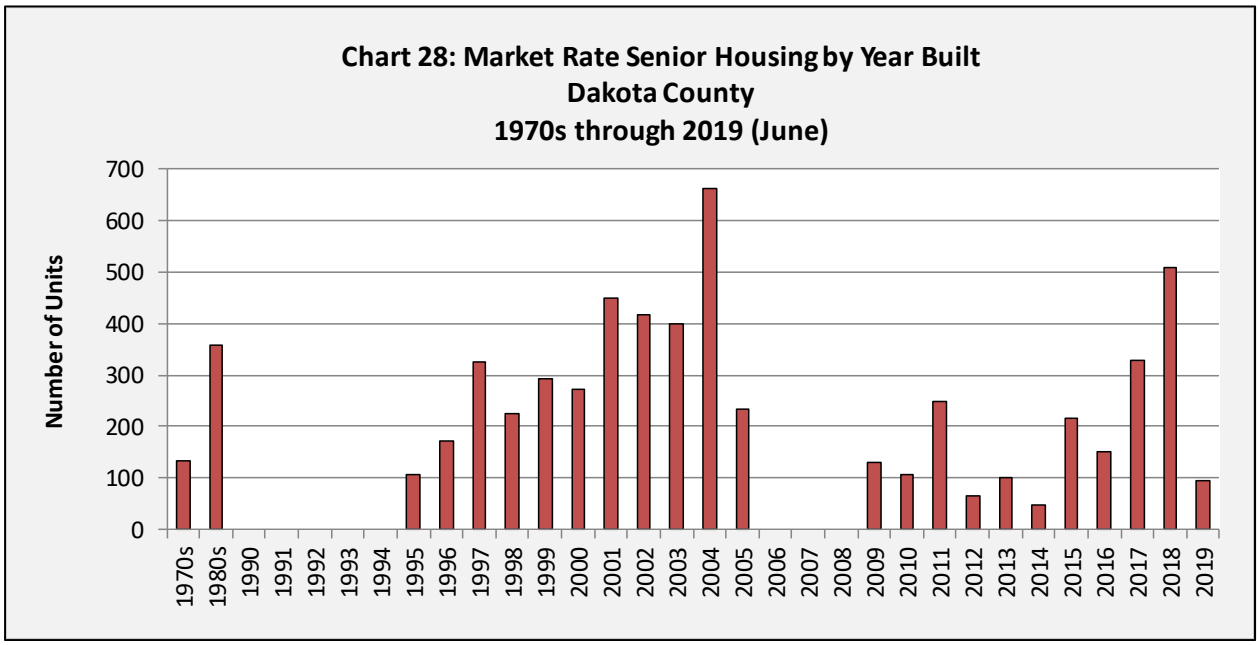
- With the boom in multifamily real estate, low mortgage interest rates and growth among the senior population, the development of senior housing continues to increase. Independent living with the option of adding services as needed has become increasingly popular in continuum of care communities where there are multiple service levels available and residents may age in place. Residents are preferring to elect services as they need them and prefer to receive services in their current apartment rather than relocate to a different floor or part of the building if their care needs change. Increasingly, older adults and seniors who are independent are seeking convenience more than care and are looking for housing that will offer reduced upkeep and maintenance, increased activities and concierge services. Cooperative living and single-level townhomes have increased substantially in popularity among those age 70 years or older.

- Active Adult/Few Services housing is most often restricted to households age 55 years or older and includes rental as well as ownership products such as townhomes, condominiums, cooperatives and single-family homes. Most of these products however, are occupied by households age 70 years or older. Development of condominiums and townhomes decreased in the early 2010s because of the housing market slowdown, but also because many seniors and a growing number of older adults prefer to rent their housing. While the development of cooperatives has continued, there has been less development of active adult rental. Development costs for rental housing have increased substantially. Those seeking rental housing with few or no services often move into a general market apartment, renting larger size units. There has also been a return to the development of twin homes and increased development of detached villas although most of these units are not age-restricted. The aging of the baby boom generation is expected to increase demand for independent living ownership and rental products as options to single-family. These developments however, may not be age-restricted.

- As of 2019, there are two new age-restricted ownership properties, one in Apple Valley, Zvago Central Village, with 58 units and one in Eagan, Applewood Pointe of Eagan, with 96 units. Both buildings opened in 2019. Zvago has five units remaining and Applewood Pointe of Eagan is sold out. The other age-restricted ownership properties are each more than ten years old and include cooperatives, townhomes and one single-family subdivision. Ownership units currently account for 74% of the adult few services units, whereas in 2013, they accounted for 77%. United Properties however, recently announced plans to develop a new cooperative in Apple Valley, their Applewood Pointe concept with 96 apartments and 12 townhomes. The addition of this development would push the overall ownership proportion to 76%.



- Prior to 1995, there were just over 500 market rate senior units in the County. In 2013, there were 4,362 and as of 2019, there are 5,616 units. Between 2013 and 2019, market rate senior housing units increased 31% in five years. There are another 959 market rate senior units under construction or in the pipeline in Dakota County.



- The overall senior housing market in Dakota County is near equilibrium with a vacancy rate of 2.8%, a decrease since 2013, when the overall vacancy rate was 4.2%. Continuum of care (independent living, assisted living and memory care) properties opened in 2018 in Apple Valley (Orchard Path) and Eagan (Stonehaven Senior Living). Sanctuary West St. Paul (AL/MC), Legacy of Farmington (AL/MC) and The Moments in Lakeville (MC) opened in 2017. The Rosemount (IL/AL/MC) opened in 2016.

- The following properties are in their initial lease-up periods and are excluded from vacancy calculations: Stonehaven Senior Living (93 units), Orchard Path (193 units) and Legacy of Farmington (70 units). Orchard Path has reached stabilized occupancy for its independent living and memory care components. Legacy of Farmington has reached stabilized occupancy in its memory care component. A vacancy rate of 7% or less is considered stabilized for assisted living and memory care because of higher turnover rates. As of August 2019, the overall vacancy rate for senior housing with services in Dakota County is 3.7%, a decrease from 5.4% in 2013, again excluding properties still in their initial lease-up periods. Vacancy rates are highest for assisted living (5.0%) and memory care (5.4%), but still below the market equilibrium rates of 7.0% for those service levels. Vacancies are lowest for independent living at 1.1%.

- Chart 29 shows that most of the market rate senior housing is in the Developed Communities (78%), although the Suburban Edge and Emerging Edge Communities (22%) have also added new senior properties and more are planned. Also, the larger number of Developed Communities (eight vs four) further increases the potential for those communities to have increased their senior housing stocks. The Developed Communities generally have higher proportions of seniors. Growth communities are also capitalizing on children who are seeking senior housing for their parents.

- Table S-1 shows a summary of senior housing properties by community in Dakota County with total units and number of units vacant. Vacancy rates are below market equilibrium for all service levels.

- As highlighted on Table S-2, the average monthly rents reflect the level of services offered at the property. Communities are segmented between Developed and Suburban Edge.

Average monthly rental rates range as follows by service level:

Active Adult:	$1,319 - $2,025
IL/Congregate	$1,905 - $3,695
Assisted Lvg:	$3,242 - $4,345
Memory Care:	$4,671 - $4,729

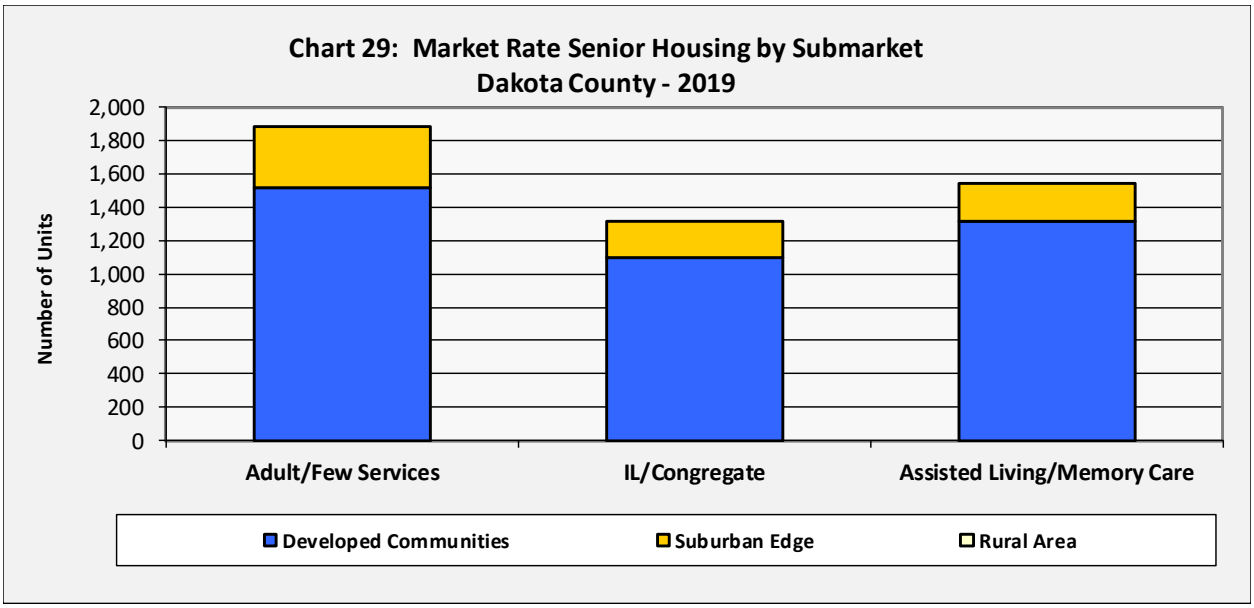


TABLE S-1
MARKET RATE SENIOR HOUSING UNITS BY COMMUNITY
DAKOTA COUNTY
June 2019

	Adult/Few-Services		Independent/Cong		Assisted Living		Memory Care	
City	Total Units	Vacant	Total Units	Vacant	Total Units	Vacant	Total Units	Vacant
Developed Communities								
Apple Valley	233	5	273	8	260	38	93	3
Burnsville	428	4	207	2	297	15	154	7
Eagan	391	23	246	13	172	22	159	18
Inver Grove Heights	265	0	129	0	185	12	95	10
Lilydale	-	-	95	0	40	0	32	0
Mendota Heights	-	-	-	-	26	2	20	1
South St. Paul	-	-	-	-	44	8	16	1
West St. Paul	202	0	112	2	266	22	76	3
Subtotal	*1,519*	*32*	*1,062*	*25*	*1,290*	*119*	*645*	*43*
Suburban Edge and Emerging Suburban Edge								
Farmington	84	0	28	1	76	15	31	1
Hastings	-	3	80	0	118	3	80	4
Lakeville	-	-	150	0	108	0	112	8
Rosemount	276	2	40	0	34	1	18	0
Subtotal	*360*	*5*	*298*	*1*	*336*	*19*	*241*	*13*
Total	**1,879**	**37**	**1,360**	**26**	**1,626**	**138**	**886**	**56**
		0.6%		*1.1%*		*5.0%*		*5.4%*

Notes: Properties in their initial lease-up period are excluded from the vacancy calculations; care suites are included in assisted

Sources: Maxfield Research and Consulting LLC

TABLE S-2
RENT SUMMARY - MARKET RATE SENIOR RENTAL HOUSING
DAKOTA COUNTY
June 2019

	Adult/Few-Services			Independent/Cong.			Assisted Living			Memory Care	
	Average Rents			Average Rents			Average Rents			Average Rents	
City	1BR	2BR	3BR	1BR	2BR	3BR	0BR	1BR	2BR	0BR	1BR
Developed Communities											
Apple Valley	$1,305	$1,649	$2,310	$1,847	$2,725	$3,406	$3,100	$2,670	$3,711	$5,762	$5,508
Burnsville	-	$1,005	-	$2,248	$2,760	-	$2,767	$3,410	$4,447	$4,467	$5,226
Eagan	$1,558	$1,678	$2,265	$2,652	$3,328	$3,221	$3,759	$4,994	-	$4,814	$4,939
Inver Grove Heights	-	-	-	$1,791	$2,336	$3,975	$3,339	$4,028	$4,715	$3,785	$3,660
Lilydale	-	-	-	$1,904	$2,646	$4,503	$3,527	$4,284	$4,722	$3,527	$4,288
Mendota Heights	-	-	-	-	-	-	$3,900	$4,500	-	$5,050	-
South St. Paul	-	-	-	-	-		$2,975	$3,175	$3,990	$2,975	$3,250
West St. Paul	$1,095	$1,263	$1,500	$1,807	$2,217	-	$3,558	$4,129	$4,358	$3,402	$3,117
Suburban Edge and Emerging Suburban Edge											
Farmington	-	-	-	$1,466	$1,993	-	$3,363	$4,023	-	$5,258	$4,500
Hastings	-	-	-	$1,353	$1,897		$2,830	$3,345	-	$5,415	$5,570
Lakeville	-	-	-	$2,402	$2,728	$3,370	$3,170	$3,442	$4,187	$5,263	$4,575
Rosemount	-	-	-	$1,580	$2,295	-	$2,610	$3,690	$4,630	$6,335	$7,385
Total	**$1,319**	**$1,399**	**$2,025**	**$1,905**	**$2,493**	**$3,695**	**$3,242**	**$3,808**	**$4,345**	**$4,671**	**$4,729**

Note: 0BR equates to studio or private suite

Source: Maxfield Research and Consulting LLC

- As elsewhere, health care costs continue to rise and monthly housing and services fees have been increasing between 3% and 5% annually depending on the level of services included. To afford the average rent for a one-bedroom market rate unit in an active adult building, seniors would need a minimum household income of $39,600, $39,600 for independent living units (65% allocation), $46,000 for assisted living units and $60,000 for memory care. This assumes that seniors allocate 40% of their income for adult units, 65% for independent living with optional or included services, 85% for assisted living and 90% or higher for memory care. Many seniors also use the equity from their single-family home and other savings to pay for senior housing with services. Thus, some seniors with lower incomes can afford market rate senior housing. This is particularly true for assisted living and memory care where many seniors are willing to spend down assets to avoid placement in a nursing home.

- Table S-3 presents a summary of pricing for active adult ownership properties in Dakota County. Most of the properties are cooperatives with a broad range of pricing depending on the share values of the units. As such, there is greater pricing variation between properties in this category. The overall average price for these units is $150,896 with an average monthly fee of $958, which includes lower monthly fees for single-level townhomes where individual owners are responsible for all their utility costs. At cooperative properties, some utility costs are included in the monthly fee, such as water, sewer and trash removal.

The association may only provide for exterior maintenance and upkeep along with exterior building insurance and snow removal. Eleven units were vacant for a vacancy rate of 0.8%, below the market equilibrium rate of 2% for ownership properties.

TABLE S-3
SUMMARY OF MARKET RATE OWNERSHIP PROPERTIES
DAKOTA COUNTY
AUGUST 2019

	OWNERSHIP UNITS		AVG PRICING/FEES	
City	Total Units	Vacant	Avg. Price	Avg. Mo. Fees
Developed Communities				
Apple Valley	58	5	$150,000	$2,100
Burnsville	422	4	$184,106	$752
Eagan	217	0	$145,600	$1,300
Inver Grove Heights	265	0	$165,005	$906
Mendota Heights	0	0	--	--
South St. Paul	0	0	--	--
West St. Paul	97	0	$50,266	$1,014
Suburban Edge and Emerging Suburban				
Farmington	84	0	$174,938	$345
Hastings	0	0	--	--
Lakeville	0	0	--	--
Rosemount	276	2	$186,360	$287
Rural Area		None		
Total	**1,419**	**11**	**$150,896**	**$958**
	Vacancy rate:	**0.8%**		

Note: Lower average pricing reflects lower % buy-in for some cooperative properties, but higher monthly fees.

Sources: Dakota County CDA, Maxfield Research and Consulting, LLC

Shallow-Subsidy Senior Housing

The Dakota County CDA owns and operates 29 shallow-subsidy adult/few services rental properties targeted to households age 55 or older with low to moderate incomes with 1,849 units. There are another 162 units at Legends of Apple Valley that opened in 2018 owned and managed by Dominium. All these properties have 1990 or later. Winsor Plaza in Lakeville was the first to open in 1990.

Chart 30 shows a timeline of the development of shallow-subsidy senior housing in the community. A new shallow-subsidy senior housing property has opened in Dakota County nearly every year since 1990. Multiple developments were opened in 1995, 1997, 2001, 2004 and 2012. No units opened in 1996, 2000, 2006, 2013 and 2014. Developments undertaken by the County are typically in the 40- to 60-unit range.

In the future, shallow-subsidy affordable senior will be developed by private developers working on their own or collaboratively with Dakota County CDA. Dakota County CDA does not intend to further develop shallow-subsidy senior housing units as it has in the past.

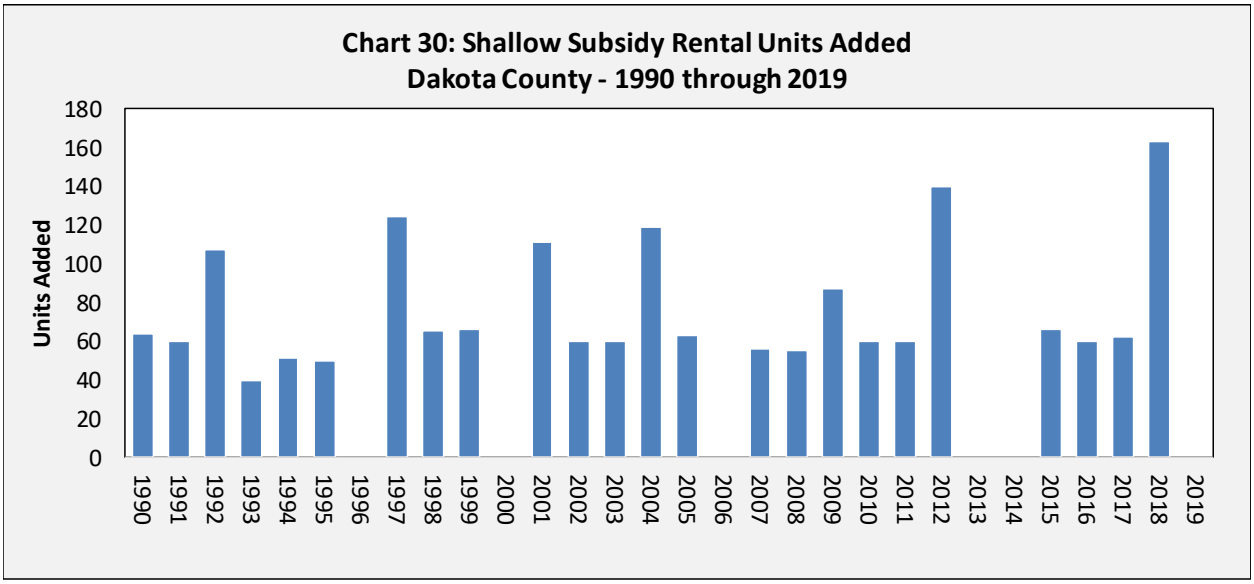


Table S-4 on page 140 summarizes age-restricted (62+) affordable ("shallow-subsidy") and age-restricted (62+) subsidized ("deep subsidy") properties in Dakota County. Dakota County recently increased the age restriction in its senior properties from 55+ to 62+ for incoming residents. The table shows that 71% of the shallow-subsidy units are in the Developed Communities, with the remainder in the Suburban Edge Communities.

To qualify for residency in the shallow-subsidy adult properties, applicants must be age 62+ and have incomes at or below 80% of median. Except for fixed rent buildings, residents of one-bedroom units pay 30% of their income for rent (between a minimum of $423 and a maximum of $758 in 2019). Residents of two-bedroom units pay 32% of their income for rent (between a

minimum of $627 and a maximum of $960 in 2019). For fixed rent buildings, residents pay $643 per month for a one-bedroom unit and $788 per month for a two-bedroom unit. Fixed rent buildings are:

- O'Leary Manor (Eagan)
- Lakeside Pointe (Eagan)
- Crossroads Commons (Lakeville)
- Argonne Hills (Lakeville)
- Cobblestone Square (Apple Valley)
- Thompson Heights (South St. Paul)
- Vermillion River Crossing (Farmington)
- Valley Ridge (Burnsville)

Premium units are available at some properties in every city in which the CDA operates senior housing facilities. Rents for premium units are $810 per month for a one-bedroom unit and $995 per month for a two-bedroom unit.

In addition to the Active Adult/Few Services units, the Valley Ridge property in Burnsville offers 40 assisted living units and 20 memory care units. Base fees start at $2,300 per month for the assisted living units and $4,450 for the memory care units; additional fees are charged above the base fees for personal care services depending on the residents' needs. New construction market rate senior housing developments typically have base monthly fees that begin at $3,200 per month for assisted living and $4,500 per month for memory care.

Residents of the newest affordable senior property, Legends of Apple Valley, pay $1,072 per month for a one-bedroom unit, $1,245 to $1,283 per month for a two-bedroom unit and $1,479 for a three-bedroom unit. These units are owned and operated by Dominium and do not share the same rent schedule as Dakota County CDA units.

Shallow-subsidy senior units have been highly successful. There are essentially no vacancies and there is a waitlist of about 1,300 names. At times, prospects may have to wait up to two years for a unit at their preferred property. The waitlist is currently open for two-bedroom units. The properties' appeal derives from their recent construction and similarities to market rate properties in quality and appearance. Maximum income limits are high because the median household income in Dakota County is above that of many other counties in the Twin Cities Metro Area including Anoka, Hennepin and Ramsey Counties.

The Dakota County CDA is supporting private and non-profit developers in their efforts to developer additional affordable senior housing in the county. The Winslow is under construction in West St. Paul and will provide 172 age-restricted units (62+) to those with incomes at or less than 60% of AMI. The property is scheduled to open Spring 2020.

Deep-Subsidy Senior Housing

There are 771 deep-subsidy senior housing units in 12 properties across Dakota County. As Table S-4 shows, 65% of the units are in the Developed Communities and 35% are in the Growth Communities. Deep-subsidy senior properties are older than the shallow-subsidy properties. Except for Ebenezer Ridge Point (built in 1995), all deep-subsidy senior properties were built between 1973 and 1988. Federal government funding for the development of deep-subsidy senior housing has largely been eliminated. Demand continues to be high, but seniors with extremely low incomes must currently rely on Housing Choice Vouchers or usually must wait a long time for access into existing properties. Several deep-subsidy properties also allow individuals under age 62 with a qualified disability to reside in these properties, further limiting the number of units for seniors.

TABLE S-4
SUMMARY OF SHALLOW-SUBSIDY AND DEEP-SUBSIDY RENTAL PROPERTIES
DAKOTA COUNTY
AUGUST 2019

	SHALLOW-SUBSIDY		DEEP-SUBSIDY	
City	Total Units	Vacant	Total Units	Vacant
Developed Communities				
Apple Valley	333	3	72	1
Burnsville	200	0	42	0
Eagan	245	1	-	-
Inver Grove Heights	177	1	39	0
Mendota Heights	100	2	--	--
South St. Paul	156	0	208	0
West St. Paul	101	1	140	0
Suburban Edge and Emerging Suburban				
Farmington	66	2	97	0
Hastings	103	0	110	0
Lakeville	264	4	24	0
Rosemount	104	2	39	0
Rural Area		None		
Total	**1,849**	**16**	**771**	**1**
	Vacancy rate:	**0.9%**		**0.1%**

Sources: Dakota County CDA, Maxfield Research and Consulting, LLC

The deep-subsidy properties differ from the shallow-subsidy properties primarily in the age of the buildings, the age limit (62+) of residents and income limits. Deep-subsidy properties require the household to have an income of no more than $30,320 for one-person households and $38,400 for two-person households (compared to $52,850 and $60,400 for one-person and two-person households for the shallow-subsidy projects in 2019. They also differ in that there is no minimum rent. Monthly rents are based solely on 30% of a qualified household's Adjusted Gross Income (AGI) and residents qualify based on a household income at or less than 50% of the Area Median Income.

Only one unit in the subsidized senior properties was identified as vacant, or 0.1%. Project-based Section 8 senior housing is no longer being developed. Section 202 housing for independent seniors brought additional deep-subsidy units to the market in the past, but HUD had not issued any Notice of Funding Availability (NOFA) since 2010. HUD issued a Program 202 NOFA for 2018 and 2019 for Distressed Cities, but there are no Distressed Cities in Dakota County. As identified, developers seeking to apply for Program 202 funding must demonstrate significant need and HUD has restricted this to cities with substantial need, which is often dense urban areas with high concentrations of seniors and high concentrations of extremely low-income households. The exceptionally low vacancy rate for deep-subsidy senior housing demonstrates continued pent-up demand for these units.

Elderly Waivers

The State of Minnesota provides for low-income seniors to receive care services through the Elderly Waiver (EW) Program for home and community-based services for individuals age 65 years or older that require the level of care provided in a nursing home but choose to remain in the community. Seniors can qualify to receive care under the program if they are qualified to receive Medical Assistance payment for Long-Term care services. The asset limit for those eligible for Elderly Waivers is $3,000 (excluding the value of a single-family home up to $585,000) with an annual income limit of $27,756 or less annually ($2,313 or less monthly). If a couple applying together, each individual is allowed up to the maximum income limit. Those over the income limit may also qualify for Elderly Waiver after they have met a "spend-down" for their cost, which is spending down to $844 per month monthly income. Elderly Waivers are available to assist seniors with cares that would typically be available in assisted living and memory care facilities. Limited services such as meals, housekeeping and transportation do not qualify for the Elderly Waiver program.

In Dakota County, all private pay assisted living and memory care facilities accept some Elderly Waiver clients. Nearly all facilities limit the number of Elderly Waiver clients they will accept. Most have a cap of between 5% and 10% of units at the property. Some properties have agreed to accept higher proportions of Elderly Waiver (EW) clients due to a specific community mission (non-profit) or other situation. Demand for EW assistance is high and many smaller facilities have waitlists of 12 months or more to be able to utilize EW. Some facilities restrict EW only to existing residents after they have depleted their assets yet may still require care.

Private pay facilities limit EW assistance because the costs to provide care are most often much higher than the reimbursements received from the State. This means that revenues from the private side must add support to subsidies received from EW assistance to break even.

Pending Senior Developments

As of August 2019, there are 1,131 age-restricted units (market rate and affordable) under construction or in the planning stages in Dakota County. A listing of these pending developments is found on Table S-5.

Apple Valley currently has one senior housing project that has been proposed. United Properties has proposed Applewood Pointe Senior Coop, which is a 96-unit cooperative senior housing project with an additional 12 townhome units at 12444 Pilot Knob Road.

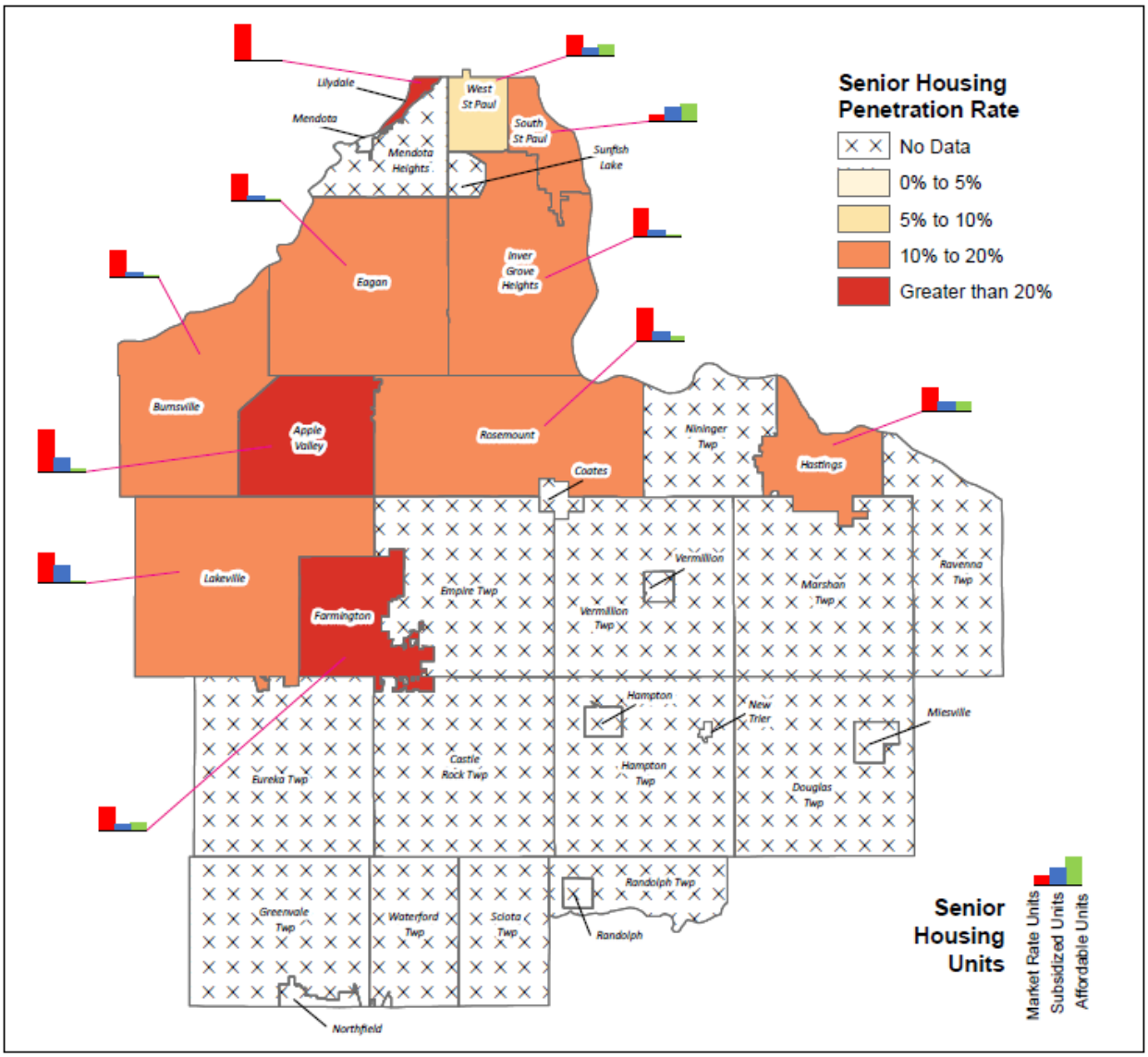
Burnsville currently has one senior housing development under construction Havenwood of Burnsville, and another project seeking concept approval. Havenwood of Burnsville, a 134-unit service-based property at 14401 Grand Avenue South. Havenwood is building 117 units that cater to residents with needs ranging from independent living to assisted living and 17 memory care units. Havenwood of Burnsville is anticipated to open in Spring 2020. Grace United Methodist Church has received concept approval for 100-units of active adult living at 15309 Maple Island Road, adjacent to the Church. The project was originally proposed in early 2016, but zoning restrictions as well as environmental concerns and have kept the project from moving forward.

TABLE S-5
PENDING SENIOR DEVELOPMENTS
DAKOTA COUNTY
AUGUST 2019

Project Name/Address	Developer	City	Total Units	Status - Comments
Under Construction				
Havenwood of Burnsville 14401 Grand Avenue S	Roers Investments	Burnsville	134	Opening 2020; 117-IL/AL; 17 MC
Eagan Senior Living Lexington Ave./Lone Oak Rd.	Southview Sr. Lvg.	Eagan	173	Opening 2020; 92-IL; 33-AL; 48-MC
Kingsley Shores - Phase II 16890 Klamath Trail	Silvercrest	Lakeville	55	Opening 2020; 55-IL
Spero Senior Living 19351 Indiana Avenue	Spero Development	Lakeville	55	Opening - 2019; Active Adult
Beehive of Lakeville Iberia Ave and Heritage Drive	Heritage Commons	Lakeville	20	Opening 2019 - Memory Care
The Moments-Phase II 16528 Kenyon Avenue	Moments LLC	Lakeville	60	Opening 2020; Memory Care
The Winslow 1635 Marthaler Lane	DARTS-Real Estate Equities	West St. Paul	172	Opening 2020; 60% AMI-Active Adlt
Approved				
The Heights 2180 Hwy 13	Michael Development	Mendota Heights	62	Approved
Pending/Proposed				
Applewood Pointe 12444 Pilot Knob Road	United Properties	Apple Valley	108	Proposed; Coop - 96 Apts/12 THs
Grace Church Senior 15309 Maple Island Rd	Grace Church	Burnsville	100	Concept Approval; Active Adult
Village at Mendota Heights 750 Main Street	Grand RE Advisors	Mendota Heights	42	Proposed;
Opus Senior Living 857 Sibley Memorial Hwy	Opus Development	Lilydale	140	Proposed; requesting variances
Subtotals	**Under Construction**	**669**		
	Approved	**62**		
	Pending/Proposed	**390**		
	Total	**1,121**		

Sources: Maxfield Research and Consulting, LLC

MAP 29
SENIOR HOUSING UNITS BY COMMUNITY AND PENETRATION RATES
DAKOTA COUNTY
2019



Hard to House

Introduction

This section discusses housing assistance and supportive living programs in Dakota County, including existing supportive living facilities such as emergency shelters, transitional housing and programs to aide those who are homeless or at risk of becoming homeless.

This section provides data on homeless in Dakota, current facilities in Dakota County that offer housing for hard to house populations and information on initiatives to increase the options available for populations that are at risk in Dakota County.

- Data on identified number of homeless in Dakota County from the most recent Wilder Homeless Study and from the most recent Point-in-Time counts;
- Information on efforts to improve cooperation among local landlords to increase private market acceptance of vouchers;
- interviews with housing professionals in Dakota County familiar with age-restricted housing trends.

COMPARISON OF FINDINGS-MARKET CONDITIONS SPECIAL NEEDS HOUSING DAKOTA COUNTY HOUSING NEEDS ASSESSMENT	
2013	**2019**
Vacancy rates at their lowest point in ten years Shift of households into the rental market is causing greater challenges to house those with housing barriers Limited development of market rate rentals because rental rates are too low to support the desired profit margins of private developers	The substantial shortage of affordable rental housing recently caused an uptick in the number of unsheltered households; Dakota County CDA has partnered with a non-profit to coordinate a seasonal emergency shelter (participating local churches CDA is using several different proactive strategies to improve moving hard to house households into permanent housing

Introduction

Dakota County with the third largest population in the 7-County Core Metro Area, provides housing assistance to several thousand people annually individuals including singles and families. Dakota County's social service programs and existing affordable housing and specialty housing facilities address a diverse array of housing and social service needs for people of all ages.

The goal is to provide for and support Dakota County households in need with housing that meets their ability to pay.

Federal funding for direct housing subsidies, such as project-based Section 8, housing choice vouchers, Section 202 funding (senior) have been drastically reduced. The result is that local administrative agencies, such as Dakota County CDA, have been forced to reallocate programs, or reduce funding to existing programs. The County is not alone as this is happening across the country. As non-profits and other local agencies are experiencing funding cuts on different levels, states are seeing increases in households in crisis, particularly households with mental health challenges, chemical dependency and physical disabilities.

Program requirements and housing criteria are put in place to ensure that households have a stake in their efforts to find and secure housing.

Households with broader social networks or family supports may be able to meet and maintain the criteria set forth for their assistance. Increasingly however, the hardest to house are those whose personal financial, emotional and mental health situations severely limit their ability to successfully participate in traditional programs.

Need for Affordable Housing

With apartment vacancy rates less than 1% among affordable rentals and well-below 5% for market rate rentals, demand for rental units in Dakota County to meet the needs of households with incomes at or less than 100% of Area Median Income is high. Households with incomes at or less than 50% of AMI are experiencing substantial challenges in securing housing that is affordable.

A brief search on Housing Link, a non-profit organization that provides an online database for rental units in the Twin Cities Metro Area and specifically provides information on affordable rentals returned only 56 individual listings, which had the following characteristics:

- Five of the listings were for project-based Section 8 units
- Four listings were for affordable rentals where the use of a Section 8 voucher would be allowed
- Three of the listings were for units with rents that would be affordable to households with incomes at or less than 60% of AMI, but vouchers were not accepted

The remaining 44 units were listed as having market rate rents and were unaffordable to households with incomes at or less than 60% of AMI. Most of the units listed rents that would be affordable to households with incomes at or above 100% of AMI.

All public housing and family affordable housing waitlists in Dakota County are currently closed.

The Section 8 Housing Choice Voucher waitlist is currently open and the applicant has a maximum of 120 days to find a landlord that will accept the voucher. With a significant number of landlords unwilling to accept housing choice vouchers, residents that have waited many months for a voucher are at risk of being unable to utilize the voucher and may forfeit their housing assistance, through no fault of their own. Dakota County CDA works with voucher recipients assist them in finding suitable housing. Although the landlord database willing to accept vouchers had decreased, new efforts have recently been successful in securing additional units where the landlord will accept a voucher.

Increasing Landlord Participation – HUD Task Force

In October 2018, a multidisciplinary research team was engaged by the Department of Housing and Urban Development (HUD) to identify 1) factors associated with landlords' decisions to participate in the Housing Choice Voucher (HCV) program and 2) to identify a collection of promising and innovative practices the Public Housing Authorities (PHAs) have used to increase landlord participation in the HCV program, especially in low-income neighborhoods.

The HCV program is the largest subsidized rental housing program in the United States. In 2017, the program spent roughly $19 billion to assist 2 million low-income families, the elderly and disabled. Participants in the program must find and lease affordable, decent, safe and sanitary housing in the private market. The program has the potential to increase housing for low-income households, but to realize this objective, the program must attract landlords to participate in the program and accept housing vouchers. Often the vouchers are used in low-poverty neighborhoods. During periods of very low vacancies, landlords can often obtain higher financial yields in the private market with less documentation and paperwork. This

increases the challenge to low-income households to find a landlord that will accept their voucher.

Between 2010 and 2016, the number of vouchers remained stable, but the number of landlords participating decreased. Findings revealed that wealthier areas are associated with a lower share of HCV households. Additional analysis found that most voucher participants tend to find housing in low-income neighborhoods with fewer opportunities. These neighborhoods are characterized by higher levels of poverty, lower incomes and higher unemployment, considerably higher proportions of Black and Latino populations, lower levels of owner-occupied housing and higher percentages of residents occupying rental homes with lower market values and lower average gross rents.

A majority of the PHA staff interviewed for the analysis identified financial reasons as the most important factor affecting landlord participation, with payment standards, and fair market conditions, damage and security deposits and profit motivations cited as specific determining factors.

Administrative or bureaucratic requirements such as inspection processes or required HUD paperwork were identified as the next most important factors influencing landlord participation. Pertinent examples included the administrative burden associated with participating in the program, bureaucratic processes that did not recognize the inherent business relationships between landlords and PHAs and a lack of accountability in ensuring that program rules were consistently enforced. Comparatively, landlord attitudes about tenants were identified as the least important reason that landlords elected not to participate.

Staff interviewed from nine PHAs across the country identified the following 16 activities as having the greatest influence on participation:

1) **Increased payment standards were the most frequently identified activity: many** landlords want to obtain more rent for their units than what is allowed under the PHA's payment standards. Rents are increasing more rapidly in many metro areas and payment standards are not keeping up.
2) **Reduced inspection times or prequalifying inspections.**
3) **Landlord incentive bonuses.** Dallas Housing Authority implemented a landlord incentive bonus of one month's rent for new units joining the program.
4) **Landlord outreach and education strategies.**
5) **Security deposit loans or reduced security deposits** in exchange for PHAs agreeing to pay damages up to a ceiling limit.
6) **Owner liaisons or points of contact.**
7) **Establishing an on-line landlord portal** designed to streamline processes such as signing HAP contracts, submitting rent increases, monitoring inspection schedules and communicating more quickly with staff.
8) **Increasing transparency of rent reasonableness determinations.**
9) **Implementing sponsor-based vouchers.**

10) **Developing a public awareness program focusing on the realities of the HCV program and who it serves.**
11) **Organizing payment standards across six ZIP CODE tiers.**
12) **Instituting a single point of contact for landlords.**
13) **Increasing payment standards to 110% of FMR** (two PHAs cited this activity).
14) **Implementing an owner liaison program.**
15) **Implementing damage claim funds.**
16) **Implementing landlord outreach programs such as mobility counselors, monthly meetings and Meet-and-Lease events.**

PHAs stated that increasing payment standards were a critical resource in keeping HCVs competitive with the rental market and opening opportunities for HCV tenants to enter new neighborhoods.

PHAs also identified several other strategies they were interested in pursuing to build on their existing efforts.

These included:

- Developing stronger relationships with landlords;
- Implementing landlord portals;
- Conducting landlord education and/or outreach activities;

Less commonly identified activities included:

- Establishing walk-in hours for landlords;
- Offering incentives for first-time landlords;
- Creating landlord liaison positions.

Some of the challenge in encouraging landlord participation results from overall general rental market conditions where rents across the board, in low-income and high-income neighborhoods have been increasing dramatically, with rents increasing in some geographies by 14% to 50% over a one- to two-year period and vacancies decreasing to less than 4%.

- An increasing need as highlighted by nearly all PHAs is the need to increase the time allotted to secure a rental unit with the HCV, primarily due to severely tight rental markets.

- PHAs also cited misperceptions about HCV tenants along with enduring stereotypes and adverse experiences with past tenants.

Some specific strategies include:

- Establishing SAFMR (Small Area Fair Market Rents) which allows for greater variance between lower rent and higher rent neighborhoods, thereby potentially increasing the use of HCVs in higher rent neighborhoods.
- Increasing the payment standard to between 120 and 125 percent;
- Reducing the time required to schedule and conduct inspections;
- Offering an incentive equal to the first month's rent for new landlord participants;
- Reducing security deposits in exchange for agreeing to pay damages up to a certain amount;
- Offering vacancy loss payments (up to two months, if needed).

Conclusions From the Study

Landlord Participation Trends and Factors Influencing HCV Concentrations

The study found a positive relationship between poverty and voucher concentration that is increasing over time. As communities become wealthier, the share of HCVs in those areas decreases.

Financial Viability

Financial incentives to landlords to participate in the program had the greatest effectiveness in increasing participation. In addition, financial considerations and increased financial costs of landlords to participate in the program were a top reason that landlords chose not to participate.

Administrative or Bureaucratic Regulations

Administrative or bureaucratic requirements were cited as an important factor influencing landlord participation. Items such as revised inspection processes, including prequalifying inspections, electronic funds transfers, direct deposits, and implementing online landlord portals to streamline processes.

Landlord Attitudes About Tenants

Activities implemented by PHAs included Meet-and-Lease Events, landlord appreciation events, landlord workshops, briefing sessions, and other education sessions regarding the HCV program.

Activities That PHAs Want to Build On

These activities included establishing on-line landlord web portals, expanding pilot programs for training voucher tenants, application to coordinate Housing Quality Standards inspections, and employing landlord-tenant liaisons.

Activities that PHAs Would Consider in the Absence of Existing Constraints

In the absence of HUD rules or a reduction in regulations, PHAs identified the following activities that they believe would improve landlord participation:

- Simplifying the HCV program
- Providing financial incentives to First-Time Landlords
- Providing access to discounted vendor services and supplies
- Streamlining the HUD contract
- Implementing deregulation efforts to focus on PHA core mission
- Providing greater transparency for payment standards and landlord payments

Homeless Population

Across Minnesota, Maxfield Research has identified agencies working to help the most vulnerable populations, but the very limited availability of housing units that can accommodate these individuals and families has resulted in renewed rise in the number of homeless and in particular those that are unsheltered at any given time.

The Wilder Foundation's most recent figures from the 2018 Homeless Study for Minnesota revealed that regions across the State identified substantial increases in the number of people, primarily singles that were unsheltered ,i.e. not in an emergency shelter or transitional housing program, but that were sleeping in vehicles, outdoors, with friends/relatives, or living in areas not meant for human habitation. For many regions and specifically, the core Metropolitan Area, the number of unsheltered exceeded the number of sheltered by a ratio of nearly 2:1.

The data indicates that the Twin Cities Metro Area continues to experience a severe shortage of housing affordable to low income households, those with incomes at or less than 30% of Area Median Income (AMI) and those with incomes between 30% and 50% of AMI.

The analysis of housing cost burden revealed that among the Developed Communities, 43.5% of renter households are cost-burdened (30% or more of their income for housing) and 20.3% are severely cost-burdened (50% or more of their income for housing). For those whose incomes are $35,000 or less, the proportions are much higher with nearly 63% of renter households cost-burdened in the Developed Communities, 82.4% in the Suburban Edge and Emerging Suburban Edge Communities and 75.3% in the Rural Areas.

Although the proportions for owner households are less, they remain significant as 56% of owner households in the Developed Communities, 56% in the Suburban Edge and Emerging Suburban Edge Communities and 58% in the Rural Areas are considered cost-burdened, paying 30% of more of their incomes for housing.

Table HH-1 shows the number of homeless counted in Dakota County and the Twin Cities Metro Area during a single night in 2018. Those sheltered and unsheltered were counted. The count excluded households in Rapid Re-Housing for the 2018 count, which significantly affected the number of homeless counted in Dakota County with 48 households that had been relocated from emergency and transitional housing to Rapid Re-Housing.

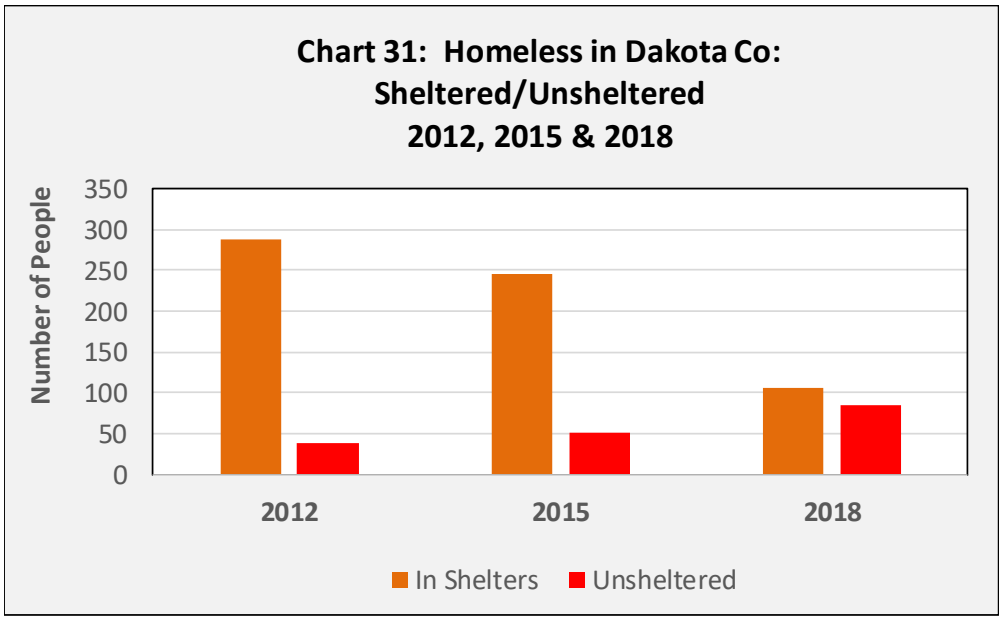
TABLE HH-1
NUMBER OF HOMELESS PEOPLE
DAKOTA COUNTY AND TWIN CITIES METRO AREA
2018

	Total number of people in shelters or temporary housing programs		Total Number of children w/parents		Total number of adults* age 18+ in shelters or temporary housing	
Housing Situation	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**
Emergency shelter	0	3,019	0	930	0	2,052
Domestic violence shelters	37	395	21	216	16	179
Transitional housing	69	1,877	41	856	28	850
TOTAL	**106**	**5,291**	**62**	**2,002**	**44**	**3,081**

	Total number of people unsheltered	
Housing Situation	**Dakota County**	**Metro Area**
Unsheltered	84	1,472

Transitional Housing excludes Rapid Rehousing and Dakota County had reclassified 48 households into Rapid Re-Housing
*Homeless people age 18 and older, excluding children with parents and unaccompanied youth

Sources: Wilder Research, "2018 Minnesota Homeless Study"; Maxfield Research & Consulting, LLC



Dakota County sponsors a Winter Emergency Shelter beginning November 1, 2019 through mid-April 2020, which rotates among several congregations in Dakota County. Volunteers from across the county donate their time, efforts and financial resources to serving those most in need. The Winter Emergency Shelter program has the capacity to serve up to 50 adults every night.

Dakota County works with a non-profit organization to serve families in Dakota County through the Rapid Rehousing program. The organization works with families referred by Dakota County with housing search assistance, moving assistance, and ongoing case management. A total of 48 families are being served through this program.

Age Distribution of Homeless Adults and Number of Children

Table HH-2 shows the age distribution of homeless adults in families and not in families, sheltered and unsheltered in addition to the number of children sheltered and unsheltered. The figures for Dakota County are compared to those for the 7-County Metro Area.

The table shows that families are predominantly in sheltered situations, 92% of people in families were in shelter. Conversely, 35% of people in families were unsheltered. This compares to 8% of people not in families in shelter and 35% of people not in families were unsheltered. In total, of all those counted for the 2018 study, 81 children (77% of all children) were sheltered and 19 children (23%) were unsheltered.

These figures are low compared to the Metro Area, but Dakota County does not have a general emergency shelter.

TABLE HH-2
HOMELESS IN FAMILIES AND NOT IN FAMILIES
DAKOTA COUNTY AND TWIN CITIES METRO AREA
2018

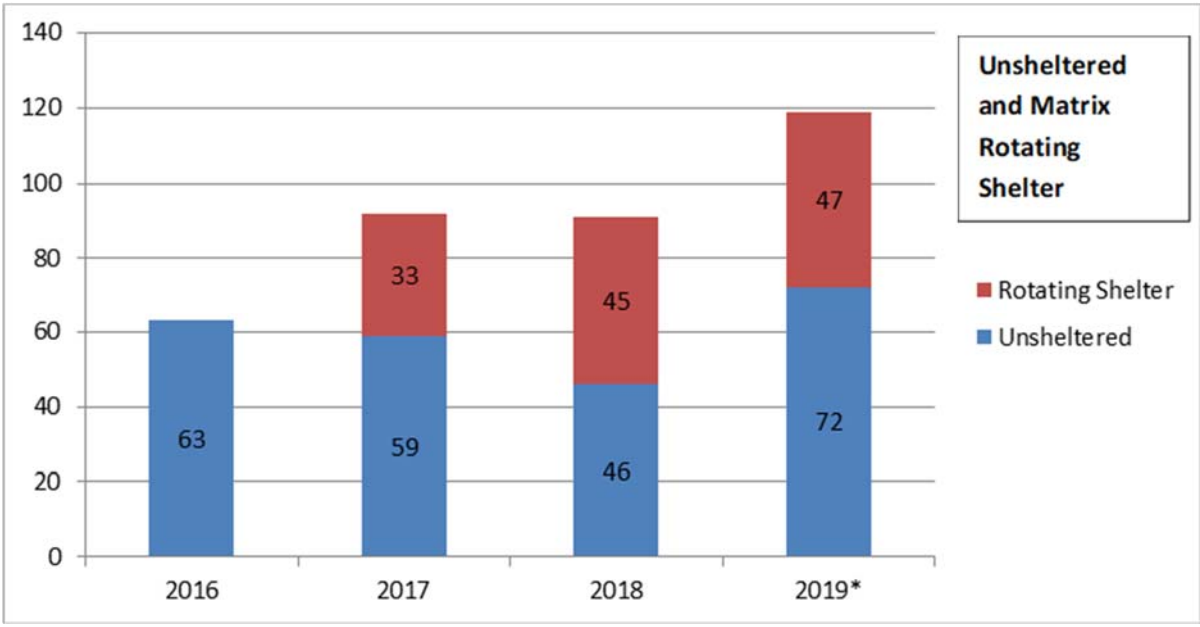
	Total number of adults in families in shelters or temporary housing		Total number of adults not in families in shelter or temp hsg		Total number of adults in families unsheltered	
Age	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**
Unaccompanied Minors	0	4	0	67	0	2
Young Adults (18-21)	2	72	0	236	1	16
Young Adults (22-24)	7	102	1	97	1	9
Adults (25-54)	26	775	6	1,306	8	78
Adults (55+)	0	17	2	613	0	4
TOTAL	**35**	**970**	**9**	**2,319**	**10**	**109**

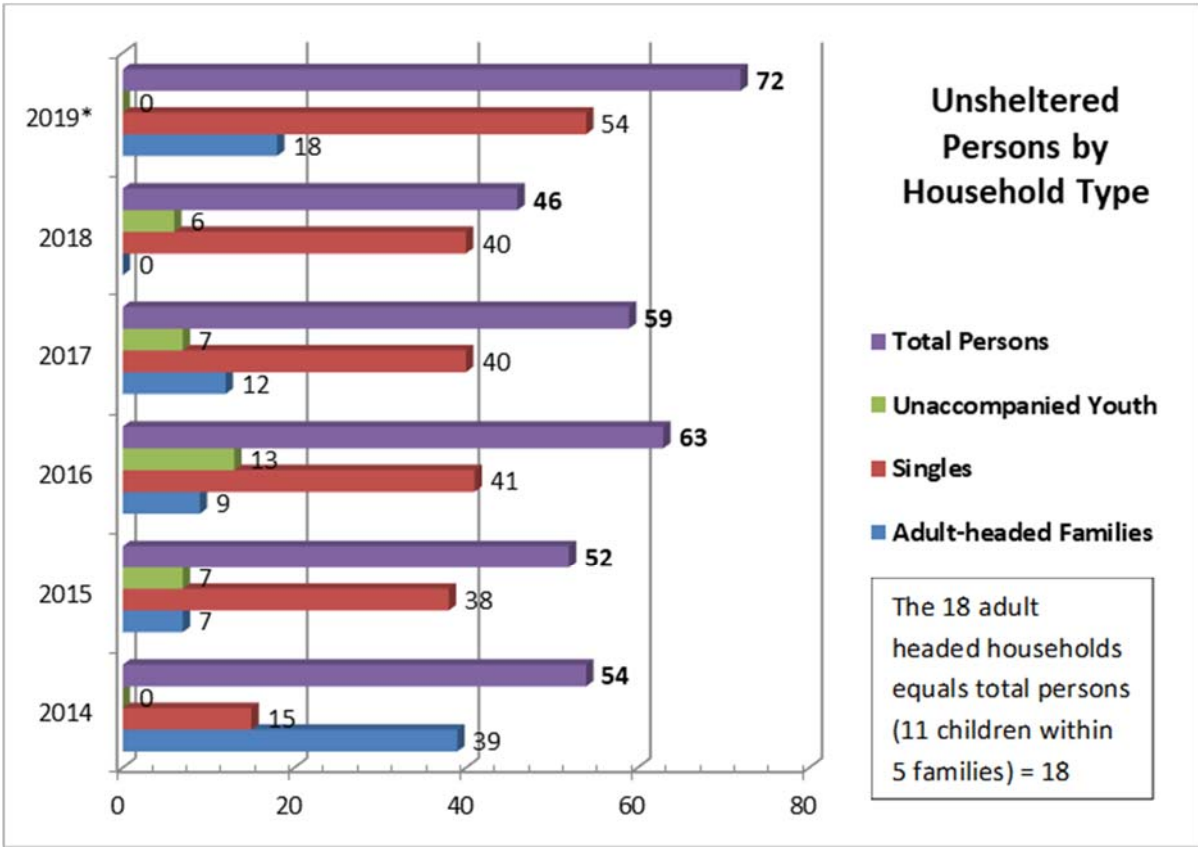
	Total number of adults not in families unsheltered		Total number of children in shelter or temp hsg		Total number of children in unsheltered	
Age	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**	**Dakota County**	**Metro Area**
Unaccompanied Minors	4	44	62	2,002	19	108
Young Adults (18-21)	9	133	---		---	
Young Adults (22-24)	0	93	---		---	
Adults (25-54)	35	771	---		---	
Adults (55+)	7	164	---		---	
TOTAL	**55**	**1,205**				

Sources: Wilder Research, "2018 Minnesota Homeless Study"; Maxfield Research & Consulting, LLC

Preliminary 2019 Point-in-Time Counts

The charts below show the number of unsheltered individuals in Dakota County as of January 2020.





49 surveys reported being unsheltered which translates into 72 unique individuals.

Twenty-six more unsheltered individuals were found in 2019 as compared to 2018. This may indicate there was an impact from Cochran House closing its single beds for homeless males. In addition, Ally Supportive Services had more outreach staff working this year; therefore, more individuals were found to be unsheltered.

The unsheltered age breakdown of the 72 unique individuals is as follows:

- 52 adults age 25+
- 9 young adults age 18-24
- 11 minors (17 and under) - all minors were with families and found in Eagan, Apple Valley and Burnsville. It is known that 10 of the children were reported as sleeping in vehicles and 1 was reported at a transit station (unknown if inside the station or in a vehicle)
- Among the breakdown above, there were two veterans ages 56+, both of which reported not being on the homeless veteran registry

Unsheltered includes people who are living in vehicles, outside, tenting, and other locations not meant for habitation, buses, transit stations, 24-hour businesses, sheds, etc.

The previous charts do not include individuals living in a shelter such as Dakota Woodlands or the Lewis House (Eagan and Hastings) and do not include those that may be doubled up, such as couch-hopping individuals/households.

Pending Developments

Center City Housing Corp, headquartered in Duluth, MN is developing a 40-unit supportive housing property for families in Inver Grove Heights. The property will provide permanent housing for 40 homeless, high barrier, families and will open in 2020. Dakota County provided funding for on-site supportive services for the residents and the Dakota County CDA provided substantial funding resources for the project. The groundbreaking occurred in October 2019.

Dakota County Annual Action Plan 2019

In order to receive federal funding from the U.S. Department of Housing and Urban Development (HUD), Dakota County is required to prepare a Consolidated Plan, as well as subsequent Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs), for the following entitlement programs: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Housing Opportunities for Persons

with AIDS (HOPWA) and Emergency Solutions Grant (ESG). Currently, Dakota County does not receive HOPWA funds.

The Dakota County Annual Action Plan 2019 is the 5th year of Dakota County's Consolidated Plan for Fiscal Years 2015-2019 (Con Plan) as ratified by the Dakota County Board of Commissioners and approved by HUD.

The Consolidated Plan lays out the objectives, priority goals and outcomes Dakota County has established to provide decent affordable housing, suitable living environments, and expand economic opportunities principally for low-and moderate-income households over the next five-year period. In the Action Plan, Dakota County identifies the proposed programs and projects to be undertaken during the 2019 program year to achieve the objectives and outcomes established in the Consolidated Plan.

The CDA has administered the federal funds on behalf of Dakota County since the County became an entitlement jurisdiction in 1984. Each of the three entitlement programs has eligible activities in which the funds can be utilized. The CDA is charged with ensuring the requirements are met and will continue to provide the administrative guardianship of all three programs through its agreement with the County.

Dakota County is designated as the lead agency for the Dakota County HOME Consortium and assumes the role of monitoring and oversight of the HOME funds for the Consortium, which includes the Anoka, Dakota, Ramsey and Washington counties and the City of Woodbury. As the grantee of CDBG funds, Dakota County works directly with the various municipalities (municipal subrecipients) in the County to provide access to this funding stream. The CDA provides the managerial oversight of the numerous activities implemented with HOME, CDBG and ESG resources.

For the 2019 Action Plan, the following objectives were identified to achieve the housing and community development needs of Dakota County communities and its residents.

1. Increase the affordable housing choices for low-and moderate-income households.

2. Preserve and improve existing housing to maintain affordability.

3. Increase access and quality of living by providing public services and supporting public facilities.

4. Support community development that revitalizes neighborhoods and removes safety and blight hazards.

5. Support economic development that enhances the workforce and businesses.

6. Support planning efforts that address the housing, community and economic development needs of Dakota County and continue to foster partnerships with community stakeholders.

The priority goals and the strategies to achieve the desired outcomes of decent housing, suitable living environments and economic opportunity have been formed to serve a broad range of households and to provide benefit to as many people as possible given the parameters of the funding programs.

The budget items for FY 2019 identify a variety of projects that include funds for senior services including chore and transportation services, home improvement loans, youth pre-school and school age programs, zoning ordinance updates, buildable sites inventory, parks improvements and others.

The allocation of FY 2019 HOME funds includes the allocation of approximately $1.7 million toward nine activities. HUD requires that 15% of HOME funds be allocated to a Community Housing Development Organization or CHDO. The Dakota County HOME Consortium has determined to allocate the requirement to the Scott-Carver-Dakota Community Action Partnership Agency (SCDCAP Agency). In addition, the Consortium has agreed to allocate previous years' funding to the CAP Agency for FY 2017 and FY 2018. The funds will be used for housing/rehab acquisition activities at three sites in South St. Paul.

Dakota County is committed to continue working with the development community and other local, regional and state agencies and organizations to improve housing and support services available to residents.

APPENDIX A
DEMOGRAPHIC TABLES

A - 1
POPULATION GROWTH TRENDS AND PROJECTIONS
DAKOTA COUNTY
2000 - 2040

	Population					Change							
	Census		Projection			2000-2010		2010-2020		2020-2030		2030-2040	
	2000	2010	2020	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Developed Communities													
Apple Valley	45,527	49,084	52,350	59,200	63,600	3,557	8%	3,266	7%	6,850	13%	4,400	7%
Burnsville	60,220	60,306	63,000	66,000	68,500	86	0%	2,694	4%	3,000	5%	2,500	4%
Eagan	63,557	64,206	70,700	72,900	74,200	649	1%	6,494	10%	2,200	3%	1,300	2%
Inver Grove Heights	29,751	33,880	35,700	42,000	46,700	4,129	14%	1,820	5%	6,300	18%	4,700	11%
Lilydale	552	623	980	980	940	71	13%	357	57%	0	0%	-40	-4%
Mendota	197	198	215	215	280	1	1%	17	9%	0	0%	65	30%
Mendota Heights	11,434	11,071	12,000	12,000	12,000	-363	-3%	929	8%	0	0%	0	0%
South St. Paul	20,167	20,160	20,625	21,070	21,800	-7	0%	465	2%	445	2%	730	3%
Sunfish Lake	504	521	525	525	490	17	3%	4	1%	0	0%	-35	-7%
West St. Paul	19,405	19,540	21,750	21,900	23,100	135	1%	2,210	11%	150	1%	1,200	5%
Subtotal	**251,314**	**259,589**	**277,845**	**296,790**	**311,610**	**8,275**	**3%**	**18,256**	**7%**	**18,945**	**7%**	**14,820**	**5%**
Suburban Edge & Emerging Suburban Edge													
Farmington	12,365	21,086	24,300	28,300	32,500	8,721	71%	3,214	15%	4,000	16%	4,200	15%
Hastings	18,201	22,172	23,125	25,000	27,000	3,971	22%	953	4%	1,875	8%	2,000	8%
Lakeville	43,128	55,954	67,485	74,600	82,500	12,826	30%	11,531	21%	7,115	11%	7,900	11%
Rosemount	14,619	21,874	25,900	31,000	37,000	7,255	50%	4,026	18%	5,100	20%	6,000	19%
Subtotal	**88,313**	**121,086**	**140,810**	**158,900**	**179,000**	**32,773**	**37%**	**19,724**	**16%**	**18,090**	**13%**	**20,100**	**13%**
Rural Area													
Coates	163	161	160	170	170	-2	-1%	-1	-1%	10	6%	0	0%
Hampton	434	689	715	715	740	255	59%	26	4%	0	0%	25	3%
Miesville	135	125	140	140	140	-10	-7%	15	12%	0	0%	0	0%
New Trier	116	112	115	120	120	-4	-3%	3	3%	5	4%	0	0%
Randolph	318	436	485	485	420	118	37%	49	11%	0	0%	-65	-13%
Vermillion	437	419	430	430	420	-18	-4%	11	3%	0	0%	-10	-2%
Castle Rock Twp.	1,495	1,342	1,400	1,420	1,440	-153	-10%	58	4%	20	1%	20	1%
Douglas Twp.	760	716	770	770	750	-44	-6%	54	8%	0	0%	-20	-3%
Empire Twp.	1,638	2,444	3,350	3,990	4,830	806	49%	906	37%	640	19%	840	21%
Eureka Twp.	1,490	1,426	1,470	1,570	1,670	-64	-4%	44	3%	100	7%	100	6%
Greenvale Twp.	684	803	810	850	830	119	17%	7	1%	40	5%	-20	-2%
Hampton Twp.	986	903	915	1,000	1,080	-297	-30%	12	1%	85	9%	80	8%
Marshan Twp.	1,263	1,106	1,135	1,200	1,260	-157	-12%	29	3%	65	6%	60	5%
Nininger Twp.	865	950	900	960	960	85	10%	-50	-5%	60	7%	0	0%
Northfield (pt.)	557	1,147	1,190	1,710	2,030	590	106%	43	4%	520	44%	320	19%
Randolph Twp.	536	659	765	750	680	123	23%	106	16%	-15	-2%	-70	-9%
Ravenna Twp.	2,355	2,336	2,425	2,450	2,500	-19	-1%	89	4%	25	1%	50	2%
Sciota Twp.	285	414	455	470	480	129	45%	41	10%	15	3%	10	2%
Vermillion Twp.	1,243	1,192	1,245	1,250	1,270	-51	-4%	53	4%	5	0%	20	2%
Waterford Twp.	517	497	515	510	510	-20	-4%	18	4%	-5	-1%	0	0%
Subtotal	**16,277**	**17,877**	**19,390**	**20,960**	**22,300**	**1,600**	**10%**	**1,513**	**8%**	**1,570**	**8%**	**1,340**	**6%**
Dakota County Total	**355,904**	**398,552**	**438,045**	**476,650**	**512,910**	**42,648**	**12%**	**37,843**	**9%**	**38,605**	**9%**	**36,260**	**8%**
Metro Area Total	2,642,062	2,849,567	3,144,000	3,459,000	3,738,000	207,505	8%	294,433	10%	315,000	10%	279,000	8%

Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting LLC

A - 2
HOUSEHOLD GROWTH TRENDS AND PROJECTIONS
DAKOTA COUNTY
2000 - 2040

	Households					Change							
	Census		Projection			2000 - 2010		2010-2020		2020-2030		2030-2040	
	2000	2010	2020	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Developed Communities													
Apple Valley	16,344	18,875	20,870	24,350	25,850	2,531	15%	1,995	11%	3,480	17%	1,500	6%
Burnsville	23,687	24,283	25,840	26,870	27,600	596	3%	1,557	6%	1,030	4%	730	3%
Eagan	23,773	25,249	28,090	29,380	30,350	1,476	6%	2,841	11%	1,290	5%	970	3%
Inver Grove Heights	11,257	13,476	14,790	17,790	19,800	2,219	20%	1,314	10%	3,000	20%	2,010	11%
Lilydale	338	375	630	640	720	37	11%	255	68%	10	2%	80	14%
Mendota	80	78	80	110	110	-2	-3%	2	3%	30	38%	0	0%
Mendota Heights	4,178	4,378	4,650	5,110	5,340	200	5%	272	6%	460	10%	230	5%
South St. Paul	8,123	8,186	8,480	8,780	9,000	63	1%	294	4%	300	4%	220	2%
Sunfish Lake	173	183	185	200	210	10	6%	2	1%	15	8%	10	5%
West St. Paul	8,645	8,529	9,340	9,800	10,080	-116	-1%	811	10%	460	5%	280	3%
Subtotal	**96,598**	**103,612**	**112,955**	**123,030**	**129,060**	**7,014**	**7%**	**9,343**	**9%**	**10,075**	**9%**	**6,030**	**5%**
Suburban Edge & Emerging Suburban Edge													
Farmington	4,169	7,066	8,080	10,100	11,800	2,897	69%	1,014	14%	2,020	24%	1,700	17%
Hastings	6,640	8,735	9,170	10,700	11,700	2,095	32%	435	5%	1,530	16%	1,000	9%
Lakeville	13,609	18,683	22,430	26,600	30,000	5,074	37%	3,747	20%	4,170	19%	3,400	13%
Rosemount	4,742	7,587	9,000	11,300	13,600	2,845	60%	1,413	19%	2,300	25%	2,300	20%
Subtotal	**29,160**	**42,071**	**48,680**	**58,700**	**67,100**	**12,911**	**44%**	**6,609**	**16%**	**10,020**	**21%**	**8,400**	**14%**
Rural Areas													
Coates	64	66	60	70	70	2	3%	-6	-9%	10	14%	0	0%
Hampton	156	245	260	280	290	89	57%	15	6%	20	8%	10	4%
Miesville	52	52	60	60	60	0	0%	8	15%	0	0%	0	0%
New Trier	31	41	40	50	50	10	32%	-1	-2%	10	20%	0	0%
Randolph	117	168	180	180	180	51	44%	12	7%	0	0%	0	0%
Vermillion	160	156	160	160	160	-4	-3%	4	3%	0	0%	0	0%
Castle Rock Twp.	514	504	500	530	540	-10	-2%	-4	-1%	30	6%	10	2%
Douglas Twp.	235	259	270	300	310	24	10%	11	4%	30	11%	10	3%
Empire Twp.	515	792	1,060	1,530	1,650	277	54%	268	34%	470	43%	120	8%
Eureka Twp.	496	518	530	630	640	22	4%	12	2%	100	18%	10	2%
Greenvale Twp.	227	275	280	350	360	48	21%	5	2%	70	23%	10	3%
Hampton Twp.	320	329	330	400	400	9	3%	1	0%	70	19%	0	0%
Marshan Twp.	404	403	430	480	490	-1	0%	27	7%	50	11%	10	2%
Nininger Twp.	280	372	370	400	400	92	33%	-2	-1%	30	8%	0	0%
Northfield (pt.)	216	414	440	700	710	198	92%	26	6%	260	49%	10	1%
Randolph Twp.	192	246	280	300	320	54	28%	34	14%	20	7%	20	7%
Ravenna Twp.	734	780	820	930	950	46	6%	40	5%	110	13%	20	2%
Sciota Twp.	92	140	150	170	170	48	52%	10	7%	20	13%	0	0%
Vermillion Twp.	395	424	440	480	480	29	7%	16	4%	40	9%	0	0%
Waterford Twp.	193	193	200	210	210	0	0%	7	4%	10	5%	0	0%
Subtotal	**5,393**	**6,377**	**6,860**	**8,210**	**8,440**	**984**	**18%**	**483**	**8%**	**900**	**13%**	**230**	**3%**
Dakota County Total	**131,151**	**152,060**	**168,495**	**189,940**	**204,600**	**20,909**	**16%**	**16,435**	**11%**	**20,995**	**12%**	**14,660**	**8%**
Metro Area Total	1,021,456	1,117,749	1,264,000	1,402,000	1,537,000	96,293	9%	146,251	13%	138,000	11%	135,000	10%

Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting, LLC

A - 3
EMPLOYMENT GROWTH TRENDS AND PROJECTIONS
DAKOTA COUNTY
2000 - 2040

	Employment					Change							
	MNDEED		Projection			2000-2010		2010-2020		2020 - 2030		2030 - 2040	
	2000	2010	2020	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Developed Communities													
Apple Valley	12,106	14,279	15,800	16,400	17,100	2,173	18%	1,521	11%	600	4%	700	4%
Burnsville	31,765	31,593	36,700	39,400	41,900	-172	-1%	5,107	16%	2,700	7%	2,500	6%
Eagan	42,750	49,526	59,400	64,400	69,300	6,776	16%	9,874	20%	5,000	8%	4,900	8%
Inver Grove Heights	8,168	9,442	11,400	12,400	14,000	1,274	16%	1,958	21%	1,000	9%	1,600	13%
Lilydale	354	355	520	560	600	1	0%	165	46%	40	8%	40	7%
Mendota	266	270	290	300	300	4	2%	20	7%	10	3%	0	0%
Mendota Heights	8,549	11,550	12,600	13,400	13,700	3,001	35%	1,050	9%	800	6%	300	2%
South St. Paul	7,697	8,557	9,600	10,100	10,700	860	11%	1,043	12%	500	5%	600	6%
Sunfish Lake	23	8	10	10	10	-15	-65%	2	25%	0	0%	0	0%
West St. Paul	8,905	7,471	8,400	8,800	9,300	-1,434	-16%	929	12%	400	5%	500	6%
Subtotal	**120,583**	**133,051**	**154,720**	**165770**	**176,910**	**12,468**	**10%**	**21,669**	**16%**	**11,050**	**7%**	**11,140**	**7%**
Suburban Edge & Emerging Suburban Edge													
Farmington	3,986	4,438	5,600	6,200	6,800	452	11%	1,162	26%	600	11%	600	10%
Hastings	8,872	8,532	9,520	10,000	10,500	-340	-4%	988	12%	480	5%	500	5%
Lakeville	10,966	13,862	18,200	20,300	22,500	2,896	26%	4,338	31%	2,100	12%	2,200	11%
Rosemount	6,356	6,721	9,900	11,500	13,100	365	6%	3,179	47%	1,600	16%	1,600	14%
Subtotal	**30,180**	**33,553**	**43,220**	**48,000**	**52,900**	**3,373**	**11%**	**9,667**	**29%**	**4,780**	**11%**	**4,900**	**10%**
Rural Area													
Coates	252	109	120	120	120	-143	-57%	11	10%	0	0%	0	0%
Hampton	186	127	160	190	200	-59	-32%	33	26%	30	19%	10	5%
Miesville	97	116	120	130	130	19	20%	4	3%	10	8%	0	0%
New Trier	30	35	50	60	60	5	17%	15	43%	10	20%	0	0%
Randolph	123	122	130	130	130	-1	-1%	8	7%	0	0%	0	0%
Vermillion	221	93	150	180	200	-128	-58%	57	61%	30	20%	20	11%
Castle Rock Twp.	1,044	356	360	360	360	-688	-66%	4	1%	0	0%	0	0%
Douglas Twp.	96	92	120	120	130	-4	-4%	28	30%	0	0%	10	8%
Empire Twp.	217	255	340	380	420	38	18%	85	33%	40	12%	40	11%
Eureka Twp.	196	460	460	460	460	264	135%	0	0%	0	0%	0	0%
Greenvale Twp.	68	49	150	200	260	-19	-28%	101	206%	50	33%	60	30%
Hampton Twp.	178	85	90	100	100	-93	-52%	5	6%	10	11%	0	0%
Marshan Twp.	220	117	230	290	350	-103	-47%	113	97%	60	26%	60	21%
Nininger Twp.	165	149	160	200	250	-16	-10%	11	7%	40	25%	50	25%
Northfield (pt.)	79	470	1,200	1,310	1,400	391	495%	730	155%	110	9%	90	7%
Randolph Twp.	130	113	160	160	160	-17	-13%	47	42%	0	0%	0	0%
Ravenna Twp.	115	38	50	60	60	-77	-67%	12	32%	10	20%	0	0%
Sciota Twp.	21	33	150	220	260	12	57%	117	355%	70	47%	40	18%
Vermillion Twp.	280	90	140	160	160	-190	-68%	50	56%	20	14%	0	0%
Waterford Twp.	461	679	750	760	780	218	47%	71	10%	10	1%	20	3%
Subtotal	**4,179**	**3,588**	**5,090.00**	**5,590.00**	**5,990.00**	**-591**	**-14%**	**1,502**	**42%**	**500**	**10%**	**400**	**7%**
Dakota County Total	**154,942**	**170,192**	**203,030**	**219,360**	**235,800**	**15,250**	**10%**	**32,838**	**19%**	**16,330**	**8%**	**16,440**	**7%**
Metro Area Total	**1,607,916**	**1,544,613**	**1,828,000**	**1,910,000**	**2,039,000**	**-63,303**	**-4%**	**283,387**	**18%**	**82,000**	**4%**	**129,000**	**7%**

Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting, LLC

TABLE A-4
AGE DISTRIBUTION
DAKOTA COUNTY
2000-2040

	Age 17 & Under					Age 18 - 24					Age 25-34				
	Persons					Persons					Persons				
	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040
Developed Communities															
Apple Valley	13,529	12,779	13,010	13,471	14,650	3,289	4,031	4,110	4,285	4,485	6,351	6,804	7,517	8,669	8,958
Burnsville	15,766	14,431	14,457	15,263	16,036	6,103	5,857	6,292	5,939	6,005	10,165	8,950	8,263	8,858	8,843
Eagan	19,056	17,116	18,045	18,613	19,178	4,700	5,387	5,575	5,111	5,068	10,583	9,204	9,905	10,442	10,222
Inver Grove Heights	8,125	8,168	7,911	8,736	9,833	2,745	3,268	3,401	3,365	3,645	4,588	4,276	3,935	4,762	5,093
Lilydale	33	106	103	117	113	21	72	29	34	32	38	81	62	69	63
Mendota	51	38	24	33	44	14	6	6	9	11	31	17	15	17	22
Mendota Heights	3,152	2,626	2,556	3,134	3,173	658	749	789	685	667	785	610	773	692	665
South St. Paul	5,126	4,936	4,798	5,354	5,608	1,825	1,594	1,751	1,169	1,178	3,001	3,518	3,030	3,076	3,061
Sunfish Lake	151	127	129	137	129	22	25	33	34	31	23	10	19	21	19
West St. Paul	4,095	4,183	4,499	5,030	5,370	1,733	1,679	1,664	1,047	1,076	2,643	2,638	2,550	2,553	2,590
Subtotal	**69,084**	**64,510**	**65,532**	**69,888**	**74,135**	**21,110**	**22,668**	**23,650**	**21,679**	**22,199**	**38,208**	**36,108**	**36,069**	**39,158**	**39,537**
Suburban Edge and Emerging Suburban Edge															
Farmington	4,208	6,586	8,094	8,557	9,948	801	1,221	1,501	1,921	2,149	2,769	3,176	4,193	4,812	5,374
Hastings	4,971	5,659	5,954	6,106	6,676	1,617	1,782	1,723	2,033	2,139	2,501	2,783	3,287	3,645	3,805
Lakeville	15,560	17,756	20,788	20,233	22,651	2,531	3,171	3,770	4,304	4,637	6,554	6,935	8,160	9,410	10,037
Rosemount	5,131	6,523	7,630	6,968	8,419	914	1,295	1,592	2,114	2,459	2,255	2,668	3,464	4,920	5,730
Subtotal	**29,870**	**36,524**	**42,467**	**41,865**	**47,695**	**5,863**	**7,469**	**8,586**	**10,373**	**11,384**	**14,079**	**15,562**	**19,104**	**22,787**	**24,947**
Rural Area															
Coates	43	49	50	52	48	22	24	22	20	18	21	10	10	12	11
Hampton	146	244	211	223	194	30	46	59	75	65	79	182	107	115	100
Miesville	28	21	27	29	25	9	8	10	11	10	19	16	11	11	10
New Trier	45	25	33	29	29	8	4	6	8	8	18	19	16	18	18
Randolph	92	81	100	120	101	21	29	37	45	38	49	59	66	72	60
Vermillion	111	70	120	118	113	42	47	31	28	27	59	49	55	52	50
Castle Rock Twp.	409	227	294	336	312	120	92	100	96	89	132	143	142	152	141
Douglas Twp.	257	207	165	175	168	55	93	53	64	62	63	47	68	72	69
Empire Twp.	549	666	953	1,153	1,392	119	144	183	217	262	247	334	347	437	528
Eureka Twp.	449	353	330	365	381	94	118	125	120	125	122	82	121	145	151
Greenvale Twp.	208	227	225	254	234	49	22	38	46	42	73	85	84	90	83
Hampton Twp.	317	214	256	272	267	71	88	80	84	82	98	62	85	92	90
Marshan Twp.	378	180	285	297	288	95	61	69	73	71	132	111	156	163	158
Nininger Twp.	241	210	228	242	237	84	38	67	69	68	89	60	94	98	96
Northfield (pt.)	138	316	375	439	660	19	52	68	69	104	60	42	55	56	84
Randolph Twp.	135	139	142	158	146	44	30	58	62	57	58	49	55	59	55
Ravenna Twp.	744	706	607	633	609	160	222	200	202	194	237	238	143	144	138
Sciota Twp.	90	95	135	151	145	14	18	18	21	20	38	24	25	28	27
Vermillion Twp.	395	305	384	374	377	119	124	89	94	95	99	93	125	128	129
Waterford Twp.	133	114	160	166	146	38	9	15	17	15	50	80	42	45	40
Subtotal	**4,908**	**4,449**	**5,080**	**5,586**	**5,872**	**1,213**	**1,269**	**1,328**	**1,421**	**1,452**	**1,743**	**1,785**	**1,807**	**1,989**	**2,038**
Dakota County Total	**103,862**	**105,483**	**113,079**	**117,339**	**127,702**	**28,186**	**31,406**	**33,564**	**33,473**	**35,035**	**54,030**	**53,455**	**56,979**	**63,934**	**66,522**

Sources: US Census, ESRI, Metropolitan Council, Minnesota State Planning Office; Maxfield Research and Consulting, LLC

TABLE A-4 (CONTINUED)
AGE DISTRIBUTION
DAKOTA COUNTY
2000-2040

	Age 35-44					Age 45-54					Age 55-64				
	Persons					Persons					Persons				
	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040
Developed Communities															
Apple Valley	8,723	6,732	6,991	6,475	8,413	7,413	8,188	7,714	8,276	9,162	3,716	5,699	7,166	9,041	8,594
Burnsville	10,302	8,478	8,644	7,099	8,911	8,274	9,625	7,027	6,884	7,363	5,252	6,910	8,362	8,316	7,637
Eagan	13,715	9,546	10,551	8,649	10,647	9,023	11,991	9,595	9,257	9,709	3,806	7,018	9,468	9,382	8,449
Inver Grove Heights	5,511	4,803	4,041	3,710	4,989	4,137	5,451	4,410	4,747	5,439	2,313	3,770	4,590	4,570	4,496
Lilydale	42	47	58	50	58	73	84	86	82	82	90	154	174	187	159
Mendota	34	26	13	13	20	27	18	9	12	16	20	24	42	45	52
Mendota Heights	1,809	1,419	1,085	626	757	2,161	2,053	1,285	947	976	1,213	1,786	2,586	1,315	1,164
South St. Paul	3,586	2,959	2,545	1,881	2,354	2,531	3,005	2,106	1,815	1,935	1,524	2,059	2,712	1,585	1,451
Sunfish Lake	74	32	38	32	37	96	110	79	74	71	66	126	144	158	130
West St. Paul	2,925	2,605	2,216	1,671	2,132	2,622	2,844	2,454	2,108	2,292	1,665	2,194	2,783	1,616	1,508
Subtotal	**46,721**	**36,647**	**36,182**	**30,206**	**38,318**	**36,357**	**43,369**	**34,764**	**34,201**	**37,045**	**19,665**	**29,740**	**38,027**	**36,215**	**33,641**
Suburban Edge and Emerging Suburban Edge															
Farmington	2,364	4,362	4,435	4,091	5,682	1,005	2,282	2,946	3,602	4,263	525	949	1,740	2,546	2,587
Hastings	3,078	3,012	3,020	2,691	3,515	2,456	3,177	3,231	3,365	3,745	1,451	2,370	2,570	3,166	3,026
Lakeville	9,757	9,711	10,975	9,944	13,301	5,215	9,323	10,953	12,846	14,640	2,285	4,357	7,295	9,375	9,174
Rosemount	3,077	3,730	4,039	4,478	6,464	1,676	3,163	3,748	3,849	4,734	782	1,829	2,753	4,343	4,587
Subtotal	**18,276**	**20,815**	**22,469**	**21,204**	**28,962**	**10,352**	**17,945**	**20,877**	**23,661**	**27,382**	**5,043**	**9,505**	**14,358**	**19,431**	**19,373**
Rural Area															
Coates	29	25	23	26	24	20	30	35	36	33	18	4	10	12	11
Hampton	77	120	118	119	104	37	68	111	136	118	23	65	97	108	94
Miesville	14	13	13	14	12	15	13	22	23	20	21	14	32	33	29
New Trier	21	19	16	17	17	10	14	19	17	17	8	9	17	14	14
Randolph	56	52	60	65	55	42	66	73	62	52	23	54	61	65	55
Vermillion	79	50	59	57	54	55	97	67	63	60	38	44	64	65	62
Castle Rock Twp.	291	142	183	206	191	265	327	292	258	240	159	206	237	308	286
Douglas Twp.	157	118	66	68	65	119	224	165	164	158	44	80	130	128	123
Empire Twp.	322	409	343	355	429	189	379	505	756	913	114	145	515	590	712
Eureka Twp.	313	208	166	152	159	268	299	326	321	335	141	247	248	292	305
Greenvale Twp.	123	128	128	125	115	123	118	124	120	111	55	133	132	130	120
Hampton Twp.	203	141	126	128	126	127	150	164	168	165	91	107	130	138	135
Marshan Twp.	244	140	139	137	133	201	221	182	191	185	120	200	204	242	235
Nininger Twp.	160	134	117	112	110	139	139	150	146	143	81	149	152	167	164
Northfield (pt.)	107	172	179	182	274	96	135	186	197	296	53	181	214	236	355
Randolph Twp.	92	65	90	95	88	97	115	110	97	90	49	97	106	115	106
Ravenna Twp.	489	355	311	304	292	414	476	492	581	559	226	321	338	402	387
Sciota Twp.	57	62	50	56	54	39	60	80	79	76	27	36	53	58	56
Vermillion Twp.	268	133	153	158	159	188	245	200	206	208	96	173	195	203	205
Waterford Twp.	95	63	50	56	49	96	80	85	96	84	42	87	90	110	97
Subtotal	**3,197**	**2,549**	**2,390**	**2,432**	**2,509**	**2,540**	**3,256**	**3,388**	**3,717**	**3,862**	**1,429**	**2,352**	**3,025**	**3,416**	**3,549**
Dakota County Total	**68,194**	**60,011**	**61,040**	**53,842**	**69,790**	**49,249**	**64,570**	**59,029**	**61,580**	**68,289**	**26,137**	**41,597**	**55,410**	**59,062**	**56,564**

Sources: US Census, ESRI, Metropolitan Council, Minnesota State Planning Office; Maxfield Research and Consulting, LLC

TABLE A-4 (CONTINUED)
AGE DISTRIBUTION
DAKOTA COUNTY
2000 - 2040

	Age 65-74					Age 75+					Total				
	Persons					Persons					Persons				
	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040	2000	2010	2020	2030	2040
Developed Communities															
Apple Valley	1,491	2,674	3,848	6,377	5,530	1,015	1,844	1,996	2,992	3,807	45,527	48,751	52,350	59,586	63,600
Burnsville	2,648	3,484	5,466	8,134	6,814	1,710	2,958	4,489	5,606	6,890	60,220	60,693	63,000	66,099	68,500
Eagan	1,739	2,454	4,960	7,415	6,092	935	1,778	2,601	4,010	4,834	63,557	64,494	70,700	72,878	74,200
Inver Grove Heights	1,412	2,148	4,090	6,740	6,050	920	1,469	3,322	5,433	7,154	29,751	33,353	35,700	42,063	46,700
Lilydale	105	135	230	278	215	150	194	238	192	219	552	873	980	1,009	940
Mendota	11	19	61	64	67	9	8	45	32	49	197	156	215	224	280
Mendota Heights	947	931	1,699	2,598	2,097	709	1,046	1,226	2,112	2,501	11,434	11,220	12,000	12,109	12,000
South St. Paul	1,314	1,220	2,192	3,508	2,930	1,260	995	1,492	2,679	3,282	20,167	20,286	20,625	21,067	21,800
Sunfish Lake	42	85	59	65	49	30	62	25	22	24	504	577	525	543	490
West St. Paul	1,613	1,423	2,615	3,918	3,336	2,109	2,074	2,968	3,838	4,795	19,405	19,640	21,750	21,782	23,100
Subtotal	**11,322**	**14,573**	**25,220**	**39,097**	**33,181**	**8,847**	**12,428**	**18,402**	**26,915**	**33,555**	**251,314**	**260,043**	**277,845**	**297,360**	**311,610**
Suburban Edge and Emerging Suburban Edge															
Farmington	291	695	986	1,866	1,730	402	388	405	563	766	12,365	19,659	24,300	27,958	32,500
Hastings	1,087	1,456	1,882	2,613	2,278	1,040	1,352	1,457	1,420	1,816	18,201	21,591	23,125	25,040	27,000
Lakeville	838	1,737	3,900	6,477	5,782	388	994	1,644	1,740	2,279	43,128	53,984	67,485	74,330	82,500
Rosemount	507	863	1,705	3,360	3,238	277	637	970	969	1,369	14,619	20,708	25,900	31,002	37,000
Subtotal	**2,723**	**4,751**	**8,473**	**14,317**	**13,028**	**2,107**	**3,371**	**4,475**	**4,691**	**6,229**	**88,313**	**115,942**	**140,810**	**158,330**	**179,000**
Rural Area															
Coates	4	14	12	15	14	6	4	8	12	11	163	160	715	715	170
Hampton	31	12	25	42	37	11	19	22	32	28	434	756	1,400	1,420	740
Miesville	14	8	10	12	11	15	13	25	27	24	135	106	1,470	1,570	140
New Trier	5	0	8	10	10	1	7	5	7	7	116	97	810	850	120
Randolph	16	10	29	39	33	19	5	24	32	27	318	356	900	960	420
Vermillion	30	26	36	37	35	23	7	18	20	19	437	390	455	470	420
Castle Rock Twp.	78	100	100	120	111	41	51	52	74	69	1,495	1,288	160	170	1,440
Douglas Twp.	41	31	52	58	56	24	30	41	51	49	760	830	140	140	750
Empire Twp.	64	73	152	235	284	34	71	202	257	310	1,638	2,221	115	120	4,830
Eureka Twp.	55	122	134	142	148	48	38	50	63	66	1,490	1,467	485	485	1,670
Greenvale Twp.	24	53	57	64	59	29	49	52	71	65	684	815	430	430	830
Hampton Twp.	60	82	89	108	106	19	51	95	110	108	986	895	770	770	1,080
Marshan Twp.	65	81	113	121	117	28	20	52	76	74	1,263	1,014	3,350	3,990	1,260
Nininger Twp.	50	118	94	94	92	21	74	48	52	51	865	922	915	1,000	960
Northfield (pt.)	50	43	55	68	102	34	50	93	103	155	557	991	1,135	1,200	2,030
Randolph Twp.	49	35	99	100	93	12	33	40	49	45	536	563	1,190	1,710	680
Ravenna Twp.	62	156	164	189	182	23	42	145	145	139	2,355	2,516	765	750	2,500
Sciota Twp.	18	24	33	44	42	2	32	56	63	60	285	351	2,425	2,450	480
Vermillion Twp.	51	60	38	39	39	27	13	56	58	58	1,243	1,146	1,245	1,250	1,270
Waterford Twp.	30	32	22	28	25	33	46	61	62	55	517	511	515	510	510
Subtotal	**797**	**1,080**	**1,322**	**1,565**	**1,595**	**450**	**655**	**1,145**	**1,364**	**1,421**	**16,277**	**17,395**	**19,390**	**20,960**	**22,300**
Dakota County Total	**14,842**	**20,404**	**35,015**	**54,979**	**47,804**	**11,404**	**16,454**	**24,022**	**32,971**	**41,205**	**355,904**	**393,380**	**438,045**	**476,650**	**512,910**

Sources: US Census, ESRI, Metropolitan Council, Minnesota State Planning Office; Maxfield Research and Consulting, LLC

A-5
HOUSEHOLD MEDIAN INCOME BY AGE
DAKOTA COUNTY
2019

	Under Age 25	Ages 25 - 34	Ages 35 to 44	Ages 45 to 54	Ages 55 to 64	Ages 65 to 74	Ages 75+	Total
Developed Communities								
Apple Valley	$49,542	$78,415	$103,508	$105,325	$101,723	$80,190	$45,108	$88,469
Burnsville	$38,361	$58,879	$86,313	$88,893	$80,922	$64,979	$37,616	$68,849
Eagan	$45,861	$75,573	$104,178	$119,200	$106,428	$76,119	$43,390	$89,097
Inver Grove Heights	$39,096	$65,564	$93,300	$104,641	$88,217	$67,725	$38,431	$75,754
Lilydale	$60,354	$81,467	$155,632	$181,818	$135,871	$96,533	$64,945	$95,772
Mendota	$0	$85,714	$158,548	$200,000	$150,000	$94,671	$62,597	$94,348
Mendota Heights	$55,679	$93,671	$155,949	$178,068	$150,196	$101,280	$49,131	$114,756
South St. Paul	$41,643	$62,350	$79,072	$70,142	$59,020	$43,993	$30,158	$56,988
Sunfish Lake	$42,500	$30,000	$200,001	$200,001	$200,001	$117,183	$59,546	$182,185
West St. Paul	$36,781	$58,268	$70,427	$71,090	$61,612	$45,402	$31,666	$52,877
Subtotal	**$42,093**	**$68,103**	**$95,217**	**$101,286**	**$89,785**	**$69,563**	**$38,825**	**$77,556**
Suburban Edge and Emerging Suburban Edge Communities								
Farmington	$54,997	$84,978	$110,133	$105,280	$83,918	$70,198	$38,238	$93,385
Hastings	$45,522	$67,854	$91,974	$86,798	$75,937	$57,840	$35,601	$67,977
Lakeville	$56,812	$89,216	$126,702	$128,727	$107,367	$79,581	$50,358	$106,486
Rosemount	$50,985	$84,221	$113,852	$119,898	$103,712	$73,221	$42,980	$99,129
Subtotal	**$52,669**	**$83,975**	**$114,053**	**$116,192**	**$96,029**	**$71,907**	**$40,815**	**$95,721**
Rural Communities								
Coates	$0	$75,000	$111,202	$124,506	$100,000	$66,136	$50,000	$89,113
Hampton	$43,833	$76,923	$102,043	$93,538	$87,478	$83,585	$40,815	$84,215
Miesville	$0	$106,961	$118,327	$112,915	$94,671	$79,274	$37,489	$93,603
New Trier	$0	$85,357	$110,378	$100,000	$91,983	$100,000	$40,584	$82,249
Randolph	$245,466	$98,684	$110,509	$108,113	$111,760	$107,955	$72,691	$103,565
Vermillion	$0	$100,000	$113,507	$118,053	$102,567	$80,744	$47,282	$100,641
Castle Rock Twp.	$43,539	$79,529	$105,519	$97,666	$84,413	$78,884	$38,815	$82,501
Douglas Twp.	$42,500	$94,835	$108,307	$109,234	$100,000	$80,781	$39,984	$94,317
Empire Twp.	$50,000	$81,620	$104,733	$93,756	$86,481	$75,000	$41,452	$87,133
Eureka Twp.	$42,500	$89,284	$111,190	$121,978	$99,466	$79,533	$44,164	$92,940
Greenvale Twp.	$50,000	$80,038	$104,714	$110,381	$95,961	$87,600	$42,845	$92,714
Hampton Twp.	$38,176	$77,763	$101,962	$91,530	$87,766	$82,667	$42,538	$83,956
Marshan Twp.	$43,833	$76,339	$103,837	$105,271	$101,532	$83,258	$47,387	$89,435
Nininger Twp.	$59,164	$75,000	$109,361	$112,241	$98,063	$64,468	$46,647	$85,646
Northfield (pt.)	$107,792	$104,218	$132,307	$133,536	$117,845	$123,718	$79,698	$118,939
Randolph Twp.	$43,833	$76,923	$102,043	$93,538	$87,478	$83,585	$40,815	$83,955
Ravenna Twp.	$59,689	$98,513	$118,023	$120,039	$110,748	$78,542	$51,481	$105,046
Sciota Twp.	$0	$80,000	$108,124	$113,936	$94,706	$85,714	$44,999	$92,723
Vermillion Twp.	$54,062	$94,671	$111,825	$116,774	$102,445	$77,795	$50,000	$98,953
Waterford Twp.	$50,000	$85,714	$105,094	$111,914	$95,981	$85,806	$44,968	$92,629
Subtotal	**$47,409**	**$83,329**	**$107,093**	**$107,981**	**$96,172**	**$79,144**	**$43,989**	**$91,059**
Dakota County Total	***$46,683***	***$77,436***	***$97,744***	***$106,188***	***$93,347***	***$66,842***	***$37,661***	***$82,356***

Note: Communities with low numbers of households in an age group may have highly variable figures.
Sources: Esri, Inc; Maxfield Research and Consulting, LLC

A-6
HOUSEHOLD MEDIAN INCOME BY AGE
DAKOTA COUNTY
2024

	Under Age 25	Ages 25 - 34	Ages 35 to 44	Ages 45 to 54	Ages 55 to 64	Ages 65 to 74	Ages 75+	Total
Developed Communities								
Apple Valley	$52,805	$87,978	$114,351	$116,183	$111,173	$89,619	$51,799	$100,074
Burnsville	$44,373	$73,490	$100,797	$101,464	$89,805	$75,390	$42,798	$79,062
Eagan	$51,331	$84,009	$117,466	$127,206	$116,159	$84,806	$50,245	$99,188
Inver Grove Heights	$46,205	$78,947	$106,863	$115,944	$102,912	$79,450	$44,555	$87,338
Lilydale	$150,000	$92,038	$165,159	$189,175	$159,812	$112,522	$74,339	$107,151
Mendota	$0	$85,043	$158,548	$200,000	$159,552	$121,100	$72,094	$106,707
Mendota Heights	$61,112	$106,585	$162,853	$185,877	$161,398	$112,686	$56,030	$126,014
South St. Paul	$46,048	$71,646	$90,824	$79,775	$66,336	$50,213	$33,230	$64,343
Sunfish Lake	$42,500	$30,000	$200,001	$200,001	$200,001	$125,889	$63,363	$179,373
West St. Paul	$39,638	$70,322	$81,962	$79,513	$72,099	$52,381	$35,951	$59,965
Subtotal	**$47,923**	**$80,091**	**$107,177**	**$110,543**	**$101,334**	**$79,111**	**$44,556**	**$86,696**
Suburban Edge and Emerging Suburban Edge Communities								
Farmington	$61,826	$101,474	$119,929	$126,374	$98,737	$85,107	$44,527	$106,483
Hastings	$53,161	$81,433	$104,065	$101,843	$86,850	$68,680	$40,643	$79,779
Lakeville	$63,966	$104,678	$147,771	$150,196	$123,593	$92,005	$53,766	$118,997
Rosemount	$56,065	$99,507	$123,461	$137,139	$115,971	$84,175	$46,357	$107,912
Subtotal	**$59,291**	**$100,716**	**$127,539**	**$133,921**	**$110,705**	**$84,133**	**$47,853**	**$107,781**
Rural Communities								
Coates	$0	$100,000	$122,474	$150,000	$107,456	$77,036	$55,189	$101,419
Hampton	$50,000	$92,406	$109,144	$104,932	$103,046	$95,476	$47,379	$99,239
Miesville	$0	$106,961	$125,363	$125,167	$112,915	$108,124	$40,901	$107,424
New Trier	$0	$85,357	$117,470	$119,377	$91,983	$108,124	$41,089	$101,239
Randolph	$161,953	$111,002	$127,200	$134,637	$124,675	$134,835	$89,217	$121,308
Vermillion	$0	$109,156	$123,745	$132,164	$116,022	$94,631	$53,033	$109,632
Castle Rock Twp.	$55,627	$86,603	$117,348	$115,358	$96,802	$87,777	$41,717	$93,045
Douglas Twp.	$42,500	$103,263	$115,293	$124,994	$113,379	$87,953	$44,522	$105,541
Empire Twp.	$56,182	$94,664	$112,092	$105,891	$98,360	$87,536	$46,239	$100,179
Eureka Twp.	$42,500	$106,172	$130,051	$145,518	$112,049	$85,332	$49,552	$101,094
Greenvale Twp.	$59,164	$103,400	$118,890	$126,570	$109,973	$108,786	$51,799	$107,494
Hampton Twp.	$46,384	$96,852	$108,564	$106,829	$103,046	$98,367	$48,934	$99,153
Marshan Twp.	$43,833	$92,406	$108,764	$117,920	$108,600	$96,817	$52,639	$101,476
Nininger Twp.	$59,164	$101,076	$122,308	$132,213	$109,537	$76,688	$51,058	$100,883
Northfield (pt.)	$110,828	$129,246	$151,990	$158,501	$137,535	$147,014	$100,473	$139,004
Randolph Twp.	$50,000	$92,406	$109,144	$104,932	$102,003	$95,476	$47,379	$99,239
Ravenna Twp.	$75,000	$117,693	$127,066	$136,698	$128,456	$95,438	$54,926	$115,090
Sciota Twp.	$62,500	$102,899	$118,695	$130,781	$109,973	$107,427	$51,580	$107,057
Vermillion Twp.	$66,362	$106,995	$122,240	$132,708	$113,517	$89,501	$52,925	$108,447
Waterford Twp.	$62,500	$104,287	$118,872	$127,607	$108,124	$110,679	$51,335	$107,942
Subtotal	**$55,544**	**$100,897**	**$116,097**	**$121,935**	**$109,544**	**$92,037**	**$50,402**	**$103,767**
Dakota County Total	***$50,555***	***$85,965***	***$106,996***	***$113,803***	***$105,031***	***$79,056***	***$42,178***	***$92,244***

Note: Communities with low numbers of households in an age group may have highly variable figures.

Sources: Esri, Inc; Maxfield Research and Consulting, LLC

APPENDIX B
HOUSING CHARACTERISTICS TABLES

TABLE B-1
AGE OF HOUSING STOCK
DAKOTA COUNTY
2019

	Owner Occupied						Renter Occupied					
	Pre 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010+	Pre 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010+
Apple Valley	132	1,733	7,807	3,520	1,788	826	62	170	1,279	995	1,217	1765
Burnsville	231	3,720	7,494	3,123	1,070	199	359	928	4,317	2,061	696	340
Eagan	149	1,698	9,805	4,809	1,500	868	182	585	4,751	1,696	722	1014
Inver Grove Heights	318	1,851	3,034	2,470	1,792	610	346	367	1,682	878	816	67
Lilydale	6	27	159	20	68	0	2	2	100	34	6	167
Mendota	28	9	3	5	14	6	25	12	8	2	0	0
Mendota Heights	341	1,033	1,534	839	271	122	26	33	293	145	97	185
South St. Paul	2,000	2,270	573	142	343	43	640	1,100	592	191	147	60
Sunfish Lake	30	34	48	37	26	11	2	4	1	0	1	0
West St. Paul	1,190	2,133	902	323	229	65	330	1,070	1,694	278	162	254
Developed Communities	**4,425**	**14,508**	**31,359**	**15,288**	**7,101**	**2,750**	**1,974**	**4,271**	**14,717**	**6,280**	**3,864**	**3,852**
Pct. of Housing Stock	*4.0%*	*13.1%*	*28.4%*	*13.8%*	*6.4%*	*2.5%*	*1.8%*	*3.9%*	*13.3%*	*5.7%*	*3.5%*	*3.5%*
Suburban Edge & E.S.E.												
Farmington	371	515	1,032	1,736	2,822	641	153	125	272	127	287	141
Hastings	706	1,232	1,671	1,133	1,594	230	280	478	838	246	658	125
Lakeville	515	1,161	5,186	5,031	4,901	2,898	50	141	788	518	991	692
Rosemount	176	641	1,530	1,846	2,567	952	29	127	337	200	384	231
Suburban Edge & E.S.E.	**1,768**	**3,549**	**9,419**	**9,746**	**11,884**	**4,721**	**512**	**871**	**2,235**	**1,091**	**2,320**	**1,189**
Pct. of Housing Stock	*3.6%*	*7.2%*	*19.1%*	*19.8%*	*24.1%*	*9.6%*	*1.0%*	*1.8%*	*4.5%*	*2.2%*	*4.7%*	*2.4%*
Rural Areas												
Coates	16	18	5	0	0	0	4	11	6	0	0	0
Hampton	43	15	20	29	105	7	14	2	2	11	13	0
Miesville	8	27	4	4	5	2	9	0	4	0	0	0
New Trier	4	12	6	0	6	0	0	0	0	1	0	0
Randolph	35	18	23	20	32	10	13	9	10	2	0	0
Vermillion	24	43	73	6	9	2	2	15	4	0	0	0
Castle Rock Twp.	96	75	150	52	32	13	16	30	26	8	0	0
Douglas Twp.	59	38	79	44	32	8	0	3	12	0	0	0
Empire Twp.	61	105	142	152	248	216	32	9	22	18	40	0
Eureka Twp.	82	56	212	66	52	19	10	6	2	3	4	0
Greenvale Twp.	63	23	61	59	52	13	14	3	2	2	0	0
Hampton Twp.	51	26	108	60	60	6	7	1	4	2	0	0
Marshan Twp.	78	68	159	46	44	12	18	9	25	2	3	0
Nininger Twp.	29	49	125	42	52	8	13	4	4	6	55	0
Northfield (pt.)	12	7	69	133	151	19	0	0	0	8	51	0
Randolph Twp.	20	30	48	58	73	40	0	11	0	6	0	0
Ravenna Twp.	38	61	399	216	72	35	0	7	11	0	0	0
Sciota Twp.	37	10	26	22	53	16	4	5	0	0	0	0
Vermillion Twp.	57	68	178	56	39	18	5	20	8	16	0	0
Waterford Twp.	42	38	39	16	16	4	11	11	6	0	0	0
Rural Areas	**855**	**787**	**1,926**	**1,081**	**1,133**	**448**	**172**	**156**	**148**	**85**	**166**	**0**
Pct. of Housing Stock	*12.3%*	*11.3%*	*27.7%*	*15.5%*	*16.3%*	*6.4%*	*2.5%*	*2.2%*	*2.1%*	*1.2%*	*2.4%*	*0.0%*
Dakota County Total	**7,048**	**18,844**	**42,704**	**26,115**	**20,118**	**7,919**	**2,658**	**5,298**	**17,100**	**7,456**	**6,350**	**5,041**
Pct. of Housing Stock	*4.2%*	*11.3%*	*25.6%*	*15.7%*	*12.1%*	*4.8%*	*1.6%*	*3.2%*	*10.3%*	*4.5%*	*3.8%*	*3.0%*

Sources: US Census; American Community Survey, 2017 Estimates, Maxfield Research and Consulting, LLC.

B - 2
RESIDENTIAL BUILDING PERMIT TRENDS
DAKOTA COUNTY
2012 to 2018

	Single-Family							Multifamily						
	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018
Developed Communities														
Apple Valley	38	63	74	115	131	167	65	10	0	297	280	0	613	431
Burnsville	5	8	15	24	21	9	9	66	0	0	0	0	0	134
Eagan	51	84	58	35	58	62	40	0	190	153	0	0	671	0
Inver Grove Heights	38	89	52	27	51	70	86	0	0	66	0	0	1	0
Lilydale	0	0	0	0	0	0	0	47	0	0	0	0	0	0
Mendota	0	0	0	0	0	0	3	0	0	0	0	0	0	0
Mendota Heights	4	7	18	11	10	8	7	46	0	0	0	0	139	70
South St. Paul	4	5	6	3	4	5	5	0	0	0	0	0	0	0
Sunfish Lake	0	3	2	2	1	2	0	0	0	0	0	0	0	0
West St. Paul	6	5	2	9	10	6	4	0	0	0	164	0	56	172
Subtotal	**146**	**264**	**227**	**226**	**286**	**329**	**219**	**169**	**190**	**516**	**444**	**0**	**1,480**	**807**
Suburban Edge and Emerging Suburban Edge Communities														
Farmington	68	122	84	53	64	40	34	0	0	0	0	74	2	0
Hastings	39	37	41	21	21	27	15	0	0	0	0	37	0	88
Lakeville	284	374	315	366	403	487	484	103	0	0	0	94	315	75
Rosemount	64	88	84	94	111	96	125	0	0	92	60	0	0	64
Subtotal	**455**	**621**	**524**	**534**	**599**	**650**	**658**	**103**	**0**	**92**	**60**	**205**	**317**	**227**
Rural Communities														
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton	1	0	0	1	2	0	1	0	0	0	0	0	0	0
Miesville	1	1	0	0	0	0	0	0	0	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	1	0	1	1	0	2	0	0	0	0	0	0	0	0
Vermillion	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Castle Rock Twp.	1	2	0	1	3	3	4	0	0	0	0	0	0	0
Douglas Twp.	0	0	2	1	0	4	0	0	0	0	0	0	0	0
Empire Twp.	30	30	20	49	26	6	6	0	0	0	0	0	0	0
Eureka Twp.	1	3	4	1	2	2	1	0	0	0	0	0	0	0
Greenvale Twp.	1	2	1	4	1	2	0	0	0	0	0	0	0	0
Hampton Twp.	0	0	0	0	1	2	0	0	0	0	0	0	0	0
Marshan Twp.	2	1	2	1	1	3	1	0	0	0	0	0	0	0
Nininger Twp.	1	0	2	2	0	1	0	0	0	0	0	0	0	0
Northfield (pt.)	0	1	4	7	0	1	0	0	0	0	0	0	0	98
Randolph Twp.	2	5	6	7	10	5	3	0	0	0	0	0	0	0
Ravenna Twp.	3	3	6	5	6	6	2	0	0	0	0	0	0	0
Sciota Twp.	2	2	4	0	1	3	3	0	0	0	0	0	0	0
Vermillion Twp.	3	4	3	1	2	1	1	0	0	0	0	0	0	0
Waterford Twp.	0	0	0	3	0	0	3	0	0	0	0	0	0	0
Subtotal	**49**	**54**	**55**	**84**	**55**	**42**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**98**
Dakota County Total	**650**	**939**	**806**	**844**	**940**	**1,021**	**902**	**272**	**190**	**608**	**504**	**205**	**1,797**	**1,132**

Sources: Metropolitan Council, Maxfield Research and Consulting, LLC.

B - 2 Continued
RESIDENTIAL BUILDING PERMIT TRENDS
DAKOTA COUNTY
2012 to 2018

	Townhomes							Total						
	2012	2013	2014	2015	2016	2017	2018	2012	2013	2014	2015	2016	2017	2018
Developed Communities														
Apple Valley	0	0	0	5	31	10	2	48	63	371	400	162	790	498
Burnsville	8	8	19	25	5	9	13	79	16	34	49	26	18	156
Eagan	103	103	115	14	26	10	0	154	377	326	49	84	743	40
Inver Grove Heights	2	26	0	4	44	42	19	40	115	118	31	95	113	105
Lilydale	0	0	0	0	0	0	0	47	0	0	0	0	0	0
Mendota	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Mendota Heights	0	0	0	6	18	16	20	50	7	18	17	28	163	97
South St. Paul	3	0	0	0	0	0	0	7	5	6	3	4	5	5
Sunfish Lake	0	0	0	0	0	0	0	0	3	2	2	1	2	0
West St. Paul	0	0	0	3	2	4	0	6	5	2	176	12	66	176
Subtotal	**116**	**137**	**134**	**57**	**126**	**91**	**54**	**431**	**591**	**877**	**727**	**412**	**1,900**	**1,080**
Suburban Edge and Emerging Suburban Edge Communities														
Farmington	0	0	0	0	0	2	2	68	122	84	53	138	44	36
Hastings	0	0	0	0	2	3	0	39	37	41	21	60	30	103
Lakeville	6	24	32	54	98	44	43	393	398	347	420	595	846	602
Rosemount	8	8	3	20	28	41	100	72	96	179	174	139	137	289
Subtotal	**14**	**32**	**35**	**74**	**128**	**90**	**145**	**572**	**653**	**651**	**668**	**932**	**1,057**	**1,030**
Rural Communities														
Coates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton	0	0	0	0	0	2	0	1	0	0	1	2	2	1
Miesville	0	0	0	0	0	0	0	1	1	0	0	0	0	0
New Trier	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randolph	0	0	0	0	0	0	0	1	0	1	1	0	2	0
Vermillion	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Castle Rock Twp.	0	0	0	0	0	0	0	1	2	0	1	3	3	4
Douglas Twp.	0	0	0	0	0	0	0	0	0	2	1	0	4	0
Empire Twp.	0	0	0	0	12	14	0	30	30	20	49	38	20	6
Eureka Twp.	0	0	0	0	0	0	0	1	3	4	1	2	2	1
Greenvale Twp.	0	0	0	0	0	0	0	1	2	1	4	1	2	0
Hampton Twp.	0	0	0	0	0	0	0	0	0	0	0	1	2	0
Marshan Twp.	0	0	0	0	0	0	0	2	1	2	1	1	3	1
Nininger Twp.	0	0	0	0	0	0	0	1	0	2	2	0	1	0
Northfield (pt.)	0	0	0	0	0	0	0	0	1	4	7	0	1	98
Randolph Twp.	0	0	0	0	0	0	0	2	5	6	7	10	5	3
Ravenna Twp.	0	0	0	0	0	0	0	3	3	6	5	6	6	2
Sciota Twp.	0	0	0	0	0	0	0	2	2	4	0	1	3	3
Vermillion Twp.	0	0	0	0	0	0	0	3	4	3	1	2	1	1
Waterford Twp.	0	0	0	0	0	0	0	0	0	0	3	0	0	3
Subtotal	**0**	**0**	**0**	**0**	**12**	**16**	**0**	**46**	**53**	**54**	**82**	**65**	**53**	**122**
Dakota County Total	**130**	**169**	**169**	**131**	**266**	**197**	**199**	**1,049**	**1,297**	**1,582**	**1,477**	**1,409**	**3,010**	**2,232**

Sources: Metropolitan Council, Maxfield Research and Consulting, LLC.

TABLE B-3
HOUSING STOCK BY STRUCTURE TYPE
DAKOTA COUNTY
2019

	Owned			Rented			
	Single-Family	2+ Units	Mobile Homes	Single-Family	2 to 9 Units	10+ Units	Mobile Homes
Developed Communities							
Apple Valley	14,490	457	282	1,237	219	2,407	146
Burnsville	13,778	1,272	660	2,082	672	6,041	48
Eagan	17,223	1,103	31	2,145	798	5,236	15
Inver Grove Heights	8,838	284	584	1,174	545	2,386	155
Lilydale	125	152	3	5	5	237	0
Mendota	56	0	3	35	12	0	0
Mendota Heights	3,747	315	9	164	25	411	0
South St. Paul	5,124	181	28	795	708	1,242	0
Sunfish Lake	179	0	0	8	0	0	0
West St. Paul	4,432	354	17	231	330	2,943	42
Developed Communities	**71,107**	**4,307**	**1,691**	**8,237**	**3,466**	**21,861**	**425**
Pct. of Housing Stock	*64%*	*4%*	*2%*	*7%*	*3%*	*20%*	*0%*
S.E. & E.S.E Communities							
Farmington	6,517	193	0	707	81	283	0
Hastings	5,683	250	484	572	472	1,376	80
Lakeville	17,246	222	633	1,331	426	827	133
Rosemount	6,679	258	187	682	155	309	28
S.E. & E.S.E Communities	**37,436**	**956**	**1,351**	**3,411**	**1,175**	**2,896**	**250**
Pct. of Housing Stock	*79%*	*2%*	*3%*	*7%*	*2%*	*6%*	*1%*
Rural Areas							
Coates	39	0	0	14	7	0	0
Hampton	210	4	0	15	15	12	0
Miesville	50	0	0	11	2	0	0
New Trier	34	0	0	0	1	0	0
Randolph	128	4	2	24	2	0	8
Vermillion	155	0	0	17	4	0	0
Castle Rock Twp.	407	3	0	73	4	0	3
Douglas Twp.	251	0	5	11	0	0	4
Empire Twp.	764	0	25	72	49	0	0
Eureka Twp.	483	3	0	25	0	0	0
Greenvale Twp.	263	0	0	19	0	0	2
Hampton Twp.	308	2	0	8	8	0	5
Marshan Twp.	395	0	0	44	13	0	0
Nininger Twp.	297	0	0	20	2	60	0
Northfield (pt.)	382	0	0	59	0	0	0
Randolph Twp.	248	0	0	14	3	0	0
Ravenna Twp.	797	0	17	14	0	0	4
Sciota Twp.	144	0	8	9	0	0	0
Vermillion Twp.	398	0	0	13	10	22	4
Waterford Twp.	153	0	0	27	1	0	0
Rural Areas	**6,053**	**9**	**63**	**467**	**103**	**94**	**25**
Pct. of Housing Stock	*89%*	*0%*	*1%*	*7%*	*2%*	*1%*	*0%*
Dakota County Total	**114,595**	**5,272**	**3,105**	**12,115**	**4,744**	**24,851**	**700**
Pct. of Housing Stock	*69%*	*3%*	*2%*	*7%*	*3%*	*15%*	*0%*

Sources: Metropolitan Council, Maxfield Research and Consulting, LLC.

APPENDIX C
GENERAL OCCUPANCY RENTAL HOUSING

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
MAY 2019

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
APPLE VALLEY						
Springs at Cobblestone Lake	2019	196	49 - Studio	N/A	N/A	$1,305 - $1,370
15899 Elmhusrt Ln			49 - 1BR			$1,550 - $1,695
Initial Lease-up			49 - 2BR			$1,853 - $1,897
			49 - 3BR			$2,045 - $2,237
Apple Villa II	2018	28	4 - Studio	13	46.4%	$1,025
7824 Whitney Drive			12 - 1BR			$1,250
In initial lease up			12 - 2BR			$1,400 $1,450
Springs at Apple Valley	2017	280	28 Studio	14	5.0%	$1,293
14650 Foliage Ave			112 1BR			$1,395 - $1,477
Apple Valley			112 2BR			$1,700 - $2,014
			28 3BR			$1,767 - $2,450
Galante at Parkside	2018	134	14 - Studio	3	2.2%	$1,267 - $1,350
15283 Galante Lane			56 - 1BR			$1,207 - $1,600
Apple Valley			64 - 2BR			$1,740 - $1,918
Gabella at Parkside	2015	196	80 - 1BR	2	1.0%	$1,171 - $1,528
6859 152nd St W			76 - 2BR			$1,667 - $1,886
Apple Valley			40 - 3BR			$1,882 - $1,951
Remington Cove Apartments	2015	197	37 - Studio	9	4.6%	$1,185 - $1,886
15430 Founders Lane			63 - 1BR			$1,179 - $1,721
Apple Valley			77 - 2BR			$1,486 - $1,902
			20 - 3BR			$1,836 - $2,142
Apple Villa	1972	48	24 - 1BR	3	6.3%	$951
7800 Whitney Drive			24 - 2BR			$1,050
Apple Woods Apartments	1985	51	21 - 1BR	1	2.0%	$995
14191 Pennock Avenue			30 - 2BR			$1,175 - $1,250
Boulder Ridge	2001	112	16 - 1BR	5	4.5%	$1,180
12685 Germane Ave.			48 - 2BR			$1,350 - $1,450
			48 - 3BR			$1,650 - $1,760
Briar Pond	1974	24	6 - Studio	0	0.0%	$775
7425 123rd Street West			18 - 1BR			$775 - $850
Cedar Pond Apartments	1974	24	6 - Studio	0	0.0%	$750
7455 123rd Street West			18 - 1BR			$875
Cedar Valley Apartments	1975	120	48 - Studio	0	0.0%	$752 - $835
7430-7465 128th Street West			68 - 1BR			$935 - $968
			4 - 2BR			$998 - $1,335
Grand Manor Apartments	1970	36	7 - 1BR	2	5.6%	$880
7405 123rd Street West			17 - 2BR			$1,020
			12 - 3BR			$1,501
Hearthstone	2003	178	63 - 1BR	5	2.8%	$1,255 - $2,179
6583 158th Stree West			75 - 2BR			$1,476 - $2,589
			32 - 3BR			$1,750 - $2,653
			8 - 3BR+D			$2,100 - $3,008

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
APPLE VALLEY						
Hidden Ponds	2002	84	10 - 1BR	3	3.6%	$925
12733 Germane Ave.			64 - 2BR			$1,195
			10 - 3BR			$1,426
Kingston Green	2000	343	50 - 1BR	4	0.0%	$1,140
15600 Galaxie Avenue			124 - 2BR			$1,330 - $1,550
			32 - 3BR			$1,515
Majestic Cove	1994	192	36 - 1BR	6	3.1%	$955 - $990
7472 157th Street W.			124 - 2BR			$1,095 - $1,260
			32 - 3BR			$1,405 - $1,470
Mayfield Place I	1974	90	42 - Studio	0	0.0%	$775
12800 & 12810 Germane Ave.			44 - 1BR			$875
			4 - 2BR			$750 - $875
WW Apartments	1971	30	15 - Studio	0	0.0%	$850
7475 123rd Street			15 - 1BR			$875
Palomino East Apartments	2004	72	3 - 1BR	0	0.0%	$1,155
12555 Pennock Ave.			6 - 1BR/D			$1,186
			57 - 2BR			$1,286 - $1,408
			6 - 3BR			$1,512
Cedar Ridge Apartments	1972	73	12 - 1BR	2	2.7%	$895
12790 Germane Ave.			37 - 2BR			$995 - $1,245
			24 - 3BR			$1,175
Valley Pond	1988	66	12 - 1BR	3	4.5%	$1,177
5520 142nd Street			42 - 2BR			$1,371 - $1,497
			12 - 3BR			$1,601
Whitney Pines	1986	72	36 - 1BR	0	0.0%	$920 - $940
7750 Whitney Drive			36 - 2BR			$1,102 - $1,186
	Subtotal	*2,618*		*62*	*2.8%*	
	non leaseup	*2,232*				

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
BURNSVILLE						
Felix Apartments	1988	348	18 - Studio	7	2.0%	$995
1311 W. 143rd Street			200 - 1BR			$1,099 - $1,199
			130 - 2BR			$1,230 - $1,499
Berkshire of Burnsville	1987	206	18 - Studio	5	2.4%	$919
13901 Echo Park Circle			34 - 1BR			$1,109
			120 - 2BR			$1,409 - $1,509
			34 - 3BR			$1,475
The Pines of Burnsville	1971	216	90 - 1BR	3	1.4%	$1,045
1024 W Burnsville Parkway			123 - 2BR			$1,245 - $1,310
			3 - 3BR			$1,620
Parkwood Pointe	1968	128	8 - Studio	5	3.9%	$905 - $1,055
12312 & 12316 Parkwood Drive			60 - 1BR			$980 - $1,320
			60 - 2BR			$1,290 - $1,640
Parkvue Flats	1971	322	6 - Studio	5	1.6%	$922
1501-1513 E. Burnsville Parkway			126 - 1BR			$959 - $959
			185 - 2BR			$955 - $1,103
			5 - 3BR			$1,500 - $3,569
Burnsville Parkway Apts.	1972	108	72 - 1BR	1	0.9%	$930 - $1,055
1701 & 1721 W. Burnsville Pkwy			36 - 2BR			$1,104 - $1,061
Carrington Court Apts.	1993	192	36 - 1BR	2	1.0%	$955 - $1,440
720-800 Evergreen Drive			124 - 2BR			$1,065 - $1,230
			32 - 3BR			$1,375 - $1,440
River Ridge Apartments	1969	114	2 - Studio	3	2.6%	$949
12901-12933 County Road 5			51 - 1BR			$995 - $1,000
			50 - 2BR			$1,200
			11 - 3BR			$1,465
Cliff House Apartments	1973	41	7 - Studio	2	4.9%	$675
3000 Cliff Road E.			34 - 1BR			$725
Cliffview Estates	1972	45	41 - 1BR	1	2.2%	$895
2751 Selkirk Drive			4 - 2BR			$995
Colonial Terrace	1969	58	2 - Studio	0	0.0%	$895
13701-13733 Wentworth Ave.			24 - 1BR			$895
			32 - 2BR			$995
Colonial Villa	1973	240	12 - Studio	2	0.8%	$905
12025 Co. Rd 11/2000 121st St. E			157 - 1BR			$975 - $1,005
			70 - 2BR			$1,110
			1 - 3BR			$1,646
Court Place	1988	40	40 - 3BR	0	0.0%	$1,421 - $1,464
13229 Court Place						
Coventry Court	1987	192	48 - 1BR	2	1.0%	$1,183 - $1,183
14661 Chicago Ave. S.			144 - 2BR			$1,168 - $1,214
Dahcotah View Apartments	1979	168	12 - Studio	0	0.0%	$710 - $714
1605 E. Cliff Road			60 - 1BR			$813
			72 - 2BR			$963
			24 - 3BR			$1,186
Dakota Station Apartments	2000	159	60 - 1BR	1	0.6%	$1,015 - $940
124 East Highway 13			6 - 1BR/D			$1,120 - $1,115
			66 - 2BR			$1,195 - $1,450
			9 - 2BR/D			$1,450 - $1,450
			18 - 3BR			$1,450 - $1,450

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
BURNSVILLE						
Grande Market Place	2003	72	11 - Studio	0	0.0%	$875 - $925
12700 Nicollet Avenue			15 - 1BR			$996 - $1,010
			46 - 2BR			$996 - $1,522
Greenwood Apartments	1984/	24	8 - 1BR	2	8.3%	$838 - $1,024
12751-12771 Greenwood Drive	2019		16 - 2BR			$1,020 - $1,346
Currently renovating units						
Meridian Pointe	1988	339	15 - Studio	16	4.7%	$910
51 McAndrews Rd West			112 - 1BR			$1,205 - $1,665
			182 - 2BR			$1,280 - $2,360
			30 - 3BR			$1,795 - $2,720
Oak Leaf	1987	150	47 - 1BR	6	4.0%	$1,105 - $1,135
12213 A 17th Ave. S			50 - 2BR			$1,270
			53 - 3BR			$1,525
Park Place	1987	171	54 - 1BR	5	2.9%	$995
301 & 501 E. Burnsville Parkway			111 - 2BR			$1,073 - $1,113
			6 - 3BR			$1,405
Parkwood Heights Apartments	1984	40	40 - 2BR	0	0.0%	$1,240 - $1,470
13301-13333 Parkwood Drive						
Provence	2001	154	2 - Studio	2	1.3%	$1,009 - $1,176
1711 143rd St. West			52 - 1BR			$1,283 - $1,356
			9 - 1BR/D			$1,433 - $1,493
			75 - 2BR			$1,388 - $1,634
			16 - 2BR/D			$1,778 - $1,779
Glen at Burnsville	1971	304	6 - Studio	20	6.6%	$1,015
13000 Harriet Ave S			132 - 1BR			$1,065
			166 - 2BR			$1,250 - $1,500
Shalimar Estates	1987	48	48 - 3BR	0	0.0%	$1,315
13300-44 Parkwood Drive						
Southcross Village Townhomes	1986	60	24 - 1BR	3	5.0%	$1,211
14800-14816 County Rd 5			36 - 2BR			$1,313 - $1,335
Southwind Village	1989	320	15 - Studio	9	2.8%	$950
15025 Greenhaven Drive			129 - 1BR			$1,101 - $1,258
			132 - 2BR			$1,330 - $1,511
			44 - 3BR			$1,722 - $1,830
Stone Grove Apartments	1973	228	76 - 1BR	0	0.0%	$951
2525 Williams Dr			93 - 2BR			$1,217 - $1,243
			59 - 3BR			$1,387 - $1,445
Summit Park Apartments	1986	336	112 - 1BR	2	0.6%	$952 - $1,143
12501-12521 Portland Ave			208 - 2BR			$1,217 - $1,455
			16 - 3BR			$1,400 - $1,675
Summit Townhomes	1998	114	8 - 2BR	1	0.9%	$1,660
1500 McAndrews Rd W.			7 - 3BR			$1,785
			99 - 4BR			$1,936 - $1,880
The Bluffs of Burnsville	1972	132	54 - 1BR	3	2.3%	$926
2700 & 2800 Selkirk Drive			78 - 2BR			$1,065 - $1,268
The Observatory I & II	1986	231	85 - 1BR	4	1.7%	$1,207 - $1,269
15101-15151 Greenhaven Drive			146 - 2BR			$1,388 - $1,563

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
BURNSVILLE						
The Fitzgerald	1988	240	78 - 1BR	6	2.5%	$1,127 - $1,152
421 E Travelers Trail			160 - 2BR			$1,283 - $1,412
			2 - 3BR			$1,704
Whispering Oaks Apartments	1981	72	6 - 1BR	1	1.4%	$1,055
1600 W. 143rd Street			60 - 2BR			$1,051 - $1,064
			6 - 3BR			$1,345
Whispering Pines	1964	40	11 - 1BR	1	2.5%	$645
13720-13809 Vincent Ave			29 - 2BR			$675 - $725
Willow Pond	1976	300	16 - Studio	9	3.0%	$904 - $1,493
11751 W. River Hills Drive			114 - 1BR			$967 - $1,483
			122 - 2BR			$1,220 - $1,825
			48 - 3BR			$1,415 - $2,019
Willoway Apartments	1972	108	48 - 1BR	4	3.7%	$1,065
13401 Morgan Ave S			60 - 2BR			$1,245 - $1,355
Woods of Burnsville	1984	400	7 - Studio	9	2.3%	$885 - $666
14701 Portland Ave S			169 - 1BR			$960 - $1,000
			189 - 2BR			$1,294
			35 - 3BR			$1,361 - $1,650
Wyngate Townhomes	2003	50	50 - 3BR	1	2.0%	$1,287 - $1,394
1180 McAndrews Road						
	Subtotal	*6,510*		*143*	*2.2%*	

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
EAGAN						
Quarry at Central Park	2019	183	23 - Studio	48	26.2%	$1,197 $1,223
1555 Quarry Road			88 - 1BR			$1,317 $1,607
In Initial Lease-up			72 - 2BR			$1,891 $2,038
Flats at Cedar Grove	2015	192	96 - 1BR	5	2.6%	$1,286 - $1,544
3825 Cedar Grove Pky			76 - 2BR			$1,580 - $2,057
			20 - 3BR			$2,285 - $2,436
CityVue Commons	2015	233	163 - 1BR	0	0.0%	$1,305 - $1,915
3435 Promenade Ave			70 - 2BR			$1,705 - $2,210
Alden Ponds Townhomes	1989	213	149 - 2BR	0	0.0%	$1,450 - $1,525
3100-3362 Alden Pond Lane			64 - 3BR			$1,685 - $1,735
Aspenwood of Eagan	1987	162	68 - 1BR	4	2.5%	$1,186 - $1,232
1105 & 1125 Duckwood Trails			94 - 2BR			$1,405 - $1,542
Avalon at Town Centre	1987	248	104 - 1BR	3	1.2%	$1,100
3460-3480 Golfview Drive			111 - 2BR			$1,300 - $1,500
			33 - 3BR			$1,570 - $1,755
Ballantrae Apartments	1972	204	6 - Studio	7	3.4%	$882
3800 Ballantrae Road			96 - 1BR			$998 - $1,196
			86 - 2BR			$1,171 - $1,249
			16 - 3BR			$1,326 - $1,429
Bayberry Place	1969	120	68 - 1BR	2	1.7%	$1,416
3395 & 3396 Yankee Doodle Ln			52 - 2BR			$1,141 - $1,126
Cedar Villas Townhomes	2004	83	48 - 2BR	2	2.4%	$1,325 - $1,435
4542 Villa Pkwy			35 - 3BR			$1,580 - $1,690
Cedarvale Highlands	1975	108	72 - Studio	3	2.8%	$980
3908 Cedar Grove Pkwy			36 - 1BR			$1,072
Cinnamon Ridge Apartments	1987	264	90 - 1BR	6	2.3%	$1,150
4598 Slater Road			174 - 2BR			$1,250 - $1,550
The Pointe at Cedar Grove	1972	188	72 - 1BR	4	2.1%	$1,105 - $1,265
1919-1965 Silver Bell Road			116 - 2BR			$1,315 - $1,645
Crossroads of Eagan	1985	32	32 - 3BR	1	3.1%	$1,561
1272 Birch Point						
Eagan Place	1981	168	58 - 1BR	2	1.2%	$1,222
3575 South Lexington Ave			106 - 2BR			$1,358 - $1,370
			4 - 3BR			$1,640 - $1,646
Forest Ridge Apartments	1986	252	63 - 1BR	7	2.8%	$1,095
1272 Birch Point			189 - 2BR			$1,260
Foxridge Estates	1972	144	66 - 1BR	1	0.7%	$870 - $970
3367 Coachman Road			78 - 2BR			$1,010
Glen Pond Apartments	1973	300	6 - Studio	1	0.3%	$850
1364 High Site Drive			180 - 1BR			$1,010 - $1,151
			114 - 2BR			$1,192 - $1,320
Glen Pond Estates (Phase II)	2002	112	18 - Studio	2	1.8%	$850
1340 High Site Drive			35 - 1BR			$1,010 - $1,151
			49 - 2BR			$1,192 - $1,516
			10 - 3BR			$1,470 - $1,589

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
EAGAN						
Jade Lane Estates	1970	90	52 - 1BR	3	3.3%	$946
1930 & 1950 Jade Lane			38 - 2BR			$1,073
Lemay Lake	1986	285	33 - Studio	2	0.7%	$1,140 - $1,180
3005 Eagandale Place			78 - 2BR			$1,310 - $1,159
			174 - 2BR			$1,310 - $1,330
Lexington Hills	1988	168	14 - Studio	5	3.0%	$1,009
4100-4160 Lexington Ave So.			98 - 1BR			$1,034 - $1,189
			56 - 2BR			$1,457
Parkside Townhomes	1988	64	16 - Studio	2	3.1%	$910
3516 Lexington Ave So.			48 - 1BR			$1,040
Promenade Oaks	1997	282	87 - 1BR	2	0.7%	$1,220 - $1,320
1160 Northwood Drive			110 - 2BR			$1,545 - $1,645
			85 - 3BR			$1,730 - $1,850
Boulder Court Apartments	1979	115	55 - 1BR	5	4.3%	$945
4182 Rahn Road			60 - 2BR			$1,175
Royal Oaks of Eagan	1987	231	84 - 1BR	5	2.2%	$1,245 - $1,430
3515 Federal Drive			147 - 2BR			$1,540 - $1,985
Silver Bell Apartments	1973	96	42 - 1BR	3	3.1%	$960 - $1,035
2091 & 2095 Silver Bell Road			54 - 2BR			$1,070 - $1,200
Silver Pines	1991	51	39 - 1BR	0	0.0%	$976
2099 Silver Bell Road			49 - 2BR			$1,176 - $1,351
Surrey Gardens	1985	88	38 - 1BR	1	1.1%	$1,011
3410 Surrey Heights Drive &			50 - 2BR			$1,141
3415 Federal Drive						
Thomas Lake Pointe	1987	216	72 - 1BR	3	1.4%	$979 - $1,267
1500 Thomas Lake Pointe Rd			120 - 2BR			$1,303 - $1,317
			24 - 3BR			$1,590 - $1,605
Town Centre at Lexington	1987	248	104 - 1BR	5	2.0%	$1,100
3460-3480 Golfview Drive			111 - 2BR			$1,300 - $1,625
			33 - 3BR			$1,670 - $1,750
View Pointe Apts	1970	327	18 - Studio	0	0.0%	$762 - $748
3917 N Valley View			134 - 1BR			$998 - $1,025
			175 - 2BR			$1,175 - $1,195
Walnut Trails	1986	168	42 - 1BR	4	2.4%	$1,079
1813 Trailway Drive			126 - 2BR			$1,229
Waterford Place	1991	122	24 - 1BR	0	0.0%	$939
1130 Town Centre Drive			86 - 2BR			$1,395 - $1,399
			12 - 3BR			$1,536
Woodridge Apartments	1986	200	73 - 1BR	7	3.5%	$1,040 - $1,155
3255 & 3301 Coachman Road			112 - 2BR			$1,215 - $1,280
			15 - 3BR			$1,510 - $1,617
	Subtotal	*5,957*		*97*	*1.6%*	
	Not in Lease up	*5,774*				

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
FARMINGTON						
Centennial & Heritage Apartments	1971	36	2 - Studio	1	2.8%	$700
1321 & 1337 Centennial Drive			6 - 1BR			$807
			28 - 2BR			$908
Farmington Estates LLP	1974	32	16 - 1BR	0	0.0%	$700
1320 & 1330 Centennial Drive			16 - 2BR			$900
Towerview Apartments	1971	27	15 - 1BR	2	7.4%	$826
18 Walnut Strret			12 - 2BR			$908
	Subtotal	*95*		*3*	*3.2%*	
HASTINGS						
Riverbend Apartments	1979	48	2 - 1BR	1	2.1%	$690
600 & 620 Westview Drive			46 - 2BR			$779
Hidden Valley	1977	138	69 - 1BR	3	2.2%	$770 - $790
561 Westview Drive			69 - 2BR			$830 - $890
Valley Manor Apartments	1969	171	7 - Studio	3	1.8%	$640 - $650
1000 Lyn Way			37 - 1BR			$750 - $825
			127 - 2BR			$840 - $1,000
Westview Village Apartments	1974	108	54 - 1BR	2	1.9%	$756
501 Westview Drive			54 - 2BR			$867
Eagle Pointe Apartments	2010	66	24 - 1BR	2	3.0%	$910 - $1,005
2550 Voyageur Parkway			36 - 2BR			$1,175 - $1,223
			6 - 3BR			$1,360 - $1,495
	Subtotal	*531*		*11*	*2.1%*	
INVER GROVE HEIGHTS						
Blackberry Pointe Apartments	2005	220	82 - 1BR	0	0.0%	$1,036 - $1,226
5470 & 5480 Blackberry Trail			120 - 2BR			$1,173 - $1,516
			18 - 3BR			$1,725 - $1,795
Bridgewood Apartments	1973	159	92 - 1BR	0	0.0%	$760
3100-3122 East 65th Street			67 - 2BR			$898
Greystone Heights	1995	100	100 - 3BR	3	3.0%	$1,617
5220 Greystone Drive						
Lake Cove Village	1975	486	151 - 1BR	3	0.6%	$894 - $929
5335-5365 Audobon Ave			314 - 2BR			$954 - $1,019
			21 - 3BR			$1,229 - $1,309
Monument Ridge Apartments	2004	136	61 - 1BR	1	0.7%	$1,109 - $1,182
8851 & 8891 Broderick Blvd			63 - 2BR			$1,301 - $1,358
			12 - 3BR			$1,509 - $1,702
Parkview Manor Townhomes	1993	108	108 - 2BR	3	2.8%	$1,354
6043 Candace Ave						
Pearlwood Estates	1989	240	75 - 1BR	1	0.4%	$940
1860-1910 52nd Street			125 - 2BR			$1,025 - $1,155
			40 - 3BR			$1,394
Salem Green	1974	320	13 - Studio	2	0.6%	$895
1405-1475 Upper 55th Street E.			137 - 1BR			$1,045
			150 - 2BR			$1,215 - $1,315
			20 - 3BR			$1,450

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
INVER GROVE HEIGHTS						
South Grove Apartments	1968	34	10 - 1BR	0	0.0%	$750
7071 & 7125 Concord			24 - 2BR			$850
Avana Southview	1987/2017	424	4 - 1BR	3	0.7%	$1,178
4895 Ashley Lane			172 - 1BR			$1,124 - $1,493
Renovated			248 - 2BR			$1,333 - $1,644
Southview Greens Apartments	1989	54	15 - 1BR	3	5.6%	$800 - $815
4865 Babcock Trail			39 - 2BR			$900 - $930
	Subtotal	*2,281*		*19*	*0.8%*	
LAKEVILLE						
Edison at Avonlea	2018	146	95 - 1BR	33	22.6%	$1,275 - $1,610
7255 181st St W			42 - 2BR			$1,715 - $1,795
Initial Lease-up			9 - 3BR			$2,036
Lakeside Flats	2019	120	90 - Studio	61	50.8%	$1,100
16255 Kenyon Ave			10 - 1BR			$1,250
Initial Lease-up			10 - 2BR			$1,500
			10 - 3BR			$1,900
Evergreen Apartments	1985	24	6 - 1BR	2	4.2%	$955
8550-8590 208th Street			18 - 2BR			$1,015
Lakevillage Apartments	1991	70	8 - 1BR	2	2.9%	$875 - $1,075
8510-72 210th Street W.			50 - 2BR			$950 - $1,185
			12 - 3BR			$1,490
Lamplighter Village	1974	106	57 - 1BR	2	1.9%	$960 - $970
20452-20464 Iberia Ave			49 - 2BR			$1,100 - $1,140
Lakeville Woods	2008	74	8 - 1BR	7	9.5%	$1,263 - $1,317
18351 Kenyon Avenue			12 - 1BR+D			$1,425 - $1,450
			26 - 2BR			$1,443 - $1,574
			18 - 2BR+D			$1,535 - $1,671
			10 - 3BR			$1,869 - $2,009
The Oaks of Lakeville	1986	106	54 - 1BR	4	3.8%	$1,010 $1,020
20452-20464 Iberia Avenue			2 - 1BR+D			$1,099
			50 - 2BR			$1,099 - $1,349
Southfork I	1989	200	50 - 1BR	0	0.0%	$1,071
10829A-18001 Jubille Way			100 - 2BR			$1,371
			50 - 3BR			$1,580
Southfork II	1992	72	18 - 1BR	0	0.0%	$1,071
10701-17774 Jubille Way			36 - 2BR			$1,371
			18 - 3BR			$1,580
Village Dweller	1984	44	20 - 1BR	0	0.0%	$910 - $954
20988 Holt Ave			24 - 2BR			$995
	Subtotal	*962*		*17*	*2.4%*	
	not in leaseup	*696*		*17*		

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
MENDOTA HEIGHTS / ROSEMOUNT / LILYDALE						
Lexington Heights	1985	225	90 - 1BR	3	1.3%	$1,215 - $1,300
2300-2370 Lexington Ave S			135 - 2BR			$1,350 - $1,500
Mendota Heights						
The Reserve at Mendota Village	2018	139	78 - 1BR	1	0.7%	$1,395 - $1,936
720 S Plaza Way			61 - 2BR			$2,004 - $2,859
Mendota Heights						
Shannon Glen Townhomes	1989	96	4 - 1BR	0	0.0%	$1,095
14600-14630 Shannon Parkway			84 - 2BR			$1,295
Rosemount			10 - 3BR			$1,297
Riverwood Apartments	1988	133	1 - Studio	6	4.5%	$1,321 $1,722
1015 Sibley Memorial Highway			39 - 1BR			$1,489 - $2,175
Lilydale			88 - 2BR			$1,753 - $3,235
			5 - 3BR			$3,705 - $5,256
Waterford Commons	2009	85	41 - 1BR	2	1.9%	$1,318 - $1,353
2390 146th Street W.			34 - 2BR			$1,335 - $1,445
Rosemount			10 - 3BR			$1,450 - $1,650
	Subtotal	*678*		*12*	*1.8%*	
SOUTH ST. PAUL						
The Drover	2019	67	25 - Studio	3	4.5%	$895 - $983
161 Concord Exchange			25 - 1BR			$1,050 - $1,010
In Initial Lease-up			17 - 2BR			$1,395 - $1,460
Kaposia Valley Apartments	1989	33	6 - 1BR	0	0.0%	$855
1905 Parkwood Ave			21 - 2BR			$1,029
			6 - 3BR			$1,308
Bryant Oaks Apartments	1970	66	2 - Studio	1	1.5%	$697
1230-1250 Bryant Ave			46 - 1BR			$750
			18 - 2BR			$860
Elrose Court Apartments	1970	24	7 - 1BR	0	0.0%	$802
1532 Elrose Court			17 - 2BR			$777
Elrose Manor	1976	24	6 - 1BR	0	0.0%	$777
1549 Elrose Court			18 - 2BR			$802
Fourth Street Apartments	1976	24	12 - 1BR	0	0.0%	$690
2008 4th Street S.			12 - 2BR			$900
Hillcrest Apartments	1917	53	16 - Studio	0	1.9%	$838
205 & 241 3rd Ave. S.			29 - 1BR			$1,082
			3 - 2BR			$1,508
Waterford Green	1990	130	10 - Studio	0	0.0%	$725
2200 Southview Blvd			33 - 1BR			$850 - $875
			79 - 2BR			$1,011 - $1,241
			8 - 3BR			$1,381
	Subtotal	*421*		*1*	*0.2%*	

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Vac. Rate	Monthly Rent
WEST ST. PAUL						
Rooftop 252	2019	56	2 - Studio	11	19.6%	$995 - $1,290
252 Marie Ave E			10 - 1BR			$1,180 - $1,290
In Initial Lease-up			36 - 2BR			$1,425 - $1,695
			2 - 3BR			$2,060 - $2,070
			6 - Loft			$2,170 - $2,340
Allen Avenue	1980	24	10 - 1BR	0	0.0%	$721
1508 & 1526 Allen Ave.			2 - 1BR+D			$760
			12 2BR			$832
Carousel Apartments	1970	58	38 - 1BR	2	3.4%	$816
1335 Oakdale Ave			20 - 2BR			$1,033 - $1,052
Cedarwood West	1969	36	6 - 1BR	1	2.8%	$926
222 West Wentworth			30 - 2BR			$1,051 - $1,061
Charlton Park	1969	170	78 - 1BR	2	1.2%	$764
100-120 Thompson			92 - 2BR			$967
Charlton Terrace	1966	90	3 - Studio	2	2.2%	$640
211 & 232 Thompson			51 - 1BR			$681
			36 - 2BR			$852
Charlton West	1972	77	1 - Studio	0	0.0%	$995
430 West Mendota Road			30 - 1BR			$950
			36 - 2BR			$1,175
			10 - 3BR			$1,525
Chateau Carmel	1969	38	14 - 1BR	0	0.0%	$958 - $990
1555 Bellows Street			24 - 2BR			$1,250 - $1,265
Colonial Terrace	1960	30	15 - 1BR	0	0.0%	$794
1266 Gorman			15 - 2BR			$866
Colony Park	1965	24	12 - 1BR	1	0.0%	$823
1423-1445 Bidwell			12 - 2BR			$880
Covington Court	1962	160	100 - 1BR	0	0.0%	$728 - $792
354-396 Marie Ave			60 - 2BR			$951
Dodd Apartments	1965	33	33 - 1BR	1	3.0%	$825 $895
845 & 848 Dodd Road						
Eagle Point	1972	216	84 - 1BR	9	4.2%	$881 - $945
2044 Oakdale Ave			132 - 2BR			$1,205 - $1,328
The Oaks of Heatherwood	1969	108	54 - 1BR	2	1.9%	$926
85 West Thompson			54 - 2BR			$1,219
The Oaks of West St. Paul	1966	132	66 - 1BR	0	0.0%	$825 - $999
171-191 E. Thompson			66 - 2BR			$1,075 - $1,150
Holiday Acres	1969	188	20 - Studio	0	0.0%	$787 - $827
1762-1812 Oakdale Ave			99 - 1BR			$897 - $935
			69 - 2BR			$1,103 - $1,124
Imperial Valley	1965	46	23 - 1BR	0	0.0%	$950
85 East Emerson			23 - 2BR			$1,095
Oakdale Terrace	1969	170	2 - Studio	2	1.2%	$877
1910-1940 Oakdale Ave			120 - 1BR			$920
			48 - 2BR			$1,110

TABLE C-1
LARGER (24+ UNITS) MARKET-RATE RENTAL PROJECTS
May 2019
(Continued)

WEST ST. PAUL						
Project Name/ Location	**Occp. Date**	**Units No.**	**Units Mix**	**Units Vacant**	**Vac. Rate**	**Monthly Rent**
River West	1963	36	12 - 1BR	1	2.8%	$800
1073 & 1075 Waterloo			24 - 2BR			$931
Somerset Green	1965	168	96 - 1BR	2	1.2%	$800
1550 Charlton St			72 - 2BR			$1,050
Stone Ridge	1986	60	12 - 1BR	2	3.3%	$979
2060 Charlton Ave			18 - 2BR			$1,200 - $1,228
Sunfish Lake Apartments	1971	61	18 - 1BR	0	0.0%	$950 - $1,095
2050 Delaware Ave			37 - 2BR			$1,180 - $1,251
			6 - 3BR			$1,341 - $1,416
The Ridge	1986	44	2 - 1BR	2	4.5%	$1,009 - $1,052
1380 Bidwell St			42 - 2BR			$1,235 - $1,280
The Wentworth	1968	46	27 - 1BR	2	4.3%	$905 - $1,005
205 West Wentworth			19 - 2BR			$1,019 - $1,165
Westview Park Apartments	1970	298	1 - Studio	0	0.0%	$1,005
285 Westview Drive E			171 - 1BR			$795 - $1,182
			122 - 2BR			$930 - $2,031
			4 - 3BR			$1,971
White Oaks	1973	80	32 - 1BR	3	3.8%	$890
425 East Arion Street			48 - 2BR			$1,042
	Subtotal	*2,449*		*43*	*1.8%*	
Dakota County Total		**22,502**		**408**	**1.8%**	

TABLE C-2
SHALLOW-SUBSIDY GENERAL OCCUPANCY RENTAL PROPERTIES
DAKOTA COUNTY
May 2019

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent
APPLE VALLEY					
Hearthstone Apartments	2003	50	25 - 1BR	1	$813
6583 158th Street West			21 - 2BR	2.0%	$972
			4 - 3BR		$1,120
Chasewood Townhomes	1999	27	14 - 2BR	0	$745
7260-7310 155th Street West			13 - 3BR	0.0%	$825
Glenbrook Place Townhomes	1994	39	17 - 2BR	0	$745
12525-12639 Glenbrook Way			22 - 3BR	0.0%	$825
Quarry View	2011	45	1 - 1BR	1	$655
County Road 42/Pilot Knob Road			31 - 2BR	2.2%	$745
			13 - 3BR		$825
Subtotal		*161*		*2*	
BURNSVILLE					
Grande Market Place	2003	29	6 - Studio	0	$929
12700 Nicollet Avenue			21 - 1BR	0.0%	$990
			2 - 2BR		$1,184
Andrews Pointe Townhomes	1993	57	28 - 2BR	0	$1,184
2136-C 117th Street East			29 - 3BR	0.0%	$1,365
Heart of the City Townhomes	2003	34	1 - 1BR	0	$655
East Travelers Trail			21 - 2BR	0.0%	$765
			12 - 3BR		$845
Parkside Townhomes	1992	22	4 - 2BR	1	$745
1401-1441 122nd Street West			18 - 3BR	4.5%	$825
	Subtotal	*142*		*1*	
EAGAN					
Erin Place Townhomes	2004	34	24 - 2BR	0	$745
4551 Villa Parkway			10 - 3BR		$825
Lakeshore Townhomes	2015	50	3 - 1BR	2	$655
Jurdy Road and Shoreline Drive			23 - 2BR		$745
			24 - 3BR		$825
Oak Ridge Townhomes	1996	42	21 - 2BR	2	$745
1613-1671 Oak Ridge Circle			21 - 3BR		$825
Cedar Villas	2004	23	15 - 2BR	0	$1,325 - $1,435
4542 Villa Way			8 - 3BR	0.0%	$1,580 - $1,690
Northwood Townhomes	2013	47	1 - 1BR	1	$655
Yankee Doodle Road/Lexington			28 - 2BR		$745
			18 - 3BR		$825
Riverview Ridge Townhomes	2014	27	17 - 2BR	0	$745
Sibley Memorial Hwy./Terminal Rd.			10 - 3BR		$825
	Subtotal	*223*		*5*	

TABLE C-2
SHALLOW-SUBSIDY GENERAL OCCUPANCY RENTAL PROPERTIES
DAKOTA COUNTY
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent
FARMINGTON					
Farmington Family Townhomes	2001	32	16 - 2BR	0	$945
959 Catalina Way			16 - 3BR	0.0%	$1,086
Farmington Townhomes	2000	16	1 - 2BR	0	$945
804 Larch Street, 709 9th Street,			15 - 3BR	0.0%	$1,086
712-724 9th Street					
Twin Ponds Townhomes	2009	51	37 - 2BR	0	$745
Twin Ponds Circle			14 - 3BR	0.0%	$825
	Subtotal	*99*		*0*	
HASTINGS					
Guardian Angels Apts. & TH's	2002	30	3 - Studio	1	$790
208 East 4th Street			3 - 1BR	3.3%	$845
			16 - 2BR		$1,008
			8 3BR		$1,086
Artspace Hastings River Lofts	2017	37	4 - Studio	1	$1,050
401 2nd St E			17 - 1BR	2.7%	$1,125
			12 - 2BR		$1,350
			4 - 3BR		$1,560
Marketplace Townhomes	2002	28	1 - 1BR	1	$655
1602-1699 Frontage Road South			14 - 2BR		$745
			13 - 3BR		$825
Pleasant Ridge Townhomes	1997	31	16 - 2BR	1	$745
1324-1348 North Frontage Road			15 - 3BR		$825
West Village	2007	21	12 - 2BR	0	$745
1725-1789 South Frontage Road			9 - 3BR		$825
	Subtotal	*147*		*4*	
INVER GROVE HEIGHTS					
Blackberry Pointe Apartments	2004	87	29 - 1BR	0	$979
5470 & 5480 Blackberry Trail			52 - 2BR	0.0%	$1,173
			6 - 3BR		$1,355
Spruce Pointe Townhomes	1995	24	5 - 2BR	0	$745
7801-7873 Chandler Lane			19 - 3BR	0.0%	$825
Lafayette Townhomes	2006	30	16 - 2BR	1	$745
4889-4993 Bongard Way			14 - 3BR	3.3%	$825
Inver Hills Townhomes	2014	24	14 - 2BR	1	$745
College Trail and Bower Path			10 - 3BR	4.2%	$825
	Subtotal	*165*		*2*	

TABLE C-2
SHALLOW-SUBSIDY GENERAL OCCUPANCY RENTAL PROPERTIES
DAKOTA COUNTY
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent
LAKEVILLE					
Cedar Valley Townhomes	1998	30	1 - 1BR	0	$655
17326-17382 Glacier Way			14 - 2BR	0.0%	$745
			15 - 3BR		$825
Country Lane Townhomes	2001	29	1 - 1BR	0	$655
7754-7870 210 Street West			14 - 2BR	0.0%	$745
			14 - 3BR		$825
Keystone Crossing Townhomes	2017	36	23 - 2BR	0	$655
Interstate 35 & County Road 70			13 - 3BR	0.0%	$745
Lakeville Pointe	2017	49	20 - 1BR	0	$813 - $864
18010 Kenwood Trl			20 - 2BR	0.0%	$1,080 - $1,126
			9 - 3BR		$1,192 - $1,315
Lakeville Court	1996	52	20 - 2BR	0	$926
20390 Dodd Boulevard			32 - 3BR	0.0%	$1,126
Meadowlark Townhomes	2010	40	6 - 1BR	1	$655
20195 Holyoke Avenue			24 - 2BR	2.5%	$745
			10 - 3BR		$825
Prairie Crossing Townhomes	2005	40	20 - 2BR	0	$745
20340-20484 Icefall Trail			20 - 3BR	0.0%	$825
	Subtotal	*276*		*1*	
MENDOTA HEIGHTS					
Hillside Gables Townhomes	2001	24	1 - 1BR	1	$655
2400-2448 Lexington Avenue			17 - 2BR	4.2%	$745
			6 - 3BR		$825
	Subtotal	24		0	

TABLE C-2
SHALLOW-SUBSIDY GENERAL OCCUPANCY RENTAL PROPERTIES
DAKOTA COUNTY
May 2019
(Continued)

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent
ROSEMOUNT					
Park Place Townhomes	1992	36	31 - 1BR	0	$758
14500 Cimarron Avenue	2011R		3 - 2BR	0.0%	$905
			2 - 3BR		$1,042
Carbury Hills	2008	32	1 - 1BR	1	$655
13430-13591 Carbury Way			23 - 2BR	3.1%	$745
			8 - 3BR		$825
Prestwick Place Townhomes	2019	40	6 - 1BR	0	$655
Akron Ave & 141st St			21 - 2BR	0.0%	$745
			13 - 3BR		$825
Waterford Commons	2008	23	10 - 1BR	0	$815 - $845
2930 146th Street W.			9 - 2BR	0.0%	$1,008
			4 - 3BR		$1,161
	Subtotal	91		1	
				1.1%	
SOUTH ST. PAUL					
Kaposia Terrace Townhomes	2003	20	10 - 2BR	0	$1,125
1028th 8th Ave South			10 - 3BR	0.0%	$1,325
Clark Place Apartments	1965	48	48 - 2BR	0	$1,095 - $1,125
1040 8th Avenue South	2002R			0.0%	
	Subtotal	*68*		0	
WEST ST. PAUL					
Covington Court Apartments	1962	159	100 1BR	0	$845 - $855
364 Marie Ave			59 2BR	0.0%	$975 - $1,030
	Subtotal	*159*		*0*	
	Total	**1,555**		**16**	
			Vacancy Rate	**1.0%**	

Source: Dakota County CDA; Maxfield Research and Consulting, LLC.

TABLE C-3
DEEP-SUBSIDY GENERAL OCCUPANCY RENTAL PROPERTIES
DAKOTA COUNTY
JUNE 2019

Project Name/ Location	Occp. Date	Units No.	Units Mix	Units Vacant
APPLE VALLEY				
Oaks of Apple Valley	1980	54	4 - 1BR	0
7698 Whitney Dr			28 - 2BR	
			18 - 3BR	
			4 - 4BR	
Hidden Ponds	2002	22	n/a - 2BR	1
12733 Germane Avenue			n/a - 3BR	
BURNSVILLE				
Chancellor Manor	1972	200	60 - 1BR	0
14250 Irving Avenue South			80 - 2BR	
			60 - 3BR	
Chowen Bend Townhomes	1980	32	16 - 2BR	0
12601 Chowen Avenue South			16 - 3BR	
Cliff Hill Townhouses	NA	32	26 - 2BR	0
2064 E 117th St			6 - 3BR	
Grande Market Place	2004	22	22 - 2BR	1
12700 Nicollet Avenue South				
Horizon Heights	late-'70s	25	19 - 3BR	0
18 Horizon Heights			6 - 4BR	
Timber Ridge Townhomes	1995	49	24 - 2BR	0
14032 Plymouth Avenue			25 - 3BR	
EAGAN				
Cedar Villas	2004	10	5 - 2BR	1
4542 Villa Way			5 - 3BR	
FARMINGTON				
Westview Apartments	1983	24	18 - 1BR	0
4345-4355 220th St W			6 - 2BR	
INVER GROVE HEIGHTS				
Prairie Estates	late-'70s	40	14 - 2BR	0
6153 1/2 East Carmen			22 - 3BR	
			4 - 4BR	
ROSEMOUNT				
Rosemount Greens	1979	27	5 - 2BR	0
3810 West 145th Street			20 - 3BR	
			2 - 4BR	
Kidder Park Townhomes	1992	36	36 - 3BR	0
14500 Cimarron Avenue West				
SOUTH ST. PAUL				
Camber Hill Townhomes	late-'80s	44	32 - 2BR	0
Camber and Fifth Street			12 - 3BR	
	Total	**617**		**3**
			Vacancy Rate	**0.5%**

Note: Hidden Ponds and Cedar Villas are managed under a Project-Based Assistance contract with only a portion of units as deep-subsidy.

Sources: Dakota County CDA; Maxfield Research and Consulting, LLC.

APPENDIX D
SENIOR HOUSING

TABLE D-1
MARKET RATE ACTIVE ADULT/FEW SERVICES SENIOR PROPERTIES
DAKOTA COUNTY
June 2019

Project Name/Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent/ Sale Price
APPLE VALLEY					
Summerhill of Apple Valley	2003	70	3 - 1BR	0	$30,000 - $40,000
14055 Granite Avenue					*$415 - $1,154*
			30 - 2BR	0	$27,500 - $56,000
					$1,087 - $1,104
			37 - 2BR/D	0	$42,000 - $56,000
					$1,420 - $1,748
The Timbers	2003	105	34 - 1BR	1	$1,305
14018 Pennock Avenue			63 - 2BR	0	$1,472 - $1,825
			8 - 3BR	0	$2,236 - $2,384
Zvago Central Village	2019	58	4 - 1BR	0	N/A
7070 153rd Street West			8 1BR+D	0	N/A
			34 - 2BR	3	N/A
			12 - 3BR	1	N/A
	Subtotal	*233*		*5*	
BURNSVILLE					
Gramercy Club at Burnhaven	2005	76	6 - 1BR	0	$175,000
15001 Burnhaven Drive					$600
			56 - 2BR	0	$133,000
					$600
			56 - 2BR/D	0	$165,500
					$600
			9 - 3BR	0	N/A
					$600
Gramercy Club at Greenhaven	2004	50	- 2BR	2	$250,000 - $325,000
600 Greenhaven Drive					$600
			- 3BR	1	$380,000 - $399,750
					$600
Meadowood Village	1998	75	50 - 2BR	0	$245,000 - $304,000
388-498 Meadowood Lane					$400
			15 - 2BR/Loft	1	$287,000 - $287,000
					$400
			10 - 3BR	0	$325,000 - $349,900
					$425
Parkway Cooperative	1997	102	21 - 1BR	0	$28,478 - $33,194
115 Burnsville Parkway					*$682 - $792*
			81 - 2BR	0	$38,148 - $59,795
					$839 - $1,281
Realife Cooperative	1996	119	28 - 1BR	0	$27,284 - $37,548
12575 Pleasant Ave S.					$605 - $748
			91 - 2BR	0	$37,102 - $57,344
					$774 - $1,271
Valley Ridge	2012	6	6 - 2BR	0	$1,005 - $1,005
1909 W Burnsville Parkway					
	Subtotal	*428*		4	

TABLE D-1 (Continued)
MARKET RATE ACTIVE ADULT/FEW SERVICES SENIOR PROPERTIES
DAKOTA COUNTY
June 2019

Project Name/Location	Occp. Date	Units No.	Mix	Vacant	Monthly Rent/ Sale Price
EAGAN					
Affinity at Eagan	2018	174	8 - Studio	3	$1,525 - $1,590
4000 Eagan Outlets Parkway			66 - 1BR	5	$1,645 - $1,710
In initial lease-up			100 - 2BR	15	$2,085 - $2,445
Applewood Pointe of Eagan	2019	96	11 - 2BR	0	N/A
1565 Quarry Road			29 - 2BR/Snrm	0	N/A
			56 - 2BR/D	0	N/A
Gramercy Park of Eagan	2001	69	9 - 1BR	0	$43,695 - $58,142
1669 Yankee Doodle Rd.					$703 - $942
			48 - 2BR	0	$63,403 - $78,803
					$1,022 - $1,274
			9 - 2BR/D	0	$98,635 - $104,493
					$1,592 - $1,759
			3 - 3BR	0	$111,020
					$1,831
Timberwood Village	1996	52	52 - 2BR	0	$144,950 - $283,000
Pilot Knob & Lone Oak Roads					$325
	Subtotal	*391*		*23*	
FARMINGTON					
Cameron Woods I & II	2000	84	5 - 1BR	0	$164,000
18300 Euclid Street					$327
			79 - 2BR	0	$178,000 - $193,750
					$363
INVER GROVE HEIGHTS					
Black Hawk Trail	2002	32	32 - 2BR	0	$199,000 - $230,000
6842-6876 Black Hawk Trail					$190 - $235
Gramercy Park of IGH	1997	111	16 - 1BR	0	$33,495 - $38,950
5688 Brent Avenue					$618 - $715
			95 - 2BR	0	$47,410 - $67,084
					$869 - $1,224
Inverness Village	1997	55	55 - 2BR	0	$159,900 - $225,000
70th & Babcock Trail					$270
Timber Hills of IGH	2004	67	67 - 2BR	0	$51,000 - $99,000
6307 Burnham Circle					$1,999 - $2,669
	Subtotal	*265*		*0*	

TABLE D-1 (Continued)
MARKET RATE ACTIVE ADULT/FEW SERVICES SENIOR PROPERTIES
DAKOTA COUNTY
June 2019

Project Name/Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent/ Sale Price
ROSEMOUNT					
Rosemount Plaza	2002	21	9 - 1BR	0	$54,300 - $87,000
14575 Burma Avenue					$235
			12 - 2BR	0	$104,000 - $165,000
					$366
Bard's Crossing	2004	110	13 - 1BR	1	$98,750 - $123,000
13635-13670 Carrach Ave.					$307 - $360
			97 - 2BR	1	$195,000 - $265,000
					$370 - $408
Crosscroft of Evermoor	2004	97	NA - 2BR	0	$304,900
13597 Crosscliff Place					$218
			NA - 3BR	0	$395,000
					$245
Wachter Lake	2003	48	7 - 1BR	0	$85,000 - $86,500
15400 Chippendale Ave.					$211 - $211
			41 - 2BR	0	$157,000 - $159,900
					$289 - $309
	Subtotal	*276*		*2*	
WEST ST. PAUL					
Country Club Manor	1970	105	42 - 1BR	0	$1,045 - $1,145
1945 Oakdale Avenue			36 - 2BR	0	$1,200 - $1,325
			12 - 2BR/D	0	$1,300
			12 - 3BR	0	$1,500
			3 - 4BR	0	$1,600
Realife Cooperative	2001	97	49 - 1BR/D	0	*$40,502 - $47,416*
of West St. Paul					*$850 - $998*
1545 Livingston Av. S.			48 - 2BR	0	$55,695 - $57,449
					$998 - $1,207
	Subtotal	202		0	
	TOTAL	**1,879**		**34**	
			Vacancy Rate	**1.8%**	
			Vacancy Rate	**0.6%**	**Stabilized Properties**

Source: Maxfield Research and Consulting LLC

TABLE D-2
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
APPLE VALLEY								
Apple Valley Villa	Independent Living	1986	105	2 - Studio	8	$1,000	$1,135	$1,068
14610 Garrett Avenue				179 - 1BR		$1,370	$1,660	$1,515
				23 - 2BR		$1,735	$2,360	$2,048
				6 - 3BR		$2,395	$2,395	$2,395
	Assisted Living	1986	105	2 - Studio	10	AL Services a-la-carte		
				179 - 1BR				
				23 - 2BR				
				6 - 3BR				
	Memory Care	1986	10	10 - Suites (Pvt/Shared)	0	$5,650	$5,950	$5,800
Ecumen Centennial	Assisted Living	1998	44	44 - Studio	1	$4,150	$4,750	$4,450
14615 Pennock Avenue								
	Memory Care	2008	35	35 - Studio	2	$6,900	$6,900	$6,900
Ecumen Seasons	Independent Living	2011	53	16 - 1BR	0	$2,335	$2,335	$2,335
15359 Founders Lane				10 - 1BR+D		$3,250	$3,250	$3,250
				27 - 2BR		$3,385	$4,360	$3,873
	Assisted Living	2011	53	6 - 1BR	0	$2,335	$2,335	$2,335
				10 1BR+D		$3,250	$3,250	$3,250
				27 - 2BR		$3,385	$4,360	$3,873
	Memory Care	2011	28	18 - Studio	0	$6,775	$6,775	$6,775
				10 - 1BR		$7,065	$7,065	$7,065
Orchard Path	Independent Living	2018	115	32 - 1BR	0	$1,690	$1,690	$1,690
5400 157th At. W.				25 - 1BR+D		$2,750	$2,750	$2,750
In Initial Lease-up				18 - 2BR		$2,850	$2,850	$2,850
				40 - 2BR+D		$3,950	$3,950	$3,950
	Assisted Living	2018	58	12 - Studio	27	$3,180	$3,180	$3,180
				34 - 1BR		$3,650	$3,650	$3,650
				6 - 1BR+D		$4,250	$4,250	$4,250
				6 - 2BR		$4,460	$4,610	$4,535
	Memory Care	2018	20	4 - Studio	1	$3,550	$3,600	$3,575
				16 - 1BR		$3,900	$4,000	$3,950

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
				BURNSVILLE				
Arbors at Ridges	Independent Living	2002	5	5 - 1BR	0	$2,595	$2,595	$2,595
13897 Community Drive								
	Assisted Living	2002	51	6 - Studio	1	$3,495	$3,495	$3,495
				35 - 1BR		$3,715	$3,940	$3,828
				11 - 1BR+D		$4,370	$4,370	$4,370
				5 2BR		$4,635	$5,210	$4,923
Arbors at Ridges	Care Suites	2002	6	6 - Studio	0	$6,800	$6,800	$6,800
13897 Community Drive								
Arbor Lane	Memory Care	2002	31	14 - Studio	1	$3,700	$4,370	$4,035
13810 Community Drive				17 - 1BR		$4,480	$4,705	$4,593
Augustana Regent	Independent Living	2004	82	43 - 1BR	0	$2,155	$3,010	$2,583
14500 Regent Lane				6 - 1BR/D		$2,550	$2,665	$2,608
				33 - 2BR		$2,995	$3,880	$3,438
	Assisted Living	2004	32	8 - Studio	1	$3,055	$3,170	$3,113
				10 - 1BR		$3,670	$4,355	$4,013
				6 1BR+D		$3,965	$4,160	$4,063
				8 - 2BR		$4,590	$5,315	$4,953
	Memory Care	2004	10	10 - Studio	0	$4,880	$5,850	$5,365
	Care suites	2004	18	15 - Studio	2	$6,000	$6,150	$6,075
				3 - 1BR		$6,900	$6,960	$6,930
Carefree Living	Assisted Living	1987	94	84 - Studio	5	$2,685	$2,685	$2,685
600 Nicollet Boulevard				10 - 1BR		$3,066	$3,066	$3,066
	Memory Care	1987	14	14 - Suite	0	$4,927	$4,927	$4,927
Emerald Crest of Burnsville	Memory Care	1999	60	60 - Studio	6	$3,500	$4,200	$3,850
453 Travelers Trail East								
The Rivers	Independent Living	1999	120	34 - 1BR	2	$1,780	$1,780	$1,565
11111 River Hills Drive				12 - 1BR/D		$2,325	$2,325	$1,980
				74 - 2BR		$2,450	$2,770	$2,610
	Assisted Living	1999	56	11 - Studio	3	$2,335	$2,725	$2,530
				38 - 1BR		$3,395	$3,930	$3,663
				7 - 2BR		$3,930	$4,445	$4,188
	Memory Care	1999	16	10 - Studio	0	$5,200	$5,800	$5,500
	Harbor & Landing			6 - 1BR		$6,500	$6,500	$6,500
Valley Ridge	Assisted Living	2012	40	32 - Studio	3	$2,305	$2,415	$2,011
1909 W Burnsville Pkwy				8 - 1BR		$2,840	$2,840	$2,481
	Memory Care	2012	20	16 - Studio	0	$2,800	$2,910	$2,411
				4 - 1BR		$3,345	$3,345	$2,881

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
EAGAN								
Commons on Marice	Independent Living	1999	58	45 - Studio	1	$3,300	$3,300	$3,300
1380 Marice Drive				55 - 1BR		$4,155	$4,155	$4,155
				15 - 2BR		$5,430	$5,430	$5,430
	Asisted Living	1999/2013	57	45 - Studio	0	$4,820	$4,820	$4,820
				55 - 1BR		$5,675	$5,675	$5,675
				15 - 2BR		$6,950	$6,950	$6,950
	Memory Care	2001	28	17 - Studio	2	$6,835	$6,835	$6,835
				9 - 1BR		$7,690	$7,690	$7,690
Brookdale Eagan	Memory Care	1998	52	52 - Studio	10	$3,595	$4,795	$4,195
1365 Crestridge Lane								
New Perspective of Eagan	Independent Living	2004	78	42 - 1BR	0	$2,290	$2,290	$2,290
3810 Alder Lane				18 - 1BR+D		$2,670	$2,670	$2,670
				12 - 2BR		$2,890	$2,890	$2,890
				6 - 3BR		$3,550	$3,550	$3,550
	Assisted Living	2004	35	22 1BR	8	$2,925	$2,925	$2,925
				6 - 1BR+D		$3,148	$3,148	$3,148
				3 - 2BR		$3,434	$3,434	$3,434
				4 - Double		$964	$964	$964
	Memory Care	2004	16	8 - Studio	2	$3,150	$3,150	$3,150
				6 - 1BR		$3,340	$3,340	$3,340
				1 - 2BR		$5,151	$5,151	$5,151
				1 - Double		$2,450	$2,681	$2,566
Eagan Pointe Senior Living	Independent Living	2015	60	16 - 1BR	0	$1,939	$1,939	$1,939
4232 Blackhawk Road				24 - 1BR+D		$2,227	$2,227	$2,227
				12 - 2BR		$2,602	$2,602	$2,602
				8 - 2BR+D		$3,092	$3,092	$3,092
	Assisted Living	2015	42	26 - Studio	0	$3,589	$3,589	$3,589
				9 - 1BR		$4,163	$4,163	$4,163
				2 - 1BR+D		$5,132	$5,132	$5,132
				5 - 2BR		$5,364	$5,364	$5,364
	Memory Care	2015	48	41 - Studio	0	$3,589	$3,589	$3,589
				4 - 1BR		$4,225	$4,225	$4,225
				3 - 2BR		$5,411	$5,411	$5,411
Stonehaven	Independent Living	2018	50	11 - Studio	12	$1,800	$2,000	$1,900
1000 Station Trail				29 - 1BR		$2,100	$2,350	$2,225
In initial lease up				17 - 1BR+D		$2,425	$2,475	$2,450
				21 - 2BR		$2,850	$3,000	$2,925
	Assisted Living	2018	38	11 - Studio	14	$3,600	$3,800	$3,700
				29 - 1BR		$3,900	$4,150	$4,025
				17 - 1BR+D		$4,225	$4,275	$4,250
				21 - 2BR		$4,650	$4,800	$4,725
	Memory Care	2018	15	11 - Studio	4	$3,800	$3,800	$3,800
				4 - 1BR		$4,500	$4,500	$4,500

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
FARMINGTON								
Trinity Terrace	Independent Living	1995	28	34 - 1BR	1	$1,309	$1,622	$1,466
3330 213th St. W				6 - 1BR/D		$1,795	$1,795	$1,795
				15 - 2BR		$2,174	$2,206	$2,190
	Assisted Living	1995	27	34 - 1BR	4	$3,469	$3,782	$3,626
				6 - 1BR+D		$3,955	$3,955	$3,955
				15 - 2BR		$4,334	$4,334	$4,334
	Memory Care	1995	10	10 - Suite	1	$7,075	$7,075	$7,075
Legacy of Farmington	Assisted Living	2017	49	44 1BR	11	$2,900	$3,300	$3,100
22300 Denmark Ave				5 2BR		$3,900	$3,900	$3,900
In Initial Lease-up								
	Memory Care	2017	21	21 Studio	0	$4,800	$5,000	$4,900
HASTINGS								
Oak Ridge Assisted Living	Assisted Living	2002	47	29 - Studio	0	$2,895	$2,895	$2,895
1199 Bahls Drive				18 - 1BR		$3,295	$3,295	$3,295
	Memory Care	2002	20	20 - Studio	1	$4,995	$5,745	$5,370
Park Ridge	Independent Living	2002	80	38 - 1BR	0	$1,202	$1,504	$1,353
901 West 16th St.				17 - 1BR/D		$1,760	$1,808	$1,784
				25 - 2BR		$1,843	$2,175	$2,009
Regina Residence	Assisted Living	2000	36	24 - Studio	2	$3,005	$3,540	$3,273
1008 First Street West				7 - 1BR		$3,230	$3,570	$3,400
The Heritage				5 - 2BR		$3,770	$4,440	$4,105
The Residence								
	Assisted Living	2000	35	26 - Single	1	$2,525	$2,525	$2,525
				6 - Double		$2,625	$2,625	$2,625
				3 - Suite		$3,140	$3,540	$3,340
	Memory Care	2000	60	56 - Studio	3	$5,405	$5,515	$5,460
The Tabitha				3 - 1BR		$5,570	$5,570	$5,570
The Pauline				1 - 2BR		$5,565	$5,565	$5,565

(continued)

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
INVER GROVE HEIGHTS								
Timber Hills	Independent Living	2003	90	36 - 1BR	0	$1,485	$2,030	$1,758
6307 Burnham Circle						*$37,750*	*$51,000*	$44,375
				48 - 2BR		$2,050	$2,669	$2,360
						$52,000	*$63,750*	$57,875
				6 - 2BR+D		$3,075	$3,075	$3,075
						$71,000	*$71,000*	$71,000
	Asisted Living	2003	66	2 - Studio	1	$2,408	$2,408	$2,408
				53 - 1BR		$2,863	$3,229	$3,046
				11 - 2BR		$3,504	$3,961	$3,733
	Memory Care	2003	18	2 - Studio	0	$2,734	$2,734	$2,734
				15 - 1BR		$3,182	$3,390	$3,286
				1 - 2BR		$3,812	$3,812	$3,812
Inver Glen Senior Living	Independent Living	2009	39	12 1BR	0	$1,751	$1,898	$1,825
7260 S. Robert Trail				10 1BR+D		$2,126	$2,322	$2,224
Inver Grove Heights				17 2BR		$2,291	$2,503	$2,397
	Asisted Living	2009	36	15 Studio	3	$3,580	$3,580	$3,580
				12 1BR		$4,003	$4,524	$4,264
				4 1BR+D		$4,724	$4,724	$4,724
				2 2BR		$4,740	$5,031	$4,886
				3 Double		$2,878	$3,002	$2,940
	Memory Care	2009	33	21 Studio	2	$3,546	$3,795	$3,671
				12 1BR		$4,003	$4,064	$4,034
Brookdale of IGH	Assisted Living	1997	20	19 - Studio	8	$2,645	$3,395	$3,020
5891 Carmen Avenue				1 - Duplex				
White Pines	Memory Care	2010	44	44 - Studio	8	$5,725	$7,000	$6,363
9056 Buchanon Trail								
	Assisted Living	2010	63	17 - Studio	0	$4,350	$4,350	$4,350
				44 - 1BR		$4,773	$4,773	$4,773
				3 - 2BR		$5,525	$5,525	$5,525

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
LAKEVILLE								
Highview Hills	Independent Living	2009	75	11 1BR	0	$2,295	$2,580	$2,438
20150 Highview Avenue				6 1BR+D		$2,430	$2,645	$2,538
				48 2BR		$2,695	$2,695	$2,695
				10 2BR+D		$3,370	$3,370	$3,370
	Assisted Living	2009	44	3 Studio	0	$3,425	$3,425	$3,425
				15 1BR		$3,795	$4,080	$3,938
				18 1BR+D		$3,930	$4,145	$4,038
				8 2BR		$4,195	$4,195	$4,195
	Care Suites	2009	10	10 - Studio	0	$9,275	$9,275	$9,275
	Memory Care	2009	24	24 - Studio		$6,640	$6,640	$6,640
Fountains at Hosanna	Independent Living	2012	40	6 - Studio	0	$1,995	$1,995	$1,995
				50 - 1BR		$2,710	$2,710	$2,710
				14 2BR		$2,720	$3,285	$3,003
	Assisted Living	2012	30	6 - Studio	0	$3,085	$3,240	$3,163
				50 - 1BR		$3,230	$4,300	$3,765
				14 - 2BR		$4,310	$4,875	$4,593
	Memory Care	2012	24	20 - Studio	0	$4,060	$4,060	$4,060
				4 - 1BR		$4,575	$4,575	$4,575
Kingsley Shores	Independent Living	2013	35	8 - Studio	0	$1,500	$1,500	$1,500
				21 - 1BR		$2,200	$2,200	$2,200
				6 - 2BR		$2,900	$2,900	$2,900
	Assisted Living	2013	34	8 - Studio	0	$3,000	$3,000	$3,000
				26 1BR		$3,300	$3,300	$3,300
	Memory Care	2013	32	32 - Studio	8	$3,150	$3,150	$3,150
The Moments	Memory Care	2017	32	32 - Studio	0	$7,200	$11,050	$9,125
16258 Kenyon Ave								
LILYDALE								
Villas of Lilydale	Independent Living	2013	47	15 - 1BR	0	$1,864	$2,191	$2,028
945 Sibley Memorial Highway				12 - 1BR+D		$2,195	$2,673	$2,434
				20 - 2BR		$2,279	$4,361	$3,320
Lilydale Senior Living	Independent Living	2012	48	1BR	0	$1,944	$2,065	$2,005
949 Sibley Memorial Highway				1BR+D		$2,400	$2,400	$2,400
				2BR		$2,389	$2,389	$2,389
				2BR+D		$3,718	$3,718	$3,718
	Assisted Living	2012	40	Studio	0	$3,527	$4,011	$3,769
				1BR		$4,284	$4,324	$4,304
				1BR+D		$4,451	$4,451	$4,451
				2BR		$4,993	$5,151	$5,072
				2BR+D		$5,288	$5,288	$5,288
	Memory Care	2012	32	Studio	0	$3,527	$3,637	$3,582
				1BR		$4,288	$4,445	$4,367
MENDOTA HEIGHTS								
White Pine	Assisted Living	2012	26	Studio	2	$4,100	$5,725	$4,913
745 South Plaza Drive				Companion Suite		$3,250	$4,825	$4,038
	Memory Care	2012	20	Studio	1	$5,050	$6,050	$5,550
ROSEMOUNT								
The Rosemount	Independent Living	2016	40	- 1BR	0	$1,580	$1,720	$1,650
14344 Cameo Drive				- 1BR+D		$2,145	$2,145	$2,145
				- 2BR		$2,445	$2,780	$2,613
	Assisted Living	2016	22	- Studio	1	$2,610	$2,610	$2,610
				- 1BR		$3,040	$3,875	$3,458
				- 1BR+D		$4,340	$4,340	$4,340
				- 2BR		$4,630	$4,850	$4,740
	Memory Care	2016	18	15 - Studio	0	$5,290	$5,290	$5,290
				3 - 1BR		$5,820	$5,820	$5,820
	Care Suites	2016	12	Studio	0	$6,335	$6,375	$6,355
				1BR		$7,385	$7,385	$7,385
				2BR		$7,425	$7,425	$7,425
SOUTH ST. PAUL								
Vista Prairie at River Heights	Assisted Living	2000	44	28 - Studio	8	$2,975	$3,100	$3,038
744 19th Ave. N.				12 - 1BR		$3,175	$3,725	$3,450
				4 - 2BR		$3,990	$3,990	$3,990
	Memory Care	2000	16	14 - Studio	1	$2,975	$2,975	$2,975
				2 - 1BR		$3,250	$3,250	$3,250

TABLE D-2 (CONTINUED)
INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE PROJECTS
DAKOTA COUNTY
May 2019

Project Name/Location	Project Type	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Base Fees Low	Monthly Base Fees High	Monthly Base Fees AVG
WEST ST. PAUL								
Brookdale of WSP	Memory Care	1998	19	19 - Studio	3	$4,495	$4,495	$4,495
315 East Thompson Avenue								
Brookdale of WSP	Assisted Living	1998	19	19 - Studio	3	$2,695	$2,695	$2,695
305 East Thompson Avenue								
Southview Sr Living	Independent Living	2005	48	22 - 1BR	0	$1,653	$1,814	$1,734
1984 Oakdale Avenue				8 - 1BR+D		$2,070	$2,086	$2,078
				18 - 2BR		$2,230	$2,289	$2,260
	Assisted Living	2005	33	18 - Studio	0	$3,530	$3,585	$3,558
				12 - 1BR		$4,030	$4,145	$4,088
				3 - 2BR		$4,550	$4,550	$4,550
	Memory Care	2005	9	7 - Studio	0	$3,398	$3,480	$3,439
	Garden Cove			2 - 1BR		$3,940	$4,025	$3,983
Walker at Westwood Ridge	Independent Living	1988	64	37 - 1BR	2	$1,825	$1,935	$1,880
1 West Thompson				12 - 1BR/D		$2,045	$2,235	$2,140
				15 - 2BR		$2,235	$2,545	$2,390
	Assisted Living	1988	64	37 - 1BR	4	$3,725	$3,835	$3,780
				12 - 1BR/D		$3,945	$4,135	$4,040
				15 - 2BR		$4,135	$4,445	$4,290
	Enhanced Care Suites	2012	10	10 - Studio	0	$8,500	$8,500	$8,500
	Memory Care	2012	24	4 - Studio	0	$2,050	$2,050	$2,050
				20 - 1BR		$2,250	$2,250	$2,250
Sanctuary West St. Paul**	Assisted Living	2017	140	140 - 1BR	15	$4,518	$4,518	$4,518
	Memory Care	2017	24	24 - Studio	0	$4,718	$4,718	$4,718

	# of Units	Overall Vacancy Rate	# Vacant	Stabilized Vacancy Rate
Independent Living (Congregate)	**1,312**	**2.0%**	**26**	**1.1%**
Assisted Living	**1,496**	**8.3%**	**124**	**5.0%**
Care Suites	**46**	**4.3%**	**2**	**4.3%**
Memory Care	**883**	**5.8%**	**51**	**5.4%**

Note: **Valley Ridge AL and MC are owned by the CDA and offer affordable monthly fees; Sanctuary West St. Paul accepts EW residents w/o initial private pay.

Source: Maxfield Research and Consulting LLC

TABLE D-3
SHALLOW-SUBSIDY INDEPENDENT SENIOR RENTAL PROPERTIES
DAKOTA COUNTY
JUNE 2019

Project Name/Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rents
APPLE VALLEY					
Legends of Apple Valley	2018	163	62 - 1BR	0	$1,061 - $1,072
14050 Granite Ave			57 - 2BR	0	$1,245 - $1,283
			44 - 3BR	0	$1,479
Cobblestone Square	2010	60	30 - 1BR	0	$643
15848 Emperor Ave.			30 - 2BR	1	$788
Cortland Square	2001	60	41 - 1BR	0	$810
7385 157th Stree West			19 - 2BR	1	$995
Orchard Square	1995	50	32 - 1BR	0	$810
7375 157th Street West			18 - 2BR	1	$995
	Subtotal	*333*		*3*	
BURNSVILLE					
Eagle Ridge Place	1991	60	37 - 1BR	0	$810
12600 Eagle Ridge Drive			23 - 2BR	0	$995
Park Ridge Place	1999	66	46 - 1BR	0	$810
330 East Burnsville Parkway			20 - 2BR	0	$995
Valley Ridge	2012	74	39 - 1BR	0	$644
1909 W Burnsville Pkwy			41 - 2BR	0	$785 - $910
	Subtotal	*200*		*0*	
EAGAN					
Lakeside Pointe	2004	60	30 - 1BR	0	$643
1200 Town Centre Drive			30 - 2BR	0	$788
Oakwoods East of Eagan	2008	55	29 - 1BR	0	$810
2061 Park Center Drive			26 - 2BR	0	$995
Oakwoods of Eagan	1992	65	44 - 1BR	0	$810
2065 Park Center Drive			21 - 2BR	0	$995
O'Leary Manor	1998	65	37 - 1BR	1	$643
1220 Town Centre Drive			28 - 2BR	0	$788
	Subtotal	*245*		*1*	
FARMINGTON					
Vermillion River Crossing	2012	66	32 - 1BR	2	$643 - $810
21400 Dushane Parkway			34 - 2BR	0	$788 - $995
	Subtotal	66		2	
HASTINGS					
Mississippi Terrace	1993	40	27 - 1BR	0	$810
301 Ramsey Street			13 - 2BR	0	$995
Rivertown Court	2005	63	36 - 1BR	0	$810
1791 South Frontage Road			27 - 2BR	0	$995
	Subtotal	*103*		*0*	

TABLE D-3 (CONTINUED)
SHALLOW-SUBSIDY INDEPENDENT SENIOR RENTAL PROPERTIES
DAKOTA COUNTY
JUNE 2019

Project Name/Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rents
INVER GROVE HEIGHTS					
Cahill Commons	2002	60	38 - 1BR	0	$810
5840 Cahill Avenue			22 - 2BR	0	$995
Carmen Court	1994	51	33 - 1BR	0	$810
5825 Carmen Avenue			18 - 2BR	0	$995
Hillcrest Pointe	2015	66	33 - 1BR	1	$643 - $810
Cahill and Concord			33 - 2BR	0	$788 - $995
	Subtotal	*177*		*1*	
LAKEVILLE					
Argonne Hills	2017	62	36 - 1BR	1	$643 - $810
17600 Junelle Path			26 - 2BR	0	$788 - $995
Crossroad Commons	2009	87	45 - 1BR	1	$643
17725 Glasgow Avenue			42 - 2BR	0	$788
Main Street Manor	2001	51	34 - 1BR	0	$810
8725 209th Street West			17 - 2BR	2	$995
Windsor Plaza	1990	64	44 - 1BR	0	$810
20827 Howland Avenue			20 - 2BR	0	$995
	Subtotal	*264*		*4*	
MENDOTA HEIGHTS					
Parkview Plaza	1997	40	28 - 1BR	2	$810
730 South Plaza Drive			12 - 2BR	0	$995
Village Commons	2003	60	40 - 1BR	0	$810
720 Linden Street			20 - 2BR	0	$995
	Subtotal	*100*		*2*	
ROSEMOUNT					
Cambrian Commons	2016	60	34 - 1BR	0	$643 - $810
14736 Cambrian Ave W			26 - 2BR	1	$788 - $995
Cameo Place	1997	44	30 - 1BR	1	$810
3101 Lower 147th Street			14 - 2BR	0	$995
	Subtotal	104		2	
SOUTH ST. PAUL					
Dakota Heights	2007	56	31 - 1BR	0	$810
337 15th Ave N.			25 - 2BR	0	$995
River Heights Terrace	1997	40	28 - 1BR	0	$810
1720 Thompson Avenue			12 - 2BR	0	$995
Thompson Heights	2011	60	30 - 1BR	0	$643 - $810
1400 Thompson Ave			30 - 2BR	0	$788 - $995
	Subtotal	156		0	
WEST ST. PAUL					
The Dakotah	2004	59	30 - 1BR	0	$810
900 South Robert			29 - 2BR	0	$995
Haskell Court	1992	42	27 - 1BR	1	$810
140 East Haskell			15 - 2BR	0	$995
	Subtotal	101		*1*	
	Total	**1,849**		**16**	
			Vacancy Rate	**0.9%**	

Sources: Dakota County CDA; Maxfield Research and Consulting, LLC

TABLE D-4
DEEP-SUBSIDY SENIOR RENTAL PROPERTIES
DAKOTA COUNTY
JUNE 2019

Project Name/Location	Occp. Date	Units No.	Units Mix	Units Vacant	Monthly Rent
APPLE VALLEY					
Apple Valley Villa	1986	72	72 - 1BR	1	30% of AGI
14610 Garrett Ave					
BURNSVILLE					
Ebenezer Ridge Point	1995	42	42 - 1BR	0	30% of AGI
13800 Community Drive					
FARMINGTON					
Red Oak Manor	1985	37	36 - 1BR	0	30% of AGI
315 Spruce St.			1 - 2BR	0	
Spruce Place	1979	60	54 - 1BR	0	30% of AGI
300 Spruce St.			6 - 2BR	0	
HASTINGS					
Oak Ridge Manor	1978	110	110 - 1BR	0	30% of AGI
INVER GROVE HEIGHTS					
Prairie View Heights	2006	39	39 - 1BR	0	30% of AGI
8121 College Trail					
LAKEVILLE					
Fairfield Terrace	1985	24	23 - 1BR	0	30% of AGI
20720 Holt Avenue			1 - 2BR	0	
ROSEMOUNT					
Rosemount Plaza	1985	39	38 - 1BR	0	30% of AGI
2900 145th St. W			1 - 2BR	0	
SOUTH ST. PAUL					
John E. Carroll	1973	116	116 - 1BR	0	30% of AGI
300 Grand Avenue W.					
Nan McKay Building	1975	92	92 - 1BR	0	30% of AGI
200 Marie Avenue S.					
WEST ST. PAUL					
Colleen Loney Manor	1980	80	77 - 1BR	0	30% of AGI
1675 Livingston Avenue			3 - 2BR	0	
Mount Carmel Manor	1988	60	60 - 1BR	0	30% of AGI
1560 Bellows St.					
Total		**771**		**1**	
			Vacancy Rate	**0.1%**	

Source: Maxfield Research and Consulting, LLC

Definitions

Absorption Period – The period necessary for newly constructed or renovated properties to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has signed a lease.

Absorption Rate – The average number of units rented each month during the absorption period.

Active adult (or independent living without services available) – Active Adult properties are similar to a general-occupancy apartment building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Organized activities and occasionally a transportation program are usually all that are available at these properties. Because of the lack of services, active adult properties typically do not command the rent premiums of more service-enriched senior housing.

Adjusted Gross Income "AGI" – Income from taxable sources (including wages, interest, capital gains, income from retirement accounts, etc.) adjusted to account for specific deductions (i.e. contributions to retirement accounts, unreimbursed business and medical expenses, alimony, etc.).

Affordable housing – Housing that is income-restricted to households earning at or below 80% AMI, though individual properties can have income-restrictions set at 40%, 50%, 60% or 80% AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. It is essentially housing affordable to low or very low-income tenants.

Amenity – Tangible or intangible benefits offered to a tenant in the form of common area amenities or in-unit amenities. Typical in-unit amenities include dishwashers, washer/dryers, walk-in showers and closets and upgraded kitchen finishes. Typical common area amenities include detached or attached garage parking, community room, fitness center and an outdoor patio or grill/picnic area.

Area Median Income "AMI" – AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. The U.S. Department of Housing and Urban Development (HUD) calculates AMI annually and adjustments are made for family size.

Assisted Living – Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their particular health situation), who are in need of extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include

two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have either staff on duty 24 hours per day or at least 24-hour emergency response.

Building Permit – Building permits track housing starts and the number of housing units authorized to be built by the local governing authority. Most jurisdictions require building permits for new construction, major renovations, as well as other building improvements. Building permits ensure that all the work meets applicable building and safety rules and is typically required to be completed by a licensed professional. Once the building is complete and meets the inspector's satisfaction, the jurisdiction will issue a "CO" or "Certificate of Occupancy." Building permits are a key barometer for the health of the housing market and are often a leading indicator in the rest of the economy as it has a major impact on consumer spending.

Capture Rate – The percentage of age, size, and income-qualified renter households in a given area or "Market Area" that the property must capture to fill the units. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income-qualified renter households in the designated area.

Comparable Property – A property that is representative of the rental housing choices of the designated area or "Market Area" that is similar in construction, size, amenities, location and/or age.

Concession – Discount or incentives given to a prospective tenant to induce signature of a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or free amenities, which are normally charged separately, such as parking.

Congregate (or independent living with services available) – Congregate properties offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties typically dedicate a larger share of the overall building area to common areas, in part, because the units are smaller than in adult housing and in part to encourage socialization among residents. Congregate properties attract a slightly older target market than adult housing, typically seniors age 75 or older. Rents are also above those of the active adult buildings, even excluding the services.

Contract Rent – The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease.

Demand – The total number of households that would potentially move into a proposed new or renovated housing project. These households must be of appropriate age, income, tenure and size for a specific proposed development. Components vary and can include, but are not limited to turnover, people living in substandard conditions, cost-burdened households

(renter/owner), income-qualified households and age of householder. Demand is project specific.

Density – Number of units in a given area. Density is typically measured in dwelling units (DU) per acre – the larger the number of units permitted per acre the higher the density; the fewer units permitted results in lower density. Density is often presented in a gross and net format:

- Gross Density – The number of dwelling units per acre based on the gross site acreage.
  Gross Density = Total residential units/total development area
- Net Density - The number of dwelling units per acre located on the site, but excludes public right-of-way (ROW) such as streets, alleys, easements, open spaces, etc.
  Net Density = Total residential units/total residential land area (excluding ROWs)

Detached housing – a freestanding dwelling unit, most often single-family homes, situated on its own lot.

Effective Rents – Contract rent less applicable concessions.

Elderly or Senior Housing – Housing where all the units in the property are restricted for occupancy by persons age 62 years or better, or at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or better and the housing is designed with amenities, facilities and services to meet the needs of senior citizens.

Extremely low-income – person or household with incomes below 30% of Area Median Income, adjusted for respective household size.

Fair Market Rent – Estimates established by HUD of the Gross Rents needed to obtain modest rental units in acceptable conditions in a specific geographic area. The amount of rental income a property would command if it were open for leasing at any given moment and/or the amount derived based on market conditions that is needed to pay gross monthly rent at modest rental housing in a specific area. This figure is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families on at financially assisted housing.

Fair Market Rent – Dakota County 2019

	Fair Market Rent				
	EFF	1BR	2BR	3BR	4BR
Fair Market Rent	$763	$915	$1,151	$1,636	$1,923

Foreclosure – A legal process in which a lender or financial institute attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by using the sale of the house as collateral for the loan.

Gross Rent – The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease, plus the estimated cost of all utilities paid by tenants. Maximum Gross Rents for Dakota County in 2019 are as follows:

Gross Rent
Dakota County – 2019

	-----Maximum Gross Rents by Bedroom Size-----						
AMI	0-bedroom	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom	6-bedroom
30%	$380	$407	$489	$564	$630	$695	$760
40%	$507	$543	$652	$753	$840	$927	$1,013
50%	$633	$679	$815	$941	$1,050	$1,158	$1,267
60%	$760	$815	$978	$1,129	$1,260	$1,390	$1,520
80%	$1,014	$1,087	$1,304	$1,506	$1,680	$1,854	$2,027
100%	$1,750	$2,000	$2,250	$2,500	$2,700	$2,900	$3,100
120%	$2,100	$2,400	$2,700	$3,000	$3,240	$3,480	$3,720
140%	$2,450	$2,800	$3,150	$3,500	$3,780	$4,060	$4,340

Household – All persons who occupy a housing unit, including occupants of a single-family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Household Trends – Changes in the number of households for any particular area over a measurable period, which is a function of new household's formations, changes in average household size, and met migration.

Housing Choice Voucher Program – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Housing choice vouchers are administered locally by public housing agencies. They receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A housing subsidy is paid to the landlord directly by the public housing agency on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Housing unit – House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Project-Based Section 8 – A federal government program that provides rental housing for very low-income families, the elderly, and the disabled in privately owned and managed rental units. The owner reserves some or all the units in a building in return for a Federal government guarantee to make up the difference between the tenant's contribution and the rent. A tenant who leaves a subsidized property will lose access to the project-based subsidy.

HUD Section 202 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by elder household who have incomes not exceeding 50% of Area Median Income.

HUD Section 811 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy of persons with disabilities who have incomes not exceeding 50% Area Median Income.

HUD Section 236 Program – Federal program that provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% Area Median Income who pay rent equal to the greater or market rate or 30% of their adjusted income.

Income limits – Maximum household's income by a designed geographic area, adjusted for household size and expressed as a percentage of the Area Median Income, for the purpose of establishing an upper limit for eligibility for a specific housing program.

Dakota County – Maximum Income Limits 2019

	-----Income Limits by Household Size-----							
AMI	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
30%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600
40%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
50%	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000
60%	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200
80%	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600
100%	70,000	80,000	90,000	100,000	108,000	116,000	124,000	132,000
120%	84,000	96,000	108,000	120,000	129,600	139,200	148,800	158,400
140%	98,000	112,000	126,000	140,000	151,200	162,400	173,600	184,800

Inflow/Outflow – The Inflow/Outflow Analysis generates results showing the count and characteristics of worker flows in to, out of, and within the defined geographic area.

Low-Income – Person or household with gross household incomes below 80% of Area Median Income, adjusted for household size.

Low-Income Housing Tax Credit – A program aimed to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and rents on these units be restricted accordingly.

Market analysis – The study of real estate market conditions for a specific type of property, geographic area or proposed (re)development.

Market rent – The rent that an apartment, without rent or income restrictions or rent subsidies, would command in a specific area or "Market Area" considering its location, features and amenities.

Market study – A comprehensive study of a specific proposal including a review of the housing market in a defined market or geography. Project specific market studies are often used by developers, property managers or government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what house needs, if any, existing within a specific geography.

Market rate rental housing – Housing that does not have any income-restrictions. Some properties will have income guidelines, which are minimum annual incomes required in order to reside at the property.

Memory Care – Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which deals almost exclusively with widows or widowers, a higher proportion of persons afflicted with Alzheimer's disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver's concern of incurring the costs of health care at a special facility while continuing to maintain their home.

Migration – The movement of households and/or people into or out of an area.

Mixed-income property – An apartment property contained either both income-restricted and unrestricted units or units restricted at two or more income limits.

Mobility – The ease at which people move from one location to another.

Moderate Income – Person or household with gross household income between 80% and 120% of the Area Median Income, adjusted for household size.

Multifamily – Properties and structures that contain more than two housing units.

Naturally Occurring Affordable Housing – Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered "naturally-occurring" or "unsubsidized affordable" units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc.

Net Income – Income earned after payroll withholdings such as state and federal income taxes, social security, as well as retirement savings and health insurance.

Net Worth – The difference between assets and liabilities, or the total value of assets after the debt is subtracted.

Pent-up demand – A market in which there is a scarcity of supply and as such, vacancy rates are very low or non-existent.

Population – All people living in a geographic area.

Population Density – The population of an area divided by the number of square miles of land area.

Population Trends – Changes in population levels for a particular geographic area over a specific period – a function of the level of births, deaths, and in/out migration.

Project-Based rent assistance – Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Redevelopment – The redesign, rehabilitation or expansion of existing properties.

Rent burden – gross rent divided by adjusted monthly household income.

Restricted rent – The rent charged under the restriction of a specific housing program or subsidy.

Saturation – The point at which there is no longer demand to support additional market rate, affordable/subsidized, rental, for-sale, or senior housing units. Saturation usually refers to a particular segment of a specific market.

Senior Housing – The term "senior housing" refers to any housing development that is restricted to people age 55 or older. Today, senior housing includes an entire spectrum of housing alternatives. Maxfield Research Inc. classifies senior housing into four categories based on the level of support services. The four categories are: Active Adult, Congregate, Assisted Living and Memory Care.

Short Sale – A sale of real estate in which the net proceeds from selling the property do not cover the sellers' mortgage obligations. The difference is forgiven by the lender, or other arrangements are made with the lender to settle the remainder of the debt.

Single-family home – A dwelling unit, either attached or detached, designed for use by one household and with direct street access. It does not share heating facilities or other essential electrical, mechanical or building facilities with another dwelling.

Stabilized level of occupancy – The underwritten or actual number of occupied units that a property is expected to maintain after the initial lease-up period.

Subsidized housing – Housing that is income-restricted to households earning at or below 30% AMI. Rent is generally based on income, with the household contributing 30% of their adjusted gross income toward rent. Also referred to as extremely low-income housing.

Subsidy – Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract/market rate rent and the amount paid by the tenant toward rent.

Substandard conditions – Housing conditions that are conventionally considered unacceptable and can be defined in terms of lacking plumbing facilities, one or more major mechanical or electrical system malfunctions, or overcrowded conditions.

Target population – The market segment or segments of the given population a development would appeal or cater to.

Tenant – One who rents real property from another individual or rental company.

Tenant-paid utilities – The cost of utilities, excluding cable, telephone, or internet necessary for the habitation of a dwelling unit, which are paid by said tenant.

Tenure – The distinction between owner-occupied and renter-occupied housing units.

Turnover – A measure of movement of residents into and out of a geographic location.

Turnover period – An estimate of the number of housing units in a geographic location as a percentage of the total house units that will likely change occupants in any one year.

Unrestricted units – Units that are not subject to any income or rent restrictions.

Vacancy period – The amount of time an apartment remains vacant and is available on the market for rent.

Workforce housing – Housing that is income-restricted to households earning between 80% and 120% AMI. Also referred to as moderate-income housing.

Zoning – Classification and regulation of land use by local governments according to use categories (zones); often also includes density designations and limitations.

CITY OF WEST ST. PAUL

City Council Report

To: **Mayor and City Council**

From: **Ryan Schroeder, City Manager**

Date: **July 13, 2020**

Response to Citizen Request Regarding Conversion Therapy Ban

BACKGROUND INFORMATION:

On March 9, 2020, a citizen approached the City Council with a request for the City to consider a ban on reparative therapy, also known as conversion therapy. Within a few weeks of this request, the Council began virtual meetings due to the COVID-19 pandemic and have not had the opportunity for a Council of the whole OCWS until very recently. Enclosed, please find a number of exhibits intended to provide Council some level of background of the issue.

According to the data we have compiled, 20 states and 72 cities across the country have banned conversion therapy for minor children in some fashion. Within Minnesota, the Cities of Duluth and Minneapolis adopted bans on December 16 and November 22, 2019, respectively. We are not aware of other Minnesota Cities having taken up the matter (although they may have). According to the League of Minnesota Cities and Metro Cities, there has been some legislative discussion on this topic, but legislative support for a statewide ban does not appear to be in the immediate future.

It is uncertain if conversion therapy has taken place in West St. Paul or what the impact of a ban would be within the community.

FISCAL IMPACT:

Unknown

		Amount
Fund:		
Department:		
Account:		

STAFF RECOMMENDATION:

Based on Discussion.

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ORDINANCE

By Cunningham and Jenkins

Amending Title 15 of the Minneapolis Code of Ordinances relating to Offenses--Miscellaneous.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Title 15 of the Minneapolis Code of Ordinances be amended by adding thereto a new Chapter 402, including Sections 402.10 through 402.60, to read as follows:

CHAPTER 402. – PROHIBITION OF CONVERSION THERAPY

402.10. - Findings. Medical, mental health, and child welfare experts have denounced conversion therapy or reparative therapy as ineffective, unreliable, and unsafe for the people, including lesbian, gay, bisexual, transgender, and queer (LGBTQ) minors, who undergo such treatment. Conversion therapies or reparative therapies are based on the discredited premise that being LGBTQ is a mental disorder that can be cured or corrected. LGBTQ people must be free from ineffective and fraudulent conversion treatments that cause harm to mental health and well-being. Based on the foregoing, and due to the serious and dangerous harms caused to minors subjected to conversion therapy or reparative therapy, the city council finds and declares a compelling interest exists in protecting the physical and psychological well-being of minors by protecting them, including LGBTQ minors, from conversion therapy in the city and by limiting the risk of serious harm to LGBTQ minors caused by the exposure to conversion therapy. No other means of protecting minors from the harms associated with conversion therapy would be effective.

402.20. - Purpose. This chapter is an exercise of the police power of the city for the public health, safety, and welfare. Its provisions shall be liberally construed to accomplish that purpose. The purpose of this chapter is to protect the physical and psychological well-being of minors, including LGBTQ minors, from exposure to the serious harms caused by conversion therapy.

402.30. - Definitions. The following words and phrases used in this chapter shall have the meanings set forth below:

Conversion therapy or reparative therapy means any practice or treatment that seeks to change an individual's sexual orientation or gender identity, including efforts to change behaviors or gender expressions or to eliminate or reduce sexual or romantic attractions or feelings toward individuals of the same gender. Conversion therapy shall not include counseling that provides assistance to an individual undergoing gender transition, or counseling that provides acceptance, support, and understanding of an individual or facilitates an individual's coping, social support, and identity exploration and development, including sexual orientation-neutral interventions to prevent or address unlawful conduct or unsafe sexual practices, as long as the counseling does not seek to change an individual's sexual orientation or gender identity.

Director means the director of the department of civil rights or their designee.

Gender expression means a person's expression of gender identity through appearance and behavior, including how an individual believes that they are perceived by others.

Gender identity means a person's sense of self as a woman, man, another gender, or genderless. When a person's gender identity or gender expression and sex assigned at birth are not congruent, the individual may identify along the transgender spectrum.

Minor means any person under the age of eighteen (18) years of age.

Provider means an individual who is licensed, certified, or registered under the laws of the State of Minnesota, including mental health practitioners and mental health professionals as defined in Minnesota Statutes, Section 245.462, to provide mental health services. Providers include, but are not limited to, physicians specializing in the practice of psychiatry, psychologists, marriage and family therapists, social workers, clinical counselors, behavioral clinicians or therapists, nurses, or any other persons offering such mental health services. A provider does not include members of the clergy who are acting in their roles as clergy or pastoral counselors and providing religious counseling to congregants.

Sexual orientation means a component of identity that includes a person's sexual and emotional attraction to another person and the behavior and/or social affiliation that may result from this attraction. A person may be attracted to men, women, both, neither, and/or to people who are genderqueer, androgynous, or have other gender identities. Individuals may identify as lesbian, gay, heterosexual, bisexual, queer, pansexual, or asexual, among others.

402.40. - Prohibited practices. It shall be unlawful for any provider to provide conversion therapy or reparative therapy to a minor.

402.50. - Enforcement. Upon receipt of a report of an alleged violation of this chapter, the director may, as the director deems appropriate, issue a warning letter notifying the provider that the provision of conversion therapy or reparative therapy is prohibited and immediate compliance is required. Violations of this chapter shall be enforced exclusively through the administrative enforcement and hearing process contained in Chapter 2 of this Code. Each day of violation constitutes a separate offense. The civil fine for a first violation of this chapter shall be five hundred dollars ($500.00). The civil fine for second and subsequent violations of this chapter shall be one thousand dollars ($1,000.00).

402.60. - Severability. If any of the parts or provisions of this chapter or the application thereof to any person or circumstance is held invalid or unconstitutional by a decision of a court of competent jurisdiction, the remainder of this chapter, including the application of such part or provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this chapter are severable**.**

OUTFRONT MINNESOTA

Myth Busting: Municpal Conversion Therapy Ban

Isn't a conversion "therapy" ban preempted on the city level?

- No! Cities in Minnesota can provide safety for LGBTQ youth by banning conversion "therapy" through human rights complaints resulting in non-criminal citations. Cities in MN are prempted from banning conversion therapy through medical licensing boards. Once Minnesota passes a statewide ban, a cities ban will still be useful for the city to fine providers that are using harmful and discredited practices.

What is preemption and why isn't the city preempted from banning conversion therapy?

- In Minnesota, preemption boils down to three factors:
    1. "the legislature has fully and completely covered the subject matter"
        - The legislature has not covered the subject matter (conversion "therapy") because the Senate has not taken up the issue.
    2. "the legislature has clearly indicated that the subject matter is solely of state concern"
        - Although licensing IS mandated by state, we are NOT seeking to revoke licenses just serve citations for harmful and discredited practices through the city's human rights department, or equivalent department.
    3. "the subject matter itself is of such a nature that local regulation would have unreasonably adverse effects on the general populace"
        - A municipal conversion "therapy" ban would use the least prohibitive measures needed. No adverse effects would be created. The only people affected by the enforcement of the ordinance would be providers using discredited and harmful practices and they would only be affected for those specific practices. More importantly, young people would be protected from the harm of conversion "therapy."

Doesn't this violate religious exemption laws or first amendment rights?

- No! The municipal ban would specifically be addressing licensed mental health professionals. We know conversion "therapy" is sometimes practiced in faith spaces, however clergy practicing their spiritual beliefs would not be affected by the ban.
- It is important that cities ban conversion "therapy" by licensed providers and cities are within their rights to protect the youth in their communities.

Is conversion therapy still a problem? Are there even clinics that do this? How is conversion therapy being tracked/billed currently?

- While it is impossible to know the exact number of conversion therapy providers and survivors, we have found dozens of providers in our state. Because homosexuality and transgender identities are not a disease, disorder, or illness, the conversion therapy providers are billing public and private insurance using broad diagnosis codes including, depression and anxiety. The

William's Institute study estimates that 700,000 people have undergone conversion therapy in the United States.

Aren't these bans being legally challenged on the state/municipal level?

- There are over a hundred city and state bans currently in effect. Just 1 state and 2 municipalities that are currently challenged, due to the way that the bill is constructed and written.
- The language used in the municipal ban that cities in MN are creating, has been stated time and time again as being bulletproof because it is limited to licensed medical providers and the limited population, minors, that it protects.

I can see why you want to ban physically violent therapy but talk therapy versions of conversion therapy don't hurt people, right?

- Wrong. We've seen time and time again that talk therapy causes harm just as physically violent therapy does. In talk therapy, we see a spike in depression, anxiety, and suicidal ideation. Survivors face a lifetime of post traumatic stress, higher risk of addiction, high risk sexual behavior and difficulty building intimacy. At the end of the day, conversion "therapy" will always do harm and have zero results. Licensed medical providers have no business selling it in Minnesota cities.

This is not City Business/The city should focus on other issues.

- A city should always be concerned with making the lives of all community members better and what better way to do that than to protect our youth! By focusing on banning conversion "therapy", we are telling youth that they matter and that we care about them.

This should just be a support statement/resolution not an ordinance

- A supportive statement is a good step forward but an ordinance can speak volumes to where the heart and soul of the city is. By fully supporting an ordinance, you are taking active steps to say that you want the best for your community members and you will always choose action rather than symbolic resolutions.

This is not enforceable (any truth to this?)

- Every city is different and unique. Cities sometimes already have the process for reporting, reviewing, and citing. If not, they can be created. By citing those practicing conversion therapy, we can not only track perpetrators but also work to educate people on how to recognize the signs of symptoms of youth endangered by conversion "therapy."

What about parental rights?

- Parents know how to best protect their kids. We're not asking the city to parent for them. We want parents to continue to grow and love their children, and cities that allow harmful and discredited therapeutic practices do not provide children with the advantage they need to continue to develop their sense of self. It allows parents to fall into traps that take their money and hurt their kids.

Main article: ***"List of U.S. Jurisdictions Banning Conversion Therapy for Minors"***

Banned in 2020 states, 2 territories, and local counties/municipalities: As of March 2020, 20 U.S. states, the District of Columbia, Puerto Rico, and some counties and municipalities in the United States have passed laws banning the practice of conversion therapy on minors. It is also banned in major cities like Miami and Cincinnati.

Subsequently, legal challenges against New Jersey's and California's conversion therapy bans were filed. United States District Court Judge Freda L. Wolfson rejected the claim of New Jersey parents that it violated their rights by keeping them from treating their child for same-sex attraction. In *Doe v. Christie*, Wolfson wrote, *"Surely, the fundamental rights of parents do not include the right to choose a specific medical or mental health treatment that the state has reasonably deemed harmful or ineffective."* Wolfson added, *"To find otherwise would create unimaginable and unintentional consequences."* On February 10, 2015, a New Jersey Superior Court Judge ruled that offering conversion services on the basis of a description of homosexuality as abnormal or a mental illness is a violation of the *New Jersey Consumer Fraud Act.* An article about the ruling on the New Jersey Law Journal website said the decision is "believed to be the first of its kind in the U.S." On August 29, 2013, in the case of *Pickup v. Brown and Welch v. Brown*, the United States Court of Appeals for the Ninth Circuit upheld California's ban. In August 2016, the Ninth Circuit again upheld the state's ban, finding that legislation prohibiting conversion therapy is not unconstitutional. The U.S. Supreme Court has repeatedly dismissed challenges against conversion therapy bans.

The states of New Jersey (2013), California (2013), Oregon (2015), Illinois (2016), Vermont (2016), New Mexico (2017), Connecticut (2017), Rhode Island (2017), Nevada (2018), Washington (2018), Hawaii (2018), Delaware (2018), Maryland (2018), New Hampshire (2019), New York (2019), Massachusetts (2019), Maine (2019), Colorado (2019), Utah (2019), and Virginia (2020), as well as the District of Columbia (2015) and Puerto Rico (2019), ban the use of conversion therapy on minors.

Opinion polls have found that conversion therapy bans enjoy popular support among the American population. As of 2019, no nationwide opinion poll has been carried out, though surveys in three states (Florida, New Mexico and Virginia) show support varying between 60% and 75%. According to a 2014 national poll, only 8% of Americans believed conversion therapies to be successful.

("List of U.S. Jurisdictions Banning Conversion Therapy," Wikipedia, May 2020)

MINNESOTA'S EQUALITY PROFILE

Quick Facts About Minnesota

Total State Population:	Total Adult Population:	Total LGBTQ Adult Population:	% of Adults (18+) Who are LGBTQ:	% of LGBTQ Adults (25+) Raising Children:
5,611,179	4,308,564	175,000	4.1%	28%
Census 2018	*Census 2018*	*Gallup/Williams 2018*	*Gallup/Williams 2018*	*Gallup/Williams 2018*

Minnesota's LGBTQ Policy Tally

Sexual Orientation Policy Tally:

13.5/18.5

MEDIUM

Gender Identity Policy Tally:

16.5/20

HIGH

Overall Tally:

30/38.5

HIGH

MAP's "LGBTQ Policy Tally" examines each state's LGBTQ policy climate, as measured by over 35 pro- or anti-LGBTQ laws and policies. These laws are grouped into seven major categories: relationship and parental recognition; non-discrimination; religious exemptions; LGBTQ youth; healthcare; criminal justice; and the ability for transgender people to correct name and gender markers on identity documents. See the state's full profile for more detailed information.

Scores as of 06/09/2020. For full state profile, visit: https://www.lgbtmap.org/equality_maps/profile_state/MN

Recommended citation: Movement Advancement Project. 2020. "State Equality Profile: Minnesota." https://www.lgbtmap.org/equality_maps/profile_state/MN. Accessed June 9, 2020.

Minnesota's LGBTQ Laws and Policies

Click on each issue for more information and to see where the state fits into the national landscape.

KEY

- Indicates state law or policy
- Indicates local laws or policies and/or partial law
- Indicates no law or policy
- Enumeration not applicable

Relationship and Parental Recognition	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
As a result of the 2015 U.S. Supreme Court decision in Obergefell, same-sex couples can marry nationwide and states must extend all the rights and benefits of marriage to same-sex couples. As a result, the following benefits are available to all married same-sex couples on the same basis they are available to married different-sex couples: Marriage for Same-Sex Couples Medical Decision-Making Authority for Married Same-Sex Couples Stepparent Adoption for Married Same-Sex Couples Joint Adoption for Married Same-Sex Couples	✓	1/1	—	—
Second-Parent Adoption for Unmarried Couples	✗	0/1	—	—
Family Services Nondiscrimination Laws				
Adoption Nondiscrimination Protections for LGBTQ Parents	✓	0.5/0.5	✓	0.5/0.5
Foster Care Nondiscrimination Protections for LGBTQ Parents	✓	0.5/0.5	✓	0.5/0.5
Recognition for Parents Using Assisted Reproduction	✓	0.5/1	—	—
Recognition of De Facto Parents	✓	0.5/1	—	—
Family Leave Laws				
LGBTQ-Inclusive Definitions of Spouse/Partner	✓	0.25/0.5	—	—
LGBTQ-Inclusive Definitions of Children/Parents	✓	0.25/0.5	—	—
Subtotal	**3.5/6**		**1/1**	
Relationship and Parental RecognitionTotal	**4.5/7**			

Nondiscrimination Laws	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Employment Nondiscrimination Laws*	✓	1/1	✓	1/1
Housing Nondiscrimination Laws*	✓	1/1	✓	1/1
Public Accommodations Nondiscrimination Laws*	✓	1/1	✓	1/1
Credit and Lending Nondiscrimination Laws	✓	1/1	✓	1/1
Nondiscrimination Policies for State Employees	✓	0.5/0.5	✓	0.5/0.5
Negative Law: State Bans Cities and Counties from Passing Nondiscrimination Laws	No Negative Law	0/-1	No Negative Law	0/-1
Subtotal	**4.5/4.5**		**4.5/4.5**	
Nondiscrimination Total	**9/9**			

*If state lacks statewide law, tally looks at local Nondiscrimination ordinances in employment, housing, and public accommodations and provides partial points based on percent of LGBTQ population covered by local laws.

Religious Exemption Laws	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Negative Law: Broad "RFRA" or Religious Exemption Law	No Negative Law	0/-0.5	No Negative Law	0/-0.5
Negative Law: Targeted Religious Exemption for Child Welfare Services	No Negative Law	0/-1	No Negative Law	0/-1
Negative Law: Targeted Religious Exemption for Medical Professionals	No Negative Law	0/-1	No Negative Law	0/-1
Negative Law: Targeted Wedding Services Private Wedding Services State and Local Officials Providing Marriage Licenses	No Negative Law No Negative Law	0/-0.5 0/-0.5	–	–
Subtotal	**0/-3.5**		**0/-2.5**	
Religious Exemption Laws Total	**0/-6**			

LGBTQ Youth Laws and Policies	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Nondiscrimination Laws and Policies Covering LGBTQ Students	✓	1/1	✓	1/1
Anti-Bullying Laws and Policies Covering LGBTQ Students	✓	1/1	✓	1/1
Negative Law: "Don't Say Gay" Law Barring or Explicitly Restricting Educators From Discussing LGBTQ People or Issues in Schools	No Negative Law	0/-1	No Negative Law	0/-1
Negative Law: Laws Banning Local Schools and Districts from Passing LGBTQ Nondiscrimination and/or Anti-Bullying Policies	No Negative Law	0/-1	No Negative Law	0/-1
Negative Law: State Law Prevents Transgender Students from Participating in Sports Consistent With Their Gender Identity	–	–	No Negative Law	0/-1
Conversion Therapy Ban Covering LGBTQ Youth	✗	0/1	✗	0/1
Protections for LGBTQ Youth in the Child Welfare System	✓	1/1	✓	0.5/1
Subtotal	**3/4**		**2.5/4**	
LGBTQ Youth Laws Total	**5.5/8**			

Healthcare Laws and Policies	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Private Health Insurance Nondiscrimination Laws	✓	1/1	✓	1/1
Health Insurance Providers Banned from Excluding Coverage for Transgender-Specific Care	–	–	✓	1/1
State Medicaid Policy Related to Coverage for Transgender People	–	–	✓	1/1
Transgender Inclusive Health Benefits for State Employees	–	–	✓	0.5/0.5
Data Collection				
LGBTQ Adults	✓	0.5/0.5	✓	0.5/0.5
LGBTQ Youth	✗	0/0.5	✗	0/0.5
Subtotal	**1.5/2**		**4/4.5**	
Healthcare Total	**5.5/6.5**			

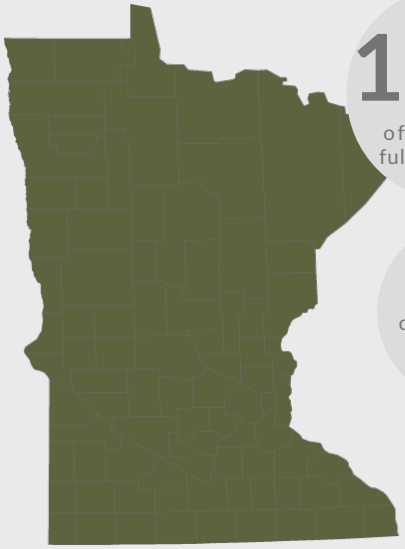
Criminal Justice Laws and Policies	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Hate Crime Law Covering LGBTQ People	✓	1/1	✓	1/1
Ban on Panic Defense	✗	0/1	✗	0/1
Negative Law: State Criminalizes Exposure to and/or Transmission of HIV	No Negative Law	0/-1	No Negative Law	0/-1
Subtotal	**1/2**		**1/2**	
Criminal Justice Total	**2/4**			

Ability for Transgender People to Correct Name and Gender Marker on Identity Documents	Sexual Orientation		Gender Identity	
	Law Exists?	Tally	Law Exists?	Tally
Changing Gender Marker on Driver's Licenses	–	–	✓	1/1
Changing Gender Marker on Birth Certificates	–	–	✓	1/1
Gender Neutral Options				
"X" Option on Driver's Licenses	–	–	✓	0.5/0.5
"X" Option on Birth Certificates	–	–	✗	0/0.5
Name Change Process	–	–	✓	1/1
Subtotal	–		**3.5/4**	
Identity Documents Total	**3.5/4**			

Grand Totals	Sexual Orientation Policy Tally	Gender Identity Policy Tally	Overall Tally
Totals	**13.5/18.5**	**16.5/20**	**30/38.5**
Ratings	**MEDIUM**	**HIGH**	**HIGH**

Local Nondiscrimination Ordinances

SEXUAL ORIENTATION



100%
of population fully protected

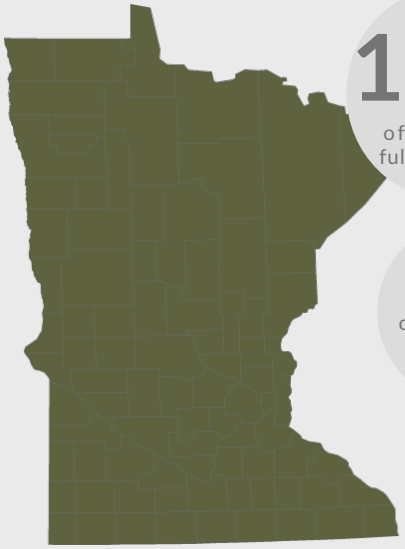
%
of population only partially protected

LEGEND

- State Protections
- County Protections
- City Protections
- No Protections
- NDOs Banned

County map only shows areas with full protections for sexual orientation (i.e., discrimination prohibited in private employment, housing, and public accommodations)

GENDER IDENTITY



100%
of population fully protected

%
of population only partially protected

LEGEND

- State Protections
- County Protections
- City Protections
- No Protections
- NDOs Banned

County map only shows areas with full protections for gender identity (i.e., discrimination prohibited in private employment, housing, and public accommodations)

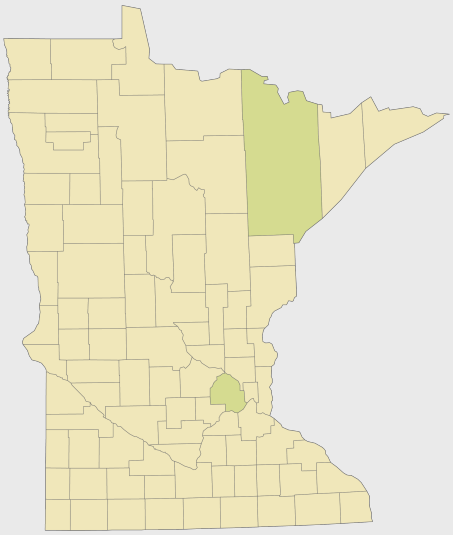
NOTE: Only jurisdictions with ordinances that prohibit discrimination in private employment are listed. Other localities may have executive orders that apply to government employees and these are not listed. The level of enforcement of these ordinances may vary by jurisdiction. This information is constantly changing, and we welcome suggestions for additions or changes. For questions regarding ordinances or any other aspect of the state profile, please contact MAP at info@lgbtmap.org.

This data was collected in collaboration with the Equality Federation and Outfront Minnesota and is maintained by MAP.

Local Conversion Therapy Ordinances

CONVERSION THERAPY BANS

9%
of population protected



LEGEND

State Protections	County Protections	City Protections	No Protections	NDOs Banned

CITY AND COUNTY NUMBERS:

0 counties out of **0** have an ordinance prohibiting conversion therapy for minors.

2 cities have an ordinance prohibiting conversion therapy for minors.

CITY AND COUNTY LISTING:

- Duluth
- Minneapolis

States with Bans on Conversion Therapy on the Basis of
Sexual Orientation and Gender Identity of Expression

State	Date of Enactment	Date Effective	Legalization Method
New Jersey	August 19, 2013	August 19, 2013	Legislative statute
California	September 30, 2012	August 29, 2013	Legislative statute
Oregon	May 18, 2015	May 18, 2015	Legislative statute
Illinois	August 20, 2015	January 1, 2016	Legislative statute
Vermont	May 25, 2016	July 1, 2016	Legislative statute
New Mexico	April 7, 2017	April 7, 2017	Legislative statute
Connecticut	May 10, 2017	May 10, 2017	Legislative statute
Rhode Island	July 19, 2017	July 19, 2017	Legislative statute
Nevada	May 17, 2017	January 1, 2018	Legislative statute
Washington	March 28, 2018	June 7, 2018	Legislative statute
Hawaii	May 25, 2018	July 1, 2018	Legislative statute
Delaware	July 23, 2018	July 23, 2018	Legislative statute
Maryland	May 15, 2018	October 1, 2018	Legislative statute
New Hampshire	June 8, 2018	January 1, 2019	Legislative statute
New York	January 25, 2019	January 25, 2019	Legislative statute
Massachusetts	April 8, 2019	April 8, 2019	Legislative statute
Colorado	May 31, 2019	August 2, 2019	Legislative statute
Maine	May 29, 2019	September 17, 2019	Legislative statute
Utah	January 21, 2020	January 21, 2020	Executive order
Virginia	March 2, 2020	July 1, 2020	Legislative statute

Territories with Bans on Conversion Therapy on the Basis of
Sexual Orientation and Gender Identity of Expression

Territory	Date of Enactment	Date Effective	Legalization Method
District of Columbia	December 22, 2014	March 11, 2015	Legislative statute
Puerto Rico	March 27, 2019	March 27, 2019	Executive order

Counties, Municipalities and Communities with Bans on Conversion Therapy
on the Basis of Sexual Orientation and Gender Identity of Expression

County, Municipality or Community	Date of Enactment	Date Effective	Legalization Method
Cincinnati, OH	December 9, 2015	January 9, 2016	Ordinance
Miami Beach, FL	June 8, 2016	June 18, 2016	Ordinance
Wilton Manors, FL	September 13, 2016	September 13, 2016	Ordinance
Seattle, WA	August 1, 2016	October 2, 2016	Ordinance
Miami, FL	October 13, 2016	October 13, 2016	Ordinance
West Palm Beach, FL	November 7, 2016	November 7, 2016	Ordinance
Bay Harbor Islands, FL	November 14, 2016	November 14, 2016	Ordinance
Pittsburgh, PA	December 13, 2016	December 20, 2016	Ordinance
Boynton Beach, FL	January 17, 2017	January 17, 2017	Ordinance

Lake Worth, FL	January 10, 2017	January 20, 2017	Ordinance
El Portal, FL	January 24, 2017	January 24, 2017	Ordinance
Toledo, OH	February 7, 2017	February 7, 2017	Ordinance
Key West, FL	March 7, 2017	March 7, 2017	Ordinance
North Bay Village, FL	March 14, 2017	March 14, 2017	Ordinance
Columbus, OH	March 27, 2017	March 27, 2017	Ordinance
Tampa, FL	April 6, 2017	April 6, 2017	Ordinance
Delray Beach, FL	May 2, 2017	May 2, 2017	Ordinance
Riviera Beach, FL	May 4, 2017	May 4, 2017	Ordinance
Wellington, FL	June 27, 2017	June 27, 2017	Ordinance
Dayton, OH	July 5, 2017	July 5, 2017	Ordinance
Philadelphia, PA	July 11, 2017	July 11, 2017	Ordinance
Allentown, PA	July 20, 2017	July 20, 2017	Ordinance
Greenacres, FL	August 7, 2017	August 7, 2017	Ordinance
Athens, OH	August 21, 2017	August 21, 2017	Ordinance
Pima County, AZ	August 1, 2017	August 31, 2017	Ordinance
Boca Raton, FL	October 10, 2017	October 10, 2017	Ordinance
Oakland Park, FL	October 18, 2017	October 18, 2017	Ordinance
Palm Beach County, FL	December 19, 2017	December 21, 2017	Ordinance
Reading, PA	December 21, 2017	December 21, 2017	Ordinance
Doylestown, PA	December 18, 2017	December 23, 2017	Ordinance
Broward County, FL	January 9, 2018	January 9, 2018	Ordinance
State College, PA	February 5, 2018	February 5, 2018	Ordinance
Erie County, NY	February 15, 2018	March 7, 2018	Ordinance
Yardley, PA	March 6, 2018	March 11, 2018	Ordinance
Gainesville, FL	April 5, 2018	April 5, 2018	Ordinance
Milwaukee, WI	April 4, 2018	April 14, 2018	Ordinance
New York City, NY	January 5, 2018	May 5, 2018	Ordinance
Albany, NY	May 21, 2018	May 21, 2018	Ordinance
Bellefonte, PA	July 16, 2018	July 16, 2018	Ordinance
Bethlehem, PA	July 17, 2018	July 17, 2018	Ordinance
Madison, WI	July 10, 2018	July 20, 2018	Ordinance
Ulster County, NY	July 20, 2018	July 27, 2018	Ordinance
Rochester, NY	July 25, 2018	August 25, 2018	Ordinance
Albany County, NY	July 9, 2018	August 31, 2018	Ordinance
Eau Claire, WI	October 9, 2018	October 9, 2018	Ordinance
Lakewood, OH	October 15, 2018	October 15, 2018	Ordinance
Westchester County, NY	October 18, 2018	October 26, 2018	Ordinance
Newtown Township, PA	November 28, 2018	November 28, 2018	Ordinance
Cudahy, WI	January 2, 2019	January 2, 2019	Ordinance
Denver, CO	January 8, 2019	January 8, 2019	Ordinance
Erie, PA	June 5, 2019	June 5, 2019	Ordinance
Shorewood, WI	June 17, 2019	June 17, 2019	Ordinance
Huntington Woods, MI	June 4, 2019	June 24, 2019	Ordinance
Alachua County, FL	May 28, 2019	July 9, 2019	Ordinance
Kent, OH	July 17, 2019	July 17, 2019	Ordinance
Racine, WI	July 16, 2019	July 18, 2019	Ordinance
Sheboygan, WI	August 5, 2019	August 5, 2019	Ordinance
Superior, WI	August 20, 2019	August 20, 2019	Ordinance

Glendale, WI	August 26, 2019	August 26, 2019	Ordinance
Fort Lauderdale, FL	September 17, 2019	September 17, 2019	Ordinance
East Lansing, MI	September 10, 2019	September 18, 2019	Ordinance
Columbia, MO	October 7, 2019	October 7, 2019	Ordinance
Ferndale, MI	October 14, 2019	October 14, 2019	Ordinance
Kansas City, MO	November 14, 2019	November 14, 2019	Ordinance
Minneapolis, MN	November 22, 2019	November 30, 2019	Ordinance
St. Louis, MO	December 23, 2019	December 23, 2019	Ordinance
Berkley, MI	December 2, 2019	January 1, 2020	Ordinance
Duluth, MN	December 16, 2019	January 15, 2020	Ordinance
Allegheny County, PA	February 11, 2020	February 14, 2020	Ordinance
Covington, KY	March 24, 2020	March 24, 2020	Ordinance
Tallahassee, FL	April 8, 2020	April 8, 2020	Ordinance
Davenport, IA	April 22, 2020	April 28, 2020	Ordinance

School Boards with Prohibitions on Conversion Therapy on the Basis of Sexual Orientation and Gender Identity of Expression

School Board	Date of Enactment	Date Effective	Legalization Method
Eau Claire Area School District Board of Education, WI	September 24, 2018	September 24, 2018	Policy

Bans on Conversion Therapy Funding

On August 3, 2019, North Carolina Governor Roy Cooper signed an Executive Order banning any state funding for funding for conversion therapy on minors.

Pending Legislation

State-Level Legislation

As of May 2020, bills to ban conversion therapy on minors have been introduced or are pending in the legislatures legislatures of Georgia, Kentucky, Michigan, Minnesota, Nebraska, North Carolina, Ohio, Oklahoma and Pennsylvania.

Local Legislation

Conversion therapy bans on minors are proposed or pending in Sarasota, Florida; St. Petersburg, Florida; St. Paul, Minnesota; and Appleton, Wisconsin.

Federal Legislation

The Therapeutic Fraud Prevention Act, which would ban conversion therapy nationwide, has been introduced in the 114th United States Congress and the 115th United States Congress by Rep. Ted Lieu (D-CA), who had authoried the California bill while State Senator.

Failed Legislation

Minnesota

On April 25, 2019, the Minnesota House of Representatives voted to incorporate HF 12, which would ban conversion therapy on minors, into the omnibus health and human services finance bill HF 2414 by a vote of 72-53. On April 30, 2019, the Minnesota Senate voted to strike the section by a vote of 34-30. The original bill, HF 12, remains active in the Minnesota legislature.

Changing Licensure Rules

Under the direction of Governor Gary Herbert, in the summer of 2019, the Utah Division of Occupational and Professional Licensing began the process of changing licensing rules to prohibit the use of conversation therapy with minors. Once adopted, the rule will apply to psychologists, clinical social workers, certified social workers, clinical mental health counselors, physicians, and surgeons.

Resolutions and Proclamations

As of April 2020, eleven cities/counties have passed non-binding resolutions or proclamations declaring opposition to conversion therapy. These are Edgewater, Colorado; Westminster, Colorado; Wheat Ridge, Colorado; Atlanta, Georgia; Worcester, Massachusetts; Columbia, Missouri; Suffolk County, New York; Harrisburg, Pennsylvania; Appleton, Wisconsin; Eau Claire County, Wisconsin; and Shorewood, Wisconsin.

("List of U.S. Jurisdictions Banning Conversion Therapy," Wikipedia, May 2020)

CITY OF WEST ST. PAUL

City Council Report

To: **Mayor and City Council**

Through: **Ryan Schroeder, City Manager**

From: **Brian Sturgeon, Chief of Police**

Date: **July 13, 2020**

Farm and Other Small Domestic Animal Ordinance Modification

BACKGROUND INFORMATION:

There has been a dramatic increase in urban farming throughout the country including here in Minnesota which includes the keeping of chickens for egg production and tick management.

There are many residential lots in town that are 40 feet wide by 100 feet long which would automatically prohibit the keeping of chickens pursuant to our ordinance.

West St Paul ordinance 90.08(D) states, "A chicken coop, dove cote, dog kennel facility (which is a facility designed to contain more than three dogs), rabbit warren or other yard or establishment where small animals or fowls are kept, must not be maintained closer than 100 feet from any apartment, hotel, restaurant, boarding house, retail food store, building used for school, religious, or hospital purposes, or residence other than occupied by the owner or occupant of the premises where the creatures are kept.".

Staff has been asked to bring this topic to Council to see if there is interest in a change to the ordinance to allow the keeping of chickens in areas that are not able to maintain the 100 foot requirement from a residence or other structure. Some options include:

- Reducing the 100 foot requirement.
- Eliminating the 100 foot requirement.
- Implement an exception to the 100 foot requirement with written or verbal permission from the neighboring property or properties.

FISCAL IMPACT:

		Amount
Fund:		**None**
Department:		
Account:		

STAFF RECOMMENDATION:

Discuss this topic and provide staff with direction to either develop an ordinance amendment or stay status quo.

CITY OF WEST ST. PAUL

City Council Report

To: **Mayor and City Council**

From: **Ryan Schroeder, City Manager**

Date: **July 13, 2020**

OCWS Backlog Items

BACKGROUND INFORMATION:

Having not had an OCWS meeting from March until June 22, 2020, Council has had a number of backlog items in queue. On June 22, nine of these were addressed. On July 13, we have an additional four (at the time of this writing) on the OCWS agenda.

On July 27, the intent is to discuss:

- Business and Liquor License Grants (post Legislative Special Session)
- Pedestrian Plan Progress; Sidewalk and Trail Gap Funding and Achedule
- Townhome Assessment Formula (from late 2019)
- Recognition/Day Designations

In August, we are anticipating addressing:

- 2021/22 Budget
- 2021-2030 CIP
- Fee Schedule on Inflow & Infiltration, Right-of-Way, Storm Sewer
- IT/BCA Related Policy Amendments
- Rank Choice Voting

It should be noted that issues of immediate import do arise from time to time. As this occurs, the above schedule could change.

FISCAL IMPACT:

		Amount
Fund:		
Department:		
Account:		

STAFF RECOMMENDATION:

Information item.