

2002 highlights

Good News

- In the fourth quarter almost 5,000 more people on average were employed in Minneapolis than in the first quarter, and the unemployment rate went down to 4.0 percent from 4.6 percent in the same period. *page 5*
- Prices in the Minneapolis-Saint Paul Metropolitan Area were lower on average for all consumer goods and services than in the rest of the US urban areas, and interest rates tended to go down. *pages 6 & 7*
- Single-family construction permits increased steadily in the City. More than 50 percent were for dwellings in relatively modest neighborhoods, and construction values were relatively low in comparison with the Metropolitan Area. *pages 9 - 12*
- New construction permits by far surpassed permits for demolition in the City. *page 13*
- Average rent in the City rental market tended to decrease. *page 15*
- Residential property sold very well in the City during the first nine months of the year. *page 16*

Not so good news

- Employment in the City and in the Metropolitan Area decreased in the fourth quarter in comparison with the third. *page 5*
- Consumer prices increased in the second part of the year. *page 6*
- Interest rates represented by the 30-year required net yield increased in the fourth quarter. *page 7*
- Multi-family permitting in the City began to slow down in the second quarter. *page 9*
- Total value of residential construction in the City declined in the second quarter. *pages 11 & 12*
- Vacancy rates for rental properties in the City increased sharply in the fourth quarter. *page 15*
- Number of sales of single-family homes and average prices declined in the fourth quarter. *page 16*

Minneapolis Trends

A Quarterly Overview of Socioeconomic and Housing Trends in Minneapolis in 2002



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Minneapolis Trends



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ECONOMIC INDICATORS

Population: Data are based on the 2000 Census of Population and Housing. Figures are shown for the City of Minneapolis and the Metropolitan Area. For the purposes of this report the Metropolitan Area includes Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties.

Income per capita: is the cumulative income measured in dollars produced during a period of time in a given geographical area divided by the total population of this area. The most current source of information is the 2000 Census of Population and Housing. Figures for 1989 were adjusted to 1999 dollars using the Consumer Price Index (CPI) of the Bureau of Labor Statistics (USBLS).
Table 2 compares Minneapolis, the Metro Area and the US.

Labor Force, Employment & Unemployment: Information was developed by the Minneapolis Planning Department based on monthly figures obtained from the Minnesota Department of Economic Security. Labor Force is the average number of non-farm workers employed or looking for a job at a given time. Table 3 presents quarterly and year-to-date information for the City and the Metropolitan Area in 2002.

Consumer Price Index: This index was developed by the USBLS based on consumer surveys of all urban households for items such as food and beverages, housing, apparel, medical care, recreation, education and others. Information is available bi-annually and for the year as a whole. Table 4 presents a comparison of urban consumers in Minneapolis, the Midwest and the US.

Interest Rates: LIBOR (London Inter-bank offered rate) and the 30-year required net yield are tracked monthly by Fannie Mae. Information by quarter in Tables 5 and 6 shows interest rates on the last month of the quarter.

POPULATION

In 2000 Minneapolis had about 14,000 or 3.8 percent more people than in 1990. In the seven-county Metropolitan Area population increased by more than 353,000, nearly the total population of the City of Minneapolis.

TABLE 1: POPULATION

AREA	2000	1990	GROWTH
Minneapolis	382,452	368,383	3.8%
7-county Metropolitan Area	2,642,056	2,288,721	15.4%

*Source: Census of Population and Housing
7-County Metro Area comprises Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties*

INCOME PER CAPITA

Between 1989 and 1999 income per capita grew in real terms in Minneapolis and the Metropolitan Area. In 2000 income growth was almost 3 percent points more in the City in comparison with the US, but 2.5 percent points lower in comparison with the Metro Area.

TABLE 2: INCOME PER CAPITA

AREA	1999	(adjusted) 1989	GROWTH
Minneapolis	\$22,685	\$19,850	14.3%
7-county Metropolitan Area	\$26,776	\$22,919	16.8%
US	\$21,587	\$19,374	11.4%

Source: Census of Population and Housing. 1989 income adjusted to 1999 values

EMPLOYMENT

In the fourth quarter of 2002 almost 5,000 more people on average were employed in Minneapolis than in the first quarter. The unemployment rate dropped from 4.6 to 4.0 percent.

The City of Minneapolis comprises about 13 percent of Metropolitan Area's labor force. Unemployment in the Metro Area decreased steadily from 4.3 percent in the first quarter to 3.7 percent in the fourth quarter. Employment grew steadily from 95.7 percent in the first quarter to 96.3 percent in the last quarter. As in the City, the labor force in the Metro Area diminished on average in the last quarter: there were less people unemployed, but less people employed in comparison with the previous quarter.

In 2002, YTD unemployment was 4.1 percent in the Metro Area and 4.6 percent in the City. The City had an average of 216,349 people in the labor force out of 1,648,398 in the Metro Area.

TABLE 3: LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT

	CITY	METRO AREA	CITY	METRO AREA
	1Q-02		YTD	
Labor Force	212,364	1,623,973	212,364	1,623,973
Employment	202,536	1,554,528	202,536	1,554,528
Unemployment Rate	4.6%	4.3%	4.6%	4.3%
	2Q-02		YTD	
Labor Force	217,427	1,651,208	214,896	1,637,590
Employment	206,909	1,581,262	204,723	1,567,895
Unemployment Rate	4.8%	4.2%	4.7%	4.3%
	3Q-02		YTD	
Labor Force	219,468	1,669,556	216,420	1,648,246
Employment	208,309	1,600,434	205,918	1,578,741
Unemployment Rate	5.1%	4.1%	4.9%	4.2%
	4Q-02		YTD	
Labor Force	216,138	1,648,854	216,349	1,648,398
Employment	207,502	1,588,105	206,314	1,581,082
Unemployment Rate	4.0%	3.7%	4.6%	4.1%

Source: Planning Department with data from Minnesota Department of Economic Security, Labor Market Information

PRICES

In 2002 prices in the Minneapolis-Saint Paul Metropolitan Area were lower on average for all consumer goods and services than in US urban areas as a whole, but higher than in midwestern urban areas. Housing is less expensive in the Minneapolis-Saint Paul Area in comparison with Midwestern and US urban areas. Housing prices along with all other items tended to increase in the second part of the year.

TABLE 4: CONSUMER PRICE INDEX (CPI)

For all consumers, not seasonally adjusted; base period: 1982-84=100

AREA	2002 FIRST HALF		2002 SECOND HALF		2002 ANNUAL	
	ALL ITEMS	HOUSING	ALL ITEMS	HOUSING	ALL ITEMS	HOUSING
Minneapolis	179.3	167.4	180	168.3	179.6	167.8
Midwest	173.8	170.7	175.9	173	174.9	171.8
US	178.9	179.2	180.9	181.4	179.9	180.3

Source: Bureau of Labor Statistics

INTEREST RATES

Interest rates, which influence the demand for housing as well as other investments, tended to decrease during the year 2002.

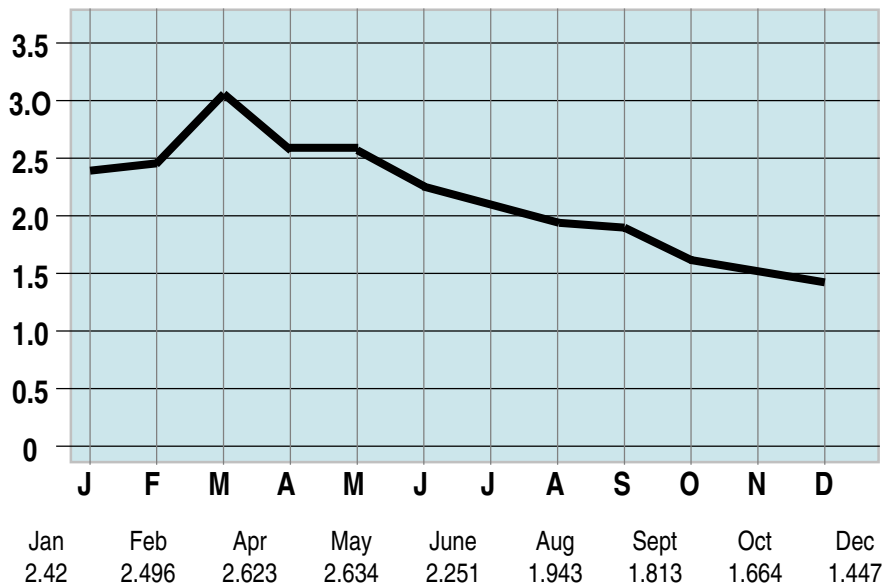
The LIBOR Rate decreased steadily, starting in January at 2.42 and ending at 1.447 in December. LIBOR is used as a base index for setting rates of some adjustable rate financial instruments, including adjustable rate mortgages.

TABLE 5: 2002 LIBOR RATE, End of Quarter

QUARTER	RATE
Q1-02	3.006
Q2-02	2.251
Q3-02	1.813
Q4-02	1.447

Source: Fannie Mae. Fannie Mae publishes rates the last business day of each month. Quarterly rates are rates for the last month of the quarter.

2002 LIBOR RATE, monthly



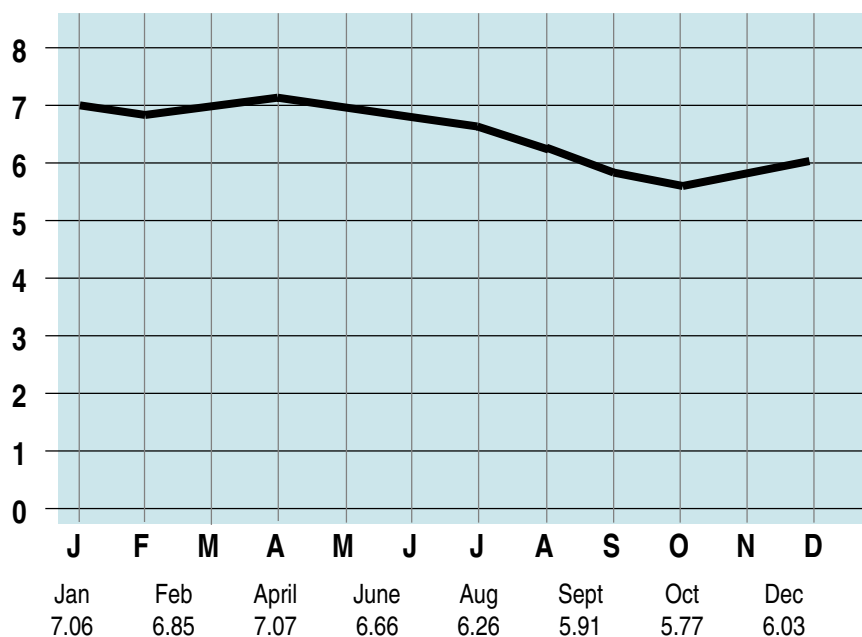
The 30-year required net yield is frequently used as a basis for converting an adjustable rate mortgage to a fixed rate mortgage. During 2002 the 30-year required net yield rate decreased, except in the fourth quarter when it started to climb.

TABLE 6: 30-YEAR REQUIRED NET YIELD- YEAR 2002 End of Quarter

QUARTER	RATE
Q1-02	6.68
Q2-02	6.66
Q3-02	5.91
Q4-02	6.03

Source: Fannie Mae. Quarterly rates show monthly rates at the end of each quarter

INTEREST RATES, Historical 30 year-year required net yield Year 2002 monthly



RESIDENTIAL GROWTH

Building permits for new residential construction: Permits represent projects for residential construction submitted for approval to the City. Typically there is a time lag between the proposed project and the actual construction.

Tables 7 and 8 are based on monthly figures provided by the City of Minneapolis and 7-county Metropolitan Area to the Bureau of the Census. The figures collected by the Bureau allow comparison between the City and the Metro Area. The map on new building construction is based on permit information by address provided by the City Inspections Division. Numbers from the Census Bureau and City Inspections may differ slightly for the same period. Number of permits provided by the Census Bureau does not include additions, remodels or demolitions.

Single family buildings: include only one unit in structure.

Multi-Family buildings: include two or more units in structure.

Value of residential construction is based on the amount of dollars that developers report as cost of their projects.

Construction value per unit refers to the total construction value divided by the number of units permitted during the period considered.

Building permits for demolitions or wrecking: This information was obtained from the City of Minneapolis Inspections Division, and includes all residential buildings that were demolished either partially or totally. The categories within multi-family buildings and units include condominiums. These categories are identical with those of the City Assessor's Office.

NEW RESIDENTIAL CONSTRUCTION

In the year 2002, Minneapolis permitted 1,614 housing units including multi and single family units, 8.3 percent of the total housing permitted in the seven-county Metropolitan Area.

The Metro Area grew at an average of 1,600 units per month. In the City, the number of single family dwellings permitted increased steadily from 40 in the first quarter to 70 in the fourth quarter. In the Metro Area the number of single family units permitted for construction declined in the third quarter after an upsurge of activity in the second quarter.

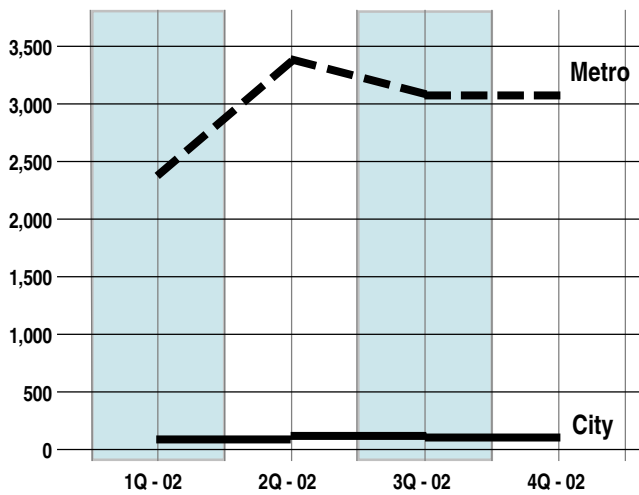
Multi-family units permitted in the City went down in the second quarter to 232 units from 616 units permitted in the first quarter when construction permitting was high. In the Metro Area activity for multi-family housing expanded in the fourth quarter.

TABLE 7: NEW RESIDENTIAL CONSTRUCTION

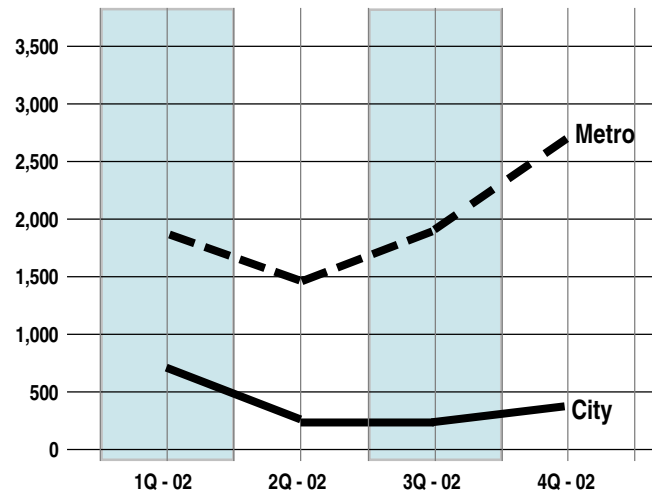
	SF UNITS	MF UNITS	TOTAL	SF UNITS	MF UNITS	TOTAL
			1Q-02	YTD		
City	40	616	656	40	616	656
Metro Area	2,414	1,725	3,483	2,414	1,725	3,483
City Share	1.6%	26.3%	18.8%	1.6%	26.3%	18.8%
			2Q-02	YTD		
City	65	232	297	105	848	953
Metro Area	3,311	1,433	4,447	5,725	3,158	8,883
City Share	1.9%	13.9%	6.7%	1.8%	21.2%	10.7%
			3Q-02	YTD		
City	68	242	310	173	1,090	1,263
Metro Area	3,034	1,780	4,814	8,759	4,938	13,697
City Share	2.2%	12.0%	6.4%	1.9%	18.1%	9.2%
			4Q-02	YTD		
City	74	277	351	247	1,367	1,614
Metro Area	3,049	2,618	5,667	11,808	7,556	19,364
City Share	2.4%	9.6%	6.2%	2.0%	15.3%	8.3%

Source: US Bureau of the Census

PERMITS FOR NEW CONSTRUCTION: single family units



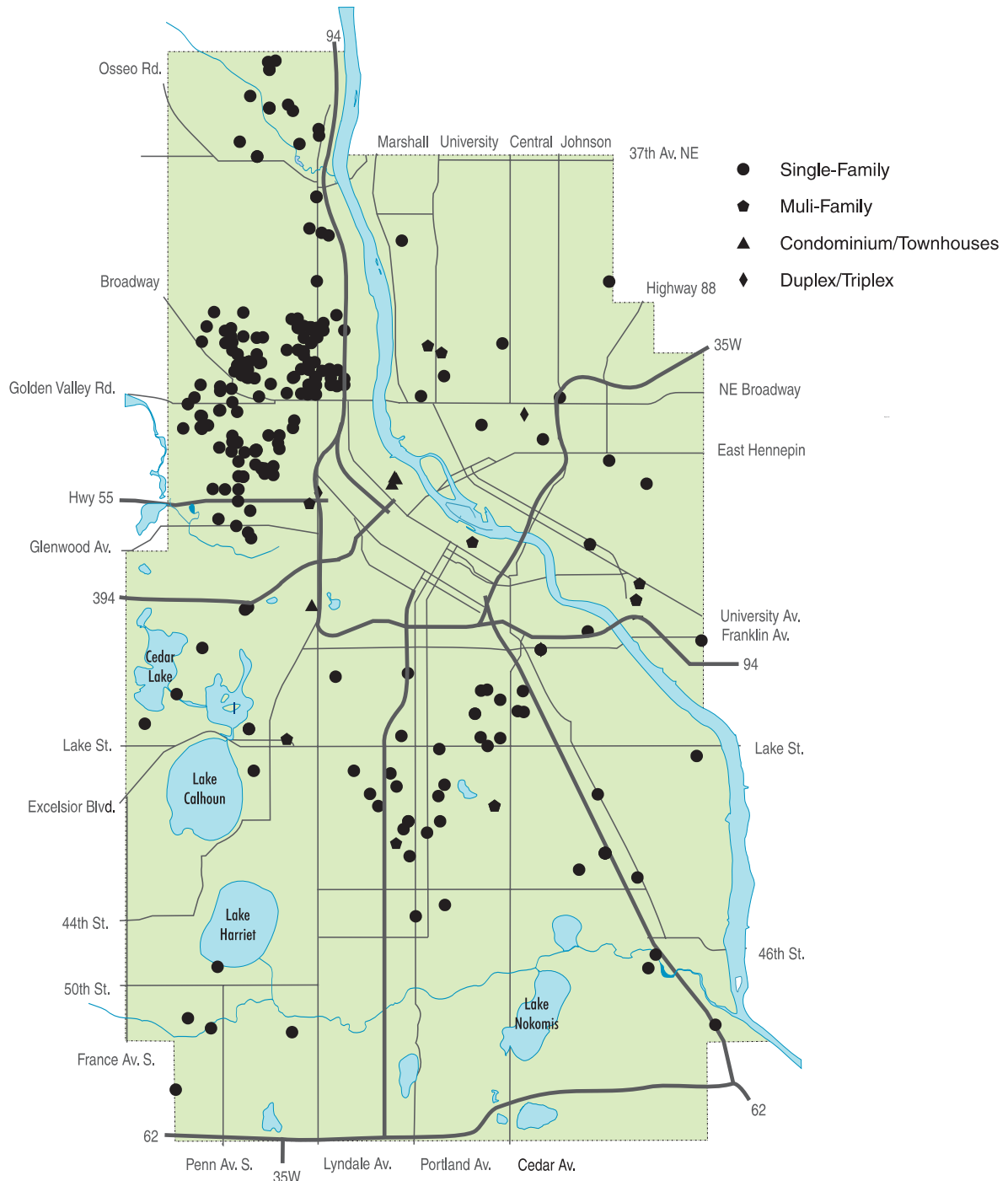
PERMITS FOR NEW CONSTRUCTION: multi-family units



NEW RESIDENTIAL CONSTRUCTION

Of the total number of permits for new single-family residential units in the City during 2002, about 55 percent were concentrated north of Olson Memorial Highway and west of Highway 94 in the Near-North Community. To a lesser degree, single-family residential permits were issued in Phillips and Powderhorn, to the east of Highway 35 W and south of Highway 94; other permits were scattered throughout the city.

MINNEAPOLIS NEW RESIDENTIAL CONSTRUCTION 2002



VALUE OF RESIDENTIAL CONSTRUCTION

At the end of 2002 new residential construction in the seven-county metropolitan region was valued at 2.9 billion; the City's share of this was 6.3 percent, almost 185 million.

Between the third and fourth quarter, increased multi-family construction value (52.3 percent in the City and 43.9 percent

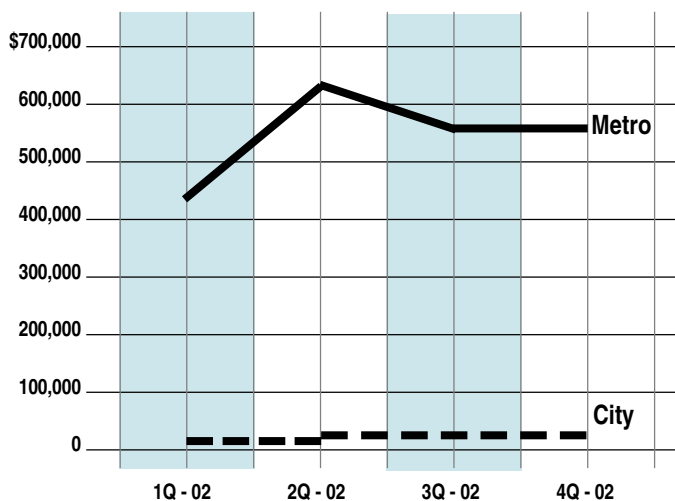
in the Metro Area) resulted in an increase of the residential valuation. This is a sharp difference with the decrease in construction values in the City in the second quarter, with a decline of multi-family valuation of almost 74 percent. The increase of 19 percent in the Metro Area in the same period resulted from a growth of construction value for single-family construction.

TABLE 8: VALUE OF NEW RESIDENTIAL CONSTRUCTION (in dollars)

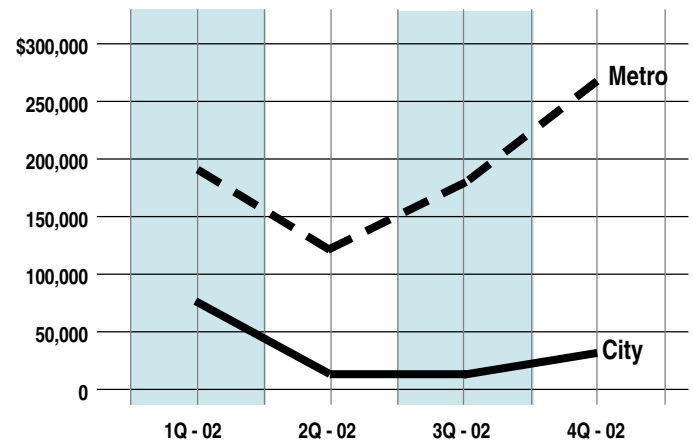
	SF UNITS	MF UNITS	TOTAL	SF UNITS	MF UNITS	TOTAL
	1Q-02			YTD		
City	\$ 4,257,752	\$76,142,572	\$80,400,324	\$ 4,257,752	\$ 76,142,572	\$ 80,400,324
Metro Area	439,888,271	189,097,311	628,985,582	439,888,271	189,097,311	628,985,582
City Share	1.0%	40.3%	12.8%	1.0%	40.3%	12.8%
	2Q-02			YTD		
City	8,742,881	19,883,736	28,626,617	13,000,633	96,026,308	109,026,941
Metro Area	623,665,320	126,052,628	749,717,948	1,063,553,591	315,149,939	1,378,703,530
City Share	1.4%	15.8%	3.8%	1.2%	30.5%	7.9%
	3Q-02			YTD		
City	10,469,155	21,839,227	32,308,382	23,469,788	117,865,535	141,335,323
Metro Area	559,013,612	174,839,323	733,852,935	1,622,567,203	489,989,262	2,112,556,465
City Share	1.9%	12.5%	4.4%	1.4%	24.1%	6.7%
	4Q-02			YTD		
City	9,880,681	33,253,274	43,133,955	33,350,469	151,118,809	184,469,278
Metro Area	571,778,530	251,624,209	823,402,739	2,194,345,733	741,613,471	2,935,959,204
City Share	1.7%	13.2%	5.2%	1.5%	20.4%	6.3%

Source: US Bureau of the Census

SINGLE FAMILY: Construction Cost (million dollars)



MULTI-FAMILY: Construction Cost (million dollars)

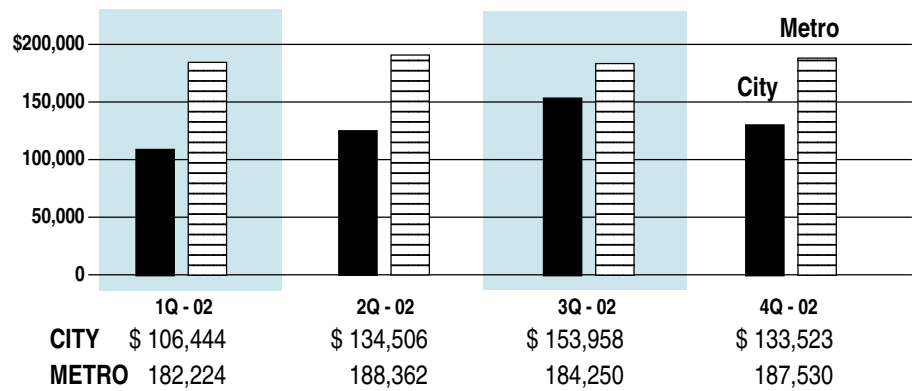


NEW RESIDENTIAL CONSTRUCTION

Although construction values per unit fluctuated in 2002, they tended to rise slightly in both the City and the seven-county Metro Area (construction values were lower in the City.)

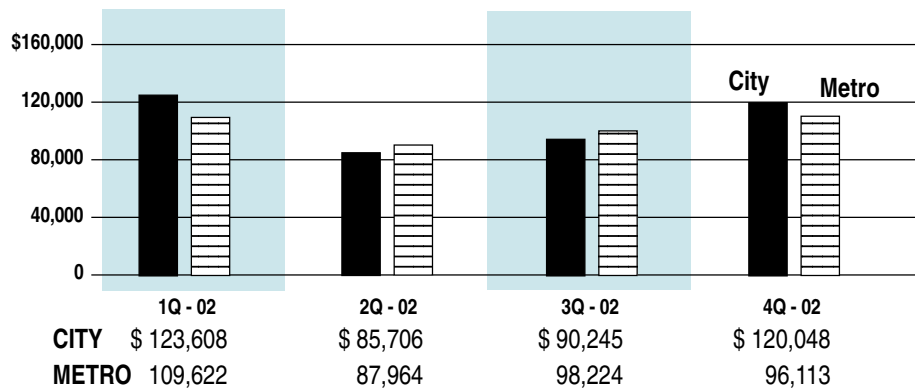
In the fourth quarter, average single-family home construction cost was \$133,500 in the City and \$187,500 in the Metro Area. Average cost per multi-family unit in the fourth quarter was about \$120,000 in the City, and \$96,100 in the Metro Area. In both the third and second quarter, construction costs per unit were slightly higher in the Metro Area.

SINGLE FAMILY CONSTRUCTION VALUE per unit



Source: Planning Department with data from the Bureau of the Census

MULTI-FAMILY CONSTRUCTION VALUE per unit



Source: Planning Department with data from the Bureau of the Census

RESIDENTIAL DEMOLITIONS

At the end of 2002 there were 137 residential units demolished.

During the third quarter the number of demolitions reached 52 units. New residential unit construction surpassed the number of units demolished in the City during this time-period.

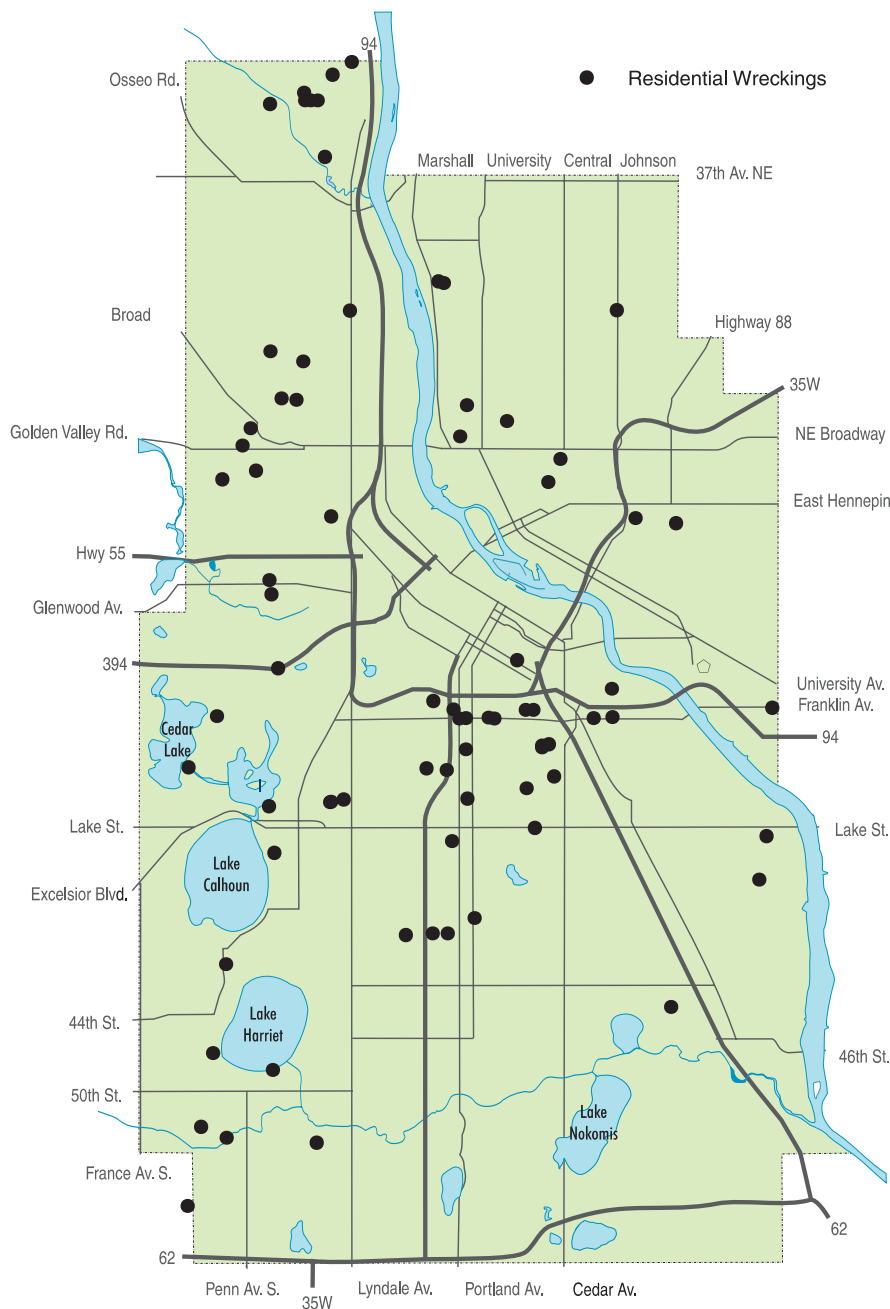
Residential wrecking appeared scattered throughout the City with the exception of the area east of Highway 35 W and south of 38th Street where almost no demolitions took place.

TABLE 9: MINNEAPOLIS BUILDING PERMITS FOR RESIDENTIAL DEMOLITION

	NUMBER OF UNITS- 2002				YTD			
	1Q-02	2Q-02	3Q-02	4Q-02	1Q-02	2Q-02	3Q-02	4Q-02
Single Family	13	19	22	17	13	32	54	71
Condo/Townhouse	0	0	0	0	0	0	0	0
Multi-Family	10	9	14	5	10	19	33	38
Duplex/Triplex	3	9	16	0	3	12	28	28
TOTAL	26	37	52	22	26	63	115	137

Source: Inspections Department

MINNEAPOLIS RESIDENTIAL DEMOLITIONS



THE HOUSING STOCK

Single and multi-family: Table 10 was derived from the Minneapolis Assessor's Office based on property tax records from the Hennepin County Property Tax Department. The City Assessor's Office certifies the records for the City every year. As a result, accurate data is available yearly and not quarterly.

Structure refers to a building that may have one or more units. The number of units and structures for single-family dwellings is the same.

Condominium refers to a legal category of property ownership and usually designates units in high-rise buildings or other multi-family structures that have common areas and individual properties.

Townhouses are attached single-family units that usually adopt a condominium type of home ownership.

Vacancy Rate: Is the percent of unoccupied housing units in the total. Overall vacancy rates for the City and the Metro Area are available only in the 2000 and 1990 Census of Population and Housing.

Vacancy rates for the Multi-family rental market are calculated quarterly by GVA Marquette Advisors based on a survey of 1,269 properties with 124,086 units in the Twin Cities Metropolitan Area; 17,831 units are in the City of Minneapolis. The survey also tracks the average rent paid for these units.

Average sale values: are based on reported home prices to the Hennepin County Property Tax Department. The figures are unverified and unadjusted, and may not reflect the actual sale value.

HOUSING STOCK

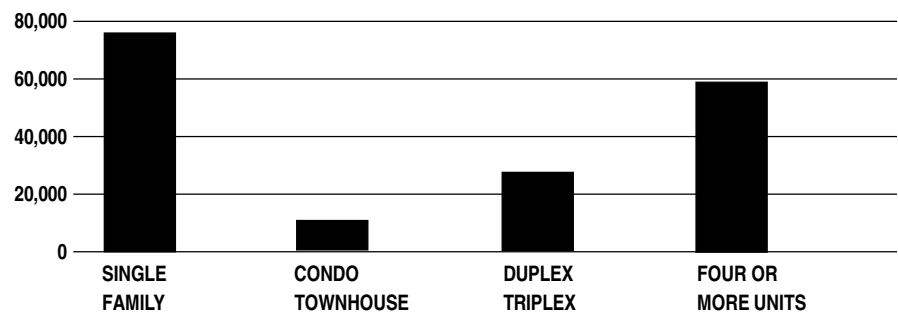
In 2002 Minneapolis had 169,117 housing units. Of these almost 45 percent were single-family, and nearly 35 percent were multi-family with four or more units in the structure.

TABLE 10: HOUSING STOCK- MINNEAPOLIS 2002

HOUSING TYPE	SINGLE-FAMILY	CONDOMINIUM TOWNHOUSE	DUPLEX TRIPLEX	FOUR UNITS OR MORE	TOTAL
Structures	75,402	10,145	12,119	3,449	101,115
Units	75,402	10,145	25,198	58,372	169,117
% of all Structures	74.6%	10.0%	12.0%	3.4%	100%
% of all Units	44.6%	6.0%	14.9%	34.5%	100%

Source: Minneapolis Assessor's Office

NUMBER OF HOUSING UNITS by type



Source: Minneapolis Assessor's Office

VACANCY RATE

Between 1990 and 2000 the overall vacancy rate, including all types of housing units dropped from 6.9 percent in 1990 to 3.7 percent in 2000 in Minneapolis. It also decreased in the Metro Area from 5.1 percent to 2.5 percent.

TABLE 11: OVERALL VACANCY RATE

	2000	1990
Minneapolis	3.7%	6.9%
Metro Area	2.5%	5.1%

Source: Census of Population and Housing

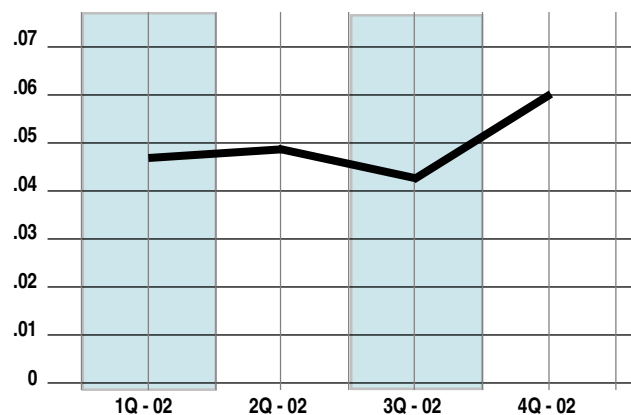
At the end of 2002 the average vacancy rate in the multi-family rental market in the City of Minneapolis was 4.9 percent and the average rent was \$795. The average vacancy rate decreased in the third quarter to 4.2 percent, but grew in the fourth quarter to 6.1 percent. As the vacancy rate increased, the average rent tended to decrease, except in the fourth quarter of the year, when it rose slightly.

TABLE 12: MULTI-FAMILY: VACANCY RATE AND AVERAGE RENT by quarters

	QUARTERS				YTD			
	1Q-02	2Q-02	3Q-02	4Q-02	1Q-02	2Q-02	3Q-02	4Q-02
Units surveyed	18,185	17,605	18,017	18,051	18,185	17,895	17,936	17,965
Vacant Units	831	849	762	1098	831	840	814	885
Average rent	\$801	\$790	\$789	\$799	\$801	\$796	\$794	\$795
Vacancy Rate	4.6%	4.8%	4.2%	6.1%	4.6%	4.7%	4.5%	4.9%

Source: Marquette report for 2002 based on property survey

MUTLI-FAMILY VACANCY RATE by quarters year 2002



RESIDENTIAL SALES

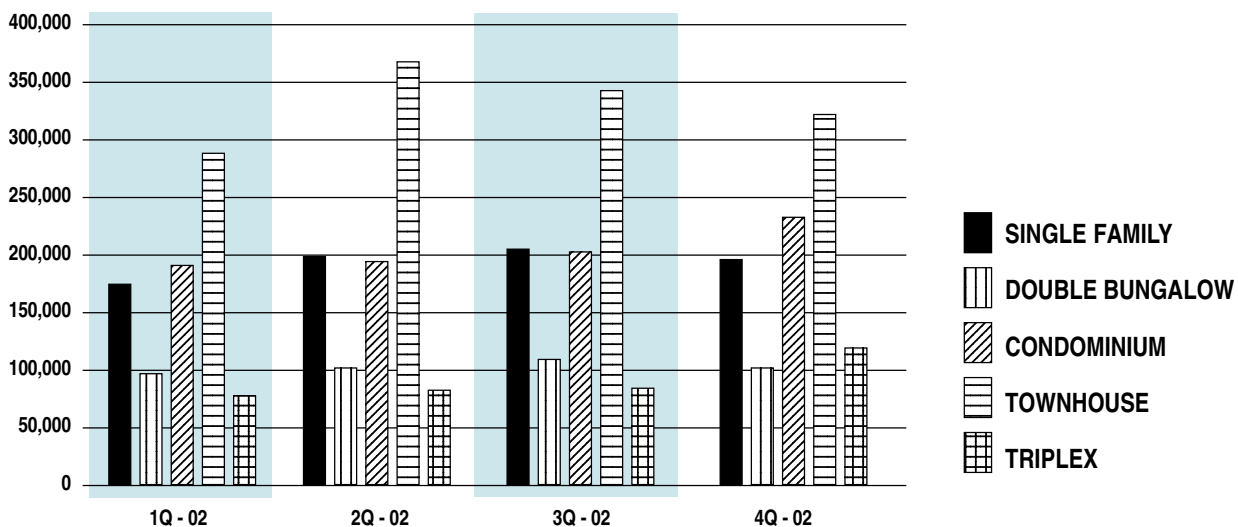
The average sale value for a single-family house in Minneapolis at the end of 2002 was about \$196,000. Single-family houses sold briskly until the fourth quarter when sales and prices dropped. Condominium and triplex prices continued to rise until the end of the year, while prices for townhouses and double bungalows tended to decrease after the third quarter.

TABLE 12: HOUSING: Residential Units Sold & Average Sale Value

	1Q-2002		2Q-2002		3Q-2002		4Q-2002	
	# UNITS	AVG. SALE	# UNITS	AVG. SALE	# UNITS	AVG. SALE	# UNITS	AVG. SALE
Single-Family	1,000	\$173,141	1,420	\$ 200,187	1,471	\$ 207,848	1,139	\$ 196,373
Double Bungalow	334	98,283	442	102,701	416	114,262	328	102,063
Condominium	118	189,830	184	194,804	197	\$ 203,020	129	233,895
Townhouse	18	288,965	14	370,724	25	347,653	21	323,135
Triplex	48	77,615	54	79,966	48	80,175	33	116,176
YTD								
Single-Family	1,000	\$173,141	2,420	\$ 189,011	3,891	\$ 196,132	5,030	\$ 196,187
Double Bungalow	334	98,283	776	100,799	1,192	105,498	1,520	104,756
Condominium	118	189,830	302	192,860	499	196,871	628	204,477
Townhouse	18	288,965	32	324,735	57	334,787	78	331,650
Triplex	48	82,789	102	78,860	150	79,281	183	85,934

Source: City of Minneapolis Assessor's Office

HOUSING: AVERAGE RESIDENTIAL SALE VALUE per unit



AFFORDABLE HOUSING

MCDA Funding: The City of Minneapolis primarily finances housing through the Minneapolis Community Development Agency (MCDA). The MCDA partners with private developers and non-profit organizations to increase production of affordable housing. Federal and local funding is used by the Agency to finance production.

Tables 14 and 15 show the number of units that will be produced in closed projects. This includes new construction and rehabilitation. Closed projects are projects whose funding and conveyance is final and construction has started.

An affordable unit is a housing unit affordable to households earning 50 percent or less of area median income (as adjusted for family size). A unit between 50 and 80 percent of the area median income is called a moderate to market unit.

Single-Family construction and rehab by the MCDA will be reported by quarters beginning the first quarter of 2003.

HUD Funding: The US Department of Housing and Urban Development (HUD) provides housing funding for low income families and elderly, disabled or handicapped individuals whose annual gross income does not exceed 50 percent of HUD's median income guidelines. Low-income families may also receive direct rental assistance through section 8 vouchers.

Properties receiving financial aid under Section 8 of the Housing Assistance Payment Program and Section 236 of the 1994 Housing Act will be reported by quarters beginning the first quarter of 2003.

Publicly Owned Housing: The Minneapolis Housing Authority owns publicly owned housing. The Authority manages properties, provides rental assistance and services to residents, builds new units and preserves the existing stock.

MCDA ASSISTED HOUSING

At the end of 2002 the MCDA had financed and closed 27 multi-family housing projects that produced 2,164 units, 39.1 percent of which could be considered affordable at <50% of median income. The number of new projects increased from six in the first quarter to ten in the fourth quarter. In the first quarter, 428 affordable units were produced, while the third quarter saw a large increase of market priced units (526).

TABLE 14: MULTI-FAMILY HOUSING UNITS IN PROJECTS FINANCED BY MCDA
2002 new construction and rehabilitation

	QUARTERS				YTD			
	1Q-02	2Q-02	3Q-02	4Q-02	1Q-02	2Q-02	3Q-02	4Q-02
Number of projects	6	5	6	10	6	11	17	27
Affordable Units*	428	45	116	249	428	473	589	838
Moderate to market**	99	3	47	176	99	102	149	325
Market Units	219	72	526	163	219	291	817	980
TOTAL	746	120	689	588	746	866	1,555	2,143

* at 50% of income level or below

** at more than 50% of income level

Source: Minneapolis Community Development Agency (MCDA)

While the total number of single family housing units financed by MCDA has declined since 2000, the number of affordable units increased from six in 2000 to 16 in 2002.

TABLE 15: SINGLE-FAMILY HOUSING UNITS IN PROJECTS FINANCED BY MCDA
new construction and rehabilitation

	YEAR	UNITS			PERCENT		
		2002	2001	2000	2002	2001	2000
Affordable Units*		16	9	6	20.0%	10.6%	3.6%
Moderate to Market Units		60	5	117	50.0%	5.9%	70.1%
Other**		4	71	44	30.0%	83.5%	26.3%
TOTAL****		80	85	167***	100.0%	100.0%	100.0%

* at 50% of income level or below

** it includes units at 115% of income level or units for which information on income level is not available. The GMHC Century Homes Program requires its buyers to be below 115% of median income

*** includes 56 townhouses

**** The total figure only includes closed contracts with the end buyer, but does not include the total number of closed contracts with developers.

Source: Minneapolis Community Development Agency (MCDA)

PUBLIC HOUSING

More than 80 percent of public housing units in Minneapolis are in high rise buildings. The number of publicly owned housing units administered by the Minneapolis Housing Authority is stable. In 2002 MPH replaced 11 units and the total number did not change between 2001 and 2002.

**TABLE 16: HOUSING TYPES OWNED
BY THE MINNEAPOLIS HOUSING AUTHORITY
2002**

HOUSING TYPE	NUMBER	PERCENT
Multi-Family	4,856	84.1%
Single-Family	731	12.7%
Row Houses	184	3.2%
Total	5,771	

Source: Minneapolis Public Housing (MPH)