

# HOUSING COUNTS

Measuring Affordable Housing Production and Preservation in the Twin Cities



## INTRODUCTION PAGE 1



In recent years, more and more people have become interested in the affordable housing issue, as housing advocates, community leaders, and politicians alike have raised the public profile of the problem. Understanding of the underlying issues has improved, and in some jurisdictions numerical goals have been set to address the critical shortage of affordable housing units.

However, there has been no systematic and consistent way of measuring progress, and no historical record of results. For this reason, HousingLink and the Family Housing Fund present this data on the production of new affordable housing units and the preservation/stabilization of existing affordable housing units so that all stakeholders can have common data with which to track progress over time.

Starting with 2002, the report will include an annual accounting of affordable housing projects whose funding closed in the given year for both Minneapolis and St. Paul. In future years, similar information will be included for the balance of the seven-county metropolitan area. Please note that developments that are designed specifically to serve seniors are indicated with an asterisk.

### Counting Affordable Housing Production and Reinvestment

It is important to recognize that when tracking new production and/or preservation activities, there are several points in time when a unit could be “counted.” HousingLink and the Family Housing Fund have chosen *to count units in the year their funding closes* for two primary reasons. First, when the financing closes, one can be reasonably assured that the project will come to fruition. If we counted units when the funding was first committed, projects are still at relatively high risk for unforeseen circumstances canceling or significantly changing the scope of a deal. Second, counting at closing “gives credit when credit’s due,” since it is the closest point in time to when decision makers commit to the project moving forward. If we waited to count the units when construction of the project is completed or occupied, it could be a year, two years, or even more after closing.

Each year, the list of projects identifies how many affordable units are planned/preserved at three levels of affordability—30 percent, 50 percent, and 60 percent of the area median income (AMI). This corresponds with affordability restrictions required by certain funding streams and allows for a more detailed tracking of who is being served by the units. The report tables also divide the projects into three main categories: new production of rental units, new production of homeownership units, and preservation/stabilization of existing units. Properties included on the preservation/stabilization list are those that were especially at risk of being lost due to major deterioration, financial crisis, or conversion to market rate rents. It is important to note that this list does *not* include the essential routine capital improvements that also contribute to the ongoing viability of properties. For example, local public housing authorities conduct highly successful modernization programs that invest millions of federal dollars for capital improvements into existing public housing units every year.

## INTRODUCTION PAGE 2



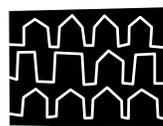
Furthermore, readers should bear in mind that the need for preservation of existing properties varies considerably from year to year. Factors that affect the timing of resources needed for this purpose include the age and condition of properties, the expiration date of use restrictions, the assembly of stabilization packages by multiple funders, etc. Any given year's preservation activity is no indication of past or future commitments.

All developments with public and/or private subsidy funding are included. Please note that shelter beds are not included in the charts and tables. While providing emergency shelter is an important part of addressing homelessness in our community, shelter beds are neither "units" nor a lasting housing solution for low-income individuals and families.

Finally, the report identifies the number of demolitions that occur each year in the central cities. This number is included in order to give some context to the production numbers, as real progress can only be tracked relative to the number of units lost. However, it is vital to note that the demolition number comes from permit issues, and therefore the affordability level and condition of these lost units is unknown. Therefore, while some of the units lost to demolition are affordable units, some may have been substandard or vacant, and others market rate. While an imperfect measure, we felt it was important to report demolitions in order to maintain the visibility of this important counterforce to affordable housing development.

Each year, a new report will be produced. We have designed the pages to fit easily into a three-ring binder for your current and future use. HousingLink and the Family Housing Fund hope that you will find this report useful in your work and that it will provide the Twin Cities community an accurate and consistent way of measuring affordable housing production and preservation going forward.

To order additional copies of *Housing Counts*, please call HousingLink at **612-522-2500** or visit [www.housinglink.org](http://www.housinglink.org) or call the Family Housing Fund at **612-375-9644** or visit [www.fhfund.org](http://www.fhfund.org).



**FAMILY  
HOUSING  
FUND**



**HOUSINGLINK**  
affordable rental housing information

# 2002 HOUSING COUNTS



## MINNEAPOLIS 2002

	Affordable Units with Financing Closed			
	@30% AMI	@50% AMI	@60% AMI	
<b>New Production: Rental</b>				
1826 Chicago Avenue South/Resource Inc. . . . .		3		
Bottineau Commons East/Bottineau Commons on University . . . . .	25		69	
Bottineau Lofts & Townhomes East . . . . .	11		18	
Central Avenue Apartments . . . . .	61			
Families Moving Forward Housing Program/3rd Avenue Townhomes . . . . .	12			
Heritage Park (Phase IA)/Near North (Phase IA) . . . . .	60		30	
Jeremiah Project Addition . . . . .	21			
Keeler Apartments . . . . .		8		
Lamoreaux/Opportunity Housing . . . . .	20	19		
Many Rivers East Apartments . . . . .	7	27	3	
*Saint Hedwig's . . . . .	25	35		
Stone Arch Apartments . . . . .		44	47	
West River Commons . . . . .	12			
ZOOM House . . . . .		22		
<b>New Production: Rental . . . . .</b>	<b>254</b>	<b>158</b>	<b>167</b>	<b>579</b>
<b>New Production: Homeownership</b>				
East River-Unical Housing . . . . .		6		
Habitat for Humanity . . . . .		13		
Hawthorne Homestead Program . . . . .		7	7	
Homeownership Works . . . . .		1		
<b>New Production: Homeownership . . . . .</b>	<b>0</b>	<b>27</b>	<b>7</b>	<b>34</b>
<b>Preservation/Stabilization</b>				
Armadillo Flats . . . . .	8	30		
Ascension Place . . . . .	32			
City Limits . . . . .		40	158	
Elliot Park . . . . .	27	3		
Morrison Village Apartments/Jack Frost Flats Cooperative . . . . .			57	
Mulberry Flats . . . . .		8		
Talmage Green . . . . .	26			
Tension Envelope/Second Street Historical, Oakwood Lofts . . . . .		8		
<b>Preservation/Stabilization of Existing Units: Rental . . . . .</b>	<b>93</b>	<b>89</b>	<b>215</b>	<b>397</b>
<b>GRAND TOTAL . . . . .</b>	<b>347</b>	<b>274</b>	<b>389</b>	<b>1,010</b>
<b>Demolitions in Minneapolis (includes affordable and market rate units) . . . . .</b>				<b>151</b>

\* Senior housing

## SAINT PAUL 2002

	Affordable Units with Financing Closed			
	@30% AMI	@50% AMI	@60% AMI	
<b>New Production: Rental</b>				
7th Street Landing/Passages Apartments	12		1	
808 Berry Place/Harvester Rental	27	54		
American House	13			
Ames Lake/Rose Hill (Phase I)	8	8	40	
*Arlington Gardens Apartments	50			
Homes for Learning	5	11		
Model Cities Supportive Housing/Parent-Child Development Institute	10			
*Osceola Park Apartments	9	9	70	
Straus Apartments	10	24	8	
Upper Landing	15	72	3	
<b>New Production: Rental</b>	<b>159</b>	<b>178</b>	<b>122</b>	<b>459</b>
<b>New Production: Homeownership</b>				
Mississippi & Hyacinth		10		
Railroad Island (Phase I, Stage I)	1	1		
*Real Life Coop (Phase I)	6	6		
Single Family Duplex Summary	2	4	3	
Single Family Habitat Summary	1	6		
<b>New Production: Homeownership</b>	<b>10</b>	<b>27</b>	<b>3</b>	<b>40</b>
<b>Preservation/Stabilization</b>				
Model Cities Supportive Housing/Families First	5			
<b>Preservation/Stabilization of Existing Units: Rental</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>GRAND TOTAL</b>	<b>174</b>	<b>205</b>	<b>125</b>	<b>504</b>
<b>Demolitions in Saint Paul (includes affordable and market rate units)</b>				<b>67</b>

\* Senior housing

# 2003 HOUSING COUNTS



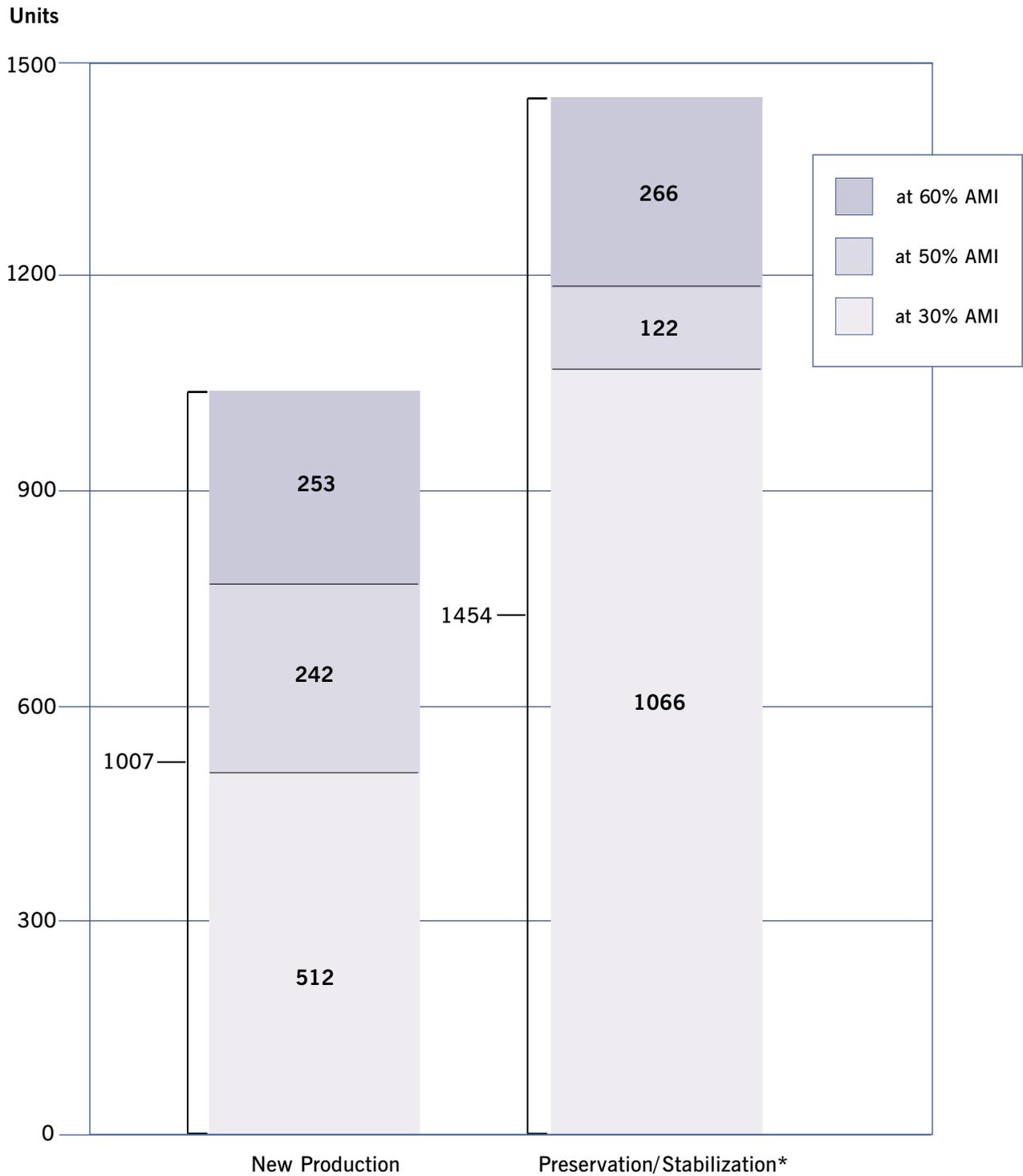
## MINNEAPOLIS 2003

	Affordable Units with Financing Closed			
	@30% AMI	@50% AMI	@60% AMI	
<b>New Production: Rental</b>				
*19th and Central/Volunteers of America . . . . .		11		
Collaborative Village Initiative . . . . .	16	2		
East Phillips Commons (Phase I)/Bloomington Lake (Phase I) . . . . .	6	1	27	
Gateway Phase I/Franklin Gateway (Phase I) . . . . .	23	13		
* Heritage Commons at Pond's Edge . . . . .	100			
Heritage Park (Phase II)/Near North (Phase II) . . . . .	57		25	
LSS Housing Opportunities (Phase II)/Phillips Park Initiative (Phase IIC) . . . . .		12		
Lydia Apartments/Lydia House . . . . .	40			
Trinity Gateway Apartments/Longfellow Gateway Apartments . . . . .	16			
<b>New Production: Rental</b> . . . . .	<b>258</b>	<b>39</b>	<b>52</b>	<b>349</b>
<b>New Production: Homeownership</b>				
Franklin Gateway (Phase I)—Ownership . . . . .			2	
Habitat for Humanity . . . . .		11		
Heritage Housing . . . . .			25	
Lofts On Arts Avenue . . . . .		7		
<b>New Production: Homeownership</b> . . . . .	<b>0</b>	<b>18</b>	<b>27</b>	<b>45</b>
<b>Preservation/Stabilization</b>				
Cabrini House . . . . .	13			
Little Earth (Phase III) . . . . .	212			
Lorraine Apartments . . . . .	16			
Olson Townhomes . . . . .	92			
Passages Women's Community Housing . . . . .	17			
Riverton Community Housing Project/Chateau; Cole; Franklin . . . . .		33	51	
Seward Tower East . . . . .	303			
Seward Tower West . . . . .	320			
<b>Preservation/Stabilization of Existing Units: Rental</b> . . . . .	<b>973</b>	<b>33</b>	<b>51</b>	<b>1,057</b>
<b>GRAND TOTAL</b> . . . . .	<b>1,231</b>	<b>90</b>	<b>130</b>	<b>1,451</b>
<b>Demolitions in Minneapolis (includes affordable and market rate units)</b> . . . . .				<b>94</b>

\* Senior housing

## MINNEAPOLIS 2002–2003

### Affordable Units with Financing Closed: 2002–2003



\* The need for preservation/stabilization of existing properties varies considerably from year to year. Factors that affect the timing of resources needed for this purpose include the age and condition of properties, the expiration date of use restrictions, etc.

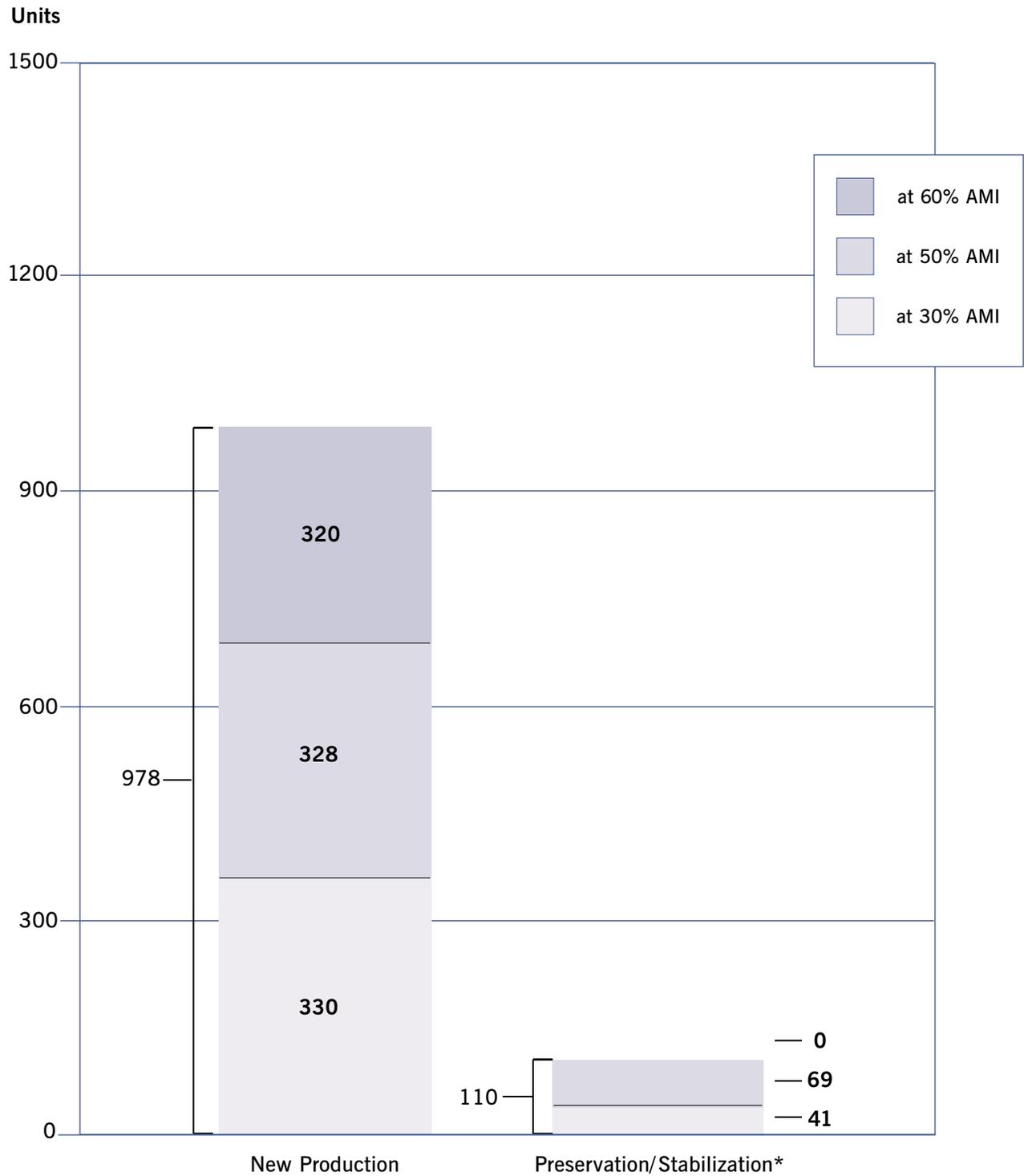
## SAINT PAUL 2003

	Affordable Units with Financing Closed			
	@30% AMI	@50% AMI	@60% AMI	
<b>New Production: Rental</b>				
*Arbor Point . . . . .	5	5	37	
Ames Lake/Barclay Terrace . . . . .	8	8	40	
*Episcopal Homes/1810 University Avenue . . . . .	5	5	11	
Gateway Village/Shepard Davern . . . . .	32	46		
*Gateway Village (Senior)/Shepard Davern . . . . .		34	87	
Jendayi Place . . . . .	6			
Saint Christopher Place/Guild Hall . . . . .	71			
Selby Grotto . . . . .	5	10	19	
Visitation Place Apartments . . . . .	8	8		
YWCA—Lexington . . . . .	18			
<b>New Production: Rental . . . . .</b>	<b>158</b>	<b>116</b>	<b>194</b>	<b>468</b>
<b>New Production: Homeownership</b>				
Single Family Duplex Summary . . . . .	1	3	1	
Single Family Habitat Summary . . . . .	2	4		
<b>New Production: Homeownership . . . . .</b>	<b>3</b>	<b>7</b>	<b>1</b>	<b>11</b>
<b>Preservation/Stabilization</b>				
Carroll Avenue Townhomes . . . . .		11		
Clinton Avenue Townhomes . . . . .		18		
Fuller Townhomes . . . . .		9		
Lincoln Townhomes . . . . .		18		
Montana Avenue Townhomes . . . . .		13		
NHHI—Barrier Free Housing . . . . .	36			
<b>Preservation/Stabilization of Existing Units: Rental . . . . .</b>	<b>36</b>	<b>69</b>	<b>0</b>	<b>105</b>
<b>GRAND TOTAL . . . . .</b>	<b>197</b>	<b>192</b>	<b>195</b>	<b>584</b>
<b>Demolitions in Saint Paul (includes affordable and market rate units) . . . . .</b>				<b>104</b>

\* Senior housing

## SAINT PAUL 2002–2003

### Affordable Units with Financing Closed: 2002–2003



\* The need for preservation/stabilization of existing properties varies considerably from year to year. Factors that affect the timing of resources needed for this purpose include the age and condition of properties, the expiration date of use restrictions, etc.