

New Housing Production in Minneapolis

Methodology

Closed projects

Closed projects are defined as projects for which one of two events have occurred during the reporting period: they have either received a building permit from the Inspections Division of Regulatory Services or - in the case of City-assisted affordable housing projects - they have reached the stage where all funding sources have been identified and financing, construction and conveyance documents executed and recorded. This is consistent with the definition of "closed projects" used by most public redevelopment agencies and the non-profit housing community. Initial permits on such projects are typically processed within a few days or weeks of closing, and these units are not counted a second time when the permit is actually pulled. (In some cases, the project is phased and permits for subsequent phases are pulled over a period of months.) Information about address, building costs, housing type, and unit size comes from either the Inspections Division's KIVA system or - in the case of City-assisted affordable housing projects - from the CPED Housing Division project reporting system and the CPED MINS system.

Completed projects

Completed projects are defined as those projects receiving a certificate of occupancy (CO) from the Inspections Division during the reporting period. When a project is issued a CO, the units are removed from the "Closed Projects" list so the two sets of tables are unduplicated. Occasionally on larger projects partial COs are issued as project phases are completed. In these cases, only the number of units receiving COs during the reporting period are included in the "Completed" table, with the remaining units left in the "Closed" table. Building costs and the number of affordable units are prorated based on percentage of total units completed. As the remaining COs is issued, the remaining building costs and units are moved from "Closed" to "Completed."