

Chapter 4: Housing in Brooklyn Park

4.1 Introduction

This chapter of the plan is intended to function in conjunction with other elements of the plan as a strategic housing plan that will guide the primary housing directives of the city. As housing accounts for the largest portion of land use city-wide, thus serving as a significant source of local city revenue, every effort should be exhausted in continuing and enhancing local preservation efforts and in the improvement and protection of the quality and character of Brooklyn Park's residential neighborhoods and structures.

This chapter seeks to: (1) address key housing issues paramount to the city; (2) establish a vision of quality and livability to encompass all neighborhoods; and (3) identify goals, objectives and actions that will achieve a uniform vision for the future of city housing.

4.1.1 Local Perspective

Brooklyn Park is expected to reach a population of 85,000 and exceed 35,000 households by the year 2030. The anticipated increase of an additional 10,000 residents and 10,000 households over the next two decades will create the demand for a viable, healthy and diverse range of housing stock. Housing choices will be increasingly important to both current residents and potential housing consumers in the future.

Targeted housing preservation and local enforcement programs are crucial to the maintenance of the existing housing supply in Brooklyn Park. The city's preservation and enforcement efforts seek to sustain a healthy and livable community over the long-term through active resident encouragement in investment and reinvestment opportunities. The Brooklyn Park Economic Development Authority (EDA) will continue to promote available resources and programs to Brooklyn Park residents for the purpose of housing investment and reinvestment.

Public investment opportunities can offer the city unique opportunities to be a proactive player in the redevelopment process. The EDA will continue to initiate key investment opportunities in accordance with existing directives, plans and strategies. The EDA will also continue to encourage and assist in rehabilitation and redevelopment that addresses the deferred maintenance of residential properties. Attractive market opportunities currently not available to community residents will also continuously be explored and monitored as appropriate.

4.1.2 Regional Perspective

The Minneapolis-St. Paul metropolitan area is expected to experience the growth of 460,000 households by 2030, over half of which will be supported by the region's 'developing' suburbs. Brooklyn Park, classified as a developing suburb, will be expected to accommodate a significant amount of this future regional growth over the coming years. The city welcomes and is fully committed to developing innovative new housing strategies and opportunities to address and collaboratively meet the needs of the region.

Historically Brooklyn Park has embraced unified housing goals, policies and strategies, in accordance with those established in the Livable Communities Act and Action Housing Plan (1996-2010).

In this plan, Brooklyn Park formulated goals for achieving specific housing directives based upon a combination of local needs and pre-determined benchmark parameters established from a regional perspective. The intent of the Action Housing Plan is to develop an adequate supply of quality and affordable life-cycle housing options for the Brooklyn Park community and the region as a whole.

4.2 Housing Profile

Consistent with the history of residential development of years past, Brooklyn Park will continue to focus on high quality in residential design that will accommodate expanding families, empty nesters, second and third-time home buyers and other consumers seeking to locate to or remain within the community.

4.2.1 Historical Development

Brooklyn Park was officially incorporated as a city in 1969 however initial land claims were first made in the area beginning in 1852. Late nineteenth- and early twentieth-century farmsteads can still be found throughout the community yet today. Much of the city remained agricultural in use up until the 1940s, when the large influx of suburban growth that followed the WWII-era resulted in the establishment of Brooklyn Park's first residential neighborhoods. The 2001 "*Historic Resources Study*" produced by the EDA gives a more detailed analysis of historic sites and locations in Brooklyn Park.

In 1954, as Brooklyn Park officially become incorporated as a Village, a development border was set at 85th Avenue to control the extension and the cost of city services, and to serve as the first formal effort to preserve remaining agricultural lands. In the early years immediately following incorporation as a Village, the southwest corner of the City experienced the most development activity. Most of the early housing units in the community (pre-1960) were of traditional framing and construction. Mobile home parks and Quonset hut developments, popular elsewhere, were rejected by the Brooklyn Park Village Planning Commission. The primary housing type constructed in Brooklyn Park through the 1960s was the single family home. A one-story model, typically a compact or gable-roofed rambler with a large picture window and a detached double garage was most common. Although there were variations to the one-story model built through the 1960s--including the "Cape-Cod" style home--the rambler was the standard and most popular (Historic Resources Study, 2001).

4.2.2 Existing Housing Supply

Brooklyn Park has progressively and steadily built upon its existing housing supply in recent decades. Maintenance and preservation of the existing housing supply will continue to be important to the vitality of the community. Specific preservation programs and maintenance assistance resources are described in further detail in *Section 4.4* of this chapter.

Table 4.2.2.1 below indicates the total housing stock for Brooklyn Park in 2005 was estimated at 26,244 housing units with a 6% vacancy rate.

Table 4.2.2.1 Total Housing Units (2005 est.)		
	Number of Units	Percent of Units
Occupied Units	24,707	94%
Vacant Units	1,537	6%
Total Units	26,244	100%

Source: American Community Survey, U.S. Census (2005)

Table 4.2.2.2 shows housing units per structure in the City of Brooklyn Park. The table indicates that the existing housing stock contains 75% single-family dwellings and 25% multi-family dwellings.

Table 4.2.2.2 Housing Units Per Structure (2005)		
Type of Unit	Units (#)	Units (%)
1-unit Detached	15,843	60%
1-unit Attached	3,722	15%
2 units	368	1%
3 or 4 units	73	.5%
5 to 9 units	134	.5%
10 to 19 units	1,173	4%
20 or more units	4,931	19%
Total Units	26,244	100%

Source: American Community Survey, U.S. Census Bureau (2005)

Table 4.2.2.3 illustrates the 30-year progression in housing units and housing tenure for the City of Brooklyn Park. In 2000, Brooklyn Park had an owner-occupancy rate in excess of 70%.

Table 4.2.2.3 Housing Units and Tenure (1970-2000)				
Type of Unit	1970	1980	1990	2000
Single Family	4,560	9,245	14,822	18,103
Multi-Family	3,278	6,542	6,361	6,731
Unit Occupancy				
Owner-Occupied	4,342	9,041	13,749	17,894
Renter-Occupied	2,996	6,227	6,637	6,538
Total Units	7,846	15,803	21,265	24,846
% Single Family	58%	58%	70%	73%
Owner-Occupancy Rate	55%	57%	65%	72%

Source: U.S. Census Bureau (2000)

Table 4.2.2.4 below provides a list of all apartment complexes in the City with the year of construction and the mix of units.

Table 4.2.2.4						Total
Apartment	Yr Built	1-Bdrm	2-Bdrm	3-Bdrm	Studio	Units
Autumn Park	1965	188	172	4	2	366
Blueridge	1969	10	6	0	0	16
Brook Gardens	1978	0	36	24	0	60
Brooklyn West	1964	11	21	0	0	32
Brooks Landing	1978	99	11	0	0	110
Camelot	1968	41	51	0	0	92
Creekside Gables (<i>Senior Housing</i>)	1969	65	24	0	1	90
Eden Park	1967	67	176	81	0	324
Evergreen	1998	18	5	0	0	23
Fountains in the Park	1967	38	58	0	0	96
Garden Gates	1967	48	48	0	0	96
Greens at Edinburgh	1992	56	114	26	2	198
The Groves	1966	60	60	0	0	120
Highland Gables (Previously: Louisiana Villas)	1968	10	24	0	1	35
Homestead of Brooklyn Park	2005	84	66	0	0	150
Huntington Place	1969	834	0	0	0	834
Imperial Gates	1965	27	34	2	3	66
Kensington Estates	1968	120	50	0	1	171
Moonraker	1968	145	60	0	0	205
Park Haven	1971	61	96	20	0	177
Pebble Creek Estates	1972	143	47	0	0	190
Point of America	1967	220	50	0	0	270
The Regent	1969	97	79	10	0	186
Ridgebrook	1969	57	87	0	0	144
Riverview	1969	150	104	0	0	254
Rustic Manor	1965	0	7	2	0	9
St. Therese at Oxbow Lake (<i>Senior Housing</i>)	2005	19	60	3	0	82
St. Therese Asst. Living (<i>Senior Housing</i>)	2005	51	9	0	0	60
Villa Del Coronado	1969	96	96	0	0	192
The Waterford (Estates) (<i>Senior Housing</i>)	1972	36	108	0	0	144
The Waterford II (Manor) (<i>Senior Housing</i>)	2000	0	24	0	0	24
The Waterford Asst. Living (<i>Senior Housing</i>)	2000	72	0	0	0	72

West Broadway Apt. (Previously: Brooklyn Gates)	1968	18	41	0	0	59
Willows I (Park)	1966	110	202	0	0	312
Willow II (Brook)	1979	172	224	16	0	412
Windsor Gates	1969	129	70	0	0	199
Totals		3,352	2,320	188	10	5,870

Table 4.2.2.5 below indicates an inventory of the city's structures based on the year built. The table demonstrates that over half of the existing city housing supply was built between 1970 and 1989 (14,210 units) and approximately one-third of the housing stock was constructed in the decade between 1970 and 1979. The median year of housing unit construction is 1977. Brooklyn Park has been a regional leader in the number of housing units built in 2004 through 2006.

Table 4.2.2.5 Age and Percent of Local Housing Share

<u>Year Built</u>	<u>Existing Supply</u>	<u>% of Supply</u>
1939 or Earlier	532	2.0%
1940-1949	325	1.2%
1950-1959	1,810	7.0%
1960-1969	4,240	16.2%
1970-1979	8,468	32.3%
1980-1989	5,742	21.9%
1990-1999	3,542	13.5%
2000-2004	1,473	5.6%
2004 or Later*	112	>1%
Total Units	26,244	100%

*Total Residential Permits Issued (According to Metropolitan Council Data) 2004:558, 2005: 758
Source: American Community Survey, U.S. Census Bureau (2005)



Crescent Ridge Subdivision (1950's)



Cherokee Subdivision (1960's)



Cherokee Subdivision (1970's)



Colorado Subdivision (1980's)



Fairway Estates Subdivision (1990's)



Woodland Trails Subdivision (2000's)

Table 4.2.2.6 illustrates the housing supply in Brooklyn Park from a regional perspective. The information indicates Brooklyn Park supplies only a marginal share of the region's overall existing housing stock at 2% (26,244 units).

Table 4.2.2.6 Age and Percent of Regional Housing			
<u>Year Built</u>	<u>Brooklyn Park</u>	<u>MSP Area</u>	<u>% of Regional Share</u>
1939 or Earlier	532	212,711	>1%
1940-1949	325	55,583	>1%
1950-1959	1,810	143,987	1.3%
1960-1969	4,240	139,346	3.0%
1970-1979	8,468	209,170	4.0%
1980-1989	5,742	204,162	2.8%
1990-1999	3,542	195,772	1.8%
2000-2004	1,473	123,653	1.2%
2004 or Later	112	6,668	1.2%
Total Units	26,244	1,291,052	2.0%

Source: American Community Survey, U.S. Census Bureau (2005)

4.2.3 Households, Household Size and Household Composition

The total number of households in Brooklyn Park has increased steadily over the course of the past 25 years, with the sharpest rise occurring between 1980 and 1990. Households are calculated independently from housing units and defined as all people occupying an individual housing unit.

As indicated in Table 4.2.3.1 below, Brooklyn Park has experienced steady and significant increases in the number of households in the past decades. These figures have historically coincided with significant rises in housing units, and current city estimates based upon Metropolitan Council figures, place the progression of new household growth at approximately 400 new households each year.

Table 4.2.3.1 Total Households (1980-2005)			
<u>Year</u>	<u>Households</u>	<u>Change</u>	<u>% Change</u>
1980	15,268	-----	-----
1990	20,386	5,118	34.3%
2000	24,432	4,046	19.2%
*2005	*25,893	*1,461	*5.9%

*City of Brooklyn Park Projection based on Metropolitan Council Estimates

Source: Metropolitan Council

Table 4.2.3.2 below indicates the average household size from 1970 to 2005, reflecting a significant decrease from 1970 to 1980. In the decades following 1980, average household size has remained relatively consistent, and current City of Brooklyn Park estimates based on Metropolitan Council figures, project the average household size to remain at 2.75 persons per household into the future. However, recent trends in Brooklyn Park have included a large number of immigrant families, which often comprise larger families and larger household size.

Table 4.2.3.2 Average Household Size (1970-2005)		
<u>Year</u>	<u>Size</u>	<u>% Change</u>
1970	3.80	-----
1980	2.80	-26.3%
1990	2.76	-1.4%
2000	2.75	-.4%
*2005	*2.75	-----

**City of Brooklyn Park Projection based on Metropolitan Council Estimates
Source: Metropolitan Council*

Table 4.2.3.3 below shows changes in household composition in the city from 1990 to 2000. The information illustrates that the city has experienced significant increases in “non-family” households, as well as an increase of nearly 30% for both male and female householders, since 1990.

Table 4.2.3.3 Household Composition (1990-2000)						
<u>Household Type</u>	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>	<u>Change (units)</u>	<u>Change (%)</u>
One Person Household:						
Male Householder	776	3.8%	968	4.0%	192	24.7%
Female Householder	2,584	12.6%	2,878	11.8%	294	11.4%
Two Person Household:						
Married Couple	11,684	57.0%	13,645	55.8%	1,961	16.8%
Non-Family Household:						
Male Householder	2,626	12.8%	3,383	13.8%	757	28.8%
Female Householder	2,835	13.8%	3,566	14.6%	731	25.8%
Total Householder	20,505	100%	24,440	100%	3,935	19.2%

Source: U.S. Census Bureau (2000)

4.2.4 Household Income and Community Housing Value

Household income and community housing value are often closely associated with the vitality, health and general economic stability of a community. Two primary indicators of community housing value and housing cost are median housing value and median contract rent. Another key indicator of the economic health of the community can be found within the average home sale price. Average or higher than average home sale prices often signify a community where residents protect and invest in their property and in turn, are rewarded on the returns in their real estate transactions.

Table 4.2.4.1 indicates median household income for Brooklyn Park. There has been a significant rise in median household income since 1979, but in comparison with the seven-county Metro area average, the incremental increases can be considered average. The most recent data from 2005 suggests a slight decrease (2%) in median household income.

Table 4.2.4.1 Median Household Income (1979-2004)

<u>Year</u>	<u>Brooklyn Park</u>	<u>% Change</u>	<u>MSP Area</u>	<u>% Change</u>
1980 (1979)	\$22,160	-----	\$20,654	-----
1990 (1989)	\$40,018	81.0%	\$36,565	77.0%
2000 (1999)	\$56,572	41.4%	\$54,304	48.5%
2005* (2004)	\$55,460	2.0%	\$59,691	9.9%

**American Community Survey, U.S. Census Bureau (2005)*

Source: U.S. Census Bureau (2000)

Table 4.2.4.2 demonstrates a notable rise in median housing value progressively since 1970. The increases are generally consistent with increases experienced by the seven county Metro area, though the 2005 data suggests that community housing value is increasing at a slightly slower rate overall than that of the Metro average.

Table 4.2.4.2 Median Housing Value (1970-2005)

<u>Year</u>	<u>Brooklyn Park</u>	<u>% Change</u>	<u>MSP Area</u>	<u>% Change</u>
1970	\$23,400	-----	\$21,500	-----
1980	\$66,800	99.4%	\$62,300	189.8%
1990	\$88,100	31.9%	\$88,300	41.7%
2000	\$131,000	48.7%	\$141,200	59.9%
2005*	\$223,200	70.4%	\$235,900	67.1%

**American Community Survey, U.S. Census Bureau (2005)*

Source: U.S. Census Bureau (2000)

Equally important in creating a healthy and stable local housing market are competitive market rental rates. Table 4.2.4.3 indicates the 30-year progression in median contract rent rates for Brooklyn Park. Metro area increases over the same period are generally consistent over the same timeframe, though Brooklyn Park's 2005 median rental rate of \$701 is slightly lower than the Metro area average (\$713). Based on data gathered for the Stable Neighborhoods Action Plan (SNAP) study for 1-bedroom apartments, Brooklyn Park has a significantly lower average rent than that of the region.

Table 4.2.4.3 Median Contract Rent (1970-2005)

<u>Year</u>	<u>Brooklyn Park</u>	<u>% Change</u>	<u>MSP Area</u>	<u>% Change</u>
1970	\$151	-----	\$121	-----
1980	\$261	72.8%	\$236	95.0%
1990	\$475	82.0%	\$479	103.0%
2000	\$663	39.6%	\$599	25.1%
2005*	\$701	5.7%	\$713	19.0%

*American Community Survey, U.S. Census Bureau (2005)

Source: U.S. Census Bureau (2000)

There has been a substantial increase in the average sales price for city housing units since 1990. Table 4.2.4.4 below shows the average home sales price for Brooklyn Park since 1990.

Table 4.2.4.4 Average Sales Price (1990 – 2006)

<u>Year</u>	<u>Average Sales Price (in dollars)</u>	<u>Change (in dollars)</u>	<u>% Change</u>
1990*	89,403	-----	-----
1991*	89,104	-299	-.3%
1992*	91,869	2,765	3.1%
1993	96,775	4,879	5.3%
1994	105,641	8,866	9.2%
1995	109,632	3,991	3.8%
1996	115,912	6,280	5.7%
1997	121,679	5,767	5.0%
1998	128,865	7,186	5.0%
1999	146,129	17,264	13.4%
2000	151,298	5,169	3.5%
2001	169,395	18,097	12.0%
2002	183,140	13,745	8.1%
2003	208,506	25,366	13.9%
2004	228,103	19,597	9.4%
2005	248,074	19,971	8.8%
2006	253,466	5,392	2.2%

*Denotes combined Brooklyn Park and Brooklyn Center data.

Source: Minneapolis Area Association of Realtors®

4.3 Future Housing Need

The City of Brooklyn Park has participated in the Livable Communities Act through the Metropolitan Council since 1995 in a concerted effort to address future housing needs. Through the goals of the Livable Communities Act (LCA) and associated sub regional housing initiatives, Brooklyn Park has worked to provide a balanced housing supply for people of all incomes. The city remains committed to better accommodating racial and ethnic groups in the purchase, sale and the location of housing within the community, and will strive to offer a variety of housing types for people in all stages of the life-cycle. Brooklyn Park will actively seek out and capitalize on opportunities to diversify the existing housing stock and work to deliver a community of well-maintained neighborhoods that include a healthy mix of ownership and rental housing. Housing Development will continue in the future that is respectful of the natural environment of the community while striving to accommodate the need for a variety of housing types and costs. Future housing development will also be respectful of the availability of a full range of services and facilities for its residents and the improvement of access to and linkage between housing and employment.

Three areas of primary focus for future housing in Brooklyn Park are discussed in Sections 4.3.1-3 below.

4.3.1 Balanced Housing Diversity

Brooklyn Park is committed to stabilizing neighborhoods showing signs of decline. After extensive community input and detailed study, Brooklyn Park established a strategy of apartment demolition in concentrated areas, coupled with the creation of new affordable housing in less dense areas of the city.

The City Council initially appointed a task force in 2004 to embark on AHEAD (Apartment Housing Enhancement and Dispersal), which sought to accomplish decentralization of existing concentrated rental housing in the Zane Avenue corridor. A significant portion of the financing required to implement the recommendations of AHEAD relied on a bond issue requiring a referendum vote. The vote failed in November of 2004.

In December of 2005, in a continuing effort to address decentralization, the Council approved the Stable Neighborhoods Action Plan (SNAP), a proactive approach to the stabilization of its neighborhoods near Zane Avenue. While the overarching goal of SNAP was to improve Brooklyn Park within the regional housing marketplace, more specific directives of the plan were aimed at defining an appropriate housing mix for current and future residents, in addition to offering development standards for the evaluation and guidance of future housing development.

A component of SNAP included a quantitative market study, conducted by Maxfield Research in 2005. Below are a few of the highlights of the principle findings of the study:

- **Unit Mix:** There is a high concentration of renter-occupied units (80% of the total number of units) and a high proportion of one-bedroom units (60%) in the study area and the city as a whole. Excluding Huntington Place and Huntington Pointe there is a balance between one- and two-bedroom (48 percent each).
- **Unit Distribution:** 75% percent of all rental units are situated in buildings of 20 or more units. In other suburban communities, the range is between 43.1 and 61.5 percent. There is also a high proportion of 1-unit attached housing (19.3%) compared with surrounding communities.

- Vacancy Rates: Vacancy rates among rental properties was 6.6 percent (July 2005), a figure slightly above the 6.0 percent found within the Twin Cities Metro Area (2nd Quarter 2005).
- Age of Housing Stock: Over 41 percent of the housing stock and more than 75 percent of the rental units were built around the same time (late 1960s and early 1970s). This compares with only 48 percent of Brooklyn Park housing stock overall.

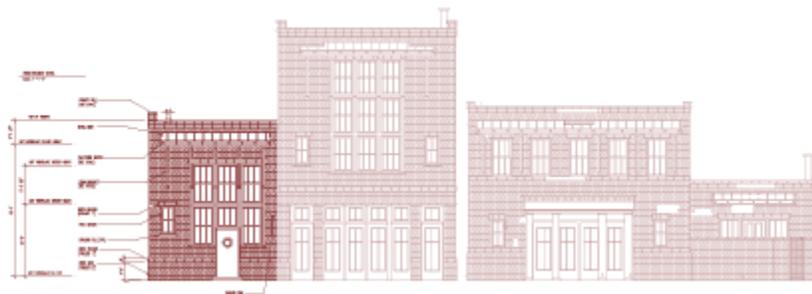
Fundamentally, the SNAP study found that neighborhoods were less stable due to a high concentration of outdated housing and 1-bedroom units. Changes in demographics and market demand suggest the need for modern unit types and less concentration of rental in the area.

The following is a summary of the SNAP goals:

- Create more housing choices including single family that are not split level and are affordable at various levels.
- Create appropriate housing for seniors that offer single level units and elevator access. This includes ownership and rental.
- Create rental apartment housing with both 2- and 3-bedrooms and multiple bathrooms; and rental housing (non-apartment) with 4 bedrooms and multiple bathrooms. Create larger kitchens in larger units.
- Reduce (as appropriate) the number of apartment buildings as part of a redevelopment concept.
- Reduce the number of apartments in Zane corridor.
- Build new housing within the SNAP area.

4.3.2 Life-Cycle Choices

Brooklyn Park is committed to diversifying its housing stock. The city understands the importance in creating and offering choices to maintain a healthy and vibrant housing community. Life-cycle housing goals consistent with those derived from previous housing studies such as AHEAD and SNAP will become increasingly important to the residents of Brooklyn Park throughout the future. Innovative forms of housing design, such as “live-work” units, should also be represented in the future. The following illustrate examples of “live-work” units:



The **Loft Business** access in front, home access in rear. Business and dwelling mixed on both floors.



The **Liveabove Business** access in front, home access in rear. Business on first floor, dwelling above.



The **Lifespan Business** and dwelling on first floor, second dwelling above.

Future city housing goals should work to create diversification in both ownership and rental housing stock as families mature and as housing needs change. This diversification is critical in sustaining overall community stability. A wide range of ownership or rental housing options must be present in the community to the children of Brooklyn Park residents to encourage them to remain as residents of the city and, likewise, it is important to ensure senior residents have ample opportunities to find low maintenance or specially designed housing that meet their needs, as lifestyle changes may necessitate.



Wood Creek Villas (Typical one level town home)

4.3.3 Affordability

Affordable housing is a critical need for every employer and community. Current salaries for positions such as schoolteachers, nurses and factory workers remain significantly low. A significant portion of the workforce cannot afford to pay full market prices for housing. As part of the regional strategy, the Metropolitan Council sets goals to increase affordable housing with specific goals for each city.

Livable Communities Act & Negotiated City Housing Goals 1996-2010

In 1995, the Minnesota State Legislature enacted the Metropolitan Livable Communities Act (LCA). The Act intended to address issues of polluted sites, the shortage of affordable housing and impoverished neighborhoods within the metropolitan area. The LCA emphasizes community cooperation and incentives through the use of diversification benchmarks to achieve regional housing goals, as opposed to state and regional mandates, that impose penalties and hardships on communities.

The Metropolitan Council oversees the implementation of the Act and its various funding mechanisms. Beginning in 1996, the Metropolitan Council accepted Participation Resolutions from communities wishing to receive funding through the Livable Communities Act. As a required component of participation in the LCA program, communities were required to adopt and submit an Action Plan to the Metropolitan Council that outlined actions it would carry out to accomplish its negotiated housing goals.

On November 13, 1995, Brooklyn Park passed Resolution #1995-344, stating the intent to participate in the first year of the program, and has been a member participant every year since. Brooklyn Park continues to meet and achieve the goals described in the Livable Communities Act and Action Housing Plan (1996-2010) described below. The City is proud to continue participation in a collaborative membership with the common goal of attaining increased and sufficient affordable housing for the region.

In an effort to determine a community's "livability," the Metropolitan Council identified six housing indicators that would constitute appropriate measures of affordable and life-cycle housing (the City Index noted in the table below reflects where our community stands with regards to each indicator). The Metropolitan Council also identified "benchmark" ranges for each of these indicators. Benchmarks are an aggregation of the numbers for all communities in each of the eight planning sectors in the region. These planning sectors function like housing market areas or sub regions, with Brooklyn Park located within the Northwest Minneapolis sector. The benchmarks represent the range of values for each of the six housing characteristics or categories. The low end of the range is considered as the "norm" for all *developing* suburbs in the sector, and the high end is considered as the "norm" for *all* communities in the sector. All communities were then required to negotiate housing goals with the Metropolitan Council (effective until the year 2010) to either attain or remain within the indicated benchmark ranges. In addition, the Metropolitan Council is likely to re-evaluate the City indices, benchmarks and negotiated goals. A revaluation of the City's goals is expected to be conducted in 2008.

Table 4.3.3.1 outlines the City's negotiated 2010 housing goals:

Table 4.3.3.1	City Index	Benchmark	Goal
<u>AFFORDABILITY</u>			
Ownership	91%	69-77%	69%
Rental	57%	35-41%	50%
<u>LIFE-CYCLE</u>			
Type (Non-SFD)	44%	34-35%	34%
Owner/Renter Mix	67-33%	(72-75)/(25-28)%	75/25%
<u>DENSITY</u>			
SFD	2.3 Units/Acre	1.9-2.4 Units/Acre	2.4 Units/Acre
Multi-Family	12 Units/Acre	10-12 Units/Acre	11 Units/Acre

Brooklyn Park currently exceeds the prescribed benchmarks indicated in the table above. The negotiated goals listed in Table 4.3.3.1 allow Brooklyn Park to decrease the overall share of rental and attached housing in the City, as well as the share of both affordable rental and ownership housing. This decrease in total share does not however mean fewer units in the future than that of today. In fact, given the forecast household growth of 5,900 additional households through 2010, even in light of lower overall shares of such housing, the City would be expected to add a modest number of units by 2010.

Table 4.3.3.2 indicates affordable housing needs for Brooklyn Park in comparison to several other neighboring suburban metropolitan communities.

Table 4.3.3.2 Existing Affordable Housing (2000)			
<u>City</u>	<u>Housing Units</u>	<u>Affordable Units</u>	<u>Percent Affordable</u>
Brooklyn Park	24,846	6,708	27%
<u>Neighboring Communities</u>			
Maple Grove	17,738	1,242	7%
Robbinsdale	6,238	1,809	29%
New Hope	8,744	2,711	31%
Coon Rapids	22,803	6,157	27%
Champlin	7,496	900	12%
Crystal	9,493	2,468	26%
Brooklyn Center	11,559	3,468	30%
<u>Other Metro Communities</u>			
Plymouth	25,262	3,537	14%
Eden Prairie	21,026	2,103	10%
Bloomington	37,098	7,791	21%
St. Louis Park	21,123	5,492	26%
Golden Valley	8,606	2,238	26%

Source: Metropolitan Council

Table 4.3.3.3 Future Affordable Housing				
<u>City</u>	<u># Affordable</u>	<u>Projected Total Housing Units (2030)</u>	<u>Projected Total Affordable Units (2030)</u>	<u>% Affordable</u>
Brooklyn Park	1,506	35,000	8,202	23%
<u>Neighboring Communities</u>				
Maple Grove	1,764	34,000	3,006	9%
Robbinsdale	222	7,000	2,031	29%
New Hope	213	10,200	2,924	29%
Coon Rapids	200	27,000	6,357	24%
Champlin	179	10,000	1,079	11%
Crystal	173	10,500	2,641	25%
Brooklyn Center	163	12,100	3,631	30%
<u>Other Metro Communities</u>				
Plymouth	1,045	33,500	4,582	14%

Eden Prairie	685	26,500	2,788	11%
Bloomington	627	40,000	8,418	21%
St. Louis Park	501	24,000	5,993	25%
Golden Valley	201	9,600	2,439	25%

In past years, the Metropolitan Council has worked with cities on a cooperative basis to establish affordable housing goals. These negotiated housing goals (see Table 4.3.3.1) have provided Brooklyn Park with the ability to maintain local control of city development, while advancing affordable housing directives. Regional affordable housing goals for 2010 through 2020 however represent a departure from this approach. The number of new affordable units for Brooklyn Park has been determined to be 1,506 units. The Metropolitan Council considers housing units affordable at 60% of the Area Median Income level (AMI).

The Metropolitan Council has established the use of 60% of the AMI (Area Median Income) for ownership as a threshold for determining existing affordable housing stock in a community. The housing industry however recommends the use of 80% of the AMI for ownership as a threshold for determining existing affordable housing stock.

Brooklyn Park concurs with those in the housing industry, and feels the use of 80% of the AMI for ownership as a threshold is appropriate and best reflects the city's current affordable housing stock. To that end, the city remains committed to focusing its current affordable housing efforts on ensuring the diversification and dispersal of its concentrated affordable housing stock. It has been proven that concentrations of very low income housing can be destabilizing for neighborhoods. Prior housing studies have documented this concentration and resulting instability in Brooklyn Park. The city will continue to utilize local, state, regional and federal redevelopment tools to diversify housing types to meet a broad range of housing needs. Continued focus will be placed on neighborhood preservation efforts through concerted code enforcement and neighborhood preservation programs that ensure neighborhood stability.

Therefore, the goal of 1,506 new units for the City of Brooklyn Park will create an obstacle in Brooklyn Park to both local community development efforts, and the local strategy to create an economically diverse and sustainable city.

Current Housing Policies

An Affordable Housing Replacement Policy was approved by City Council in July of 2006. The policy commits the city to replace all occupied affordable bedrooms which are removed through city supported redevelopment.

4.4 Programs, Revenue Sources, and Local Efforts

The Brooklyn Park Economic Development Authority (EDA) is the primary administrator of all housing programs on behalf of the city. Brooklyn Park will continue to strengthen existing partnerships, as well as develop future programs, that serve the common goal of housing preservation, improvement and diversification in the housing supply of the city. The programs and resources identified herein are meant to serve as a general overview of the primary resources and tools available to the city. Key local housing goals and policies are described in *Section 4.5* of this Chapter.

4.4.1 Housing Rehabilitation, Maintenance and Assistance Programs

The City has historically teamed with other governmental and non-profit agencies to aid and assist in the delivery of local housing assistance and rehabilitation services to its residents. Housing maintenance and rehabilitation resources have continuously afforded many opportunities to Brooklyn Park residents over recent years for various residential needs, including home ownership and qualifying property maintenance reinvestment projects.

Brooklyn Park is dedicated to maintaining existing levels of housing program participation and will continue to examine the need to add additional programs, or increase the funding levels of existing programs, as future conditions warrant.

Current Rehabilitation Programs:

CDBG Deferred Home Improvement Loan Program

Brooklyn Park dedicates funding to Hennepin County on an annual basis to administer its Deferred Loan program for single-family rehabilitation. The program is designed to assist low-income home owners in the city with health and safety related housing rehabilitation needs including electrical wiring, plumbing, roofing, heating and insulation.

Scattered Site Acquisition and Rehabilitation

This recurring program is utilized to target both single and two-family properties that have a blighting influence in otherwise stable neighborhoods. The program focuses on the rehabilitation or demolition of targeted properties. New infill development or rehabilitation of existing properties then create new affordable homes that are sold to low-to-moderate income eligible home buyers.

Current Maintenance Programs:

Home Improvement Loans

Brooklyn Park teams with non-profit organizations to provide loans to home owners and rental property owners.

Town Home Loan Program

Established in 1996, this program provides loans to eligible town home and condominium associations to assist in financing major common area improvements. The program provides funds to local associations to preserve, stabilize and add value in existing housing opportunities citywide.

Current Assistance Programs:

Distressed Rental Housing Legislation

In 1996, the Minnesota Legislature passed Distressed Housing Legislation, which is an economic resource to finance the “gap” in the substantial rehabilitation, demolition or use conversion of the most distressed properties. The legislation established a variation of TIF that seeks to lower the base value of distressed

properties that meet select criteria. The capture in tax increment is then available for an expanded variety of authorized uses that are intended to address special needs that otherwise make such redevelopment unreasonable through traditional financing resources.

Housing Information Resources

Brooklyn Park partners with a number of non-profit organizations to offer a host of services to city residents including classes and information on First Time Buyer, Home Maintenance, project Technical Assistance, Reverse Mortgage, Credit Counseling and Foreclosure Prevention.

Section 8 Rental Assistance

Brooklyn Park continues to support this federally funded housing program, which provides a subsidy for low-and very low-income families to obtain safe and decent housing.

4.4.2 Revenue Sources:

All local governments rely on certain revenue sources in order to operate a budget. The City of Brooklyn Park, a developing community with a proactive EDA, relies on specific revenue sources in order to help facilitate development and redevelopment projects in the city. These sources often provide invaluable assistance in the redevelopment process, as they ease the financial difficulties of development.

Current Revenue Sources:

Community Development Block Grants (CDBG)

Brooklyn Park receives CDBG funds on an annual basis and utilizes federal funds to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development and improved community facilities and services.

Community Fix-Up Fund Loans

Brooklyn Park partners with the Housing Resource Center and the Center for Energy and Environment to provide lower interest home improvement loans to homeowners and owners of small rental property. Loans are available to qualifying owners for updates and energy and accessibility improvements such as new siding, windows, roofs, furnaces, plumbing, and more. In addition, Community Development Block Grant (CDBG) funds are available to income qualified households for deferred home improvement loans.

Economic Development Authority (EDA) General Fund

The Brooklyn Park EDA utilizes the HRA levy and the EDA levy to fund its operations and financially support other ongoing programs, principally in the areas of housing, economic development, redevelopment, and neighborhood preservation. The HRA levy funds the operating expenses of the EDA. The EDA Levy is used, in part, to fund operations, but is primarily utilized for capital projects.

Economic Development Set-Aside

Section 20 of Minnesota Laws 1994, Chapter 584, Article 9 provided the EDA with the authority to establish an Economic Development TIF District (#15), in which 15% of the annual generated revenue would be deposited into a Housing Development Account. The funds generated from this district can be utilized for housing projects that include acquisition, demolition and rehabilitation. In 2005 and 2006 the legislature extended the life of TIF district #15 through 2011. During the

extension period, 100% of the TIF generated must be deposited into the Housing Development Account for housing projects.

Housing Revenue Bonds

Brooklyn Park participates in the issuance of tax exempt Housing Revenue Bonds. Property owners and developers use this financing tool along with tax credits to build or rehabilitate housing within the community. These funds are used to rehabilitate or develop new affordable housing units within the community.

Minnesota Cities Participation Program (MCP)

Brooklyn Park has participated in this first-time home buyers program since its inception. Minnesota Housing sells mortgage revenue bonds, on behalf of participating cities, to meet locally identified housing needs. The proceeds from the bonds are used to provide below market interest rate mortgage loans for low-to-moderate income eligible home buyers.

Northwest Community Revitalization Corporation (NCRC)

The city participates in a collaborative Community Housing Development Organization (CHDO) with the cities of Brooklyn Center, Maple Grove, New Hope and Robbinsdale. Since its inception in 1993, NCRC has provided Brooklyn Park with various affordable housing and first-time home buyer opportunities.

4.4.3 Neighborhood Preservation and Local Enforcement:

Brooklyn Park continues to place its cherished residential neighborhoods at the forefront of local preservation and enforcement initiatives. The city remains committed to ensuring adequate enforcement of all applicable codes to protect the health, safety and general welfare of Brooklyn Park residents, and will continue to monitor neighborhood conditions and work to identify signs of decline in their earliest stages.

As the following list indicates, local efforts and enforcement mechanisms have recently been developed to supplement those already in place. City preservation and enforcement programs serve the goal of working in unison to maintain healthy and vibrant residential neighborhoods.

Conduct on Licensed Premises Ordinance

In 1992, the city adopted this ordinance which effectively addresses the issue of landlords who do not monitor or deal with the disruptive behavior of their residents. Violation of the conditions of this ordinance allows the city to revoke, suspend or not renew a rental license.

Community Oriented Policing (COPs)

The COPs Unit was started in 1992 to address issues of public safety in the apartment corridor to work hand-in-hand with other community organizations in solving complex social problems. The COPs Unit is viewed as a “housing support program” in conjunction with all the apartment renovation and neighborhood revitalization that has taken place since 1992.

Environmental Health Program

In 1976, the city adopted an environmental health program to address health and safety concerns at residential properties (unsanitary homes; sewage/fecal matter; pest infestation; indoor air concerns; odors; no water or electricity; lack of heat; lack of plumbing, heating or electrical systems). In addition to health and life safety issues, general property maintenance items are addressed during property investigations.

Some environmental health issues may also include chemical and biological hazards, air quality, odors, water quality, lighting, noise, mold, and many others.

International Property Maintenance Code (IPMC)

Initially adopted as the Housing Maintenance Code in 1983, the modified and amended International Property Maintenance Code was adopted in 2001. The Code serves two primary functions -- to address growing concerns regarding absentee landlords and property disinvestment, and to ensure proper safeguards to protect the character and stability of residential neighborhoods.

Neighborhood Action Program (NAP)

To confront and challenge contributors to crime, the Brooklyn Park City Council has invested in a new crime-fighting and quality of life improvement initiative called the Neighborhood Action Plan (NAP). The goal of NAP is to reduce crime and improve the livability of our most distressed single-family neighborhoods and in our community by creating a problem-solving collaborative between city departments and other relevant governmental and private organizations. Launched in December 2006, this multi-department partnership includes Police, Rental Housing Inspections, Licensing, Code Enforcement and Public Health (CEPH), Economic Development, and Recreation and Parks.

Point of Sale Inspection (POSI)

A Point of Sale Inspection (POSI) program was approved by City Council in March of 2007 and is planned for implementation by year end. POSI services will improve the overall condition and safety of residential properties by allowing city staff a point in time to assess property condition, avoid unsafe property conditions, prevent conditions that lead to major deterioration, address concerns related to rapid property turnover and ensure compliance with city ordinances and state codes at the transfer of property ownership. Being involved at the time of property transfer allows the city to verify continued legal use of properties, protect new homeowners from assuming existing liability, and assure a minimum maintenance standard for all residential properties.

Spruce Up the Park (SUP)

Initiated in 1997 as a neighborhood preservation project, Spruce up the Park (SUP) coordinates city services and resource information, along with pro-active property maintenance enforcement, to specific neighborhoods in Brooklyn Park. Each year a different area in the city is targeted for an increased level of code enforcement. Resident surveys, neighborhood meetings and property evaluations are intended to open a line of communication between city staff and Brooklyn Park residents, helping to preserve neighborhood property values, thereby promoting a positive image of Brooklyn Park.

Rental Licensing Ordinance

This ordinance was initially adopted in 1983, together with the Housing Maintenance Code, and was most recently modified and adopted in 2001. The Ordinance seeks to provide the city with the authority to monitor rental properties and assure that they are properly maintained for the safety of its occupants. A previous 1990 amendment to the ordinance mandated individual licensing of all rental units, to include multi-family units. This provides the city with a means for revocation or suspension of a rental license without affecting the daily operation of an entire building.

Greater Metropolitan Housing Corporation (GMHC)

The EDA contracts with GMHC to provide housing services for Brooklyn Park residents. Brooklyn Park residents can access GMHC's Housing Resource Center for home improvement loans, construction management services and other housing-related information and services.

4.4.4 Local Redevelopment:

Brooklyn Park has an active Economic Development Authority (EDA). The Zane Avenue corridor is the primary redevelopment opportunity. In addition to the Zane Avenue corridor, the EDA will also work to identify other key investment areas and opportunities for active public involvement in the future. The city and the EDA will continue to monitor city neighborhoods and utilize available city funds, in conjunction with state, regional and federal funds, to stabilize single-family and duplex neighborhoods showing initial stages of decline.

Brooklyn Park has historically formed limited public-private partnerships since the early 1990's, focused toward redevelopment in its existing multi-family stock. Since 1992, a total of 870 housing units have been redeveloped, according to the table below:

Creekside Gables (1969 - 90-units) \$3 Million EDA Loan for rehab in 2001.

Fountains in the Park (1967 - 96-units) \$600,000 City loan for rehab in 1995.

Park Haven (1971 - 96-units) \$500,000 in exterior rehabilitation in 1994.

Eden Park (1967 - 324-units) \$15 Million rehab/100% Tax Credit in 1993.

The Groves (1966 - 120-units) \$2 Million rehab in 1993.

The Waterford (1972 - 144-units) \$4 Million rehab in 1992.

4.4.5 Resident Outreach & Local Resources

Brooklyn Park strives to offer housing resources to its residents and continues to seek innovative ways to reach city residents and professional stakeholders. In 2006, an Investment Owner's Guide was developed to serve as a resource for all rental property owners in the city. In addition, city employees have continuously volunteered their time to attend a regional remodeling fair and attend various informational workshops, all with the intent of community outreach.

Realtor® Forum

Since 1992 the City of Brooklyn Park has hosted a Realtor® Forum that is attended by over 150 residential real estate brokers and agents. The annual event is an opportunity for city staff to present timely information from a variety of departments assuring attendees are informed and updated with accurate details on city activities, developments and growth initiatives. Area school administrators present school district news and activities. Information presented at the event is included in a resource packet used by the agents as selling points in marketing Brooklyn Park to potential homebuyers.

Property Managers Coalition (PMC)

Created in 1990, this voluntary grass roots organization meets quarterly to bring together property managers, city staff, and other interested parties in an effort to network resources. The PMC was the first in the metropolitan area and includes representation from the large apartment communities in the city (over 5,500 units).

The PMC has established their ground work for success by citing specific goals and standards for property management in Brooklyn Park.

Investment Owner's Guide

To benefit licensed rental property investment owners and to help assure the success of their business, the city and Minnesota Multi Housing Association (MHA) have created the Investment Owner's Guide. The guide is available to all licensed rental property owners and covers topics including city code requirements, the importance of good tenant screening and developing a sound lease, and offers additional financial resources, and crime prevention and other resources from MHA, as well as the Minnesota Attorney General's Office.

Northwest Suburban Remodeling Fair

Since 1993 Brooklyn Park, along with eight other cities, has co-sponsored the annual Northwest Suburban Remodeling Fair as a means toward housing preservation and maintenance of city housing stock. The event encourages homeowners to make repairs and updates to their homes and provides residents an opportunity to talk with over 85 home remodeling contractors and energy improvement experts. City building officials answer questions pertaining to local codes and ordinances and police and fire department staff discuss safety and security concerns. A variety of "how-to" workshops are offered. Architects and landscape professionals are available for free consultations on project ideas and designs.

Remodeling Planbooks

Brooklyn Park partnered with a number of other metro-area suburban cities in producing two remodeling Planbooks offering creative suggestions and ideas for reconfiguring or adding-on to a Cape Cod, Rambler, or Split Level home.

Cape Cods and Ramblers: A Remodeling Planbook for Post-WW II Houses

Thousands upon thousands of nearly identical Cape Cods and Ramblers were built in the Twin Cities Metropolitan area during the 1940s, 50s and 60s. This book takes three of the most common house types and shows you how you can update, improve and fine-tune your house to today's lifestyle in a manner consistent with the style and character of the existing home and surrounding neighborhood.

Spilt Visions: A Planbook of Remodeling Ideas for Spilt-Level and Spilt Entry Homes

Most of the spilt-level and spilt-entry homes built in the inner-ring suburbs in the 1940s, 50s and 60s don't work well for today's lifestyles. They feel cramped, chopped up, and dark in comparison to most homes being built today. This book helps split style homeowners make their own homes modern and livable by offering straightforward, cost-effective solutions to common spilt problems and how splits can be transformed with thought, care and cash.

4.5 Goals, Policy Objectives and Policy Implementation

As Brooklyn Park has progressed and developed, the housing characteristics of the city have changed. Over half of the city's homes were constructed between 1970 and 1989. Although the majority of these homes are in good condition, some neighborhoods will require more attention, as they are beginning to show signs of deterioration.

Brooklyn Park has taken a proactive approach in developing preservation programs and maintaining its existing housing stock. The city and its housing administrator, the EDA, have developed policies to ensure that concentrated low-income housing is removed and replaced to ensure housing dispersal throughout the community.

Brooklyn Park's demographic and economic makeup will continue to change and create demand for new housing types. Available land remains in Brooklyn Park to allow the city to grow and meet current and future resident needs.

4.5.1 Promote a wide range of life-cycle housing choices and opportunities accessible to the entire community.

- 4.5.1.1 Increase the number of housing choices oriented to special needs of seniors.
- 4.5.1.2 Encourage redevelopment of medium to high density housing in appropriate areas.
- 4.5.1.3 Promote "live-work" housing opportunities as appropriate.
- 4.5.1.4 Promote high quality ownership and rental housing at all income levels, including affordable.

4.5.2 Focus on neighborhood preservation and housing investment to promote stable neighborhoods.

- 4.5.2.1 Utilize and expand the scattered site program as appropriate to rehabilitate or remove substandard homes.
- 4.5.2.2 Reduce the number of substandard structures and code violations within residential areas through active code enforcement and inspection programs.
- 4.5.2.3 Promote neighborhood vitality and inspire continued consumer confidence in the future of Brooklyn Park's residential neighborhoods.
- 4.5.2.4 Support anti-crime initiatives.
- 4.5.2.5 Foster neighborhood ties and encourage neighborhood interaction.
- 4.5.2.6 Implement goals set forth in the SNAP study to reduce concentration of 1-bedroom rental units in the Zane Avenue corridor.

4.5.3 Identify appropriate locations for infill housing opportunities.

- 4.5.3.1 Explore reclassification of unsuccessful non-residential properties to consider designation for housing or other purposes.
- 4.5.3.2 Promote higher density housing to achieve housing goals, especially in areas of close proximity to transit and employment corridors.
- 4.5.3.3 Encourage housing density as a component in the design of future commercial mixed use corridors.

Supplemental Information

The following information was provided to the Metropolitan Council to clarify the areas where housing is anticipated in Brooklyn Park.

The City of Brooklyn Park's Comprehensive Plan includes many areas where housing can be built, some of which is not designated as a traditional residential land use. This document is intended to provide clarity into the various land uses and the expected residential uses as well as approved plans or agreements that address housing. This supplemental information is provided in order to show that there is adequate land available to meet our stated housing goals. The goals established by the Metropolitan Council are to add 979 to 1,506 affordable units and 1,506 to 4,100 lifecycle units by 2020.

Staging of Housing Units

Land use (in acres)	2010	2015	2020	2025	Minimum Total Units	Maximum Total Units
Low (1.3-3)	230	0	0	42	408(272 x 1.5)	816 (272 x 3)
Medium (>3-9)	56	0	77	18	455(151 x 3.01)	1,359 (151 x 9)
High (>9-25)	25	0	0	19	397 (44 x 9.01)	1,100 (44 x 25)
Total Units					1,260	3,275

Other land uses that could accommodate housing include Office/Medium Density (O/M), Neighborhood Commercial (NC), Mixed Use (MX) and Signature Mixed Use (MX-1). It is expected that densities in the land use areas will meet or exceed the minimum densities for the portion of a site developed for residential uses. In fact, the densities in the mixed use areas will likely be substantially higher as demonstrated in two projects below, Gateway and Astra Village.

In addition to the units outlined above the City has two projects with approved environmental reviews that include residential components. Both projects are in the MX or MX-1 designated land use areas. An Alternative Urban Areawide Review (AUAR) was completed for "Gateway," a master planned development which includes 510 units on 12.5 acres for a density of approximately 40 units per acre. "Astra Village" is the second master planned project which includes high density housing. In the completed Environmental Impact Statement it was anticipated that densities will range from 14 to 40 units per acre on the 32 acres designated for housing. Based on the site layout approximately 950 units are anticipated.

The other significant land holding that is designated MX and/or MX-1 is held by Target. They currently own 335 acres of property in the northeast quadrant of Highways 169 and 610. There is no approved master plan or environmental review for the area. However, the City has a development agreement with Target that requires 20 percent of the housing units to be constructed must be workforce priced housing. The initial vision for the area anticipates a very urban, dense, mixed use development with office, retail, open space and other commercial land uses plus up to 3000 housing units which, under the agreement, 600 units would be affordable.

The three projects described above are all anticipated to be phased, multi-year projects. We expect the residential components to be built out by 2020 but that will be dependent on market conditions.

There are 15 vacant acres designated O/M. If 5 acres were used for housing at 6 units per acre it would add 30 units of housing. The designation allows up to 9 units per acre. In the NC land use area live-work units are allowed but are not required. There are 32 vacant acres designated for this use and some areas with redevelopment potential. If the sites were developed/redeveloped with live-work units, they would be a small percentage of the overall plan with little impact on the city housing goals.

The remaining MX land located in the Village Creek Redevelopment Area includes two areas for housing. There is a development plan approved that depicts two multi-level buildings with commercial on 1st floor and two stories of housing above. The plan includes 80 housing units. With the current housing market it is anticipated that the units could be constructed in the next 5 to 10 years.

The second MX site in the Village Creek Redevelopment Area has been discussed to include an expansion of an existing senior housing facility. There have been sketch plans submitted but no formal plans have been approved. This site could add 100 senior units in the next 5 to 10 years.

Including the areas designated for residential development as well as planned areas designated for mixed use we anticipate minimum construction of just over 3,530 housing units in this planning horizon. We could realize an additional 2,030 units if housing is built at the high end of the density ranges allowed. It is likely the total units built will be somewhere in between 3,530 and 5,560 units. In addition, there may be other areas of in-fill or redevelopment that may include housing but without clear plans for the areas specific housing numbers are purely speculative at this time.