

Chapter 4: Housing in Brooklyn Park

4.1 Introduction

This chapter examines the data around existing housing and demographics in the City and serves as the primary housing directive of the Comprehensive Plan. As housing accounts for the City's largest portion of land -- and a significant source of property tax revenue -- every effort should be made to preserve and improve Brooklyn Park's residential housing stock.

4.1.1 Local Perspective

Brooklyn Park is expected to reach a population of 97,900 by 2040, with nearly 35,000 households. The anticipated increase of nearly 20,000 new residents over the next two decades will create the demand for a healthy and diverse range of housing options. This range of housing stock will be important to both existing residents and newcomers to the city.

Targeted housing preservation programs are crucial to the maintenance of existing housing in Brooklyn Park. The Brooklyn Park Economic Development Authority (EDA) will continue to promote available resources and programs for the purpose of neighborhood and apartment investment. The EDA's five housing preservation programs have allowed homeowners to invest over \$2.8 million into their homes and neighborhoods over the past seven years in addition to \$10 million invested through the foreclosure recovery program. Between 2015-2017, the EDA provided over \$3 million in assistance for the rehabilitation of multi-family communities in Brooklyn Park.

Public investment opportunities offer the city the ability to guide redevelopment and development toward the long-term best interest of the city. 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 in the community.

4.1.2 Regional Perspective

The Minneapolis-St. Paul metropolitan area is expected to grow an additional 273,000 households by 2040. Brooklyn Park, classified as a suburban community by the Metropolitan Council, will be expected to accommodate 6,761 households 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.

The METRO Blue Line Extension Light Rail Transit (LRT) also known as the Bottineau LRT, is a planned LRT extension of the existing METRO Blue Line that will extend from downtown Minneapolis through Golden Valley, Robbinsdale, Crystal, and into Brooklyn Park. To leverage this transit investment, it is important to plan for a full range of housing opportunities in the community. The Hennepin County Bottineau LRT Community Works program conducted a Housing Inventory study along the planned route and a Housing Gap Analysis is currently underway. The Housing Gap Analysis will assess potential deficits within the current Brooklyn Park housing market and will suggest possible solutions. These reports will complement and

support the planning work of the city.

In this plan, Brooklyn Park guided land to support future additional affordable housing needs as forecasted by the Metropolitan Council. a combination of local needs and pre-determined housing allocations established by the Metropolitan Council. The goal of this Housing Plan is to develop an adequate supply of quality and affordable housing options and preserve the existing housing stock for the Brooklyn Park community and the region as a whole.

4.2 Where We Have Been

Brooklyn Park was officially incorporated as a city in 1969, although 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 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.



1950’s Crescent Ridge Subdivision



1970’s Cherokee Subdivision



1960’s Cherokee Subdivision



1980’s Colorado Subdivision



1990's Fairway Estates Subdivision



2000's Woodland Trails Subdivision



2010's Oxbow Creek

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. 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.

The city experienced a building boom in the 1970s when a variety of housing stock was constructed ranging from townhomes and single-family homes to small and large apartment buildings. Builders cited a demand for smaller living units because of small family sizes and a trend for individual living. Most new housing during the last 30 years has been single family homes and townhomes. In 2017, the first new apartment development opened since 1992.

4.3 Where We Are Today

Brooklyn Park has progressively built upon its existing housing supply. In 2017, the city had over 28,000 housing units and was home to over 80,000 residents. The largest component of the city's

housing stock is single-family homes, accounting for about 76 percent of the entire housing stock. [Table 4.1](#), below, shows housing units by housing type in Brooklyn Park. The existing housing stock is 76 percent single-family dwellings and 24 percent multi-family dwellings.

Housing Units by Housing Type	Units	Percent
Single-Family Detached	17,058	60%
Townhomes (single-family attached)	4,506	16%
Manufactured home	29	0.10%
Duplex and triplex and quad	612	2%
Multifamily (5 units or more)	6,237	22%
Total	28,442	100%

Table 4.1. Source: American Community Survey table B25024, U.S. Census Bureau (2015).

[Figure 4.1](#) below shows an inventory of the city’s structures based on the year built. 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.

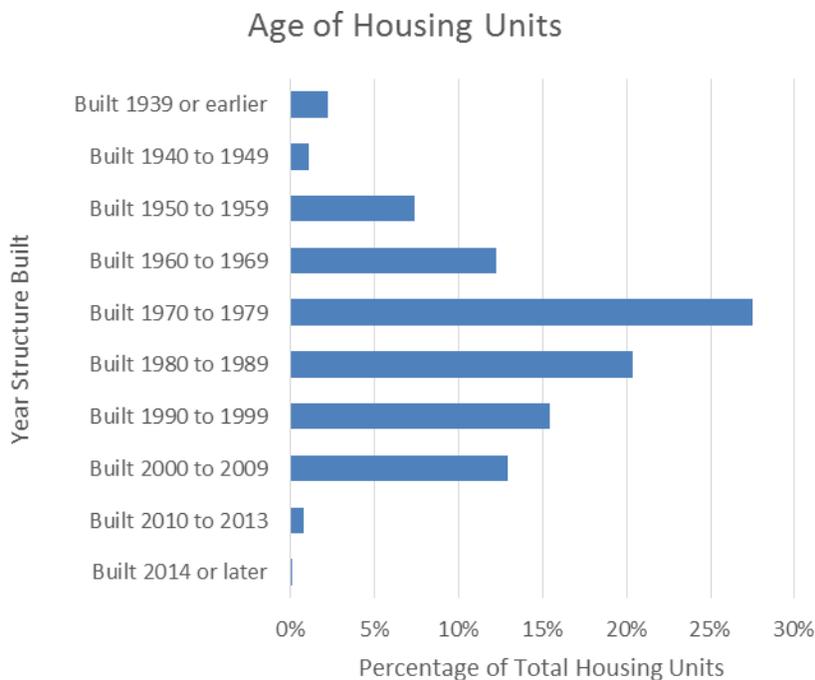


Figure 4-1 Total Residential Permits Issued (According to Metropolitan Council Data) 2004:558, 2005: 758. Source: American Community Survey, U.S. Census Bureau (2005).

4.3.1 Housing Tenure

The owner-occupancy rate in Brooklyn Park continues to grow and in 2010 over 70 percent of Brooklyn Park’s housing units were owner-occupied and almost 30 percent were rental. Owner-occupied units are predominately single-family homes and townhomes while rental units are mostly apartments. However, in 2017 approximately 2,000 single family homes had city-issued rental licenses.

Housing Units and Tenure (1970-2010)					
Type of Unit	1970	1980	1990	2000	2010
Single Family	4,560	9,245	14,822	18,103	18,248
Multi-Family	3,278	6,542	6,361	6,731	8,510
% Single Family	58%	58%	70%	73%	68%
Owner-Occupied	4,342	9,041	13,749	17,894	18,936
Renter-Occupied	2,996	6,227	6,637	6,538	7,293
Owner-Occupancy Rate	55%	57%	65%	72%	71%
Total Units	7,846	15,803	21,265	24,846	26,758

Table 4.2 Source: 2010 data from American Community Survey. Previous years from United States Census

4.3.2 Housing Value and Sales

Brooklyn Park continues to be an affordable community with a consistent increase in property values between 1970 and 2005, in-line with the region’s growth in values. However, from 2005 to 2010, values slowed, and from 2010 to 2015, median housing values fell at a much sharper rate than the region. This trend mirrors housing downturns experienced throughout the nation during the Great Recession. Home values in Brooklyn Park have increased, but unlike many areas of the region, they have not yet reached pre-recession levels.

Median Housing Value (1970-2015)				
Year	Brooklyn Park	% Change	MSP Area	% Change
1970	\$23,400	-----	\$21,500	-----
1980	\$66,800	185.47%	\$62,300	189.77%
1990	\$88,100	31.89%	\$88,300	41.73%
2000	\$131,000	48.69%	\$141,200	59.91%
2005	\$223,200	70.38%	\$235,900	67.07%
2010	\$225,600	1.08%	\$239,100	1.36%
2015	\$179,200	-20.57%	\$213,900	-10.54%

Table 4.3 Sources: 2010-2015 data is from ACS dataset provided by Metropolitan Council. Previous years from US Census Bureau.

There was a steady increase in the average sales price from 1990 to 2005, followed by a period of decline during the Great Recession. From 2012 to 2017, value increased each year. [Figure 4.4](#) below shows the average home sales price for Brooklyn Park since 1990.

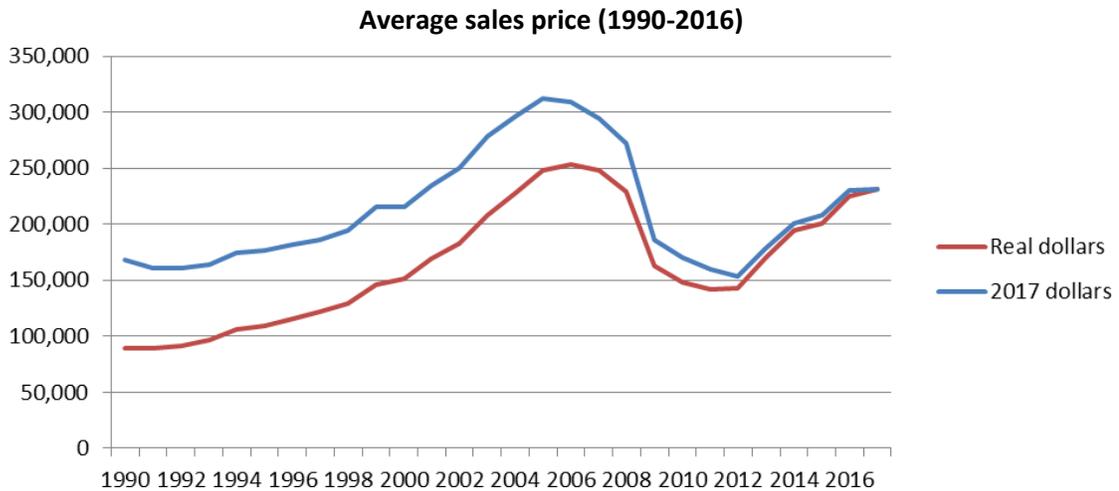


Figure 4.4 Source: 1990-2016 data from the Minneapolis Association of Realtors.

4.3.3 Foreclosures

Brooklyn Park was one of the communities in the region hardest hit by the Great Recession and housing crisis. Between 2007 and 2011, the city experienced 3,722 foreclosures, representing approximately 17 percent of the city’s single-family homes.

In response, the City started a foreclosure recovery program aimed at stabilizing neighborhoods. The initiative had two main components. The first was a partnership with for-profit and non-profit developers to acquire, rehabilitate and resell vacant and foreclosed homes to new owner-occupants. The second was a homebuyer assistance program offering down payment funds directly to individuals that purchased foreclosed homes. Since 2009, the EDA has spent approximately \$11 million from federal, state, and local funding sources in the recovery of over 257 homes.

In the first nine months of 2017 there were 68 new foreclosures in Brooklyn Park. If current trends continue, Brooklyn Park is on pace for 91 foreclosures by year-end, which represents a 91 percent decline since 2008.

4.3.4 Apartment Communities

At 24 percent of all housing units, the city's 6,400 multi-family apartment units are a significant contributor to the stability and desirability of Brooklyn Park as a place to live. Over 75 percent of all the apartment units are on properties with more than 100 units.

Apartment development occurred almost exclusively in the 1960s and 1970s; of the 6,200 units in larger multi-family buildings in the city, approximately 5,400 – 85 percent -- were built in the 1960s and 1970s. Built in 1965, Autumn Ridge was the first large-scale apartment building, with 366 units at the intersection of 63rd Avenue and Boone Avenue. In 1969, Huntington Place was built, with 834 units, exclusively 1-bedroom. Huntington Place remains one of the largest apartment communities in the Twin Cities.



Figure 4.6 The 610 West Construction began in 2016. Source: Doran Construction

Since 1990, apartment development has continued at a more modest pace: Fairways at Edinburgh was built in the 1990s, followed by two senior housing buildings in the 2000s. In 2015, 610 West began construction, marking the first large-scale non-senior apartment project in decades.

Strong maintenance actions and responsible management are factors that determine whether the city's apartments provide desirable housing options. The City helps to ensure these properties are well-maintained through its rental licensing and inspection programs. The City also assists with financing for capital improvements for rehabilitation of multi-family developments which is an increasing focus for the City as multi-family housing ages.

Figure 4.7 Brooks Landing - Constructed 1978



Figure 4.8 Huntington Place – Constructed 1969.



Apartment communities with more than 100 units						
Property	Year Built	1-Bdrm	2-Bdrm	3-Bdrm	Studio	Total Units
610 West	2016	140	120	8	11	279
Autumn Ridge	1965	188	172	4	2	366
Brooks Landing	1978	99	11	0	0	110
Eden Park	1967	67	176	81	0	324
The Fairways at Edinburgh (Previously: Edinburgh Green)	1992	56	114	26	2	198
The Groves	1966	60	60	0	0	120
Huntington Place	1969	834	0	0	0	834
Kensington Place	1968	50	113	8	-	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
Tradition (Senior)	2005	84	66	0	0	150
Villa Del Coronado	1969	96	96	0	0	192
The Waterford (Senior)	2000	108	0	0	36	144
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

Table 4.4. Source: City of Brooklyn Park

Figure 4.9 Park Haven Apartments Rehabilitation Grand Opening - 2017



What we heard...

In August 2017 the City worked with community stakeholder groups to survey tenants at five large apartment communities in the city. In total, survey-takers knocked on 1,289 doors, and got 159 residents to complete surveys – a response rate of approximately 12 percent. 16 surveys were completed in a language other than English. Autumn Ridge, Huntington Place, Fairways at Edinburgh, Park Haven, and Riverview apartments were surveyed. The City also conducted the survey as part of a Liberian focus group.

Key Survey Findings

- Many residents surveyed are long-term residents of the City. Nearly half reported living in Brooklyn Park for over five years.
- African and African-American residents comprised about 2/3 of all respondents.
- The reasons for living in a given complex vary significantly, but having relaxed rental criteria was a major factor at some of the more affordable buildings.
- Suggested improvements to the complex also varied by building, with apartment maintenance and security concerns dominating responses at several apartment communities.
- Overall, residents surveyed indicated their housing was affordable or somewhat affordability.
- Many surveyed were unemployed, retired, or disabled. Of those working, the largest group worked in the medical field.



4.3.5 Senior Housing

Brooklyn Park currently has nearly 800 age-restricted senior rental housing units in ten developments which provide housing options for the senior community, including over 250 units affordable to seniors. The range of services offered at these developments varies. For example, St. Therese, Tradition, and Waterford provide assisted living options and Creekside Gables, Brooks Landing, and Brook Gardens offers some home health services.

Real Life Co-op and Summercrest Condos provide age-restricted ownership options for seniors. Although not age-restricted, Brooklyn Park has hundreds of one-level townhomes which provide additional senior-friendly living options in the community.

Senior Rental Apartments						
Senior Rental Apartments	Yr Built	1-Bdrm	2-Bdrm	3-Bdrm	Studio	Total Units
Brook Gardens	1978	0	36	24	0	60
Brooks Landing	1978	99	11	0	0	110
Creekside Gables	1969	65	24	0	1	90
St. Therese at Oxbow Lake	2005	19	60	3	0	82
St. Therese Asst. Living	2005	51	9	0	0	60
Tradition	2005	84	66	0	0	150
The Waterford (Estates)	1972	36	108	0	0	144
The Waterford II (Manor)	2000	0	24	0	0	24
The Waterford Asst. Living	2000	72	0	0	0	72

Table 4.5 Source: City of Brooklyn Park

4.4 Where We Are Going

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.

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 new housing units. By 2040, the city is expected to grow to 34,300 households, a 22 percent increase from 2015.

Total Households (1980-2040)			
Year	Households	Change	% Change
1980	15,268	-----	-----
1990	20,386	5,118	34%
2000	24,432	4,046	20%
2005	25,893	1,461	6%
2015	26,758	865	3%
2020 projected	30,000	3,242	12%
2030 projected	32,200	2,200	7%
2040 projected	34,300	2,100	7%

Table 4.6 Total Households in Brooklyn Park. Source: American Community Survey, U.S. Census Bureau (2015)

Table 4.7 below shows the average household size from 1970 to 2015, reflecting a significant decrease from 1970 to 1980. In the decades following 1980, average household size has remained relatively consistent. However, recent trends in Brooklyn Park have seen a steady increase in household size. This increase in household size may be attributed to a growing number of multi-generational families moving to the community.

Average Household Size (1970-2015)		
Year	Size	% Change
1970	3.8	-----
1980	2.8	-26.3%
1990	2.76	-1.4%
2000	2.75	-0.4%
2005	2.75	0.0%
2010	2.88	4.7%
2015	2.93	1.7%

Table 4.7. Source: Metropolitan Council Community Profile

Table 4.8 below shows changes in household composition in the city from 2000 to 2015. The information illustrates that the city has experienced an increase in “empty-nester” two-person households with no kids, as well as single-parent households.

Household Composition (2005-2015)						
Household Type	2000	%	2015	%	Change (units)	Change (%)
One-Person Households	7111	29%	7236	27%	125	2%
Two-Person Households with no kids	7430	30%	8470	32%	1040	14%
Family Household with married couple*	6339	26%	6543	24%	204	3%
Single adult with one or more children	3681	15%	4436	17%	755	21%
Total Householder**	24,707	100%	26,758	100%	2051	8%

Table 4.8. Source: American Community Survey table B11005, U.S. Census Bureau (2015)

* Due to US Census data collection practices, same-sex married couples are not accounted for in this total for 2015.

** This estimate is different from the sum of the sections shown because additional smaller categories are not included in the table.

4.4.1 Household Income and Tenure

There has been a significant rise in median household income since 1979, but in comparison with the 13-county metro area average, the incremental increases in Brooklyn Park are slightly below average. Between 2000 and 2005, incomes slightly decreased, while they had increased again by 2015.

There is a large disparity in median incomes among homeowners and renters in Brooklyn Park. The median income of a homeowner household is more than double that of a rental household. This disparity mirrors national trends; however, Brooklyn Park differs from the region in that renter's incomes increased overall between 2010 and 2015.

Publicly-Subsidized Housing Units			
All units	Senior Units	Disability Units	All Other
1,077	0	0	1,077

Table 4.9. Source: Metropolitan Council Existing Housing Assessment

Median Household Income (1979-2015)				
Year	Brooklyn Park	% Change	MSP Area	% Change
1980 (1979)	\$22,160	-----	\$20,654	-----
1990 (1989)	\$40,018	80.59%	\$36,565	77.04%
2000 (1999)	\$56,572	41.37%	\$54,304	48.51%
2005* (2001-05)	\$55,460	-1.97%	\$59,691	9.92%
2015* (2011-15)	\$62,974	13.55%	\$68,778	15.22%

Table 4.10. Source: American Community Survey, U.S. Census Bureau (2015)*

Median Income by Tenure			
Year	Owners	Renters	Total
2005	\$ 88,292	\$ 30,201	\$ 67,307
2010	\$ 82,938	\$ 28,812	\$ 61,398
2015	\$ 84,976	\$ 35,743	\$ 62,974
% change	-4%	18%	-6%

Table 4.11 Source: American Community Survey, U.S. Census Bureau (2015)*

*all data adjusted to 2015 dollars using US Inflation Calculator, based on consumer price index

4.4 Affordable Housing

Affordable housing is a critical need for every employer and community. Current salaries for positions such as schoolteachers, nurses and service workers remain low or stagnant and a significant portion of the workforce cannot afford to pay full market prices for housing. As part of the regional strategy, the Metropolitan Council allocates each City with an affordable housing need number, representing the forecasted need that the City must plan for through its land use guidance.

Brooklyn Park continues to be an affordable place to live. According to Metropolitan Council data,

approximately 80 percent of the existing housing stock is affordable. Housing is considered affordable when it consumes no more than 30 percent of a household’s income. For a family of four, 80 percent of the Area Median Income (AMI) was \$65,700 in 2016 according to the Department of Housing and Urban Development (HUD) guidelines.

Existing Affordable Housing (2017)		
Affordability	Number of Units	Percent Affordable
At or below 30% AMI	1,776	6%
From 31% to 50% AMI	7,042	25%
From 51% to 80% AMI	14,043	49%
Total Affordable Units	22,861	80%

Table 4.12 Source: Metropolitan Council and HUD data

Publicly-Subsidized Housing Units			
All units	Senior Units	Disability Units	All Other
1,077	0	0	1,077

Table 4.13 Source: Metropolitan Council

According to the Metropolitan Council, the region needs an additional 37,900 affordable housing units to accommodate the projected growth in households between 2020-2030. Brooklyn Park’s share of the region’s affordable housing need is 710 additional units.

Affordable Housing Need Allocation	
Affordability Target	Number of Units Needed
At or below 30% AMI	365
From 31% to 50% AMI	93
From 51% to 80% AMI	252
Total Units Needed	710

Table 4.14 Source: Metropolitan Council

4.4.1 Homeownership and Affordability

Each year the Metropolitan Council develops homeownership affordability limits. In 2015, the Metropolitan Council determined a purchase price of \$238,500 would be affordable to a four-person household earning 80 percent AMI. In 2015, the average sales price in Brooklyn Park was \$201,279, well below the Metropolitan Council’s affordable home price.

Homeownership rates vary across the different demographic groups who call Brooklyn Park home. While 86 percent of White residents are homeowners, only 35 percent of Black residents own their home in Brooklyn Park. These data underscore an important reality for housing policy in the City: a policy that affects renters primarily affects Black and Hispanic residents, while a policy that affects homeowners will have a greater effect on White and Asian residents.

Homeownership by racial group (2015)			
Racial group	Ownership	Rental	Total
All (combined)	70%	30%	100%
White, non-Hispanic	86%	14%	100%
Black	35%	65%	100%
Asian	79%	21%	100%
Hispanic or Latino	40%	60%	100%

Table 4.14 Source: American Community Survey table B25003, U.S. Census Bureau (2015).

4.4.2 Rental Housing and Affordability

The median rental rates for apartments in the community fall within the Metropolitan Council’s targets for affordability for households earning between 50 percent and 80 percent AMI. Table 4.15 shows 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. However, rent has remained lower and grown at a lower rate in Brooklyn Park than the region since 2005. These data are compiled primarily from the American Community Survey.

Median Contract Rent (1970-2015)				
Year	Brooklyn Park	% Change	MSP Area	% Change
1970	\$151	-----	\$121	-----
1980	\$261	73%	\$236	95%
1990	\$475	82%	\$479	103%
2000	\$663	40%	\$599	25%
2005	\$701	6%	\$713	19%
2010	\$743	6%	\$773	8%
2015	\$790	6%	\$850	10%

Table 4.15 Source: 2005-2015 data from American Community Survey. Previous years from United States Census. U.S. Census Bureau.

In addition to the ACS data shown above, Brooklyn Park also surveys apartment managers annually about their current rental rates. The most recent survey (2017) indicates median rents in the range of \$804 for a studio to \$1,028 for a 2-bedroom apartment. Although collection practices are different for these two different sources, the City’s own records indicate significant increases in rent since the survey began in 2011. These data are consistent with low vacancy and high demand for rental units in Brooklyn Park.

2017 Brooklyn Park Rent Rates		
Type of Unit	Median Rent (2017)	% Change from 2016
Studio	\$ 804	6%
1 Bedroom	\$ 850	3%
2 Bedroom	\$ 1,028	5%
3 Bedroom	\$ 1,300	6%

Table 4.16 Source: 2017 City of Brooklyn Park data

4.4.3 Cost-Burdened Households

Though most of Brooklyn Park’s existing housing stock is considered affordable, many Brooklyn

Park residents are cost-burdened. Housing is considered affordable when a household spends 30 percent or less of its gross income on housing costs. Households spending more than 30 percent are considered cost-burdened and households that spend more than 50 percent of their income on housing are severely cost-burdened. Households whose housing costs exceed this threshold are likely to struggle to pay for other basic needs, forcing difficult tradeoffs.

According to Metropolitan Council data, most Brooklyn Park households experiencing housing cost burden earn less than 50 percent AMI (\$42,900 for a family of four). By tenure, over a quarter of Brooklyn Park homeowners are cost burdened and over half of renter households are cost burdened. Approximately a quarter of renters are severely cost-burdened and spend more than 50 percent of their income on housing. [Figure 4.4](#) shows housing cost burden for households in 2015.

Housing Cost Burden by Income	
Income Level	Number of Households
Below 30% AMI	2,981
31-50% AMI	2,930
51-80% AMI	1,627

Table 4.17 Source: Metropolitan Council data

*City data, does not include 610 West

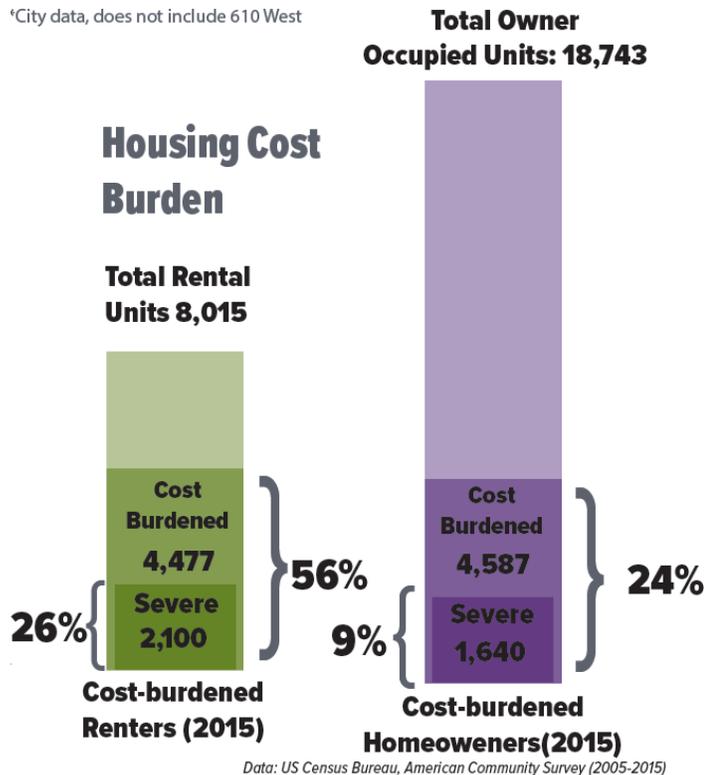


Figure 4.10 Housing Cost Burden by Tenure. Source: City of Brooklyn Park (2016).

4.4.4 Summary of Existing Housing Needs:

Based on the data and analysis above, the following housing needs are identified as priorities for the community. The implementation section includes discussion of the tools and strategies identified to address these needs:

- Rental units for large families and single-parent households at all affordability levels;
- Senior housing at all affordability levels;
- Home improvement and maintenance assistance for low-income homeowners at or below 80 percent AMI;
- Programs to address the homeownership disparity gap and support rental households becoming homeowners;
- Rental housing affordable between 30-50 percent AMI households to reduce housing cost-burden for renters;
- Preservation of naturally-occurring affordable housing within all bands of affordability, especially near future transit stations.

4.4.5 Future Housing Need

Brooklyn Park had 27,539 households in 2017 and is projected to grow to 34,300 households by 2040, a growth of approximately 6,761 households over the next 20 years. As a community with developable land, the city's future housing growth will come from both redevelopment and development activities. Through land use, economic development and LRT station area planning, the City identifies potential and planned redevelopment sites. Just over 500 acres of land is guided for mixed-use development and the City expects approximately 30 percent of that acreage to develop as medium-high density housing. In general, future housing growth is planned for the following development areas:

- Oak Grove Station Area
- 610 Junction (SW corner of 169/610)
- Zane & Oak Grove Area – EDA owned sites
- NW corner of 169/610

Potential redevelopment sites and areas include:

- Brooklyn Boulevard Station Area
- Candlewood Avenue/West Broadway Avenue site
- 85th Avenue Station Area
- 63rd Avenue Station Area
- Village Creek redevelopment area

The City is focusing on guiding land use to support multi-family housing since strong and diverse homeownership options already exist. To support anticipated growth and to provide for a range of housing options, including affordable units, most of these future housing developments will be in the form of medium density, medium high density, high-density, or mixed-use housing types. The Future Land Use Map shown in Chapter 3 Land Use reflects minimum densities for medium-high density at 12-25 units an acre and high-density at 12-50 units an acre, both of which are adequate densities to support affordable housing. The area planned for medium-high and high-density, neighborhood mixed-use and mixed-use development is sufficient to meet Brooklyn

Park’s total allocation of affordable housing need of 710 units. Areas of the city near the planned LRT are guided at higher density or mixed-use with a housing density of 12-50 units per acre. Table 4.18 shows the acreages in each land use category planned by decade. There are 2,213 potential units of affordable housing planned for the 2021-2030 time period.

	Guided Land Use Type	Dev. Acres	Now - 2020	2021-2030	2031-2040	Density Range			Yield %	Minimum Units now-2020	Minimum Units 2021-2030	Minimum Units 2031-2040	Midpoint Units now-2020	Midpoint Units 2021-2030	Midpoint Units 2031-2040
						Min	Mid	Max							
Guided in 2040 Plan	Low Density	21	0	21	0	1.5	2.25	3	100%	0	31	0	0	47	0
	Medium Density	3	0	3	0	3	7.5	12	100%	0	8	0	0	22	0
	Medium-High Density Residential	43	0	43	0	12	18.5	25	100%	0	516	0	0	801	0
	High Density	27	0	27	0	12	31	50	100%	0	324	0	0	833	0
	Live/Work	17	0	17	0	3	7.5	12	10%	0	5	0	0	13	0
	Flex Use	21	0	21	0	7	16	25	10%	0	14	0	0	33	0
	Neighborhood Mixed Use	31	0	15	16	9	29.5	50	10%	0	14	13	0	44	45
	Mixed Use	660	35	378	248	12	31	50	30%	125	1359	892	321	3512	2306
	Guided Total	299	35	525	248					125	2,271	905	321	5,305	2,351
	SUM TOTAL (2040 Guided)	299									3,301			7,977	

Table 4.18 Source: City of Brooklyn Park

Met Council Affordable Housing Allocation	
Type	Minimum Units (overall density and average) 2021-2030
Medium High Density Residential	516
High Density Residential	324
Neighborhood Mixed Use	14
Mixed Use	1,359
Total Affordable housing units BP guided (>=8 du/ac)	2,213
Affordable units required	710
At or below 30% AMI	409
31-50% AMI	104
51-80% AMI	282

Table 4.19 Source: Metropolitan Council and City of Brooklyn Park.

4.4.6 Future Housing Needs Implementation

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need below 30% AMI: 300 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local Economic Development Authority (EDA) Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at less than 30% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at less than 30% AMI.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at less than 30% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City would consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need 31-50% AMI: 76 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	TIF	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local EDA Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at 31-50% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at 31-50% AMI.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at less than 30% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City does not plan on using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.	

Identified Need	Available Tools	Circumstances and Sequences of Use
Allocation of affordable housing need 51-80% AMI: 207 units	Land Use	Guide future land use to densities that support the development of affordable housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	TIF	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	TIF Housing Set-Aside Funds	The City would consider using TIF Housing Set-Aside Funds for affordable housing in accordance with special state legislation.
	Local EDA Resources	The City will coordinate with the EDA and would consider using EDA funds to support housing affordable at 51-80% AMI on a case by case basis.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at 50-80% AMI.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Local CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use.	

4.5 Programs, Local Efforts, and Revenue Sources

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.

4.5.1 Housing Programs, Local Efforts, and Revenue Sources

- Housing Rehabilitation, Maintenance, and Assistance Programs
 - Rehabilitation
 - Scattered Site Acquisition and Rehab Program – Developed in 2009 in response to the foreclosure crisis, this program uses federal, state, and local resources to acquire, rehabilitate, and re-sell single family homes. Through the program’s life, the City spent \$11 million rehabilitating over 200 homes in neighborhoods. With funding nearly spent, this program is winding down in 2018 but the City will continue to do rehabilitation projects as the need arises.
 - Apartment Livability Assistance – Offers loan funding, up to \$500,000, to owners of apartments to support creating safe and livable neighborhoods. Loans are funded with Tax Increment and have affordability requirements.
 - Town Home Loan Program/Home Improvement Area Program – Provides low interest loans to townhome associations for improvements to common interest areas that may include parking lots, roofing, siding, and windows.
 - Home Improvement and Maintenance Programs
 - Community Development Block Grant (CDBG) Home Rehabilitation Deferred Loan program and Emergency Assistance Deferred Loan Program – Offers deferred loans up to \$15,000 and emergency assistance for home repairs and capital improvements. 23 homeowners accessed this program in 2017 and 35 households are on the waiting list. This program is restricted to households earning 80 percent AMI or less.
 - Brooklyn Park Home Improvement Loan Program – Administered by Center for the Energy and Environment (CEE), this program offers low-interest repayable loans for home improvements including window replacement, bathroom and kitchen remodeling, flooring, plumbing, and HVAC. Twelve homeowners accessed this program in 2017 and eight homeowners are in the process of receiving loans. This program does have income restrictions at 115 percent of the area median income.
 - Assistance
 - Homebuyer Education – Provide CDBG funds to support Community Action Partnership of Hennepin County (CAPHC) Homebuyer Education program and Home Stretch workshops.
 - Housing Information Resources – Provide in print and online resource information to residents.
 - Transitional and Homeless Housing Services

- The EDA owns a four-plex apartment building and operates a transitional housing program for four families experiencing homelessness. The families participate in job training or educational programming in preparation for independent living. The EDA contracts with Simpson Housing Services to operate the on-site transitional housing program and Premier Housing Management oversees day to day operations.
 - Brooklyn Avenues for Youth – In 2015, the EDA used TIF Housing Set-Aside Funds to construct a homeless youth shelter to serve the northwest suburbs and address the community’s housing challenges. This partnership project with Avenues for Youth provides 12 beds and one emergency bed for youth experiencing homelessness. In 2017, the program supported 112 youth with 33 youth living at Brooklyn Avenues an average of 136 days and 99 youth using the emergency bed for a total of 210 nights.
- Neighborhood Preservation Initiatives
 - Home Energy Enhanced Squad – Administered by CEE, this program promotes and provides for energy conservation solutions and upgrades in residential homes. The EDA matches the resident expenses up to \$50 per visit. In 2017, CEE conducted 94 Home Energy Squad visits.
 - Code Enforcement and Public Health – In 1976, the city adopted an environmental health program to respond to resident concerns ranging from minor nuisances to major health and safety hazards at residential properties. Some environmental health issues the City may handle include chemical and biological hazards, air quality, odors, water quality, lighting, noise, mold, and many others. In addition to health and life safety issues, general property maintenance items are addressed during property investigations. Community education and outreach are crucial elements of the program’s success.
 - Rental Licensing Program – The City’s Rental and Business Licensing Division administers the rental housing program as well as other business licenses issued by the city. Single-family rental homes are licensed and inspected every 2 years. In addition to single-family rental homes, the program is responsible for inspecting the thirty-five apartment communities in the city. The rental license program provides the city with the authority to monitor all rental properties and ensure they are properly maintained for the safety of its occupants.
 - Neighborhood Action Program (NAP) - Since the 2006, the NAP has evolved from a program focused on reducing crime and improving the livability of our most distressed single-family neighborhoods, to a collaborative team of city departments working together to resolve issues as they arise city-wide. This new approach allows early engagement and aligns the appropriate city staff with the residents to address their concerns before they become large-scale neighborhood issues. In addition, the NAP program reviews necessary code updates to address rental property behaviors, crime free housing training for landlords of rental properties, and email notification for landlords regarding crimes committed on their rental properties.
 - Apartment Action Plan – The City updated its Apartment Action Plan, a document which establishes collaborative actions the City will take around communication

and engagement with tenants and property owners and managers, proactive apartment sustainability strategies such as rental licensing programs and multi-family housing design guidelines and monitoring of apartment communities.

- International Property Maintenance Code – Initially adopted in 1983, the modified and amended International Property Maintenance Code was adopted in 2001. The Code serves two primary functions – to address concerns with property disinvestment and to ensure property safeguards to protect the stability of neighborhoods.

4.5.2 Local Redevelopment Efforts:

Brooklyn Park has an active Economic Development Authority (EDA) and recent local redevelopment projects include:

Housing Set-Aside funded projects (special Tax Increment Financing legislation):

- Autumn Ridge Apartments – In 2016, the EDA provided a \$1,200,000 loan to support the significant rehab of 366 affordable units. 330 of the units are restricted to households at 60 percent AMI.
- Brooks Landing and Brook Garden Apartments – In 2016, the EDA provided \$400,000 as a direct contribution to support the rehabilitation of 160 units affordable to households at 30-60 percent AMI.
- Brooklyn Avenues Homeless Youth Shelter – In 2015, the EDA provided \$1,058,691 to fund construction of a 12-bed homeless youth transitional housing shelter. The EDA owns the facility and partners with Avenues for Homeless Youth for programming, support services, and administration.

Housing revenue bonds projects:

- Brooks Landing and Brook Gardens Apartments – In 2017, the City sponsored \$15,000,000 of housing revenue bonds to support significant rehabilitation of 170 affordable units. This project is waiting for tax credit funding from Minnesota Housing.
- Park Haven Apartments – The City sponsored \$16,000,000 of housing revenue bonds to support significant rehabilitation of 176 units affordable to households earning 50-80 percent AMI in 2016. The grand re-opening for this project occurred in November 2017.

CDBG funded projects:

- EDA-owned Four-plex Facility – In 2017, the City provided \$207,000 in CDBG funds for significant rehabilitation of 4 units of transitional housing for families experiencing long term homelessness (restricted to 30 percent AMI) in 2018. The EDA partners with Simpson Housing to provide professional supportive services for the families and Premier Management to provide property management services.

4.5.3 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.

Real Estate Forum

Since 1992 the City of Brooklyn Park has hosted the first Real Estate Forum with 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. This program is coordinated by the Police Department.

New Connect

New Connect is a program where resident volunteers welcome new homeowners to Brooklyn Park. The volunteers are Community Connectors – they greet new neighbors with a reusable tote bag filled with community and city information, free gifts, and coupons from local businesses. Since 2012 volunteers have delivered over 6,000 bags to new homeowners.

Fair Housing

It is the commitment of the City to ensure that fair and equal housing opportunities are granted to all persons in all housing opportunities and development activities funded by the City regardless of race, color, religion, gender, sexual orientation, marital status, status with regard to public assistances, familial status, national origin, or disability. This will be done through external policies that provide meaningful access to all residents and fair housing information and referral services; and internal practices and procedures that affirmatively further fair housing.

The City reviewed the Regional Analysis of Impediments to Fair Housing and is taking steps to address recommendations identified within the report and will be coordinating with Hennepin County recommendations.

4.5.4 Revenue Sources:

- Revenue Sources
 - Community Development Block Grant (CDBG) funds – Brooklyn Park receives CDBG funds on an annual basis and utilizes the federal funds to carry out a wide-range of community development activities directed toward neighborhood revitalization, economic development and improved community facilities.
 - Tax Increment Financing (TIF) Housing Set-Aside funds – Section 20 of Minnesota Laws 1994, Chapter 584, Article 9 provided the EDA with the authority to establish an Economic Development TIF District (#15 and #17), in which 15 percent of the

annual revenue generated 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 the district TIF #15 and #17 through 2011. During the extension period 100 percent of the TIF generated must be deposited into the Housing Development Account for housing projects.

- EDA General Funds – The Brooklyn Park EDA utilizes the Housing and Redevelopment Authority (HRA) levy and the EDA levy to fund its operations and financially support other ongoing programs in the housing, economic development, redevelopment, and neighborhood preservation. The HRA levy funds the operating expenses of the EDA.
- 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 affordable housing within the community.

4.6 Brooklyn Park 2040 Housing Goals and Implementation Strategies

Brooklyn Park has taken a proactive approach in developing preservation programs and maintaining the existing housing stock. The city and its housing administrator, the EDA, has developed policies to ensure quality and affordable housing is integrated throughout the community.

As Brooklyn Park's demographic and economic makeup continue to change and create demand for new housing types, available land and redevelopment opportunities will allow the city to grow and meet current and future resident needs. During the implementation phase of the Plan, the City will continue to examine programs to protect existing housing affordability, protect rental tenants, and ensure that the most cost-burdened residents have access to affordable housing options.

The following housing goals and implementation strategies are based on the summary of existing housing needs identified earlier:

- Rental units for large families and single-parent households at all affordability levels;
- Senior housing at all affordability levels;
- Maintenance assistance for low-income homeowners at or below 80 percent AMI;
- Programs to address the homeownership disparity gap and support rental households becoming homeowners;
- Rental housing affordable between 30-50 percent AMI households to reduce housing cost-burden for renters;
- Preservation of naturally-occurring affordable housing within all bands of affordability, especially near future transit stations.

Goal 1: Housing Preservation

Focus on housing investment and preservation to promote well-maintained neighborhoods and high-quality housing.

Implementation Strategies:

- Encourage revitalization and rehabilitation of existing rental housing to support preservation and to maintain affordability by promoting the City's Apartment Livability Loan program.
- Consider expanding the home improvement programs to maintain existing housing and to incent neighborhood investment.
- Promote active code enforcement and inspection programs. Continue implementation of the Property Maintenance Code through the Code Enforcement division and the Rental Licensing Ordinance.

Goal 2: Affordable and Supportive Housing

Promote a range of housing choices and opportunities accessible throughout the community.

Implementation Strategies:

- Implement the approved Mixed-Income Housing Policy to encourage the production of new affordable housing units, distributed throughout the community.
- Use affordable housing funds and other financial resources to partner with apartment communities on reinvestment projects.
- Explore multi-generational housing programs, policies, and models to support modern families.
- Increase senior housing options in the community, with a focus on affordability.
- Promote senior-friendly amenities and design in rehabilitation and new residential developments.
- Explore adopting tenant protection ordinances that would require landlord notice of non-renewal leases, significant rent increases, or changes in screening criteria.
- Research and consider the feasibility of tenant-based subsidies to specifically target households below 30% AMI.

Goal 3: Housing Services

Deliver housing services in an effective and accessible way to meet changing community needs.

Implementation Strategies:

- Consider a renter-to-homeownership program to close the racial disparity gaps in homeownership within the community.
- Commit to creating a Fair Housing training procedure, in coordination with Hennepin County, across departments on fair housing laws, violation identification and other fair housing issues.
- Strengthen existing partnerships with housing and service providers to leverage resources and promote coordination.
- Regularly evaluate existing housing programs to ensure programs are effectively deployed in the community.
- Continue to provide staff resources to assist tenants and homeowners in finding housing resources.

Goal 4: LRT Corridor

Support high density and walkable housing along the corridor to leverage the transit investment.

Implementation Strategies:

- Encourage redevelopment and development near transit corridors to meet City housing production goals.
- Promote higher density housing near transit corridors, business parks, and commercial areas.
- Explore ordinances and policies that support mixed-income residential developments with

a goal of 20 percent units being affordable to 50% Area Median Income to preserve long-term affordability near public transit.

- Explore strategies and policies that prevent displacement of existing residents living near planned transit corridors.
- Encourage housing with walkability, transit connections, and a mix of amenities.

Goal 5: Housing Production

Identify appropriate locations and opportunities for housing in the community.

- Consider establishing target numbers of units for each housing type to ensure housing options are available to residents, with housing types disbursed throughout the city.

4.6.2 Housing Implementation Plan

The implementation plan establishes tools Brooklyn Park may use to address identified strategies needed to meet the goals for our general and existing housing needs.

Housing Goal #1: Housing Preservation		
Identified Strategy	Available Tools	Circumstances and Use
Encourage revitalization and rehabilitation of existing rental housing	Apartment Livability Loan Program/TIF Housing Set-Aside Funds	The City would consider using these funds for the rehabilitation of existing affordable rental housing.
	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for rehabilitation of existing rental housing.
	Partnerships	The City will consider working with partners such as Minnesota Housing to explore the preservation of low-income housing tax credit properties that could expire before 2040.
Consider Expanding the Home Improvement program to maintain existing housing, especially for low-income homeowners	Local CDBG Funds	The City will continue to reserve a portion of its CDBG allocation to continue to fund home improvement programs.
	Federal Home Loan Bank	The City will continue to apply to the Federal Home Loan Bank grant program as a source of funding for home improvement programs.
Promote Active Code Enforcement and Inspection Programs	Local City funds	The City is committed to continuing to fund active code enforcement and rental inspection programs.
	Local CDBG Funds	The City will consider reserving a portion of its CDBG allocation for funding a portion of staffing in the Code Enforcement and Public Health division.
Promote access to affordable housing	Housing Improvement Areas	The City would consider creating a Housing Improvement Area to support townhome or condominium associations that lack the reserves to finance maintenance.

Housing Goal #2: Affordable and Supportive Housing		
Identified Strategy	Available Tools	Circumstances and Use
Implement Mixed-Income Housing Policy	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support implementation of mixed-income housing in the community.
	Local Ordinances	The City will be updating its zoning code in accordance with the Mixed-Income Housing Policy.
Use financial resources to partner with apartment properties	Local EDA Resources	The City will continue to meet one-on-one with property managers and owners of the 35 large apartment communities to identify opportunities for partnership on reinvestment projects.
	4d Tax Credit Program	The City will consider working with private property owners to retain the affordability of naturally occurring housing through the 4d tax program.
Explore multi-generational housing to support large family and single-parent households	Partnerships	The City will explore partnering with the University of Minnesota to commission a study on multi-generational housing and how it best fits into the Brooklyn Park community.
Increase senior housing at all affordability levels	Super RFP	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for senior affordable housing.
	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support development of senior housing in the community.
	LCDA Funds	The City would strongly consider sponsoring an application to Livable Communities Programs for senior housing.
	Housing Bonds	The City would consider using Housing Bonds to support senior housing bonds for senior affordable development.
Promote senior-friendly design in developments	Partnerships	The City will encourage developers rehabilitating or constructing residential development to incorporate recommendations of the Brooklyn Park Task Force for Aging recommendations into design.
Explore City level policy changes to promote affordability	Partnerships	City staff will continue to work with community organizations and other cities to explore adopting tenant protection ordinances.

	Local City Resources	The City will implement a local Fair Housing Policy to ensure that all housing efforts deployed by the City address Fair Housing needs.
Explore partnerships to create more ownership opportunities	West Hennepin Affordable Housing Land Trust	The City will explore supporting a partnership with the West Hennepin Affordable Housing Land Trust to preserve and create affordable homeownership opportunities.

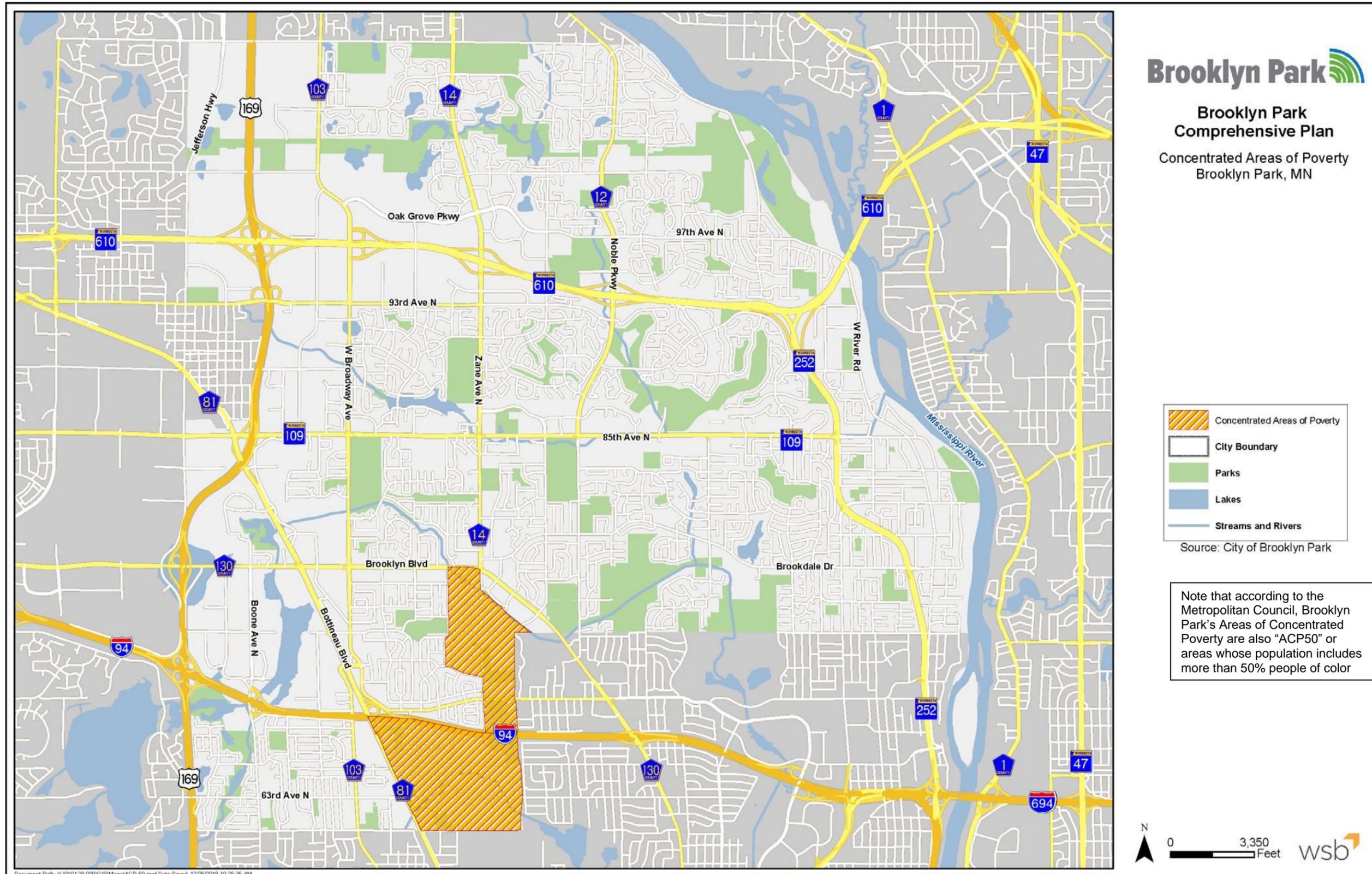
Housing Goal #3: Housing Services		
Identified Strategy	Available Tools	Circumstances and Use
Renter-to-homeownership programs	Partnerships	Staff will keep track and monitor the PRG/Minneapolis Public Housing renter to homeownership program to determine if it is a replicable program for Brooklyn Park.
Commit to developing a Fair Housing training procedure	Local EDA Resources	The City will likely use local EDA resources and funds to develop a Fair Housing training procedure for city departments.
	Partnerships	City staff will work with regional partners, including Hennepin County and Met Council to develop a Fair Housing training procedure.
Partnerships and Coordination	Partnerships	The City is committed to strengthening existing partnerships through expanded coordination.
Evaluate Housing Programs	Internal staff	City staff will evaluate housing programs regularly and provide summaries of outcomes to the EDA and Council.
Staff Resources	Local City Resources	The City will continue to fund dedicated housing staff as a resource to residents.

Housing Goal #4: LRT Corridor		
Identified Strategy	Available Tools	Circumstances and Use
Encourage redevelopment and development near transit corridors	Local EDA Resources	The City will consider using local funds such as TIF Housing Set-Aside, general EDA funds, or new TIF districts to support redevelopment and development near transit corridors.
	Super RFP	The City would strongly consider supporting/sponsoring an application to the Super RFP programs for housing redevelopment and development near transit corridors.

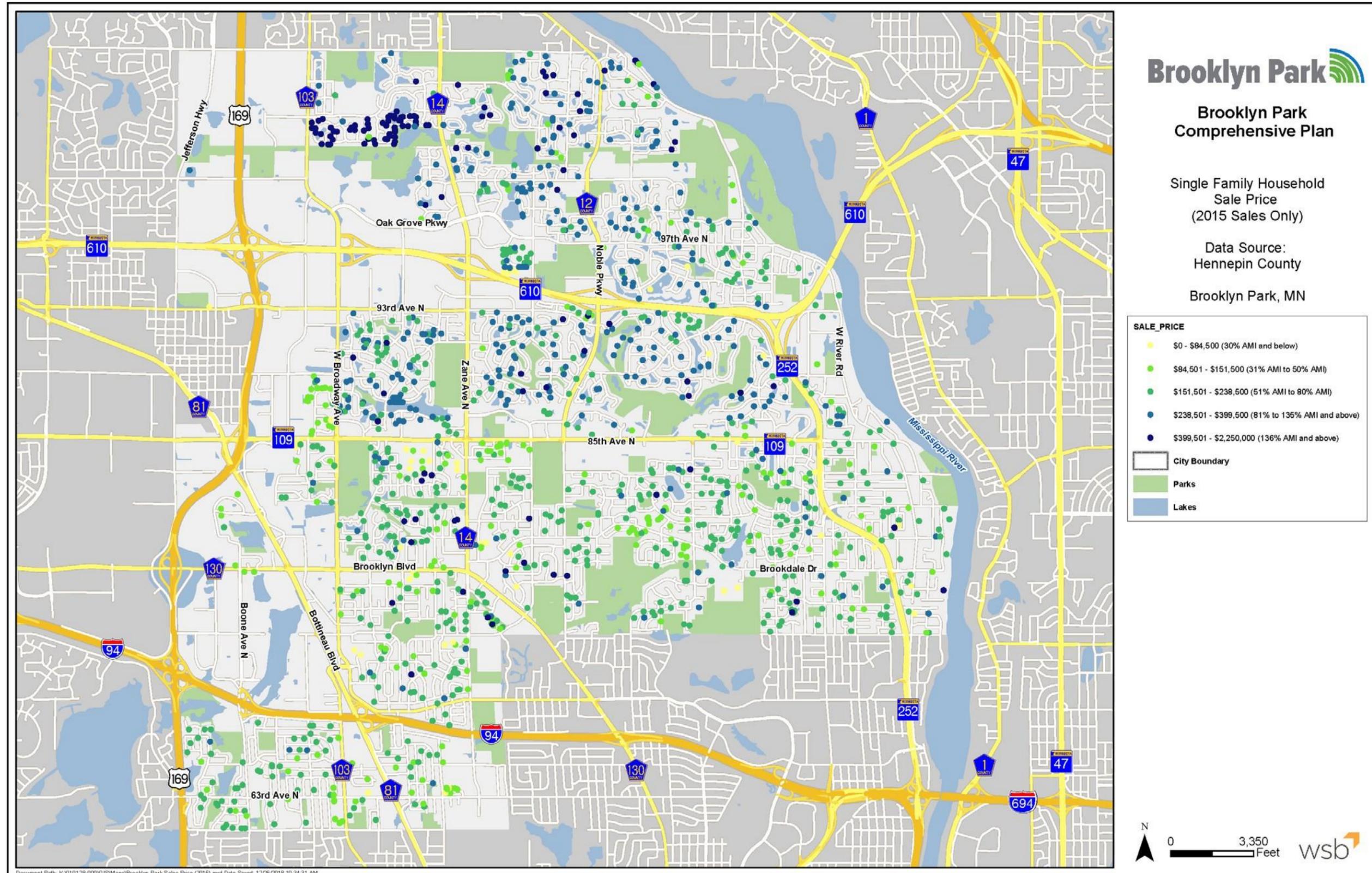
	Local Funds: LCDA	The City would strongly consider sponsoring an application to Livable Communities Programs for senior housing.
	Local Funds: Hennepin County TOD	The City would strongly consider sponsoring an application to the Hennepin County TOD program for redevelopment and development funding near the transit corridor.
	Housing Bonds	The City would consider using Housing Bonds to redevelopment or development along the transit corridor.
	Local Funds: CDBG	The City would consider using CDBG funding for redevelopment or development near the transit corridor on a case by case basis.
Promote Higher Density Housing	Partnership	The City is partnering with Hennepin County to use FTA grant resources to develop TOD zoning and overlay tools for the transit station areas. It is anticipated that these new tools will be adopted in June 2018.
Explore mixed-income residential developments	Partnership	The City is partnering with Hennepin County to use FTA grant resources to develop TOD zoning and overlay tools for the transit station areas, including inclusionary/affordable housing mechanisms. It is anticipated that these new tools will be adopted in June 2018. The City will implement zoning aspects of the Mixed-Income Housing Policy.
Explore anti-displacement strategies and policies	Partnership	The City is partnering with Hennepin County to use FTA grant resources to explore strategies and policies to prevent displacement of residents living near the transit corridor. This work will be underway in 2018-19.

Housing Goal #5: Housing Production		
Identified Strategy	Available Tools	Circumstances and Use
Establishing target numbers of units for each housing type	Local EDA Resources	A housing gap analysis along the LRT corridor is underway. The City will consider engaging a consultant to conduct a city-wide housing gap analysis.

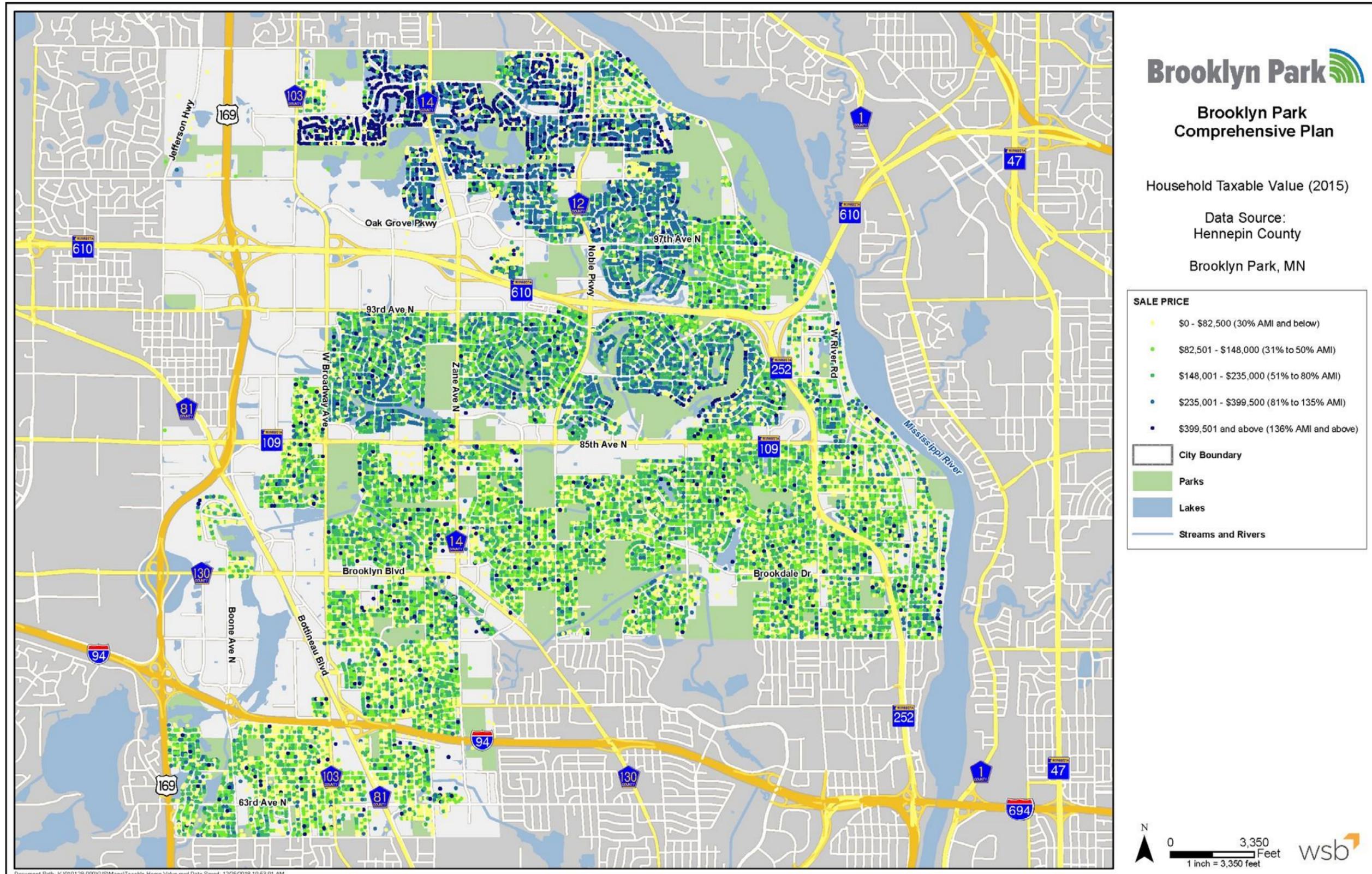
Map 4-1 Areas of Concentrated Poverty with Greater than 50% People of Color



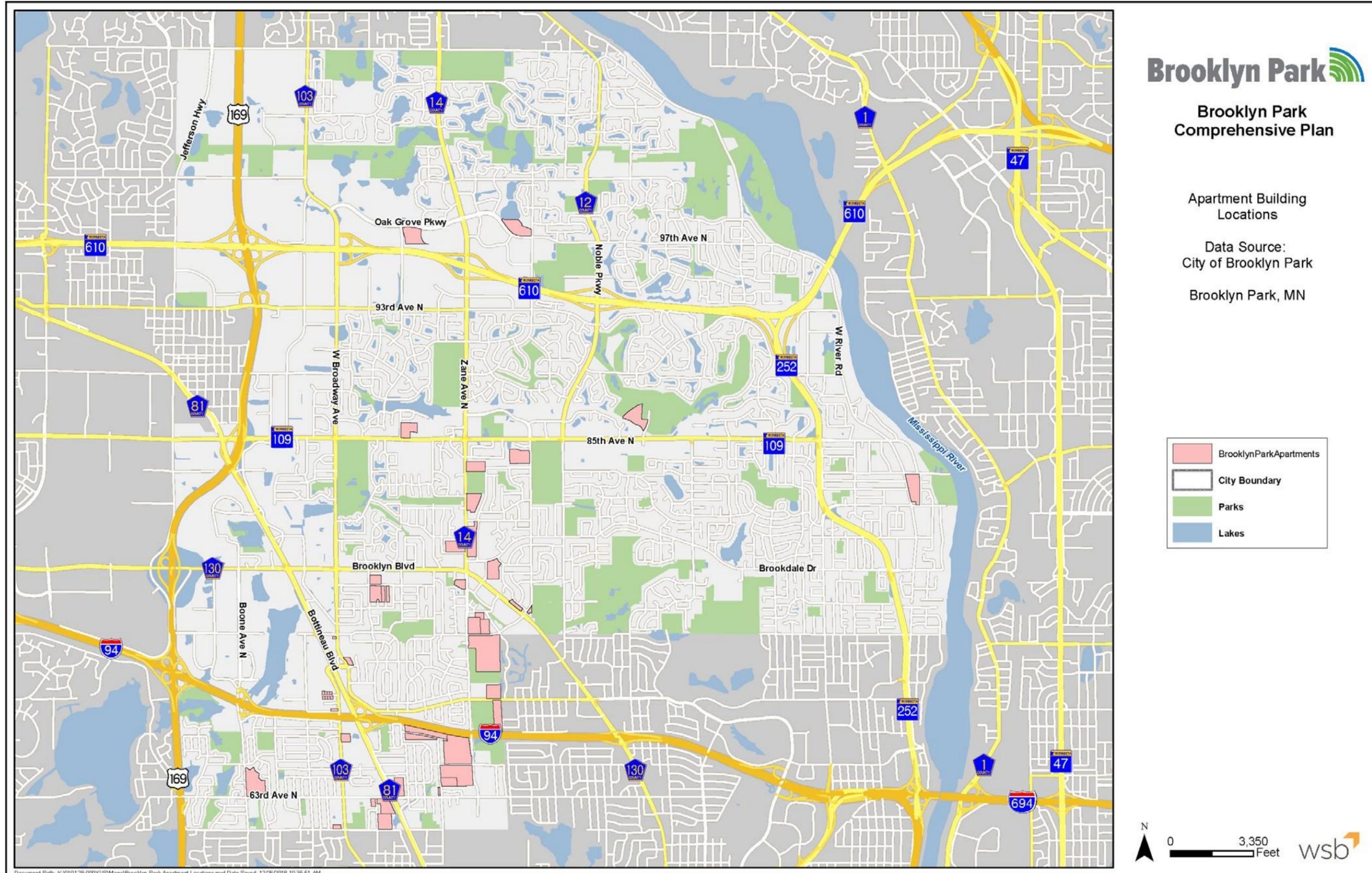
Map 4-2 Single Family Household Sale Price (2015 Sales Only)



Map 4-3 Household Taxable Value (2015)



Map 4-4 Apartment Building Locations



Map 4-5 Owner Occupied Housing Above and Below 80% AMI (\$243,500.00)

