Housing Construction and Publicly Subsidized Affordability, 2010-2020

June 17th, 2023

Total rental units affordable per city policy
at or below 60% AMI, 2010-2020:
2,752 units of 9,224 units permitted (29.8%)

Total ownership units affordable per city policy
at or below 80% AMI, 2010-2020:
278 units of 656 units permitted (42.4%)

Total units affordable per city policy, 2010-2020:
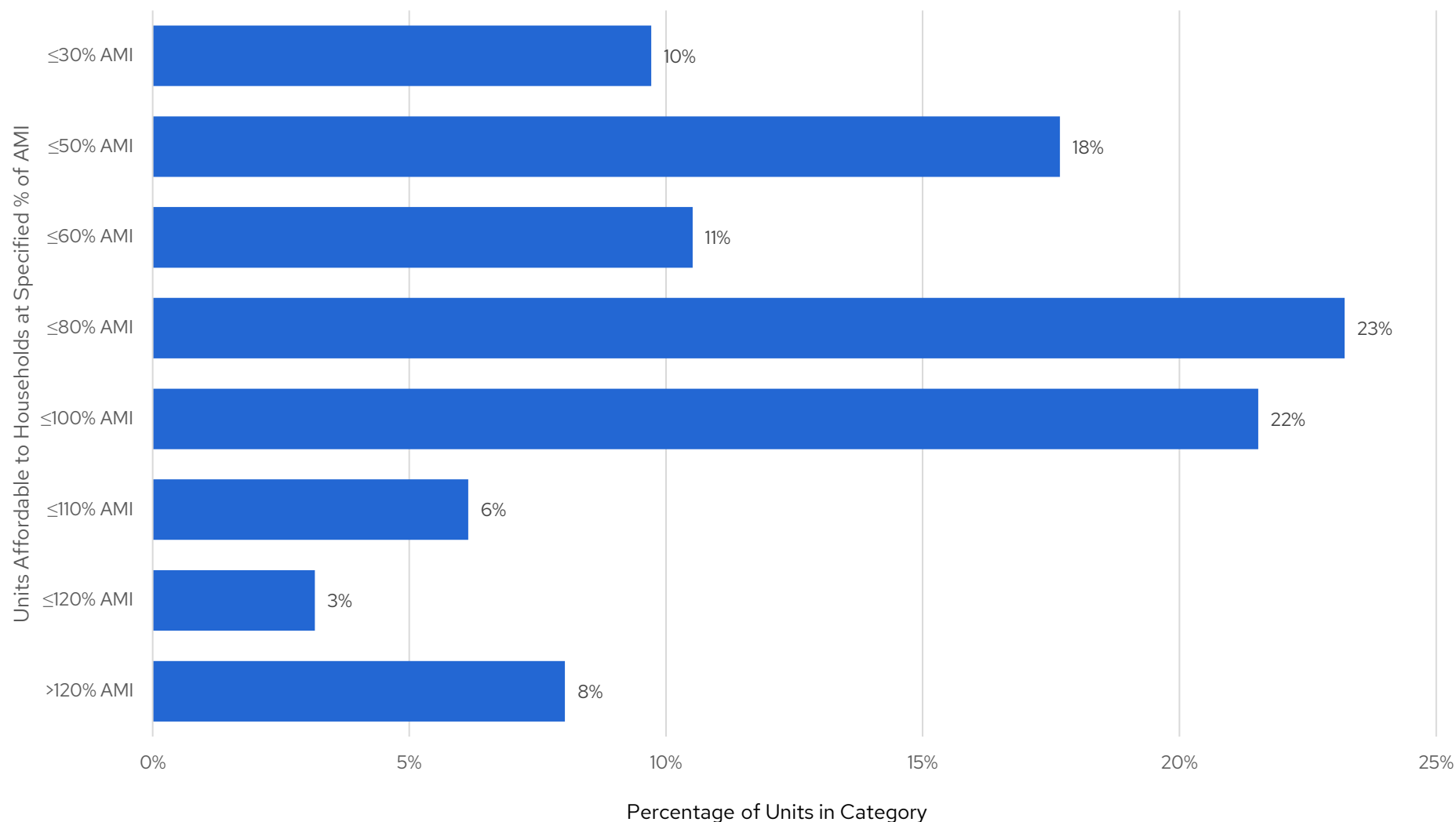**3,030 units of 9,880 units permitted (30.7%)**
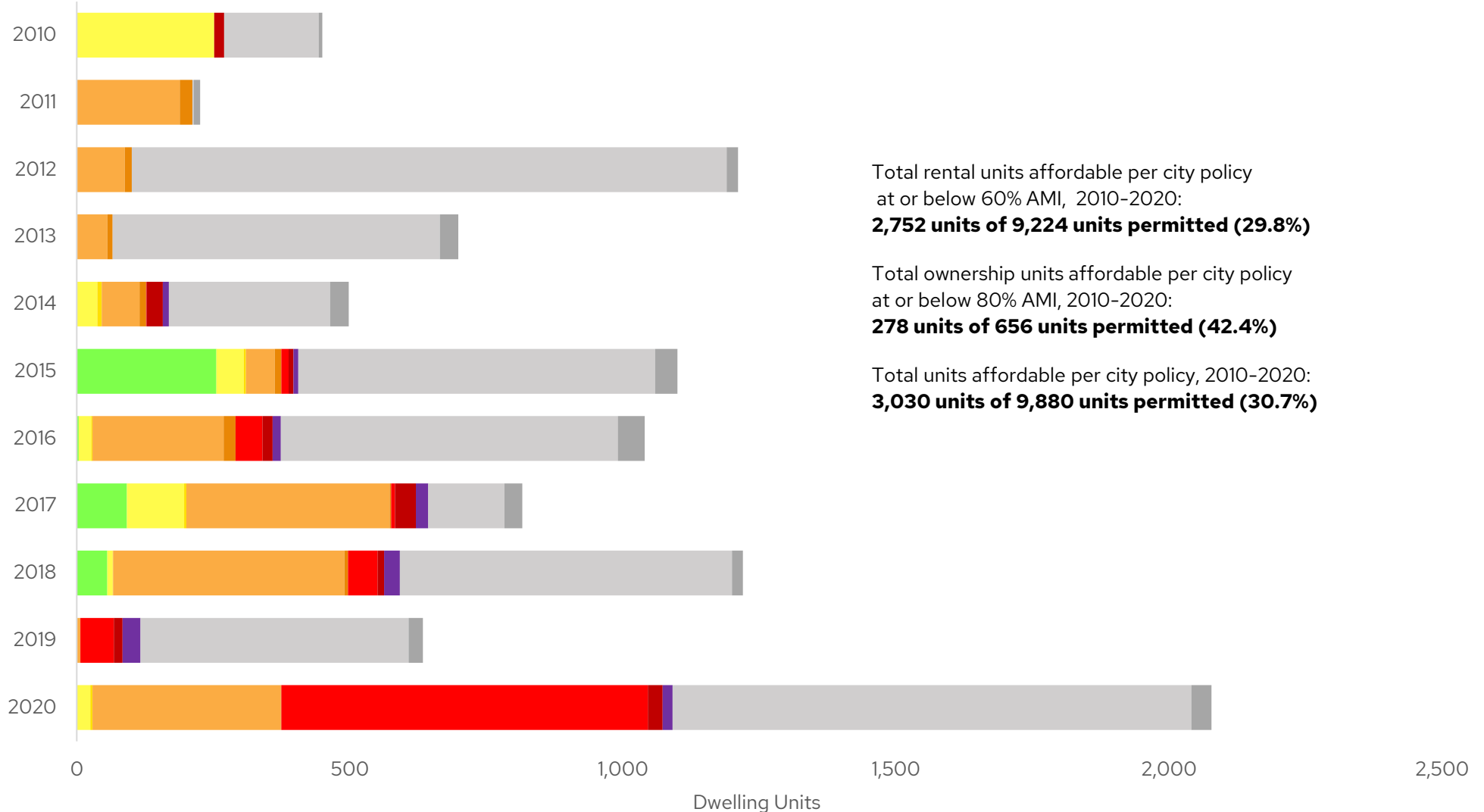
Source & Notes: Metropolitan Council Affordable Housing Construction dataset, downloaded 2022, based on building permit data. 2010 data only tracks affordability at the 50% AMI and 80% AMI levels. All subsequent years track affordability at the full range of AMIs shown. Affordability of ownership units defined by city policy in the Housing chapter of the City's 2040 Comprehensive Plan, Policies H32 and H33. However, other state and regional agencies consider ownership housing to be affordable up to 120% of AMI, and the city does draw on these affordability resources as well. Under this definition, 416 units of 656 ownership units were permitted (62.4%) were affordable 2010-2020, and 3,168 units of all 9,880 units permitted were affordable (32.1%).

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Legend:
- 30% AMI Rental
- 30% AMI Ownership
- 50% AMI Rental
- 50% AMI Ownership
- 60% AMI Rental
- 60% AMI Ownership
- 80% AMI Rental
- 80% AMI Ownership
- 115% AMI Rental
- 115% AMI Ownership
- Market Rate Rental
- Market Rate Ownership

New Housing 2010-2020 by Affordability of Unit

Among Occupied Housing Untis Constructed 2010-2020 • Valid for understanding generalized trends only • June 19th, 2023
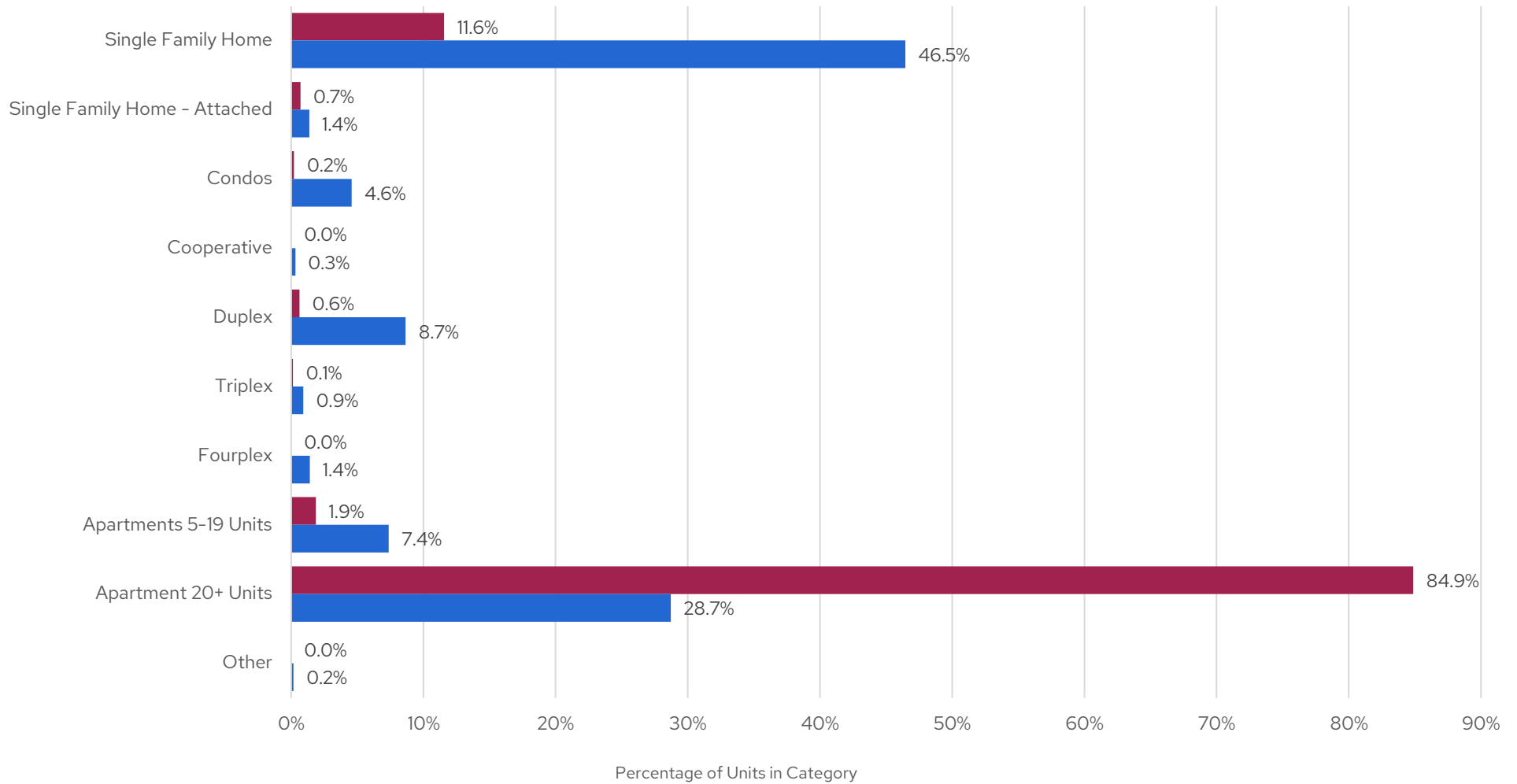

Units Affordable to Households at Specified % of AMI (y-axis)

Category	Percentage
≤30% AMI	10%
≤50% AMI	18%
≤60% AMI	11%
≤80% AMI	23%
≤100% AMI	22%
≤110% AMI	6%
≤120% AMI	3%
>120% AMI	8%

Percentage of Units in Category (x-axis)

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Units by Housing Type

Among Units Constructed 2010–2020 vs Overall Housing Stock • June 17th, 2023

Housing Type	Units Constructed 2010–2020	Overall Housing Stock
Single Family Home	11.6%	46.5%
Single Family Home - Attached	0.7%	1.4%
Condos	0.2%	4.6%
Cooperative	0.0%	0.3%
Duplex	0.6%	8.7%
Triplex	0.1%	0.9%
Fourplex	0.0%	1.4%
Apartments 5-19 Units	1.9%	7.4%
Apartment 20+ Units	84.9%	28.7%
Other	0.0%	0.2%

Percentage of Units in Category

Data source and methodology: Analysis utilized Ramsey County GIS Parcel Geodatabase was utilized as downloaded from Minnesota Geospatial Commons. "DwellingType" attribute was utilized and reclassified into the simplified categories shown above. Congregate-type uses (assisted living facilities and nursing homes) as well as vacant parcels that contradictorily still showed housing units were excluded. The "Other" category is a representation of the DwellingType of "Single Family w/ Accessory Unit", which seems likely not to fully correspond to the definition of an "Accessory Dwelling Unit" in city code, and was therefore left labeled as "Other" to avoid confusion between competing government definitions of this type of housing.
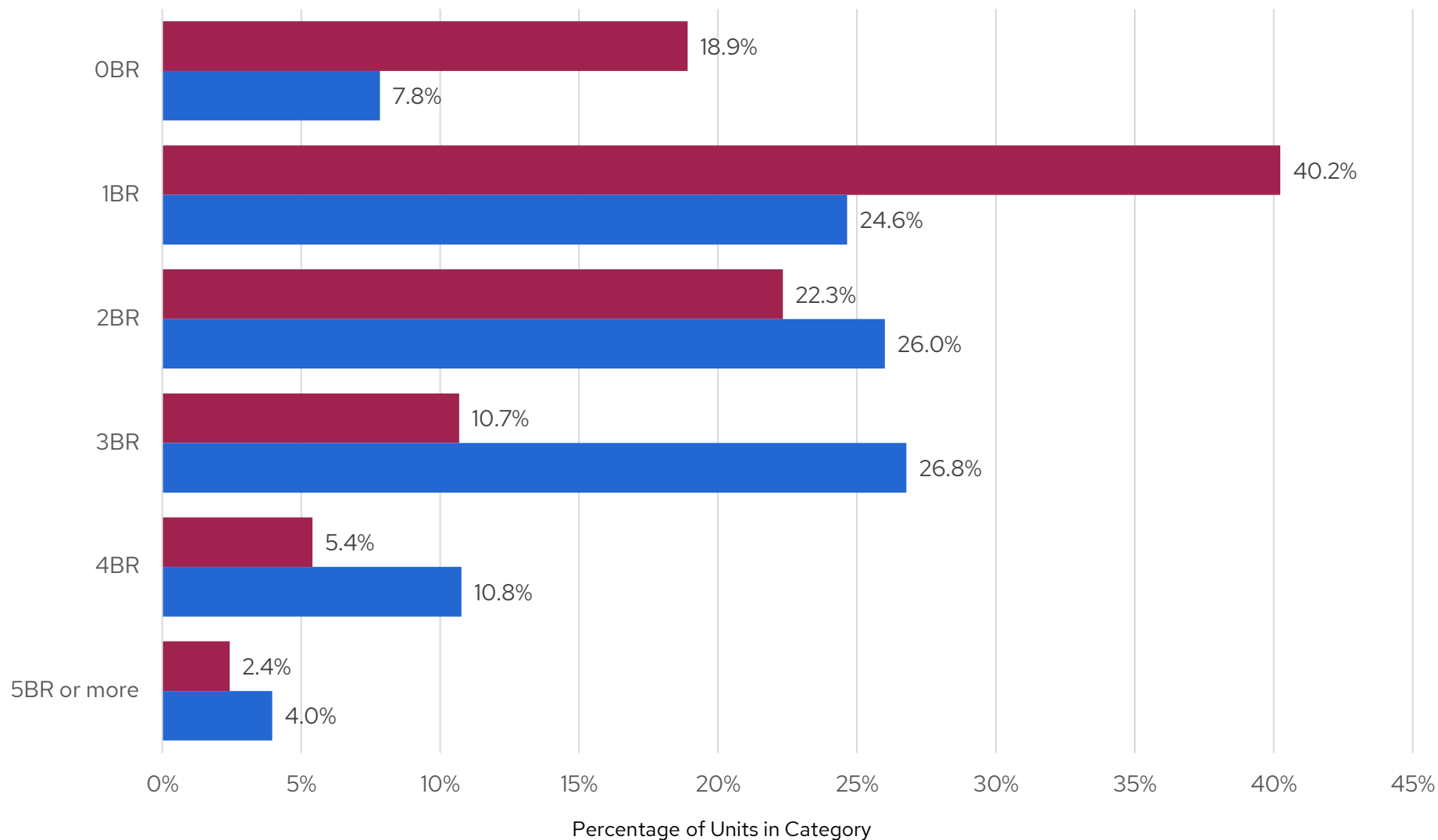
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■ Units Constructed 2010-2020

■ Overall Housing Stock

Unit Bedroom Size Mix

Among Units Constructed 2010-2020 vs Overall Housing Stock • June 17th, 2023

Category	Units Constructed 2010-2020	Overall Housing Stock
0BR	18.9%	7.8%
1BR	40.2%	24.6%
2BR	22.3%	26.0%
3BR	10.7%	26.8%
4BR	5.4%	10.8%
5BR or more	2.4%	4.0%

Percentage of Units in Category

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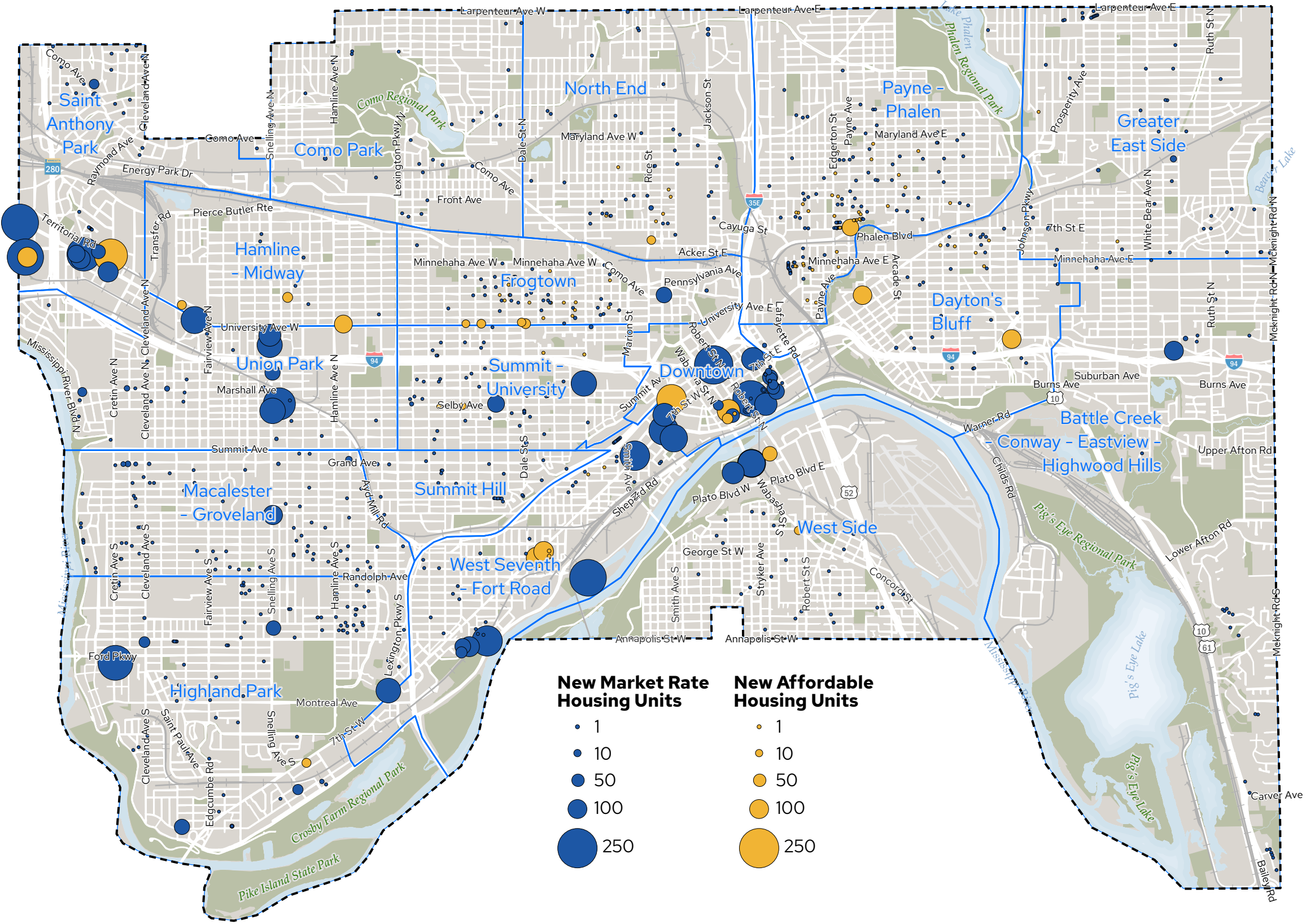PLANNING & ECONOMIC
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■ Units Constructed 2010-2020

■ Overall Housing Stock

Market Rate and Publicly-Subsidized Affordable New Dwelling Unit Starts, 2010-2020

Symbolized by number of new units and predominant type of units in building • Wednesday, June 21, 2023 v2

Map region labels: Saint Anthony Park, Como Park, North End, Payne – Phalen, Greater East Side, Hamline – Midway, Frogtown, Union Park, Summit – University, Downtown, Dayton's Bluff, Macalester – Groveland, Summit Hill, West Seventh – Fort Road, West Side, Battle Creek – Conway – Eastview – Highwood Hills, Highland Park

Legend

New Market Rate Housing Units
- 1
- 10
- 50
- 100
- 250

New Affordable Housing Units
- 1
- 10
- 50
- 100
- 250

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Miles: 0, 0.45, 0.9, 1.8, 2.7, 3.6