

## Southwest Transit Corridor: Affordable Housing and H+T Study

### Communities Along the Southwest Corridor

	Minneapolis	St. Louis Park	Hopkins	Minnetonka	Eden Prairie	SW Corridor	TC Metro
<b>Demographic Characteristics</b>							
*Population	379,499	44,470	16,894	50,175	61,283	120,313	2,792,056
*Pop Growth Since 2000	-0.8%	0.8%	-1.5%	-2.2%	11.6%	6.5%	5.7%
*Households	165,253	21,053	8,029	21,694	23,376	59,210	1,097,513
*Average HH Income	\$65,170	\$75,628	\$59,648	\$107,491	\$126,693	\$84,721	\$83,665
*Poverty: % of Population	22%	8%	10%	4%	5%	13%	9%

†Average Home Value

#### RENTAL PROPERTIES

§Known Affordable Private Market

¶Publicly-Subsidized

#### RENTAL UNITS

\*Renter Occupied Units as % of Market

\*Total Rental Units

¶Publicly-Subsidized

§Average 2-BR Apartment Rent

<b>Housing Stock</b>							
	\$192,167	\$244,598	\$188,010	\$343,469	\$326,534	\$316,810	\$239,670
	-	-	-	-	-	-	-
	3,576	206	212	115	145	860	11,176
	644	25	6	17	17	121	1,604
	-	-	-	-	-	-	-
	48%	38%	57%	26%	24%	53%	28%
	79,291	7,924	4,595	5,688	5,519	31,151	303,806
	20,520	973	382	572	438	7,214	57,124
	\$1,194	\$1,274	\$989	\$1,261	\$1,310	\$1,388	\$1,101

\*Population: % Accessible to HF Transit

\*\*Autos Per Households

\*\*% of Journeys to Work by Transit†

\*\*Vehicle Miles Traveled/Household

\*\*Transportation Costs as a % of AMI

\*\*Housing Costs as a % of AMI

\*\*Housing + Transportation % of AMI

<b>Housing + Work + Transportation</b>							
	77%	0%	0%	0%	0%	33%	18%
	1.4	1.7	1.7	1.9	1.9	1.5	1.8
	20%	6%	5%	2%	2%	15%	6%
	14,731	17,532	17,603	20,178	20,829	15,987	19,762
	17%	20%	20%	22%	23%	18%	21%
	22%	24%	21%	28%	32%	24%	25%
	39%	44%	41%	51%	54%	42%	46%

Demographics include all census tracts with a geographic or population centroid within 1/2 mile of the corridor

\* based on 5-year (2005-2009) ACS data from the US Census Bureau

† sales data from the Minneapolis Area Association of Realtors, with geo-locating provided by the Metropolitan Council

§ rental listings data from HousingLink's *Twin Cities Rental Revue* (2011 Q3 - 2011 Q4)

¶ rental data from HousingLink's *Twin Cities Publicly-Funded Housing Database*

\*\* Housing + Transportation data from *Center for Neighborhood Technology*



HousingLink

THE MCKNIGHT FOUNDATION

## Southwest Corridor - Affordable Rental Housing Snapshot

Stations Along the Southwest Corridor	RENTAL PROPERTIES WITHIN 1/2 MILE		RENTAL UNITS WITHIN 1/2 MILE	
	*Known Affordable Private Market	†Publicly-Subsidized	†Publicly-Subsidized	*Average 2-BR Rent
Royalston	23	79	1,071	\$1,448
Van White	23	3	118	\$1,386
Penn	3	2	3	\$1,173
21st Street	2	2	8	\$1,500
West Lake	52	3	21	\$1,608
Beltline	31	8	196	\$1,313
Wooddale	15	4	44	\$1,520
Louisiana	4	3	95	\$1,466
Blake	92	2	4	\$1,010
Hopkins	32	4	187	\$921
Shady Oak	10	0	0	\$777
Opus	5	0	0	\$1,083
City West	8	0	0	\$1,035
Golden Triangle	1	0	0	\$1,616
Eden Prairie Town Center	0	0	0	\$1,555
Southwest	1	0	0	\$1,450
Mitchell Road	0	2	15	-

Demographics include all census tracts with a geographic or population centroid within 1/2 mile of the corridor

\*rental listings data from HousingLink's Twin Cities Rental Revue (2011 Q3 - 2011 Q4)

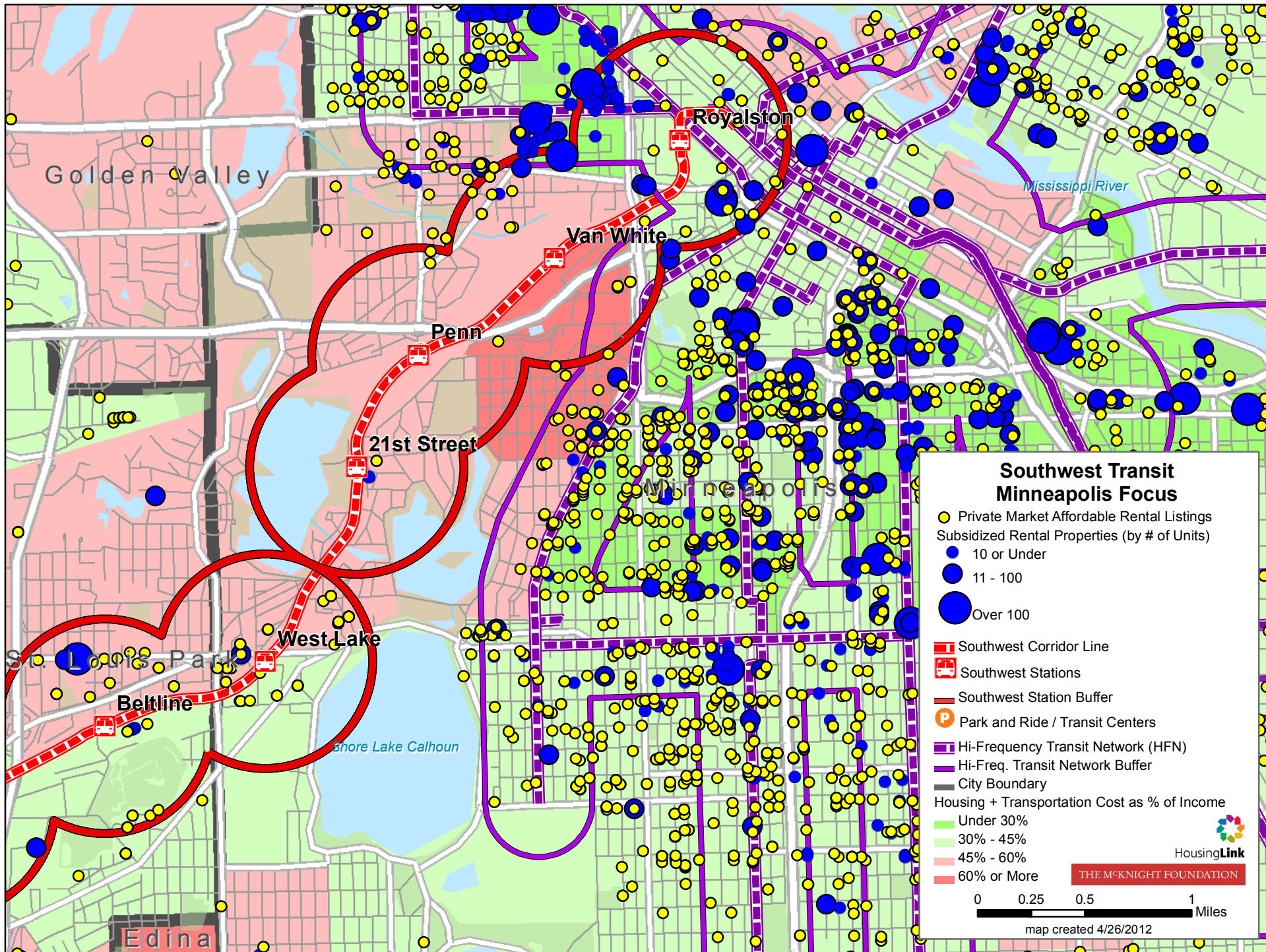
†rental data from HousingLink's Twin Cities Publicly-Funded Housing Database



HousingLink

THE MCKNIGHT FOUNDATION





## Southwest Transit St. Louis Park Focus

● Private Market Affordable Rental Listings  
● Subsidized Rental Properties (by # of Units)

● 10 or Under

● 11 - 100

● Over 100

— Southwest Corridor Line

— Southwest Stations

— Southwest Station Buffer

P Park and Ride / Transit Centers

— Hi-Frequency Transit Network (HFN)

— Hi-Freq. Transit Network Buffer

— City Boundary

Housing + Transportation Cost as % of Income

Under 30%

30% - 45%

45% - 60%

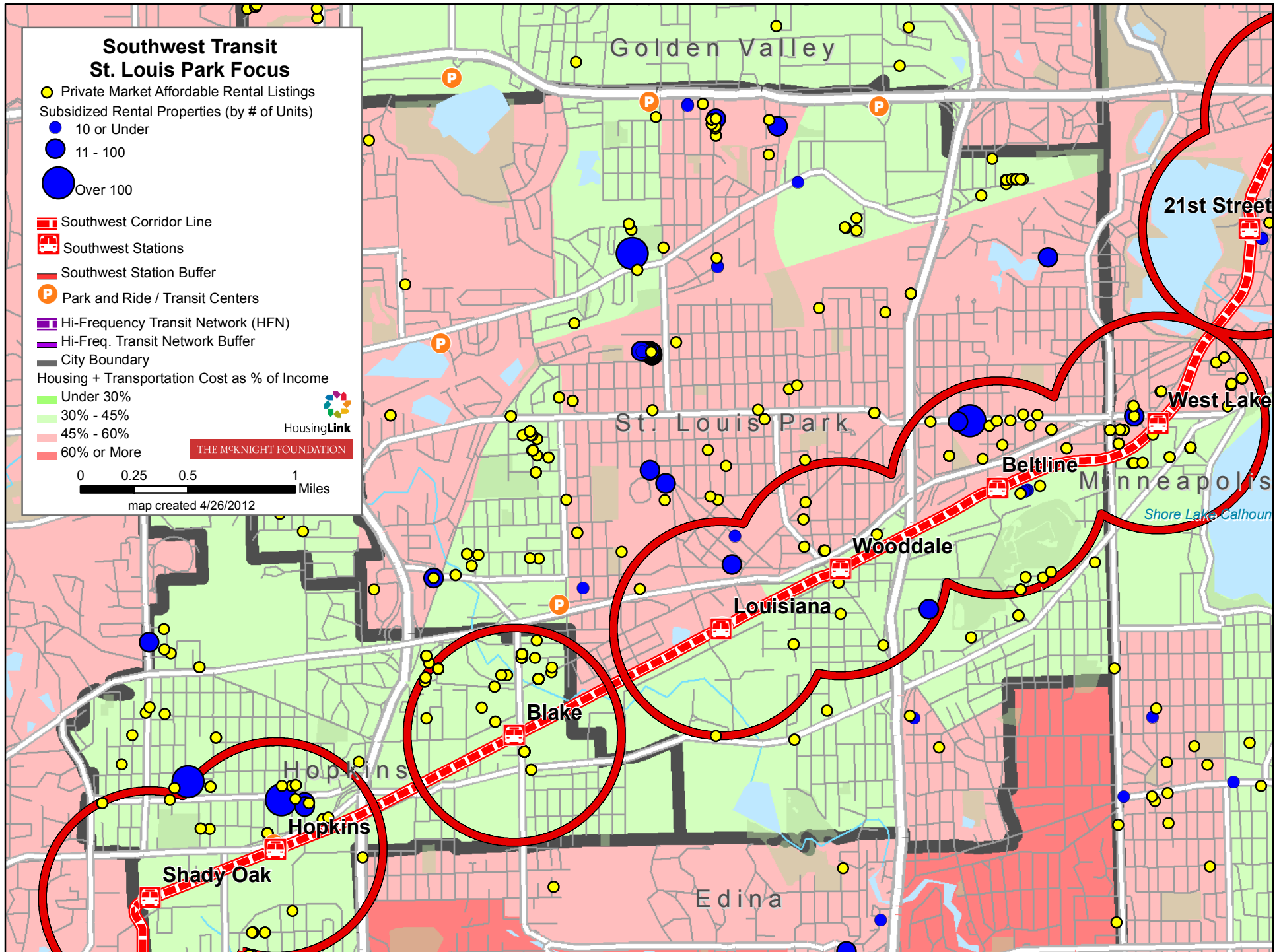
60% or More



THE MCKNIGHT FOUNDATION

0 0.25 0.5 1 Miles

map created 4/26/2012



## Southwest Transit Minnetonka and Hopkins Focus

● Private Market Affordable Rental Listings  
● Subsidized Rental Properties (by # of Units)

● 10 or Under

● 11 - 100

● Over 100

■ Southwest Corridor Line

■ Southwest Stations

■ Southwest Station Buffer

P Park and Ride / Transit Centers

■ Hi-Frequency Transit Network (HFN)

■ Hi-Freq. Transit Network Buffer

■ City Boundary

Housing + Transportation Cost as % of Income

■ Under 30%

■ 30% - 45%

■ 45% - 60%

■ 60% or More

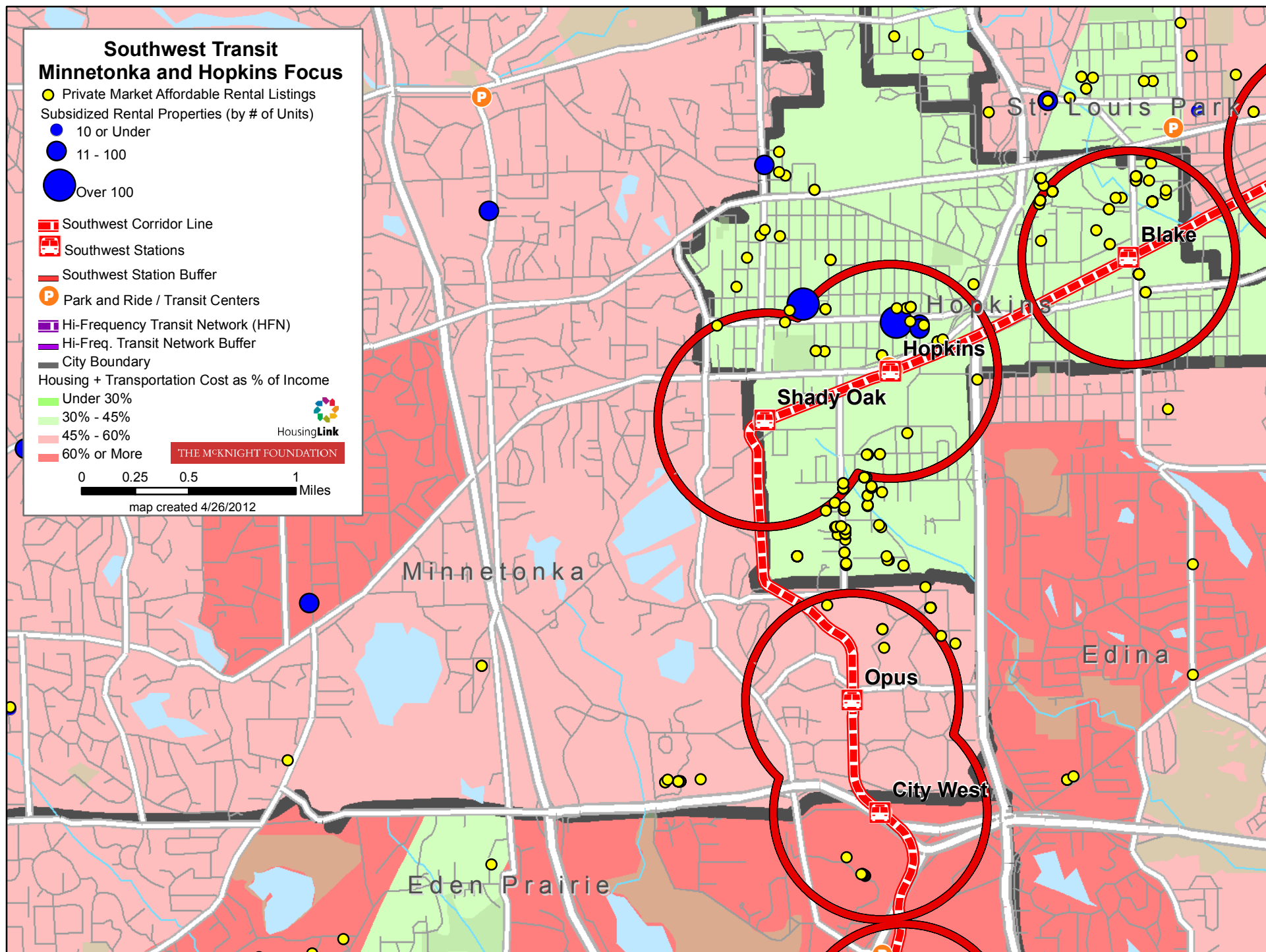


HousingLink

THE MCKNIGHT FOUNDATION

0 0.25 0.5 1 Miles

map created 4/26/2012





## Southwest Transit Eden Prairie Focus

● Private Market Affordable Rental Listings  
● Subsidized Rental Properties (by # of Units)

● 10 or Under

● 11 - 100

● Over 100

■ Southwest Corridor Line

■ Southwest Stations

■ Southwest Station Buffer

P Park and Ride / Transit Centers

■ Hi-Frequency Transit Network (HFN)

■ Hi-Freq. Transit Network Buffer

■ City Boundary

Housing + Transportation Cost as % of Income

■ Under 30%

■ 30% - 45%

■ 45% - 60%

■ 60% or More



HousingLink

THE MCKNIGHT FOUNDATION

0 0.25 0.5 1 Miles

map created 4/26/2012

