

2021

Housing Counts



December 2022



FAMILY HOUSING
FUND

HousingLink 

Housing Counts Data 2021

Affordable housing development and preservation spiked dramatically in 2021. We saw the highest numbers of affordable housing units built (3,065) and preserved (4,426) since Housing Counts reporting began in 2002. Following record highs in 2020, this represents a continued trend of increasing development and preservation in the Twin Cities region. Success in preserving housing affordability is due, in large part, to the 4D incentive programs in Minneapolis and Saint Paul, which offer property tax reductions to property owners who commit to keeping rents affordable for ten years. 4D units in Minneapolis and Saint Paul represented 66% of all homes for which affordability was preserved in 2021.

About The Housing Counts Report Series

Each year since 2002, Family Housing Fund and HousingLink jointly publish data to provide housing leaders and stakeholders with a consistent means of tracking annual affordable housing production, preservation, and loss. The data set provide an annual accounting of affordable housing projects in Minneapolis, Saint Paul, and suburban communities, offering a systemic and consistent way of measuring progress to municipal and regional affordable housing goals.

When tracking new production and preservation of affordable housing, there are several points in time when a unit could be “counted.” HousingLink and Family Housing Fund have chosen to count units in the year their funding first closes. Only developments with public and/private capital funding with affordability obligations are listed.

To compare to previous years, view HousingLink’s [visualization of the data over time](#).

Minneapolis 2021

* Senior housing

Affordable Units with Financing Closed

30% AMI | 50% AMI | 60% AMI

| | 30% AMI | 50% AMI | 60% AMI | |
|---|------------|------------|--------------|--------------|
| New Production: Rental | | | | |
| 125 Lowry Development | 0 | 0 | 17 | |
| 3301 Nicollet | 24 | 40 | 0 | |
| 4207 Nicollet Avenue Apartments | 0 | 0 | 5 | |
| 4th Street Apartments; the Doyle | 0 | 0 | 17 | |
| Bloom Lake Flats | 28 | 14 | 0 | |
| Dinkytown Mixed Use | 0 | 0 | 67 | |
| Fieldhouse Dinkytown | 0 | 0 | 64 | |
| Harrison Housing - Deco 265 Apartments | 0 | 0 | 8 | |
| *Lydia Apartments Expansion (new units) | 40 | 0 | 0 | |
| *Nolte River Place Apartments (also known as Anoka Senior Apartments) | 0 | 50 | 30 | |
| Peregrine | 64 | 37 | 29 | |
| Satori Boutique Apartments | 0 | 23 | 0 | |
| Shelby Commons | 12 | 23 | 0 | |
| *Snelling Yards | 10 | 85 | 5 | |
| The Sound on 76th (formerly known as 4100 Apartments) | 8 | 35 | 27 | |
| Wakpada | 0 | 0 | 10 | |
| West Broadway West Building | 0 | 59 | 13 | |
| Wirth on the Woods | 10 | 83 | 7 | |
| New Production: Rental | 196 | 449 | 299 | 944 |
| New Production: Homeownership | | | | |
| Single-Family (City of Lakes Community Land Trust) | 2 | 7 | 4 | |
| New Production: Homeownership | 2 | 7 | 4 | 13 |
| Preservation/Stabilization: Rental | | | | |
| Cedar High Apartments | 347 | 0 | 0 | |
| Loring Towers | 0 | 0 | 230 | |
| *Lydia Apartments Expansion (40 existing units) | 40 | 0 | 0 | |
| Lyndale Manor | 238 | 0 | 0 | |
| Units enrolled in Minneapolis 4D Program | 0 | 0 | 1,185 | |
| SMMF Acquisition - 3123 23rd Ave S | 0 | 0 | 2 | |
| Stonehouse Square Apartments | 0 | 30 | 30 | |
| Preservation/Stabilization of Existing Units: Rental | 625 | 30 | 1,447 | 2,102 |
| GRAND TOTAL | 823 | 486 | 1,750 | 3,059 |

Demolitions in Minneapolis (includes affordable and market rate units)

106

Saint Paul 2021

* Senior housing

Affordable Units with Financing Closed

| 30% AMI | 50% AMI | 60% AMI |
|---------|---------|---------|
|---------|---------|---------|

| | 30% AMI | 50% AMI | 60% AMI | |
|---|------------|------------|--------------|--------------|
| New Production: Rental | | | | |
| Hollows | 5 | 0 | 57 | |
| Parkway Apartments | 10 | 9 | 41 | |
| New Production: Rental | 15 | 9 | 98 | 122 |
| New Production: Homeownership | | | | |
| Single-Family (Twin Cities Habitat for Humanity) | 0 | 0 | 1 | |
| New Production: Homeownership | 0 | 0 | 1 | 1 |
| Preservation/Stabilization: Rental | | | | |
| 62 Congress Street | 0 | 0 | 2 | |
| Birmingham | 21 | 0 | 0 | |
| Front Hi-rise | 151 | 0 | 0 | |
| *King's Crossing | 0 | 49 | 0 | |
| Units enrolled in Saint Paul 4D Program | 0 | 651 | 1,088 | |
| Wilder Square | 90 | 0 | 39 | |
| Preservation/Stabilization of Existing Units: Rental | 262 | 700 | 1,129 | 2,091 |
| GRAND TOTAL | 277 | 709 | 1,228 | 2,214 |

Demolitions in Saint Paul (includes affordable and market rate units)

39

Suburban Metro 2021

* Senior housing

Affordable Units with Financing Closed

| | | |
|----------------|----------------|----------------|
| 30% AMI | 50% AMI | 60% AMI |
|----------------|----------------|----------------|

New Production: Rental

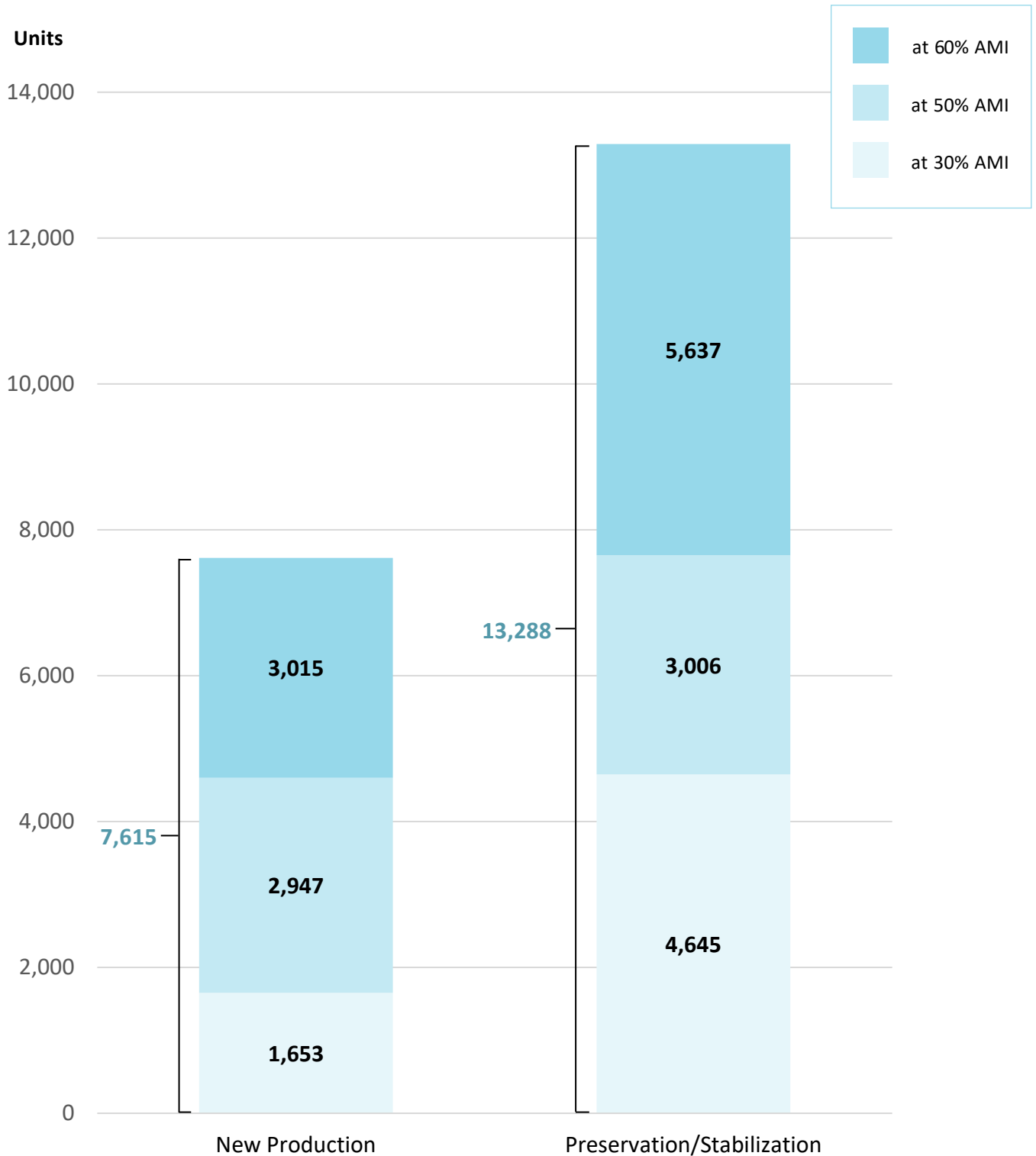
| COUNTY | CITY | PROPERTY | 30% AMI | 50% AMI | 60% AMI | |
|-------------------------------|---------------------|---|-----------|------------|--------------|--------------|
| Carver | Waconia | Trails Edge South Apartments | 8 | 38 | 14 | |
| Dakota | Apple Valley | Risor of Apple Valley | 0 | 36 | 0 | |
| Dakota | Eagan | Aster House Apartments | 0 | 45 | 139 | |
| Dakota | Hastings | *The Quill (formerly known as Hastings Senior Apartments) | 0 | 25 | 65 | |
| Dakota | Inver Grove Heights | Babcock Crossing | 0 | 5 | 44 | |
| Dakota | West St. Paul | Hilltop at Signal Hills | 0 | 0 | 146 | |
| Dakota | West St. Paul | Legacy Commons at Signal Hills | 0 | 0 | 247 | |
| Hennepin | Bloomington | Old Cedar Apartments | 6 | 3 | 59 | |
| Hennepin | Eden Prairie | Paravel | 0 | 50 | 7 | |
| Hennepin | Hopkins | Raspberry Ridge II | 0 | 53 | 91 | |
| Hennepin | Hopkins | Vista 44 | 0 | 50 | 0 | |
| Hennepin | Maple Grove | Bottineau Ridge Phase III | 0 | 50 | 0 | |
| Hennepin | Plymouth | Element | 0 | 26 | 35 | |
| Hennepin | St. Louis Park | Risor of St. Louis Park | 0 | 17 | 0 | |
| Hennepin | St. Louis Park | Mera | 0 | 47 | 0 | |
| Hennepin | St. Louis Park | Corsa | 0 | 25 | 0 | |
| Hennepin | St. Louis Park | Volo at Texa Tonka | 0 | 22 | 0 | |
| Ramsey | Falcon Heights | Amber Union | 0 | 106 | 0 | |
| Ramsey | Roseville | Edison II | 8 | 30 | 21 | |
| Ramsey | Roseville | Harbor at Twin Lakes | 0 | 0 | 277 | |
| Ramsey | Vadnais Neights | Vadnais Lincoln | 0 | 0 | 83 | |
| Scott | Shakopee | Core Crossing | 0 | 0 | 61 | |
| Scott | Shakopee | The Willows | 13 | 47 | 0 | |
| New Production: Rental | | | 35 | 675 | 1,289 | 1,999 |

Suburban Metro 2021

| | | | Affordable Units with Financing Closed | | | |
|---|------------------|--|---|------------|--------------|--------------|
| | | | 30% AMI | 50% AMI | 60% AMI | |
| New Production: Homeownership | | | | | | |
| COUNTY | CITY | PROPERTY | | | | |
| Anoka | Columbia Heights | Single-Family (Twin Cities Habitat for Humanity) | 0 | 0 | 1 | |
| Anoka | Coon Rapids | Single-Family (Twin Cities Habitat for Humanity) | 0 | 0 | 1 | |
| Dakota | Farmington | Single-Family (Twin Cities Habitat for Humanity) | 0 | 1 | 0 | |
| Hennepin | Bloomington | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 1 | 0 | |
| Hennepin | Eden Prairie | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 0 | 1 | |
| Hennepin | Edina | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 1 | 0 | |
| Hennepin | Minnetonka | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 1 | 0 | |
| Hennepin | Plymouth | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 1 | 0 | |
| Hennepin | Richfield | Single-Family (West Hennepin Affordable Housing Land Trust) | 0 | 1 | 0 | |
| Washington | Oakdale | Single-Family (Two Rivers Community Land Trust) | 0 | 1 | 0 | |
| New Production: Homeownership | | | 0 | 7 | 3 | 10 |
| Preservation/Stabilization: Rental | | | | | | |
| Scott | Shakopee | *Village Apartments | 62 | 0 | 0 | |
| Preservation/Stabilization of Existing Units: Rental | | | 62 | 0 | 0 | 62 |
| GRAND TOTAL | | | 97 | 682 | 1,292 | 2,071 |

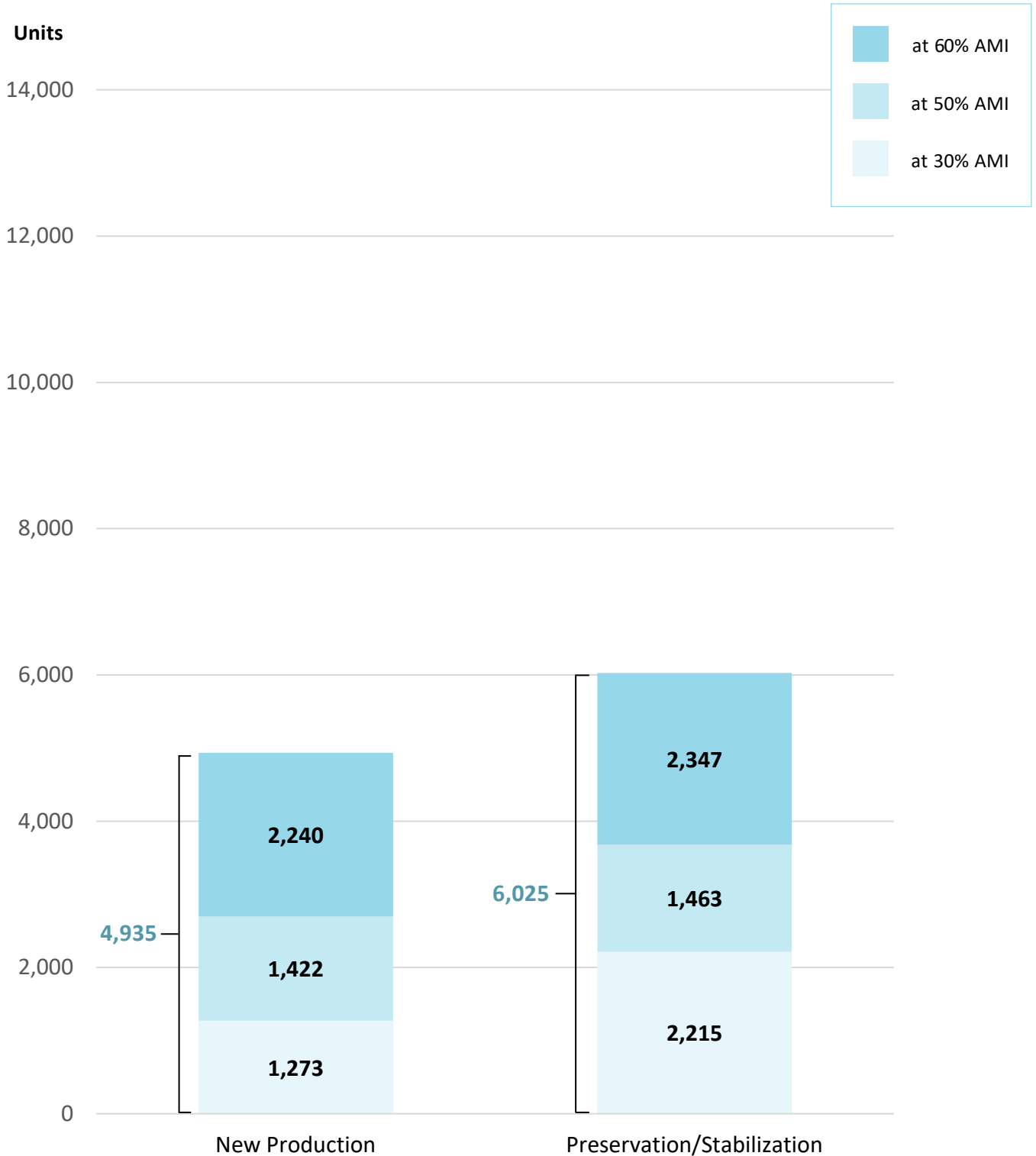
Minneapolis 2002-2021

Affordable Units with Financing Closed



Saint Paul 2002-2021

Affordable Units with Financing Closed



Suburban Metro 2004-2021

Affordable Units with Financing Closed

