

Affordable Housing Resources



Apple Valley collaborates closely with agencies such as the [Dakota County CDA](#) to offer affordable housing opportunities and resources to both [renters and first-time homebuyers](#).

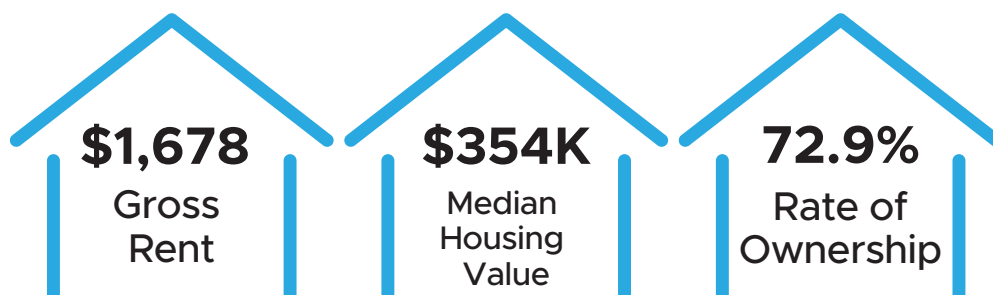


Homeownership Support

- First-time homebuyer loans
- Homebuyer education
- Downpayment assistance
- Rental housing registration

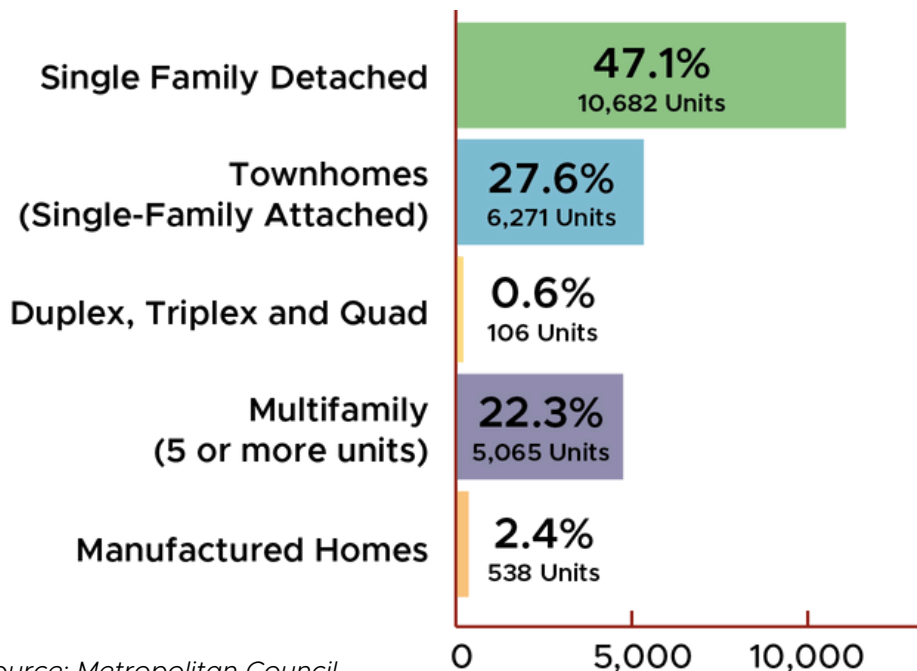
Renting Support

- Rental housing vouchers
- Workforce housing
- Senior housing
- Rental housing registration



Housing and Development Snapshot

Housing Units By Type



Apple Valley offers a variety of housing options, including affordable choices. Between 2015 and 2023, [1,417 multi-family housing units](#) were built.

We are committed to promoting [affordable housing](#) through redevelopment and infill projects, particularly along transit corridors, ensuring convenient and sustainable living for all residents.

Source: Metropolitan Council

Affordable Housing in Apple Valley



In Apple Valley, approximately 20% of all housing serves those who make up to 60% of the Area Median Income (AMI).

Affordable Housing Units Based on AMI

% AREA MEDIAN INCOME (AMI)	OWNED UNITS	RENTAL UNITS
Affordable at or below 30% of AMI	185	271
Affordable at 31-50% of AMI	877	545
Affordable at 51-60% of AMI	1,226	1,301

The above chart shows housing in Apple Valley at or below 60% of the AMI.
Source: Metropolitan Council



Our Goals for Affordable Housing

Expand Affordable Housing:

Partner with local and regional organizations to ensure equitable access to affordable housing for all.

Diverse Housing Options:

Provide a variety of housing choices to accommodate all demographics and community needs.

Sustainable Development:

Promote quality housing that respects the environment, enhances resident health, safety, and security.

Energy Efficiency:

Encourage the reduction of greenhouse gas emissions, adoption of renewable resources, and increased energy independence for homeowners and renters.

Property Maintenance and Investment:

Support maintenance, remodeling, and investment in all housing types to maintain vibrant communities.

Source: City of Apple Valley 2040 Comprehensive Plan

We strive to provide diverse, affordable housing for all demographics through partnerships and supportive policies, promote sustainable and energy-efficient developments, and ensure all residences are well-maintained, safe.



Housing Highlights

Burnsville's Economic Development and Housing Summary

Strong Business and Employment Climate

ACTIVE BUSINESSES

2,500

Burnsville hosts a thriving business community with approximately 2,500 active businesses.

MANUFACTURING HUB

\$380M

Wages generated annually

25.4%

Dakota County's manufacturing jobs

5000

 Jobs

3rd largest employment sector

LOW UNEMPLOYMENT

2.8%

The city boasts a very low unemployment rate of 2.8% (November 2024).

MAJOR BUSINESS HEADQUARTERS

1,800

Collins Aerospace employees

500

Buck Hill Ski Area employees

400

Ames Construction employees

TOTAL MARKET VALUE

\$9.5B

Pay 2025

2024 CONSTRUCTION BOOM

\$244M

Worth of construction work permits

11,000

Inspections performed

2.1M

 sq ft

Permitted of commercial space

A Medical Destination

 **M HEALTH FAIRVIEW RIDGES HOSPITAL**

967 Employees

State-of-the-art medical facilities with 967 employees

400+ Healthcare Entities

Drives growth of secondary medical businesses

 **MEDICAL SERVICES**

Wide Range of Medical Services

-  **Specialists**
-  **Therapists**
-  **Social Asst.**

Robust Housing and Rental Market

 **NEW HOUSING DEVELOPMENTS**

1,781 housing units

permitted since 2019

223 housing units

permitted in 2024

 **HOUSING PROGRAMS**

Low-Income Home Improvement Loans

Up to **\$35,000**

10 Loans closed annually

City-Funded Home Improvement Loans

Up to **\$50,000**

5 Loans closed annually

Senior Deferred Home Improvement Loans

Up to **\$15,000**

5 Loans closed annually

Code Cash Program

50% grant up to

\$2,000

1-2 grants annually

 **HIGH-DENSITY HOUSING ZONING**

1,349 acres

Prioritized for high-density housing

551 acres

Guided for mixed-use development

176 acres

Designated for transit-oriented development

 **RENTAL MARKET HIGHLIGHTS**

11,435

Rental units licensed

43%

Rentals comprise 43% of all housing units in Burnsville



AFFORDABLE HOUSING IN EAGAN

2021

Lexington Flats



50 units, 50%-60% AMI, one- to three-bedroom units, LIHTC

- Supported increased density and building coverage
- Allowed reduced building and parking setbacks
- City supported low-income tax credit financing
- Low-income housing tax credit financing (LIHTC)



EAGAN

WHERE EVERYONE THRIVES

2022

Aster House



204 units, 30% 50-70% AMI, one- to three-bedroom units, LIHTC-TIF

- Allowed increased density
- Allowed for reduced building setbacks, reduced enclosed parking, and recreation areas
- \$750,000 HOPE loan from local levy source
- City supported use of tax increment financing (TIF) and LIHTC

How does the City of Eagan encourage affordable housing developments?

2024

Nicols Pointe



24 units, 30% AMI, one-bedroom units, seniors & veterans preference

- Supported reduced parking, storage, and recreation area
- 100% funded by the Dakota County American Rescue Plan (ARP) State and Local Fiscal Recovery Funds

2024

The Haven at Eagandale



120 units, 60-80% AMI, one- to two-bedroom units, conversion of former extended stay hotel

- Waived enclosed parking stalls (120 required)
- Supported reduced parking and reduced trash enclosure setbacks

2025

Veteran's Village

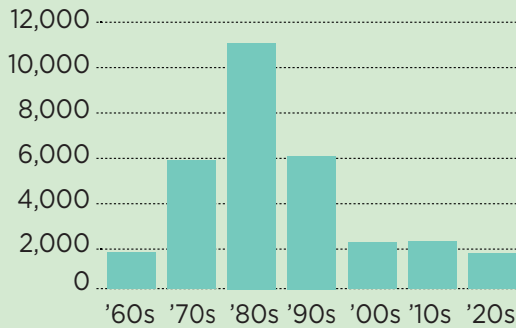


22 units, one- and three-bedroom units, veterans housing

- Increased density
- Reduced building setbacks, enclosed parking, storage space, and recreation area

HOUSING STOCK IN EAGAN

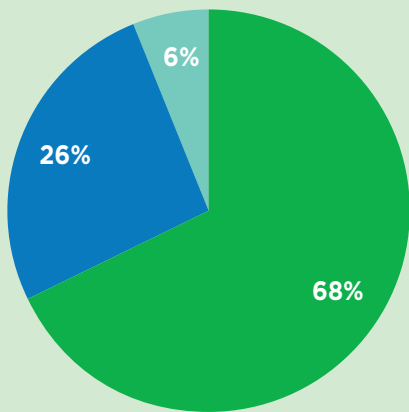
Eagan housing units by year



Affordability

- 45% of all licensed rentals are estimated affordable at 60% or below area median income
- 19% of all ownership housing is valued under \$290K
- 26% of new housing qualified as affordable

New housing units 2020-2024



- Affordable multifamily: 420 units
- Single family/townhome: 92 units
- Multifamily: 1,108 units

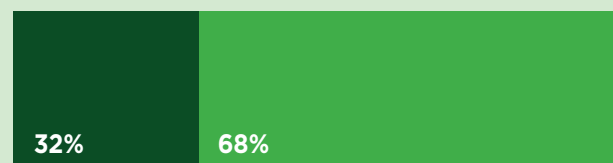
- Eagan is a fully developed and mature city
- Eagan's housing stock largely constructed in '70s-'90s
- Over 30,100 housing units in the city
- 31% of all units are multifamily
- 1,620 new housing units constructed within the past five years.
- 94% of new housing built within the past five years is multifamily

Total housing units by type



- Multifamily: 9,485
- Single family/townhome: 20,693

Housing tenure (all units)



- Licensed rentals: 9,615
- Owner occupied: 20,563



HOUSING PROFILE



IGH HOUSING APPROACH

Provide options that meet the needs for persons at all stages of life, cost attainability, and location.

BENEFITS OF THE IGH HOUSING APPROACH



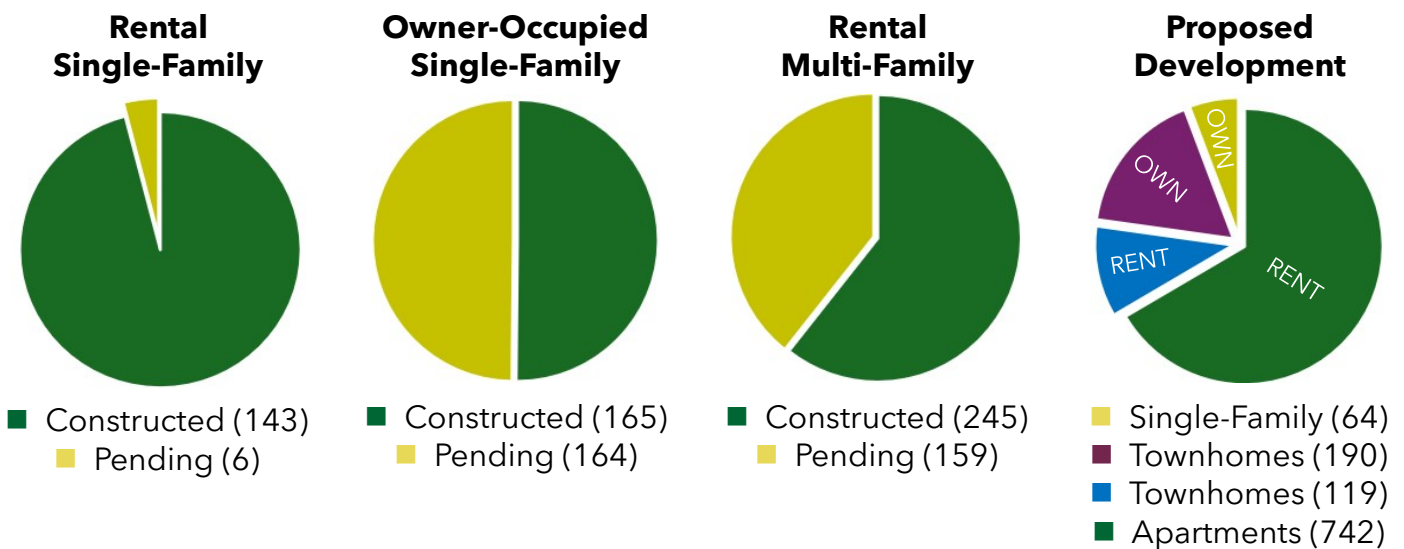
IGH HOUSING FAST FACTS



IGH and Dakota County CDA have partnered to invest in Naturally-Occurring Affordable Housing.

78 Rehab projects completed. **\$1,965,402** Reinvested in existing housing.

RECENT IGH HOUSING DEVELOPMENT

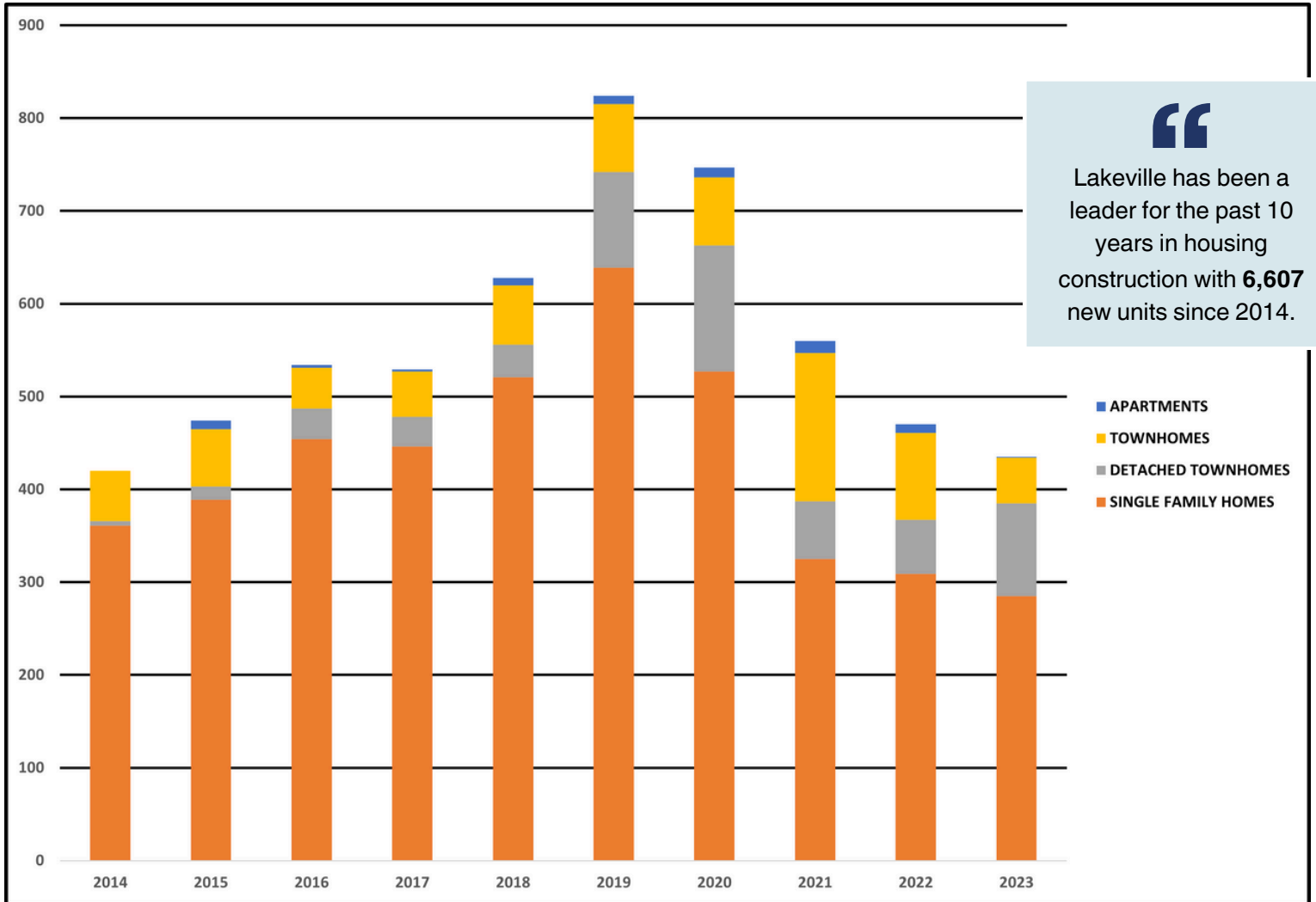




HOUSING SNAPSHOT

Community Values: A home for all ages and stages of life.

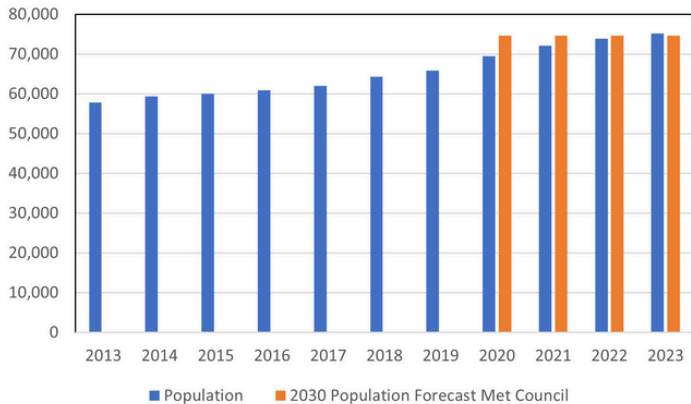
Residential Units Permitted



“
Lakeville has been a leader for the past 10 years in housing construction with **6,607** new units since 2014.

- APARTMENTS
- TOWNHOMES
- DETACHED TOWNHOMES
- SINGLE FAMILY HOMES

Lakeville’s population has grown 9.7% since 2020 and exceeded the Metropolitan Council’s 2030 forecast of 74,600 by July 2023.



City of Lakeville Population Data



As we look to the future, Lakeville will continue to be a leader in unit production. The City has **525** available single-family lots and **731** available townhome lots, with an additional **314** single-family and **337** townhome lots waiting for final platting. Altogether, this equates to a total of **1,907** lots in the pipeline ready for builders.

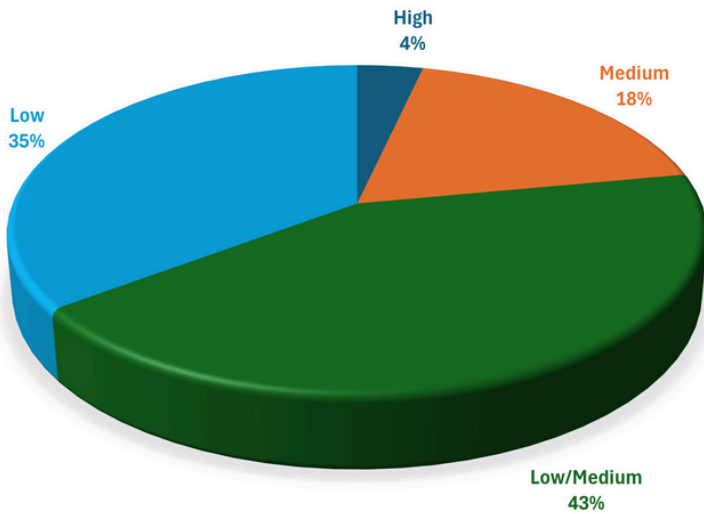


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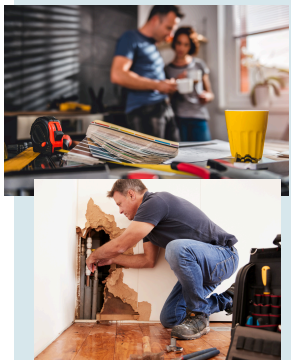


Remaining Developable Residential Acres



Lakeville has **1,945** acres available for new residential development. Of this, **77%** of the acres are available for single family with lots as small as 55' wide. The remaining **22%** of acres are available for higher density development, like townhomes and apartments.

Lakeville has added over **1,500** multi-family units, of which 25% are affordable, to its housing stock in the last seven years and continues to support new apartment projects. Currently, the City has **460** units with entitlements moving through our development pipeline.



- Lakeville has expanded programs to **maintain and rehabilitate existing housing**.
 - Community Development Block Grant funds are requested annually to assist residents with home rehabilitation.
 - The City Council approved the use of Local Affordable Housing Aid funds for home improvement and radon mitigation grants.
- Lakeville operates a **residential rental registration program** to ensure rental housing is decent, safe and sanitary.
 - The program builds strong partnerships with rental property owners.
 - Registration is free for property owners.
 - Over 650 properties have registered since December 2023.





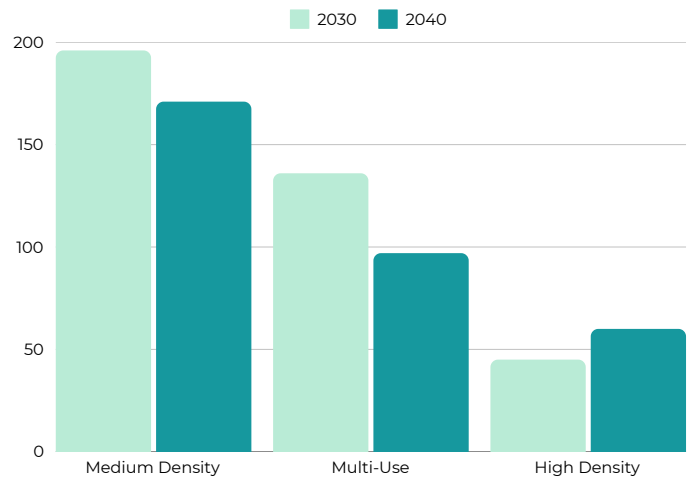
Allocating Funding

- Community Development Block Grant (CDBG) allocations go toward programs that support and improve naturally occurring affordable housing and income-qualified households.
- All Local Affordable Housing Aid (LAHA) allocations go toward the Dakota County CDA Home Improvement Loan and Radon Mitigation programs to support affordable and income-qualified households in the city.

Planning Wisely

- Since 2023, Rosemount has added **1,644 units** of life-cycle housing options featuring varying lot sizes, unit mixes, and geographic diversity.
- Of that mix, **324 units** of workforce housing now serve a range of income levels. The city will add another **192 units** of affordable housing in 2025.

Residential Developable Acres by MUSA Category



Nearly 1,000 acres available for residential development!



SHOREVIEW HOUSING

The City of Shoreview's primary housing goal is to support the community's vitality and character by providing housing opportunities that are accessible and meet the needs, preferences and financial capabilities of all households.



THE CITY HAS TAKEN ACTION ON THE FOLLOWING GOALS:

GOAL 1

NEIGHBORHOODS & HOUSING REINVESTMENT

Maintain neighborhood quality by encouraging reinvestment, preserving assets, and fostering safety & health.

- Tenant Protection Ordinance
- Shoreview Home Improvement Loan Program
- Housing Improvement Area Program
- Rental Licensing Program
- Engagement and community events (e.g., Night to Unite)

GOAL 2

MIXED INCOME HOUSING/HOUSING OPPORTUNITY/LIFE-CYCLE

Promote a diverse, livable community with varied housing types and opportunities for all ages, incomes, and capabilities.

- Inclusionary Housing Policy (for developments with 20+ units)
- Tax Increment Financing and Tax Abatement Funding
- Partnerships with Rondo Community Land Trust and Habitat for Humanity
- 4D Program

GOAL 3

INFILL & REDEVELOPMENT

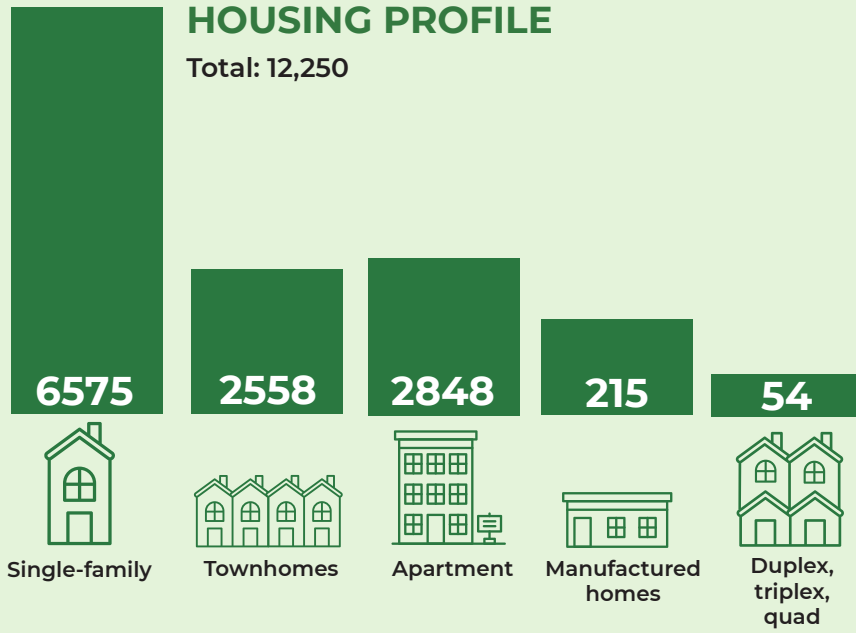
Increase housing opportunities through thoughtful infill and redevelopment that complements the environment and community needs.

- Redevelop underutilized properties for residential and mixed-use
- Encourage innovative design, density, and use
- Align redevelopment with the Comprehensive Plan's Policy Development Areas
- Review Development Code

CITY OF SHOREVIEW HOUSING DEMOGRAPHICS

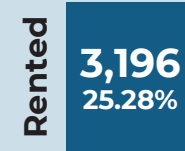
HOUSING PROFILE

Total: 12,250



OWNERSHIP VS. RENTAL

Total: 12,250



Source (owner occupied) - 2020 Census + New building construction permits 2020 - 2024

Source (renter occupied) - City data: Total multifamily units + General Dwelling Licenses

HOUSING PROJECTIONS & RECENT GROWTH (2020 - 2024)

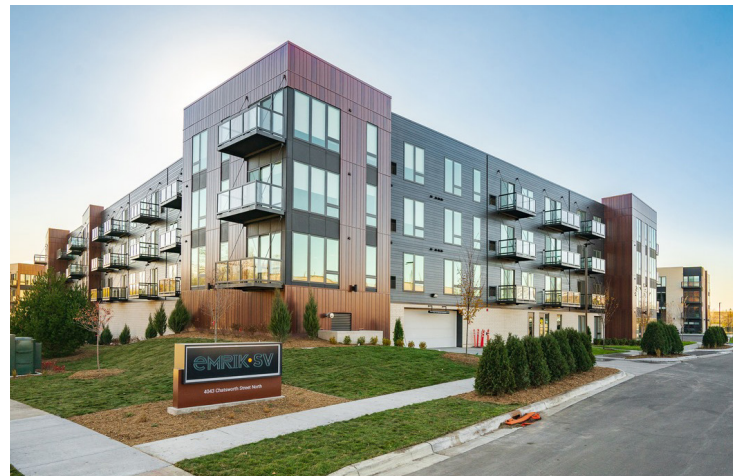


In just the past five years, there have been 1,433 housing units constructed and/or approved with 199 of these units dedicated as affordable for low or moderate income residents.

Shoreview's successful housing programs have led to significant new housing growth exceeding Met Council projections, nearly reaching 2040 forecast levels in 2025 with 12,250 housing units.

MET COUNCIL PROJECTIONS			
Year	Population	Population % change	Total household units
2020	26,921	7.50%	11,171
2030 Projection	27,398	0.11%	11,754
2040 Projection	29,182	6.51%	12,748
2050 Projection	29,622	1.51%	12,998

Source - Met Council 2050 Housing Forecasts



Upcoming Affordable Developments in Woodbury

The City of Woodbury's 2040 Comprehensive Plan and 2021 Housing Action Plan (HAP) identify the need for housing options affordable to households at all income levels. One guiding principle of the HAP is for the City to provide a fair share of the region's need for quality affordable housing. To meet this goal, from 2015-2024 twenty three percent of apartment units built in Woodbury have rents at or below 60% of Area Median Income (AMI).

In April of 2024, City Council approved two new multi-family workforce housing developments, furthering its commitment to provide affordable housing within the City. Both projects are examples of local government and private development collaboration that will result in the production of almost 500 units of affordable housing via an open public development review process that ensured the efficient use of land, appropriate infrastructure was available and a quality safe housing opportunity is created for the future residents.

The Reserve at Settlers Ridge secured the public financing needed to begin construction in quarter one of 2025. However, due to the limited tax-exempt bond volume cap available to non-entitlement issuers, the Meadows at Prairie Ridge was not awarded an allocation after three application rounds. This shovel ready development will now likely not happen unless action is taken during the 2025 legislative session.

Project Name	City Approvals	State of Minnesota Bond Financing
Reserve at Settlers Ridge	☑	☑
Meadows at Prairie Ridge	☑	☒

Reserve at Settlers Ridge



Units: 252
Bedroom Sizes: 48 (1), 128 (2), 60 (3), 16 (4)
Income Limit: 60% Area Median Income or less
Amenities: Fitness rooms, nature trail, playgrounds, soccer field, community rooms, picnic areas, dog run
City Approvals: Comprehensive Plan Amendment, Rezoning Ordinance, Conditional Use Permit, Planned Unit Development
Financing: HRA tax-exempt bonds, Woodbury density bonus, Washington County CDA tax credits, Met Council Livable Communities Grant, private equity

Meadows at Prairie Ridge

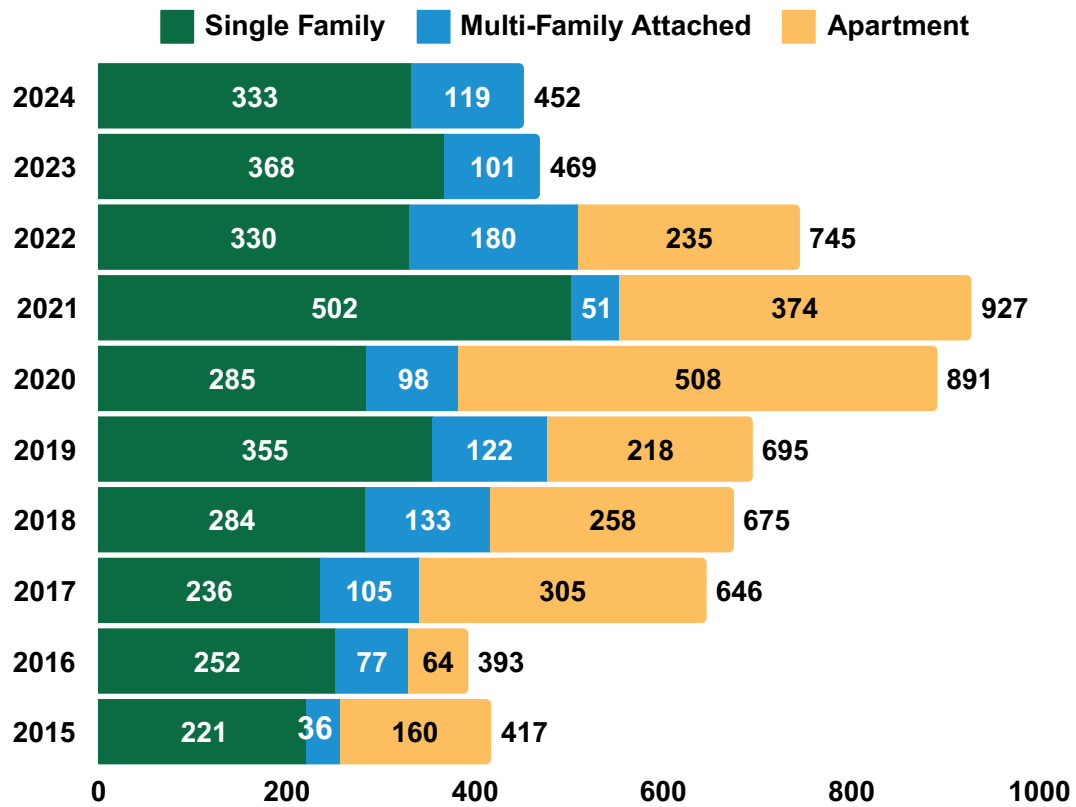
Units: 237
Bedroom Sizes: 27 (1), 111 (2), 99 (3)
Income Limits: 60% Area Median Income or less
Amenities: Fitness room, indoor playroom, pool, clubroom, picnic areas, trails
City Approvals: Conditional Use Permit, Planned Unit Development
Financing: HRA tax-exempt bonds, Woodbury density bonus, Washington County CDA tax credits, Washington County CDA GROW Fund, private equity



Woodbury's Commitment to Affordable Housing

Woodbury has been committed to housing choice for decades through multiple comprehensive plans, choosing to maintain an approximate 50/50 split between single-family detached housing units and attached housing units. A core part of the rationale behind the 50+ year commitment to a diverse housing stock is a recognition that single-family homes are not always affordable across all income brackets.

Housing Production by Unit Type



Percent Multi-Family of Total New Housing Units 2015-2024

Multi-Family Units
3,144

Single Family Units
3,166

49.8%

From Woodbury's 2040 Comprehensive Plan:

“The City of Woodbury will encourage the development of a diversity of housing to accommodate people of all ages, income levels and family status. The city will identify areas for residential growth in a range of types, styles and affordability while maintaining high quality building standards and amenities.”



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