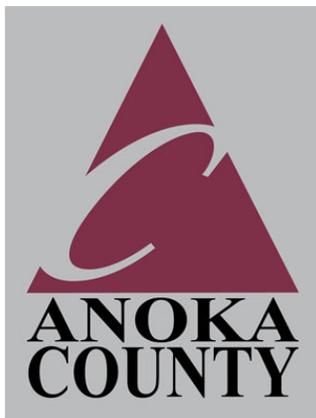


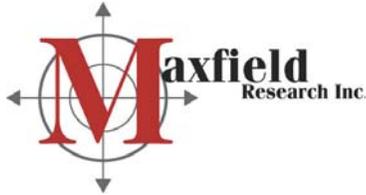
Housing Market Analysis and Demand Estimates for Anoka County, Minnesota

Prepared for:

Anoka County Housing and Redevelopment Authority
Anoka, Minnesota

September 2002





September 13, 2002

Mr. Tim Yantos
Executive Director
Anoka County Housing and Redevelopment Authority
Government Center
Administration Office
2100 3rd Avenue
Anoka, MN 55303-2265

Dear Mr. Yantos:

Attached is our report *Housing Market Analysis and Demand Estimates for Anoka County, Minnesota*. The study provides an analysis of current housing market conditions as well as projections of demand for housing within six submarkets in Anoka County between 2000 and 2010.

Our research indicated a need to construct nearly 20,000 additional housing units to satisfy demand from current and future residents within the County during the decade. Specific recommendations on the amount and type of housing needed for each of the six submarkets is outlined in the report.

We have enjoyed performing this study for you and are available should you have any questions or need additional information.

Sincerely,

MAXFIELD RESEARCH INC.

Mary C. Bujold
President

Jay Thompson
Senior Research Analyst

Enclosure

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Introduction

Maxfield Research Inc. was engaged by the Anoka County Housing and Redevelopment Authority to conduct a comprehensive housing needs (for-sale and rental) analysis for Anoka County. The purpose of the study is to quantify the demand for various types of housing that will be needed during this decade to meet the needs of existing and future residents, and to assess the competitiveness of Anoka County as compared to other counties in the Metro Area in attracting new residents.

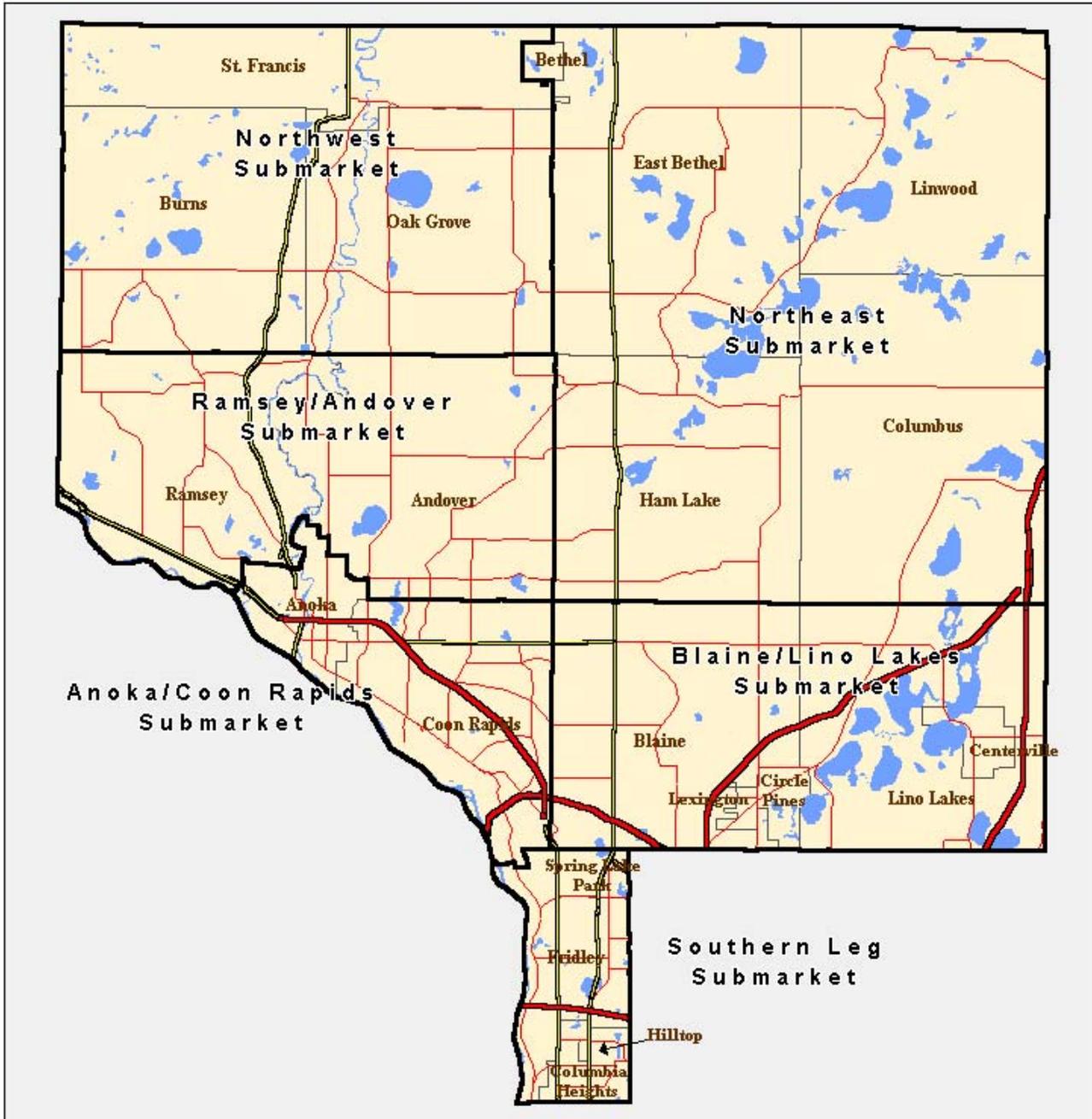
The study examines past growth trends; existing housing market conditions; demographic characteristics of the population and household base; projected population, household, and employment growth; land availability, and development and economic issues that affect the development of housing. Based on an analysis of the data collected, the demand (number of units) for various types of housing that can be supported in the County through 2010 is projected.

We divided the County into six Market Areas (or “Submarkets”) for analysis. The data collected is presented for each Submarket, and demand calculations are made for each Submarket as well. It should be noted, however, that households are mobile and are willing to seek out housing products in other areas of the County, or perhaps outside of the County, if they do not find suitable housing in the geographic area of their first choice. Therefore, it is possible for demand in one Submarket to be captured by a development in another. Thus, the demand figures calculated for each submarket may experience fluctuations.

The six Anoka County Submarkets are as follows:

- | | |
|--------------------------|---|
| <u>Northwest</u> | - St. Francis, Burns Township and Oak Grove |
| <u>Northeast</u> | - Ham Lake, Bethel, East Bethel, Linwood and Columbus Townships |
| <u>Andover-Ramsey</u> | - Ramsey, Andover |
| <u>Anoka-Coon Rapids</u> | - Anoka, Coon Rapids |
| <u>Blaine-Lino Lakes</u> | - Blaine, Lexington, Circle Pines, Lino Lakes, Centerville |
| <u>Southern Leg</u> | - Spring Lake Park, Fridley, Columbia Heights, Hilltop |

Anoka County Submarkets



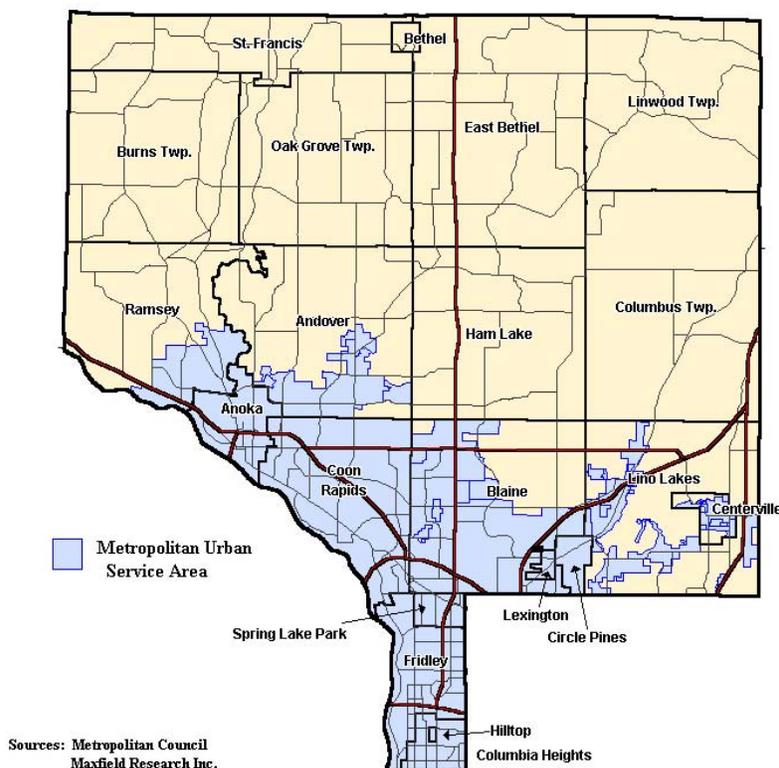
Maxfield Research Inc.

Key Market Findings

The following paragraphs summarize the key market findings that will drive housing demand in Anoka County during this next decade. These market findings include demographic trends and characteristics, current land use patterns, zoning restrictions, existing housing stock, and economic factors.

- Anoka County experienced substantial population and household growth during the 1990s as development continued to push northward across the County. The largest recipients of household growth during the 1990s were Coon Rapids, Ramsey, Andover, Blaine, and Lino Lakes. All of these communities had an ample supply of buildable land within the Metropolitan Urban Service Area (MUSA) boundary. Beyond these communities to the north, the County is largely urban-rural with zoning restrictions that limit residential development to primarily large-lot single-family homes.
- The current MUSA boundary constrains the ability to develop higher housing densities in most of the County. The greatest amount of housing development is occurring in areas with available land serviced by municipal sewer and water (Blaine, Lino Lakes, Andover and Ramsey). Very little multifamily housing will be built in communities in the northern portion of the County, which is not serviced by municipal sewer and water.

Metropolitan Urban Service Area Anoka County



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- Land outside the MUSA is being consumed at a rapid pace by the development of housing at lower densities. For example, with an average single-family lot size of 2.5 acres (a typical lot size in the townships), the amount of land to develop 100 homes would be about 300 acres (including land for streets), compared to about 33 acres for an average single-family lot size of 12,000 square feet. Thus, the more rural submarkets are consuming land at a pace similar to the more urban submarkets that are adding a much greater amount of housing.
- In addition to the lack of municipal sewer and water, poor access to the Metro Area's freeway network also constrains development in much of the northern half of the County. While buyers of single-family homes are willing to locate in somewhat out-of-the-way areas, major employers and multifamily housing typically seek locations along major freeways that have good access and visibility to the surrounding area. Such high visible locations are limited to the fringes of the southern and eastern portions of the County which are intersected by I-694, I-35W, I-35E, Highway 610, and Highway 10. Without major improvements to Central Avenue (from Highway 610 through East Bethel) or a new freeway through the northern half of the County that would connect to the existing freeway network, development there will be limited primarily to single-family homes whose residents commute to jobs elsewhere in the area.
- In the more fully-developed submarkets, such as Southern Leg and Anoka - Coon Rapids, redevelopment is becoming increasingly important to sustain growth and satisfy housing needs. Because of the high density needed for redevelopment to be feasible, most new housing in these submarkets will be multifamily. Along with redevelopment, we believe that there is a strong opportunity to build housing near the planned North Star Commuter Rail stations (or transit oriented development). The planned North Star Commuter Rail line would connect St. Cloud to Downtown Minneapolis and would have stations in Ramsey, Anoka, Coon Rapids, and Fridley. Sites in close proximity to these transit stations are ideal for multifamily housing – whose residents have a higher propensity to utilize public transportation.
- During this decade, we project that housing demand will continue to be strong, although demographic trends indicate that the rates of population and household growth will decline slightly as the baby boom generation ages into its older adult years. By 2010, the bulk of the echo boom generation (children of baby boomers) will have entered their early-20s, increasing the demand for rental housing and entry-level housing, both of which are already strong. However, rising land and construction costs within Anoka County and across the entire Metro Area make it difficult to provide sufficient affordable and entry-level housing to fully support this group. Housing construction will likely continue to be dominated by move-up homes marketed toward older adults.
- Over the past decade, the housing needs of move-up buyers in Anoka County and across the Metro Area has largely been met by the substantial development of upper-end homes. However, construction of entry-level for-sale homes and rental housing in growing suburbs has not adequately fulfilled demand from lower- and moderate-income households. Without increased development of moderate priced homes and rental housing in Anoka County, there is the possibility that many persons who are potential new residents will seek more affordable for-sale housing located in counties further north and west of Anoka County, or in the case of

rental housing, to the central cities. While builders are likely to continue satisfying the market for upper-end for-sale homes, the County may need to provide assistance to build an adequate number of entry-level for-sale homes and rental housing to satisfy demand.

- We foresee the greatest gap in demand arising within the rental housing spectrum. The scarcity of high-density sites, sites that are not proximate to goods and services, and a lack of strong public transportation in many submarkets will create difficulties in building product to serve renters. This is a difficulty that Anoka County shares with the other Twin Cities counties. Without new rental housing, younger households and other lower- and moderate-income households will seek opportunities elsewhere, most likely closer the core of the Metro Area, where there is a greater supply of affordable rental housing. It is important to provide rental housing to meet the needs of employees in lower paying or entry-level positions.
- We believe that new market rate rental housing in Anoka County would have to achieve monthly rents of roughly \$900 for one-bedroom units and \$1,100 for two-bedroom units for a project to be feasible without subsidy or assistance. This is much higher than the average rent (as of March 2002) of \$698 for one-bedroom and \$833 for two-bedroom units in the County. Apartment developers shied away from Anoka County in the 1990s, in part because they did not believe they could achieve the rents necessary to support new market rate projects, whereas they could in other parts of the Metro Area where overall incomes are higher.
- We did not identify any vacancies among the 1,330 subsidized rental units in the County that provide housing for low income households. In addition, there is a waiting list of 1,607 applicants from Anoka County for the Housing Choice Voucher program (as of August 2002, there were 1,564 Vouchers being used in Anoka County). Housing Choice Vouchers are a tenant-based subsidy funded by the Department of Housing and Urban Development (HUD) in which lower income households are issued a voucher that the household can take to a market rate rental unit and pay 30% of their adjusted gross income for rent and utilities, with HUD paying the remainder of the rent to the landlord. The lack of vacancies in the subsidized rental projects and the long waiting list for the Voucher program indicates strong demand for additional subsidized rental units in the County.
- Entry-level for-sale housing is a significant need within the Metro Area and is one that is rapidly becoming more difficult to provide. Rising land and construction costs are pricing new housing out of reach of many young households. In addition, turnover of entry-level housing is not sufficient enough to accommodate the demand from moderate income households. For various reasons, some higher income households choose to remain in moderate priced homes versus moving up into higher priced housing that they can afford. The resulting supply of existing entry-level homes on the market being less than demand has caused the prices of these homes to escalate rapidly, pricing some modest homes out of the reach of potential entry-level home buyers. Combining minimal entry-level home construction with low turnover of existing entry-level homes has reduced the availability of these homes in the marketplace.
- We project the senior population (ages 65 and over) in Anoka County to grow by 57% during this decade. Additional housing will be needed to enable existing senior households who

have lived in Anoka County for many years to remain in their communities. In addition, the increasing older adult base in Anoka County will result in increased senior housing demand from the parents of these older adult children desiring housing near their offspring.

- Demand exists for a variety of housing product types within each Submarket. However, each submarket is not likely to develop sufficient housing to meet the needs of all market segments, due to land use restrictions, funding allocations and other considerations (proximity to goods and services, transportation, etc.). Although it is important to encourage a variety of housing products within each submarket, some needs may go unmet and/or need to be satisfied elsewhere.

Recommendations

- There needs to be a focus on enhancing the housing mix and product types in the developing areas of the County. The vast majority of the housing built in these areas during the past decade, and currently, was move-up single-family homes. Demographic and market trends in the County and Metro Area point to a growing demand this decade from younger households (for entry-level for-sale homes and for rental housing), older adults (for multifamily owner products, including townhomes, detached villas, twinhomes, and condominiums), and for seniors for age-restricted housing. The demand for these other types of housing needs to be met or the County is ultimately going to lose some potential households to surrounding areas because of the lack of housing choices. We also believe that the County can support more executive homes for very high income households if a high amenity subdivision with covenants on the size, materials, and features of homes is created.
- To satisfy the strong demand for entry-level homes from families, we recommend encouraging the development of single-family neighborhoods with smaller lots (under 11,000 square feet) and homes priced for the entry-level market (under \$250,000). This is a great need that is going largely unmet in many communities of the Metro Area, including Anoka County, as builders focus on the strong demand from move-up buyers.
- Current low rental vacancy rates in the County reduce the availability of rental product for all market segments, particularly for those who have lower incomes and/or larger families. While rental housing at all price levels should be encouraged, emphasis should be placed on providing rental housing with moderate rents and without income restrictions.
- There is a strong need for rental housing with moderate rents to serve both families, young workers and lower income seniors. To the extent that the County can encourage the development of this type of housing would assist in providing workers to local businesses and enhance the economic base of the County and retain long-standing residents of the area. To satisfy the projected affordable rental need shown in Table 1, the County may need to facilitate development through methods other than the Low Income Housing Tax Credit (LIHTC) program. LIHTC projects have income restrictions which, combined with the minimum rents, create a narrow group of households that income qualify for the housing, thereby leaving much of the affordable housing demand unmet.

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- The growing senior population in the County will create the need for additional senior housing in the County during this decade. We believe that current planned projects will meet the need for market rate senior housing in the short-term. However, there is strong demand for affordable senior housing that is not being address by planned projects. The development of affordable senior rental housing should be encouraged in the County.
- While rental housing is needed in all Submarkets, the southern half of the County is positioned to accommodate most of the new product this decade. First, because much of the northern half of the County does not have the infrastructure to support multifamily housing. Second, the southern portion of the County offers sites that have close proximity to shopping, employment, services, and access to the metro freeway system, which most renters prefer. The communities of Ramsey, Andover, Blaine, and Lino Lakes are in the best position to provide new rental housing. Not only is employment growth creating demand in these communities, but they also have existing infrastructure and available land to support new development.
- Large-lot developments in the northern half of the County are consuming the land supply at a rapid rate. We recommend that communities in the northern half of the County explore the prospect of limiting current large-lot developments to preserve land for higher density housing and commercial uses in future years, or to encourage cluster development to preserve open space for future generations.
- In addition to demographic and market trends, our housing demand calculations (shown on Page 10), are largely based on the availability of developable land, City policies, and recent development trends that we project will continue through this decade. We believe that the County has the ability to exceed these projections if changes occur in various existing conditions. The most significant would be expansion of the current MUSA boundary. Ramsey, Andover, Ham Lake, and Lino Lakes could all boost the amount of housing built if the MUSA was expanded to encompass a greater amount of developable land. We also believe that some housing demand would transfer from northern Anoka County communities to areas within the expanded MUSA, somewhat reducing the demand in those communities.
- Improving the capacity and flow of major transportation arteries within the County would also help boost housing development, along with commercial development. Limited access to the Metro freeway network is a factor that reduces the amount of demand for housing in the County. It is a factor that also reduces the ability of the County to capture some major employers and national retailers, many of whom limit their locations to only those with access and visibility to a major freeway. Slower commercial growth compared to housing growth could create an imbalance between jobs and housing, where Anoka County increasingly could become a “bedroom community,” and residents would carry a higher proportion of the tax burden.
- Another development trend that will reduce the amount of housing supportable in the County in the long-term is the development of low density housing in the northern half of the County. At the current pace, we estimate that when Andover, Ramsey, Blaine, and Lino Lakes are fully developed, there will also be little land remaining in communities to the north

to accommodate new growth. If Anoka County wants to retain a strong growth rate beyond this decade, tracts of developable land that can accommodate higher density housing would need to be preserved for future development.

Summary of Housing Demand

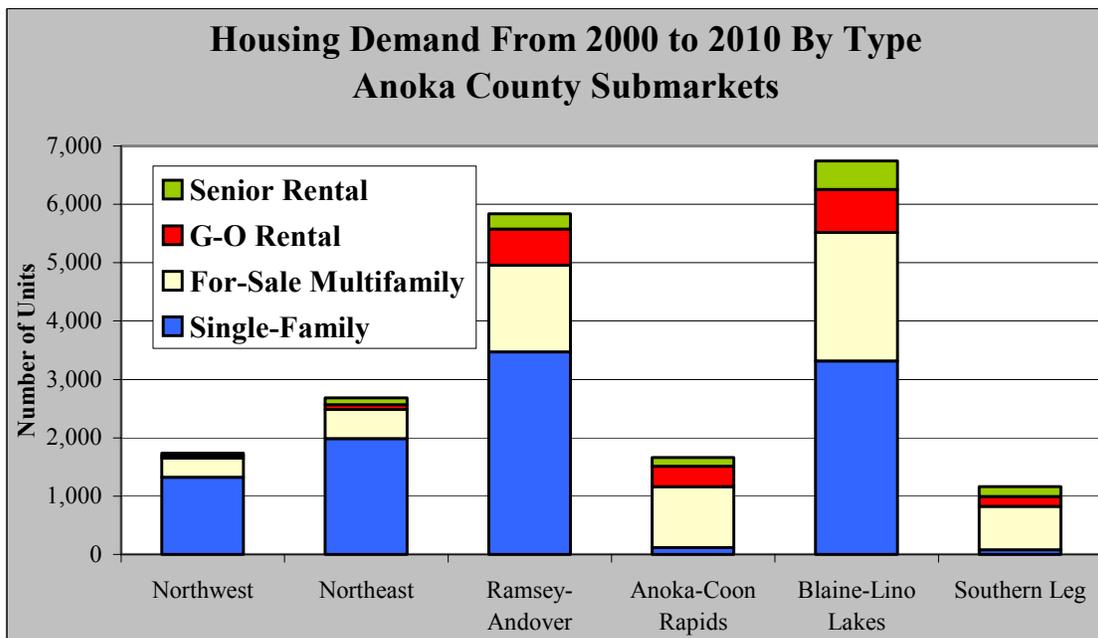
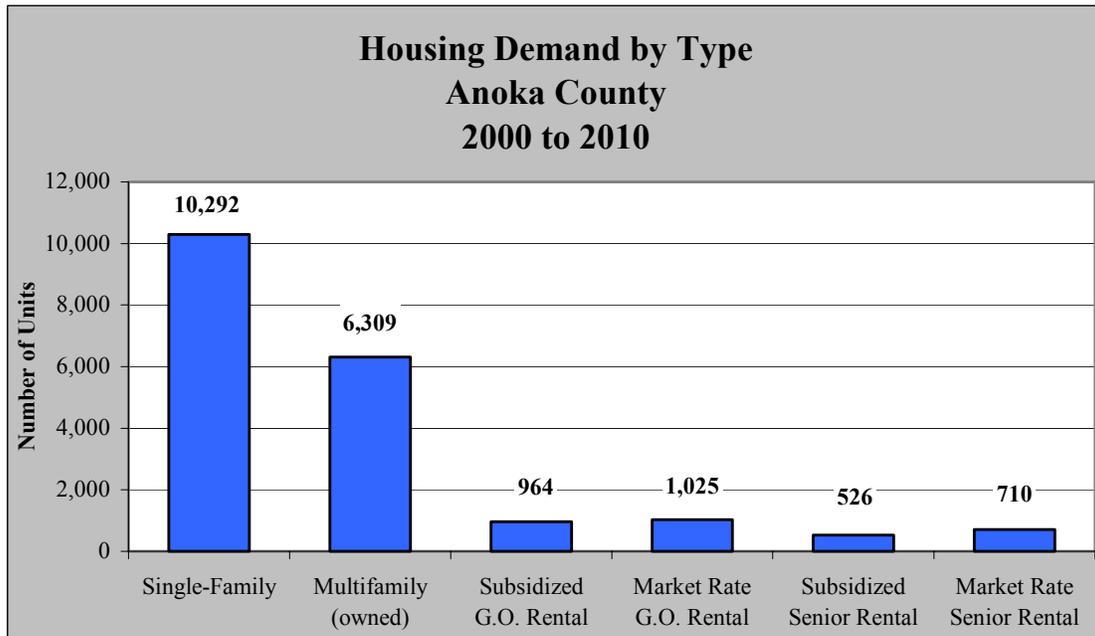
Table 1 shows a summary of the projected number of housing units needed by Submarket in Anoka County from 2000 to 2010. The table shows housing needs for the various housing categories (owner and renter, single-family and multifamily, general occupancy and senior, and subsidized and market rate). Subsidized housing is split into *shallow subsidy* and *deep subsidy*. Shallow subsidy housing would serve households earning 40% to 60% of the Metro Area's median income, which is \$76,700 in 2002, while deep subsidy housing would serve households earning 40% or less of the Metro Area's median income. Residents of both shallow and deep subsidy projects would need to income-qualify (at the respective income limits), but residents in shallow subsidy housing typically pay a set monthly rent, while residents in deep subsidy housing typically pay 30% of their adjusted gross income for rent.

The demand figures assume that an adequate amount of each type of housing is developed in each submarket to satisfy that particular submarket's need. To the extent that households are mobile and are willing to seek out housing products in other areas of the County, or perhaps outside of the County, these numbers may experience fluctuations between submarkets. For example, if no market rate general-occupancy apartments are built in a submarket, then a portion of that demand could be captured by a new project in an adjacent submarket. Furthermore, the small amount of demand projected for deep subsidy general-occupancy rental housing in the Northwest and Northeast Submarkets may not be sufficient to support the development of a project. Thus, it is likely that this demand would need to be satisfied by developments in adjacent Submarkets where demand is greater.

- To satisfy the County's projected growth of 19,800 households during this decade, we project that 84% of the housing will need to be for-sale (16,600 units) and 16% will need to be rental (3,200 units).
- With rising land and construction costs, it is difficult to build new single-family homes in the Metro Area for less than \$200,000. In addition, with strong demand for move-up homes, developers have focused on satisfying that market, which is more profitable to them, instead of building moderately priced homes. We project this trend continuing through decade. Thus, the majority of single-family homes built in the County this decade will be priced at over \$250,000 (in 2002 dollars).
- The rapidly growing number of empty-nesters this decade plus changing lifestyles among the overall population (emphasis on more time for activities versus yard work and home maintenance) will create increased demand for for-sale multifamily housing. We project demand for 6,300 for-sale multifamily units in the County this decade, or double the number that were built during the 1990s (3,050). Demand will be strong for both entry-level and move-up product. Younger households are finding that townhomes are a more affordable alterna-

ANOKA COUNTY HOUSING NEEDS ANALYSIS

tive to becoming a homeowner than purchasing a single-family home. Also, a recent trend in the Metro Area is that younger households have also opted to purchase moderately priced for-sale townhomes instead of renting (which often is more expensive than owning). Move-up product, marketed toward older adults, is often priced similarly to the single-family homes they lived in previously. Products that will be in demand include townhomes, twinhomes, detached villas, condominiums, and cooperatives).



ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 1
SUMMARY OF HOUSING DEMAND BY SUBMARKET
ANOKA COUNTY
2000-2010**

	Northwest Submarket	Northeast Submarket	Ramsey - Andover	Anoka - Coon Rapids	Blaine - Lino Lakes	Southern Leg	Anoka County Total
Owned Housing							
Single-Family							
<i>Entry-Level (up to \$250,000)</i>	793	596	1,042	46	994	33	3,504
<i>Move-Up (\$250,000+)</i>	529	1,390	2,431	70	2,319	49	6,788
Multifamily (includes senior owned products)							
<i>Entry-level (up to \$180,000)</i>	198	199	595	523	1,104	444	3,063
<i>Move-Up (\$180,000+)</i>	132	298	893	523	1,104	296	3,246
Total Owned Housing	1,653	2,482	4,961	1,162	5,522	821	16,602
General-Occupancy Rental Housing							
Subsidized							
<i>Shallow Subsidy(40% to 60% of Median)</i>	16	30	170	160	190	80	646
<i>Deep Subsidy (40% of Median or less)</i>	6	10	75	84	103	40	318
Market Rate	22	40	368	105	440	51	1,025
Total G-O Rental Housing	43	81	613	349	733	171	1,989
Senior Rental Housing							
Subsidized							
<i>Shallow Subsidy(40% to 60% of Median)</i>	16	45	70	60	100	70	361
<i>Deep Subsidy (40% of Median or less)</i>	6	16	35	30	47	33	165
Market Rate (excluding senior owned products)	22	61	158	60	342	68	710
Total Senior Rental Housing	43	121	263	149	489	171	1,236
Total Housing Units	1,739	2,684	5,837	1,660	6,744	1,163	19,827

Source: Maxfield Research Inc.

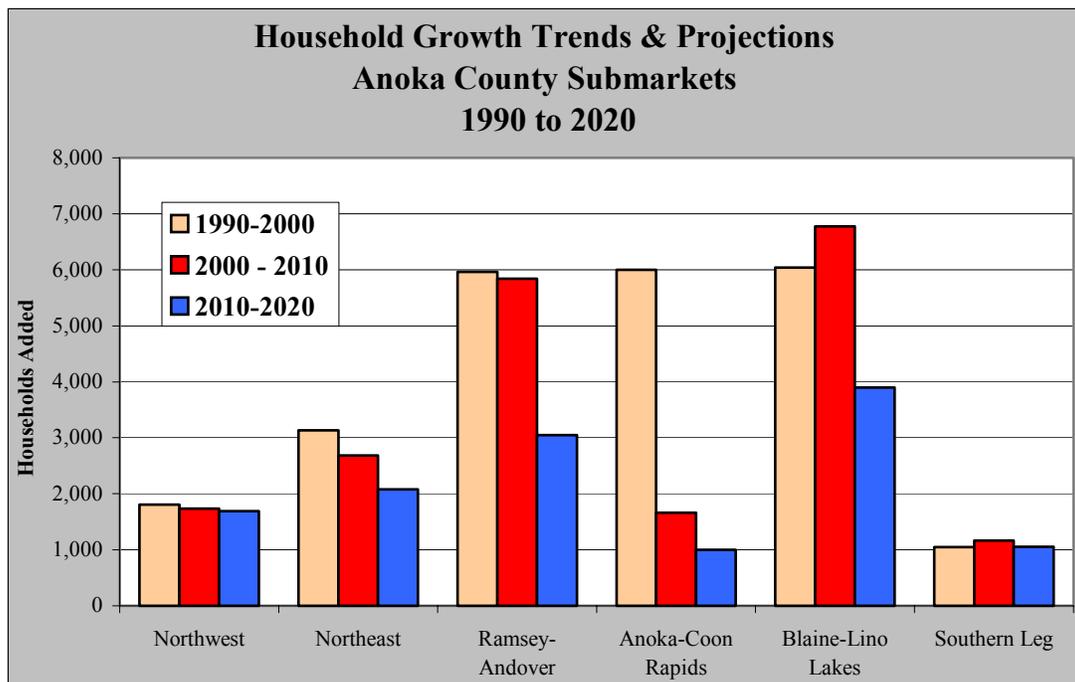
ANOKA COUNTY HOUSING NEEDS ANALYSIS

- We project demand for nearly 2,000 general-occupancy rental units in the County during this decade. In comparison, 1,000 were built during the 1990s. Some of this increased demand is pent-up demand resulting from too little product built during the 1990s to meet demand (in Anoka County and the Metro Area), and some will be generated by the growth of persons in their 20s this decade. We project that just over half of the demand will be for market rate product, while about one-third will be for product with a shallow subsidy and the remainder will be for product with a deep subsidy.
- Market rate general-occupancy rental product will be the most difficult to provide in the County during this decade. Currently, new product needs rents of about \$900 for one-bedroom units and \$1,100 for two-bedroom units to be feasible. These rents are also near the maximum that people are willing to pay in Anoka County, based on the performance of existing product in the County. While demand exists for market rate product, developers will need to provide a contemporary product – keeping rents as low as possible – to be successful. It will be difficult to support a luxury rental product in Anoka County.
- We believe that some of the market rate general-occupancy demand could be satisfied by projects that receive a shallow subsidy. However, to satisfy this demand, the projects receiving a shallow subsidy would need to have income limits greater than of 60% of median income (preferably 80% of median income). Projects subsidized with Section 42 Low Income Housing Tax Credits (LIHTC) typically have income limits at 60% of median income, and thus, there is little overlap in the market base for these projects and market rate projects. However, rental housing projects receiving assistance from the County that have moderate rents and income-limits at 80% of median income (or no income-limits) would satisfy most of the affordable rental demand and a large portion of the demand for market rate units. There is a strong possibility that County assistance may be needed to develop enough rental housing to satisfy the needs during this decade.
- We project demand for just over 1,200 senior rental units in the County this decade. This is about the same amount that was added during the 1990s. Demand will come from a growing senior population and from an increased acceptance of age-restricted housing. We project that close to 60% of demand will be for market rate housing, and about 40% will be for housing with subsidized rents.
- The greatest senior growth this decade is projected to be among those ages 65 to 74 (a projected growth of 8,300 persons). These seniors are typically a market for senior housing that offers no or few services. Much of the demand from younger seniors will be for ownership product that is age-restricted, including cooperatives, condominiums, and townhome or twin-home developments. Overall, we project that 45% of market rate senior rental demand will be for product with few or no services, while 55% of the demand will be for housing with services, including assisted living and memory care housing.

Household Growth

Table 2 shows household growth separated by owner and renter households, for each Submarket in Anoka County. The table shows growth during the 1990s and projections of growth during this decade and between 2010 and 2020.

- After adding almost 24,000 households during the 1990s, we project Anoka County to add just shy of 20,000 households this decade (2000 to 2010), or about 4,000 fewer households than during the 1990s. However, most of the County will see development occur at a pace similar to or even greater than during the 1990s. The exception is the Anoka – Coon Rapids Submarket, which has nearly exhausted its supply of developable land. We project the Anoka – Coon Rapids Submarket to add about 4,300 fewer households this decade than last decade.
- During the 1990s, only 9.3% of the households added in the County were renter households. Part of the reason for the low percentage of rental units built during the decade was a population shift caused by the aging of the baby boomers that decreased the number of younger persons, who are primarily renters, and greatly increased the number of older adults, who are primarily owners. Other factors include low home mortgage rates during the second half of the decade that made homeownership more affordable to a greater number of moderate income households, and high rental housing development costs which made it difficult to build rental housing with rents that the intended market could afford. Projected increases in younger households and senior households will create greater rental demand this decade than last. During this decade, we project that just over 16% of the housing built should be rental to meet the needs of existing and future residents.

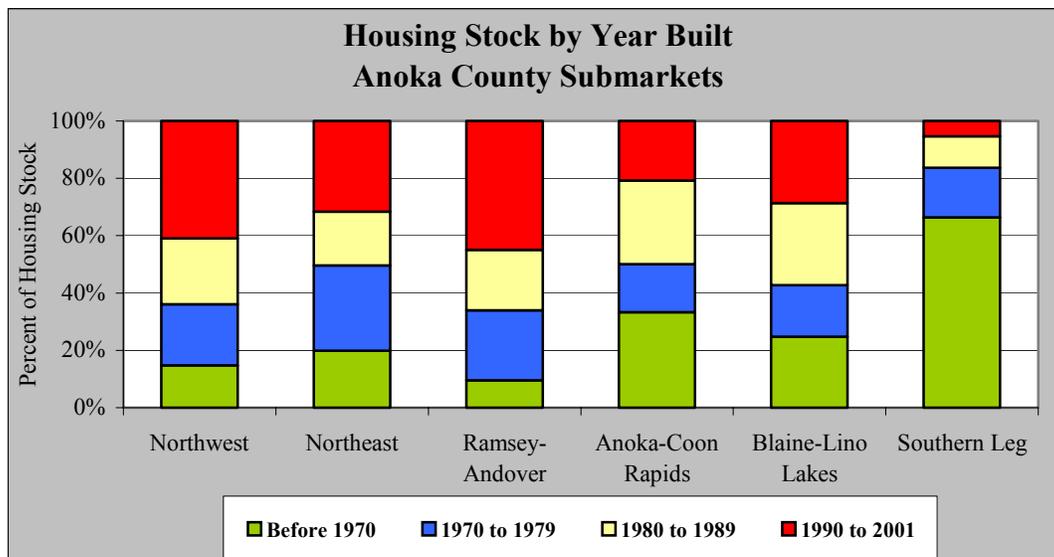


ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 2 GROWTH OF HOUSEHOLDS BY MARKET AREA ANOKA COUNTY 1990-2020									
Suubmarkets	1990-2000		2000-2010		2010-2020		Census 1990	Census 2000	Projection 2010
	No.	Pct.	No.	Pct.	No.	Pct.			
	Growth of Households as Owner						Pct. Of HH's as Owner		
Northwest	1,791	99.0	1,653	95.0	1,470	87.0	91.3%	94.1%	94.3%
Northeast	3,063	97.7	2,482	92.5	1,882	90.5	95.7%	96.3%	95.5%
Ramsey - Andover	5,820	97.6	4,961	85.0	2,440	80.0	95.6%	96.5%	93.1%
Anoka - Coon Rapids	4,674	77.9	1,162	70.0	680	68.0	73.6%	74.5%	74.3%
Blaine - Lino Lakes	5,666	93.8	5,522	81.9	3,154	81.0	90.5%	91.3%	89.3%
Southern Leg	753	71.7	821	70.6	720	68.2	69.7%	69.8%	69.8%
Total - Anoka County	21,767	90.7	16,602	83.7	10,346	81.0	81.2%	83.4%	83.4%
	Growth of Households as Renter						Pct. Of HH's as Renter		
Northwest	18	1.0	86	5.0	220	13.0	8.7%	5.9%	5.7%
Northeast	71	2.3	202	7.5	198	9.5	4.3%	3.7%	4.5%
Ramsey - Andover	143	2.4	876	15.0	610	20.0	4.4%	3.5%	6.9%
Anoka - Coon Rapids	1,323	22.1	498	30.0	320	32.0	26.4%	25.5%	25.7%
Blaine - Lino Lakes	372	6.2	1,222	18.1	741	19.0	9.5%	8.7%	10.7%
Southern Leg	297	28.3	342	29.4	335	31.8	30.3%	30.2%	30.2%
Total - Anoka County	2,224	9.3	3,226	16.3	2,424	19.0	18.8%	16.6%	16.6%
Sources: Bureau of the Census; Metropolitan Council; Maxfield Research Inc.									

ANOKA COUNTY HOUSING NEEDS ANALYSIS

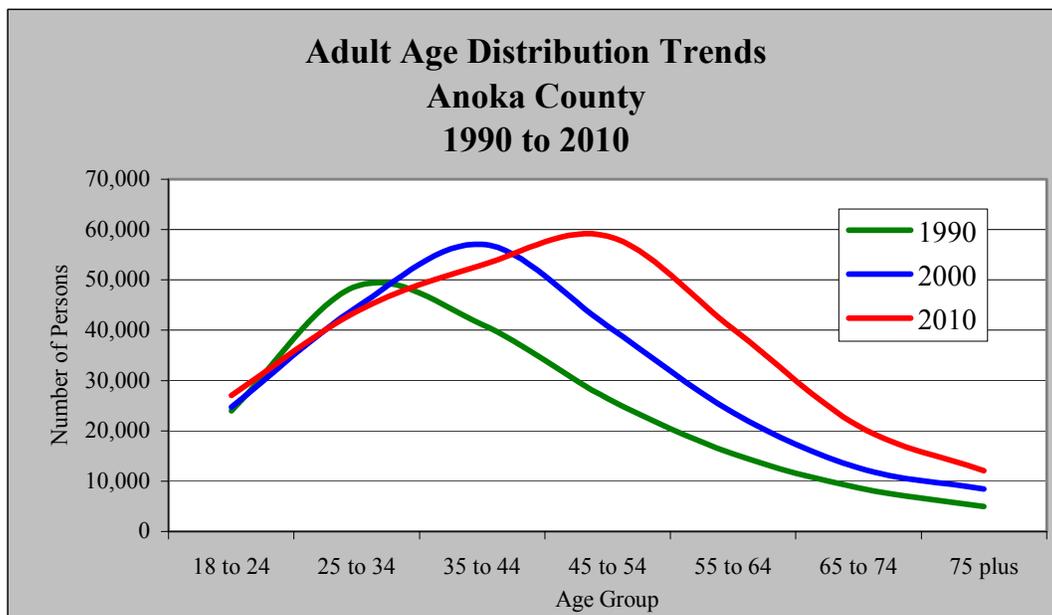
- The Blaine – Lino Lakes Submarket is projected to experience the greatest growth during this decade, including the greatest growth in both owner and renter occupied households. Not only do Blaine and Lino Lakes have an abundance of land available for development, but much of it is within the MUSA, which enables development to occur at a higher density. In addition, Blaine and Lino Lakes have more sites located along major highways near employment, shopping, and other services, which will be more attractive to multifamily developers than other sites located in the northern portion of the County.
- The Ramsey – Andover Submarket is projected to have very strong growth this decade. We project the Submarket will add almost 5,000 owner households and almost 900 renter households. While the growth in owner households would be down by about 1,000 households from growth during the 1990s, the growth in renter households would be an increase of over 700 households from the 1990s. During the 1990s, 98% of the growth in this Submarket was owner households.
- The chart below shows the percentage of housing built since 1990, during the 1980s, 1970s, and before 1970, in each Submarket. The chart puts into perspective the strong household growth that has occurred in the County during the past few decades. Two-thirds of the County’s housing stock has been built in the past 30 years, including 25% since 1990. In the Northwest, Northeast, and Ramsey – Andover Submarkets, roughly 40% of the housing stock has been built since 1990. Only in the Southern Leg Submarket, which is closest to the core of the Twin Cities, is the majority of housing older than 30 years.



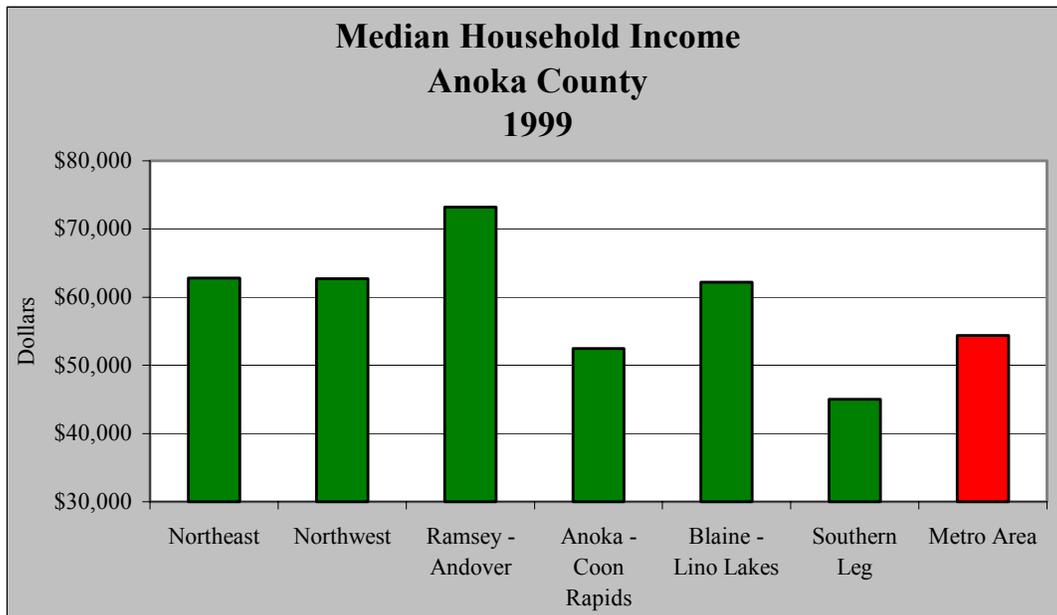
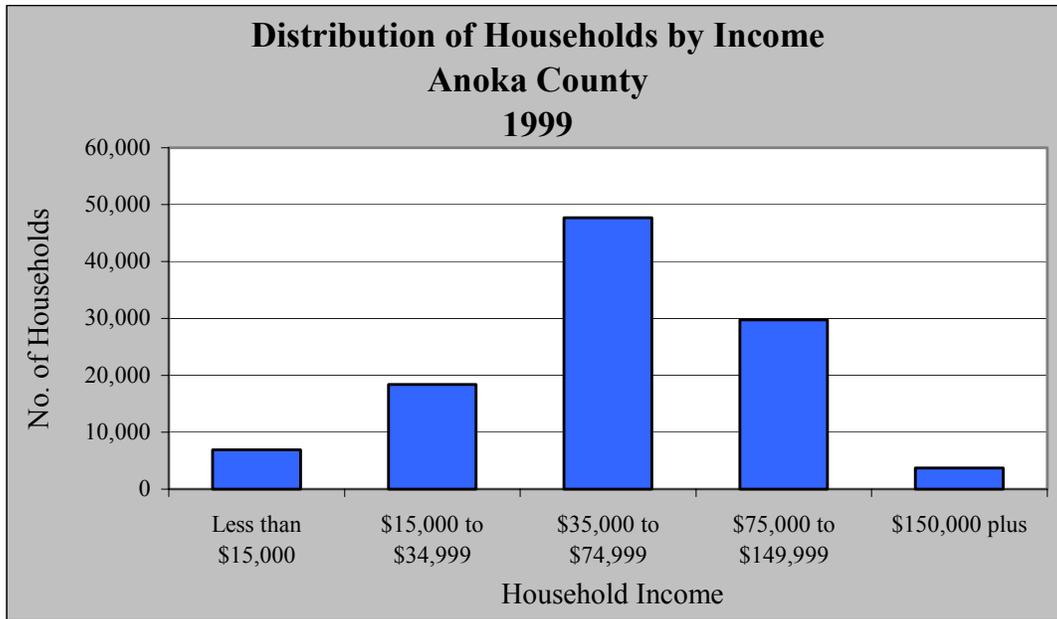
Demographic Characteristics and Housing Market Trends

Demographic Characteristics

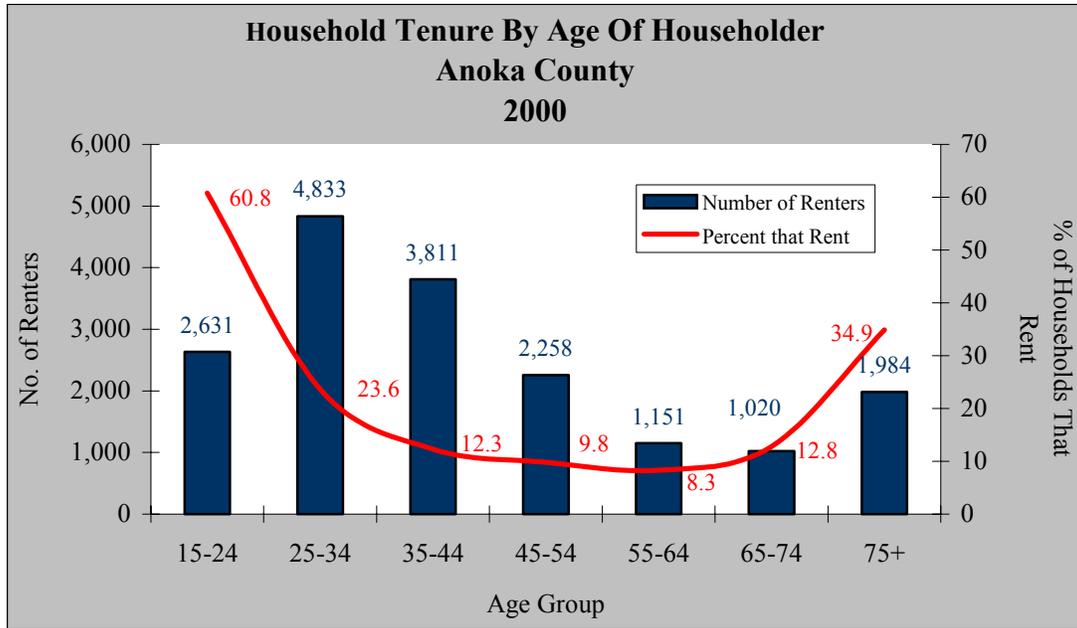
- The demand for housing in the County has been driven by baby boomers, who were ages 36 to 54 in 2000. As the bulk of the baby boomers aged from their 30s to 40s during the 1990s, demand for move-up housing greatly increased – resulting in a high number of upper-end single-family homes being built. During this next decade, the bulk of the baby boomers will be aging into their 50s, and a large number will become empty-nesters. This will increase demand for maintenance free housing, which will relieve them of home maintenance so that they can spend more time on other activities. There will be strong demand from older baby boomers for for-sale townhomes, detached villas, twinhomes, and condominiums.
- While the number of older adults will continue to increase this decade, the number of younger persons (ages 18 to 24) and seniors (ages 65 and over) will increase, creating additional demand for rental housing.



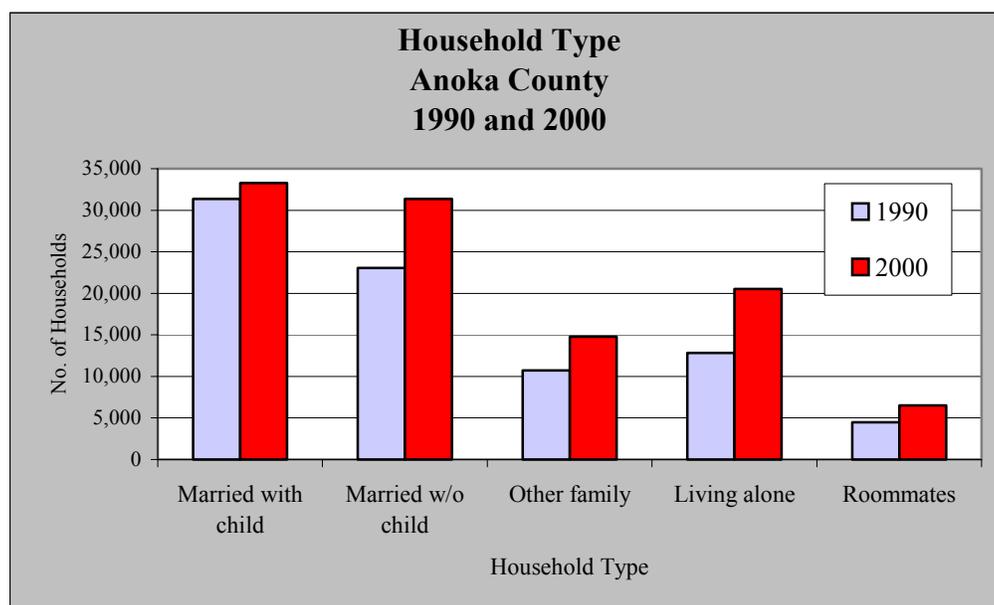
- The number of households with incomes greater than \$75,000 in the County more than tripled during the 1990s, increasing by 26,384 households. This increase is due, in part, to increasing wages in the area, the increase in the number of older adult households (who typically have higher incomes than younger households), to the influx of higher income households into new move-up single-family homes built in the County, and also to a substantial proportion of households with two wage earners. Households with an income of \$75,000 can afford a home priced at over \$200,000, without taking into account savings or debt that the household may have.



- The propensity to rent housing is highest among younger households, who typically have lower incomes, are more mobile, and often do not have sufficient savings for a down payment on a home. Almost 61% of householders ages 15 to 24 rented in 2000. This age group is projected to increase this decade when a large number of children of the baby boomers (echo boom) enter their early-20s, and will create increased demand for moderate priced rental housing. Seniors also have a high propensity to rent, as many opt to rid themselves of home maintenance by moving into rental housing. As the age 65 and over group grows this decade, so will demand for senior housing.

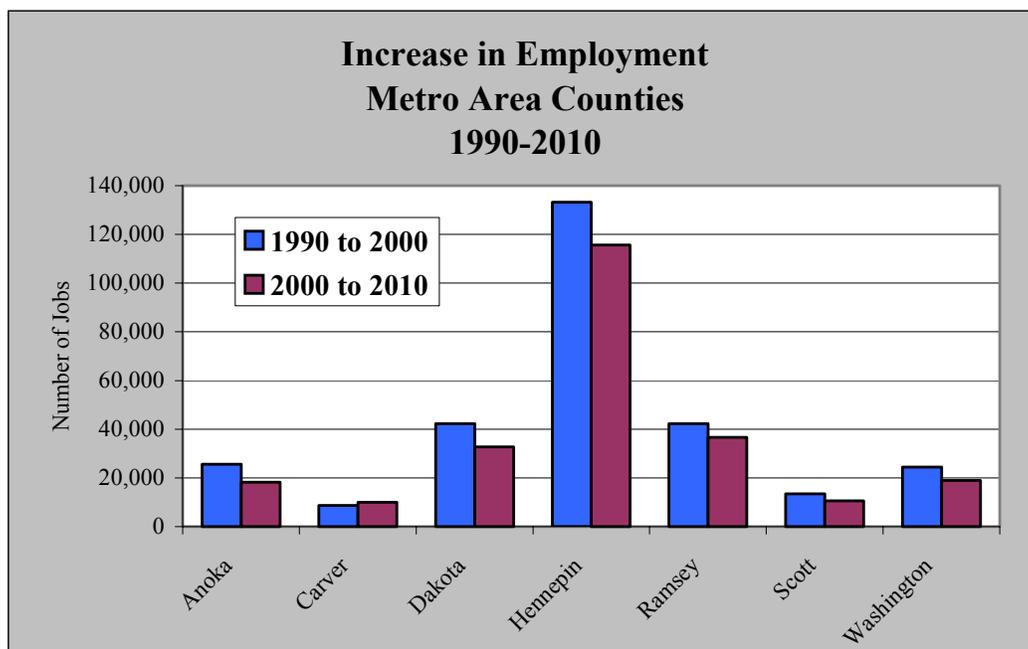


- While every type of household grew during the 1990s, the greatest numerical growth was in married couples without children (8,300 households, or a 36% increase) and in persons living alone (7,688 households, or a 60% increase). The growth of married couples without children was due to the portion of the baby boomers becoming empty nesters during the decade. Growth of persons living alone was largely due to the growing number of seniors, many of whom are widows. Both of these household types will continue to grow this decade, fueling demand for alternatives to the single-family home, particularly for-sale townhomes and senior housing. We project growth of single-parent families, which was the third fastest growing household type during the 1990s (4,046 households, or a 38% increase), to continue this decade, creating demand for affordable rental housing.

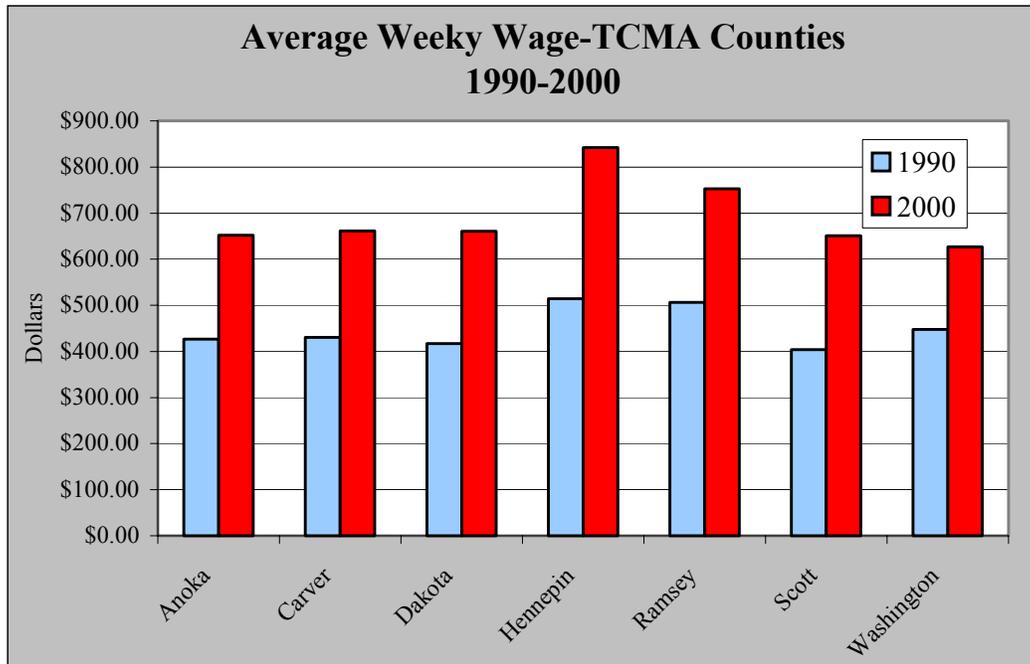


ANOKA COUNTY HOUSING NEEDS ANALYSIS

- Strong employment growth in the Twin Cities Metro Area during the 1990s (an increase of 290,000 jobs) was a catalyst for strong population and household growth. Hennepin County accounted for 46% of the job growth in the Metro Area during the 1990s. Minneapolis and Bloomington each added about 25,000 jobs, or nearly the same as all of Anoka County. Again this decade, Anoka County's employment growth is projected to be about 1/10th of Hennepin County's growth. Many of Anoka County's new residents will commute to jobs located in Hennepin County and elsewhere.
- Employment growth in the Twin Cities is projected to be less this decade (243,000 jobs). This is due, in part, to the expectation that many of the oldest baby boomers will retire later this decade. In many instances, one wage earner in a two wage earner household will retire. The slowdown in job growth this decade is not expected to contribute to slower household growth, which is projected to continue at a strong pace.

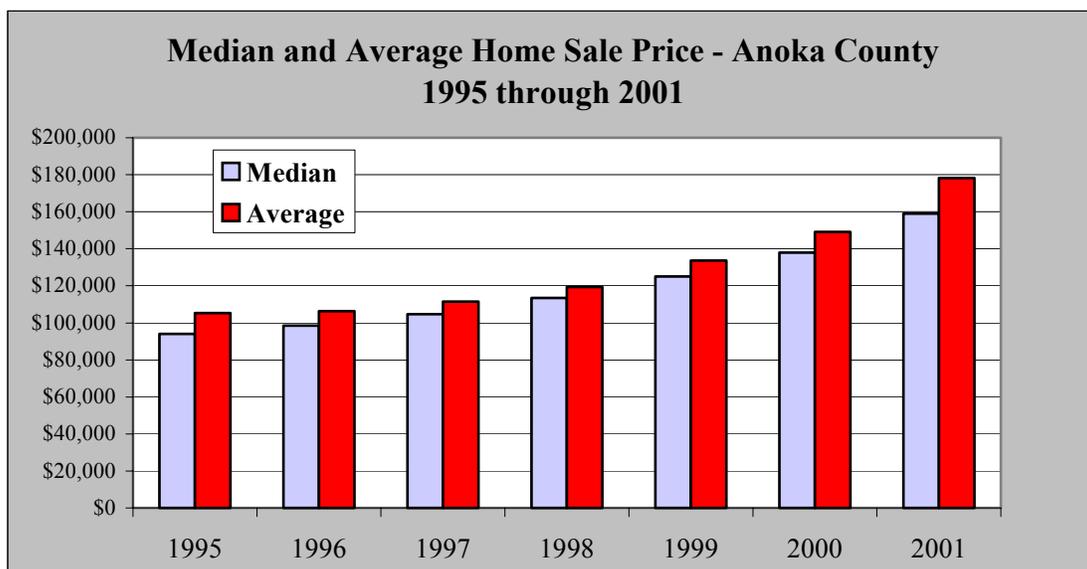


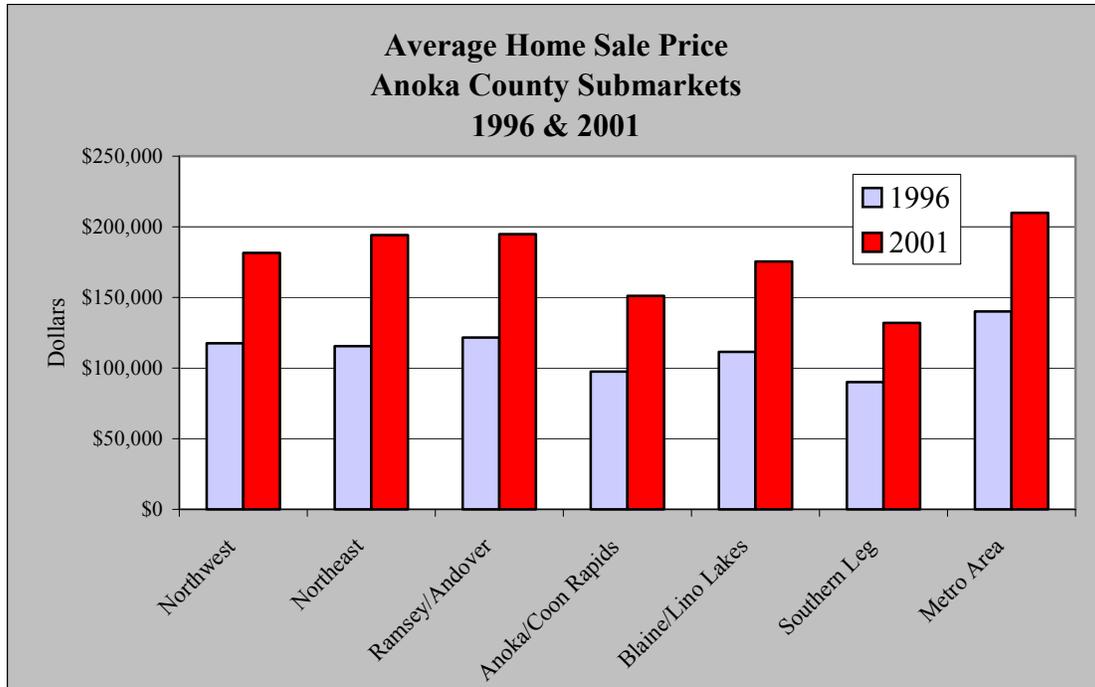
- The average wage in Anoka County is similar to other suburban counties in the Metro Area – at about \$650.00 weekly. Hennepin and Ramsey Counties, which have high concentrations of white collar jobs, have the highest average weekly wages (about \$840.00 and \$750.00, respectively). Even though Anoka County has an overall housing stock that is more affordable than other suburban counties, the wage data indicates that Anoka County residents should be able to afford housing similarly priced in other suburban counties.



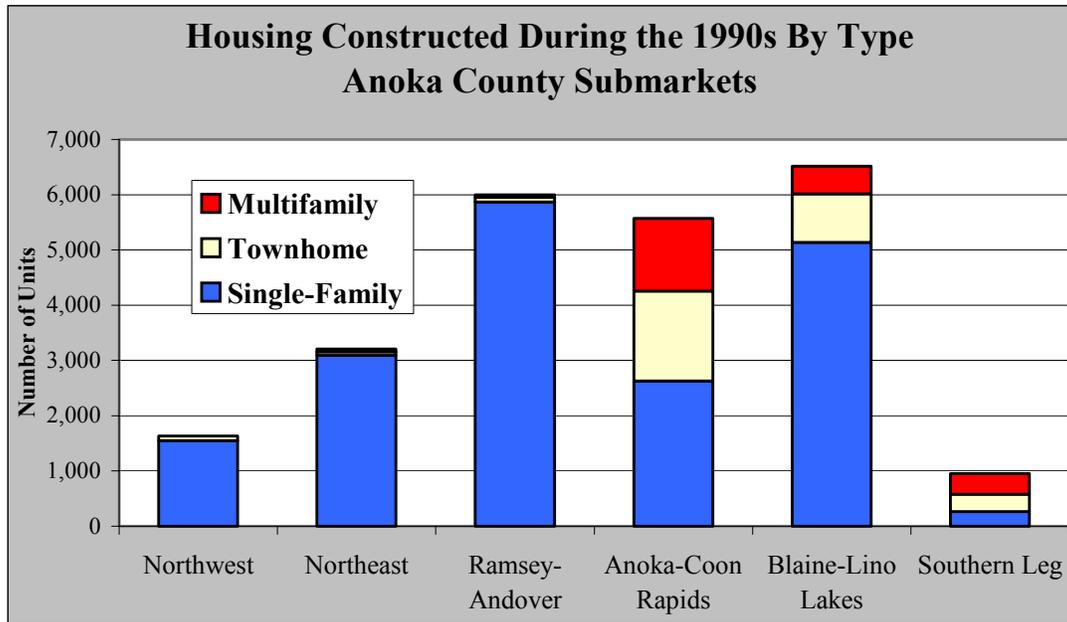
For-Sale Housing Market

- Home prices are increasing rapidly throughout Anoka County – from an average of \$105,000 in 1995 to \$179,000 in 2001, or an average annual increase of 9.3%. Strong demand and limited supply of existing entry-level homes are driving up prices of existing homes, while rising land and construction costs are major contributors to escalating prices of newly built homes. The desire of move-up buyers for larger homes and higher quality amenities is also driving up the price of new homes.



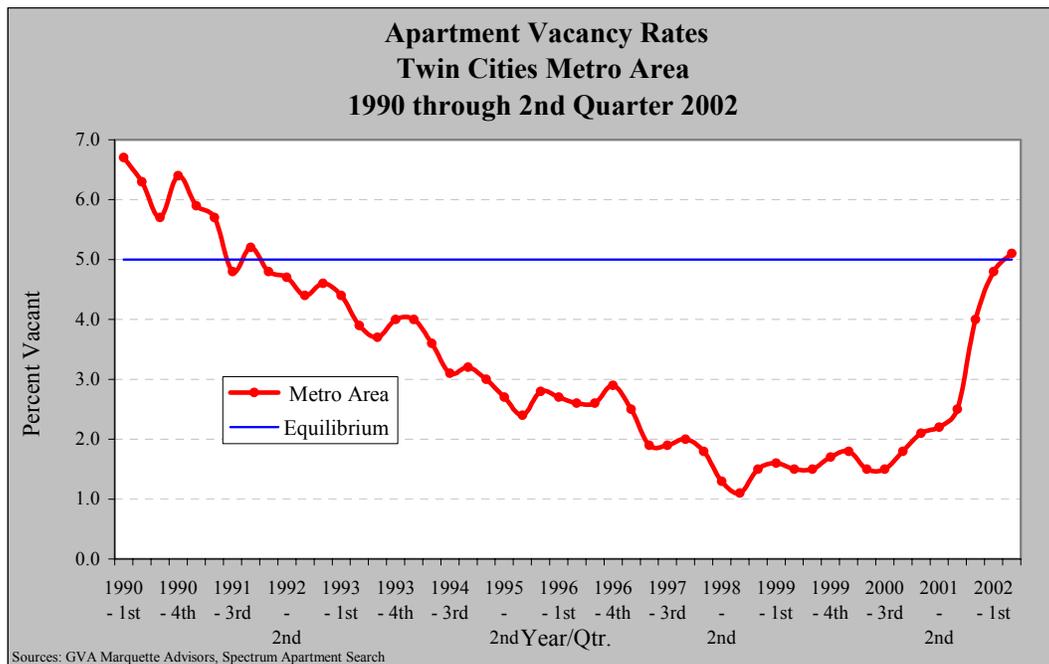


- Overall, new housing being built in the County is priced much higher than existing homes in the County. New single-family homes average about \$275,000, compared to the average resale price of existing homes of \$179,000 in 2001. Most new homes built are for the move-up market, while most older, existing homes are modest entry-level homes. This trend will continue through this decade, as growth of the older adult population will continue to fuel demand for move-up homes (both single-family and for-sale multifamily homes).
- New homes added during the 1990s were 85% single-family and 15% townhomes. However, townhomes have been gaining market share since the second half of the 1990s. The increase in townhomes' market share is the result of the growth of older adults who are seeking maintenance free housing so they can spend more time on other activities, such as travel, and also by younger households seeking more affordable homes compared to single-family homes. We project that for-sale multifamily housing's market share will continue to increase this decade as a growing number of baby boomers become empty-nesters and also the senior population increases. Products such as townhomes, twinhomes, detached villas, condominiums, and cooperatives are all products that should appeal to this market. It should be noted that moving from single-family homes into for-sale multifamily housing is not always a step down in price or size. Often, new multifamily products being purchased by older adults and seniors are larger in size, have higher quality finishings and more features and amenities than the single-family homes they moved from.



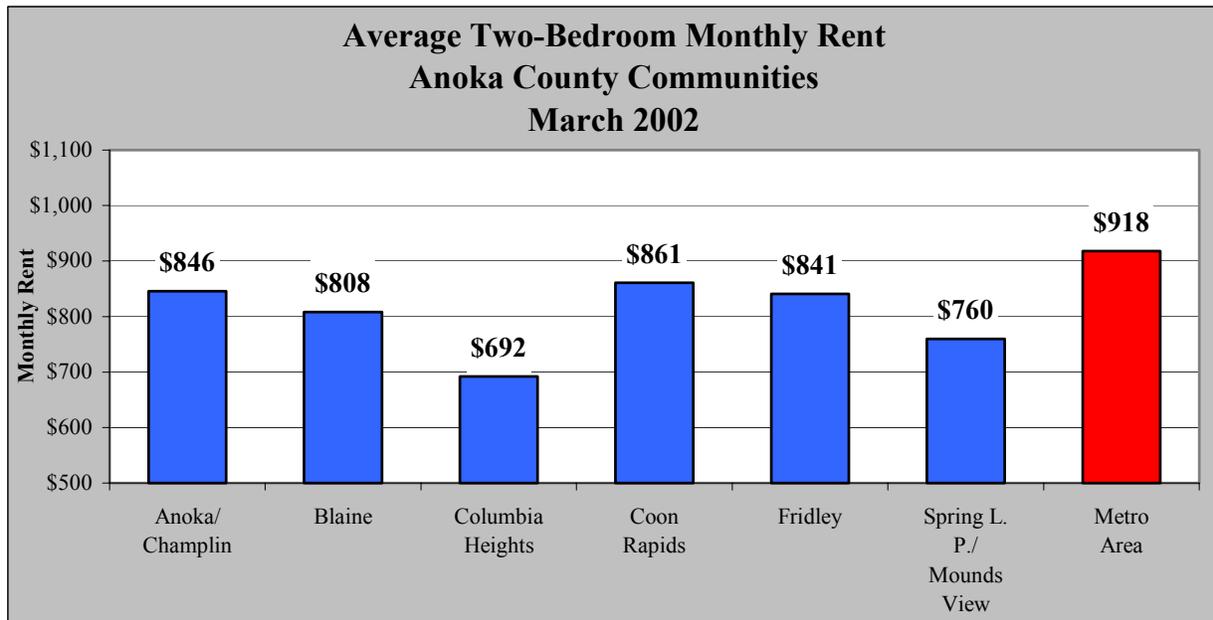
General Occupancy Rental Housing Market

- The overall vacancy rate in Anoka County was 3.6% in 1st Quarter 2002, below the vacancy rate of the Metro Area (4.8% in 1st Q 2002). The lower vacancy rate in Anoka County is due, in part, to a greater disparity between supply and demand and also because the County’s rental supply is more affordable, overall, which is in greater demand than higher priced product located elsewhere in the Metro Area.



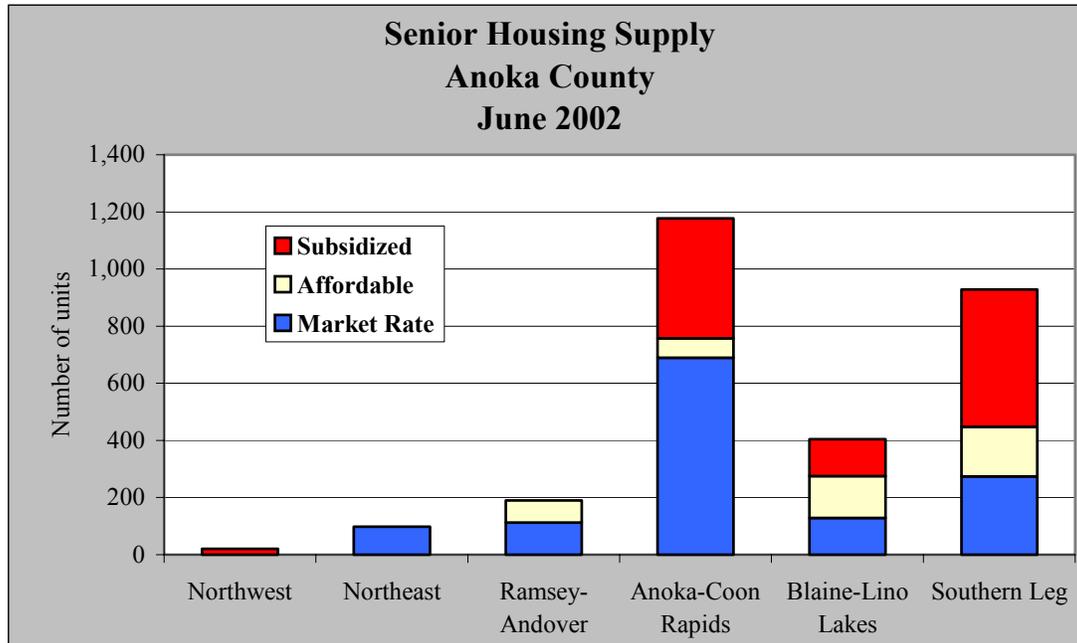
ANOKA COUNTY HOUSING NEEDS ANALYSIS

- The average monthly rent in Anoka County in March 2002 was \$698 for one-bedroom units and \$833 for two-bedroom units. While the average rent is increasing, it is still below the average for the Metro Area of \$734 for one-bedroom and \$918 for two-bedroom units. This reflects the County's high proportion of older product with fewer amenities targeted to a price sensitive market.



Senior Housing Market

- The senior population (ages 65 and over) accounted for 7.1% of Anoka County's population in 2000, up from 5.5% in 1990. We project the senior population to increase by 12,000 persons, increasing its share of the total population to 9.5% in 2010. This growth will create demand for additional senior housing in the County.
- Strong interest in developing additional senior housing has been shown in Anoka County since 2000. In total, over 550 senior housing units have been added since 2000 or are under construction (as of June 2002).
- During the 1990s, the variety of senior housing products in Anoka County was expanded. Market rate senior housing saw the greatest amount of development, including adult/few-service, congregate, and assisted living housing. Adult/few services refers to senior housing with no services available, congregate housing has services and meals available, and assisted living typically has meals and some services included in the monthly fee and personal care services available.



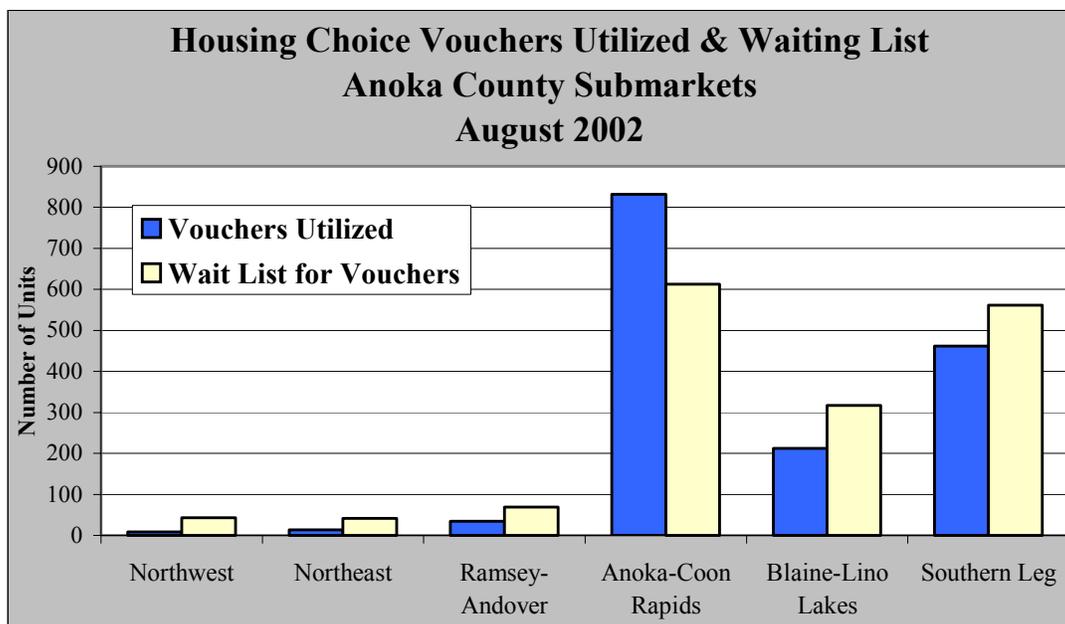
- Most senior housing built recently has been in the southern portion of the County. Not only is there a greater senior population base, but it is difficult to develop senior housing in lower density areas in the northern portion of the County because of a greater distance away from services and a lack of infrastructure.

Housing Choice Voucher Program

- In addition to subsidized apartments, there is a “tenant-based” subsidy – **Housing Choice Vouchers** – to help lower income households find affordable housing. The tenant-based subsidy is funded by the Department of Housing and Urban Development (HUD), and in Anoka County, is managed by the Metropolitan Housing and Redevelopment Authority (Metro HRA). Under the Housing Choice Voucher program (formerly Section 8 Certificates and Vouchers), qualified households are issued a voucher that the household can take to a rental unit that has rent levels allowable under HUD guidelines. The household then pays 30% of their adjusted gross income for rent and utilities, and the Federal government pays the remainder of the rent to the landlord. The qualifying income limit for the Housing Choice Voucher program in Anoka County is 50% of median household income, or \$26,850 for one-person households, \$30,700 for two-person households, \$34,500 for three-person households and \$38,350 for four-person households.
- Housing Choice Vouchers cannot be used to rent units with rents above Fair Market Rent. However, because of difficulty finding units with rents less than Fair Market Rent, the qualifying rent limit has been increased to 110% of Fair Market Rent in Anoka County, or \$741 for one-bedroom units, \$948 for two-bedroom units, and \$1,282 for three-bedroom units. In Coon Rapids, the maximum rent limit is even higher, at \$799 for one-bedroom units, \$1,021 for two-bedroom units and \$1,382 for three-bedroom.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

- As of August 13th, 1,564 Housing Choice Vouchers were being used in Anoka County. In addition, there was a waiting list of 1,607 applicants that results in prospective participants having to wait two to three years or more before a Voucher becomes available to them. In fact, the waiting list is so long that the Metro HRA has suspended accepting applications for Housing Choice Vouchers. It is undetermined when the Metro HRA will resume taking applications.
- Persons eligible for Housing Choice Vouchers include elderly (ages 62 and over), disabled, and families. As of August 2002, participants in Anoka County were qualified as 50% disabled persons, 46% families, and 4% elderly. It should be noted, however, that a large proportion of participants who are qualified as disabled are also elderly and families. Overall, we estimate that about 16% of Voucher participants are elderly and 51% are families .



Housing Demand Calculations

Tables 3 and 4 show the calculation of owner and renter demand by Submarket for Anoka County. The demand calculations show demand for various housing categories, owner and renter, single-family and multifamily, general occupancy and senior, subsidized and market rate for each of the six submarkets in the County.

The demand figures in Tables 3 and 4 assume that an adequate amount of each type of housing is developed in each Submarket to satisfy that particular Submarkets need. However, to the extent that households are more mobile and different market segments are willing to seek out various housing products in other areas of the County or perhaps outside of the County, these numbers may experience fluctuations between submarkets.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

Demand exists for a variety of housing product types within each submarket. However, each submarket is not likely to develop sufficient housing to meet the needs of all market segments, due to land use restrictions, funding allocations and other considerations (proximity to goods and services, transportation, etc.). Although it is important to encourage a variety of housing products within each submarket, some needs may go unmet and/or need to be satisfied elsewhere.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 3
SUMMARY OF RENTAL HOUSING DEMAND BY MARKET AREA
ANOKA COUNTY
2000-2010

	Northwest Submarket	Northeast Submarket	Ramsey - Andover	Anoka - Coon Rapids	Blaine - Lino Lakes	Southern Leg	Anoka County Total
Projected Growth/Renter HH (2000-2010)	86	202	876	498	1,222	342	3,226
Proportion General-Occupancy/Senior	50 / 50	40 / 60	70 / 30	70 / 30	60 / 40	50 / 50	61.7 / 38.3
No. of Units (G-O/Senior)	43 / 43	81 / 121	613 / 263	349 / 149	733 / 489	171 / 171	1,989 / 1,236
General Occupancy							
Percent Subsidized	50%	50%	40%	70%	40%	70%	48%
<i>Shallow Subsidy (40% to 60% of Median)</i>	16	30	170	160	190	80	646
<i>Deep Subsidy (40% of Median)</i>	6	10	75	84	103	40	318
Number (total)	22	40	245	244	293	120	964
Percent Market Rate	50%	50%	60%	30%	60%	30%	52%
Number	22	40	368	105	440	51	1,025
Senior Rental Housing							
Percent Subsidized	50%	50%	40%	60%	30%	60%	43%
<i>Shallow Subsidy (40% to 60% of Median)</i>	16	45	70	60	100	70	361
<i>Deep Subsidy (40% of Median)</i>	6	16	35	30	47	33	165
Number	22	61	105	90	147	103	526
Percent Market Rate (excluding owned products)	50%	50%	60%	40%	70%	40%	57%
Number	22	61	158	60	342	68	710

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 4
SUMMARY OF OWNED HOUSING DEMAND BY MARKET AREA
ANOKA COUNTY
2000-2010

	Northwest Submarket	Northeast Submarket	Ramsey - Andover	Anoka - Coon Rapids	Blaine - Lino Lakes	Southern Leg	Anoka County Total
Projected Growth/Owner HH (2000-2010)	1,653	2,482	4,961	1,162	5,522	821	16,602
Proportion Single-Family/Multifamily	80 / 20	80 / 20	70 / 30	10 / 90	60 / 40	10 / 90	62 / 38
No. of Units (Single-Family/Multifamily)	1,322 331	1,985 496	3,473 1,488	116 1,046	3,313 2,209	82 739	10,292 6,309
Single-Family							
Percent Entry-Level (up to \$250,000)	60%	30%	30%	40%	30%	40%	34%
<i>Number</i>	793	596	1,042	46	994	33	3,504
Percent Move-Up (\$250,000+)	40%	70%	70%	60%	70%	60%	66%
<i>Number</i>	529	1,390	2,431	70	2,319	49	6,788
Multifamily (includes senior owned products)							
Percent Entry-level (up to \$180,000)	60%	40%	40%	50%	50%	60%	49%
<i>Number</i>	198	199	595	523	1,104	444	3,063
Percent Move-Up (\$180,000+)	40%	60%	60%	50%	50%	40%	51%
<i>Number</i>	132	298	893	523	1,104	296	3,246

Source: Maxfield Research Inc.

County Total

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 5
POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS
ANOKA COUNTY
1990-2020**

Market Area	Census		Projected		Change					
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020	
					No.	Pct.	No.	Pct.	No.	Pct.
Population										
Northwest	10,380	15,370	19,780	24,200	4,990	48.1	4,410	28.7	4,420	22.3
Northeast	24,646	32,719	39,520	44,720	8,073	32.8	6,801	20.8	5,200	13.2
Ramsey - Andover	27,624	45,098	61,070	67,450	17,474	63.3	15,972	35.4	6,380	10.4
Anoka - Coon Rapids	70,170	79,683	83,400	84,540	9,513	13.6	3,717	4.7	1,140	1.4
Blaine - Lino Lakes	56,398	71,812	89,490	98,100	15,414	27.3	17,678	24.6	8,610	9.6
Southern Leg	54,423	53,402	54,480	56,650	-1,021	-1.9	1,078	2.0	2,170	4.0
Total	243,641	298,084	347,740	375,660	54,443	22.3	49,656	16.7	27,920	8.0
Households										
Northwest	3,152	4,961	6,700	8,390	1,809	57.4	1,739	35.1	1,690	25.2
Northeast	7,667	10,801	13,485	15,565	3,134	40.9	2,684	24.8	2,080	15.4
Ramsey - Andover	8,050	14,013	19,850	22,900	5,963	74.1	5,837	41.7	3,050	15.4
Anoka - Coon Rapids	23,843	29,840	31,500	32,500	5,997	25.2	1,660	5.6	1,000	3.2
Blaine - Lino Lakes	18,338	24,376	31,120	35,015	6,038	32.9	6,744	27.7	3,895	12.5
Southern Leg	21,387	22,437	23,600	24,655	1,050	4.9	1,163	5.2	1,055	4.5
Total	82,437	106,428	126,255	139,025	23,991	29.1	19,827	18.6	12,770	10.1
Employment										
Northwest	1,252	1,874	2,360	2,700	622	49.7	486	25.9	340	14.4
Northeast	2,620	4,873	5,630	6,130	2,253	86.0	757	15.5	500	8.9
Ramsey - Andover	3,141	6,649	11,350	14,450	3,508	111.7	4,701	70.7	3,100	27.3
Anoka - Coon Rapids	28,204	34,712	38,600	41,200	6,508	23.1	3,888	11.2	2,600	6.7
Blaine - Lino Lakes	14,289	21,789	25,300	27,680	7,500	52.5	3,511	16.1	2,380	9.4
Southern Leg	31,626	36,917	41,750	44,970	5,291	16.7	4,833	13.1	3,220	7.7
Total	81,132	106,814	124,990	137,130	25,682	31.7	18,176	17.0	12,140	9.7
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.										

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 6
AGE DISTRIBUTION
ANOKA COUNTY
1990 to 2010**

	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	74,369	86,217	89,126	92,028	30.5	28.9	27.6	26.5
18 to 24	23,933	24,751	25,976	27,042	9.8	8.3	8.1	7.8
25 to 34	48,797	44,575	44,552	43,715	20.0	15.0	13.8	12.6
35 to 44	41,126	57,058	55,268	52,961	16.9	19.1	17.1	15.2
45 to 54	26,399	40,813	49,570	58,679	10.8	13.7	15.4	16.9
55 to 64	15,451	23,588	31,505	40,233	6.3	7.9	9.8	11.6
65 to 74	8,640	12,622	16,595	20,988	3.5	4.2	5.1	6.0
75 plus	4,926	8,460	10,080	12,095	2.0	2.8	3.1	3.5
Total	243,641	298,084	322,670	347,740	100.0	100.0	100.0	100.0

Sources: U.S. Census Bureau, Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 7
HOUSEHOLD INCOME DISTRIBUTION
ANOKA COUNTY SUBMARKETS
1990 and 2000**

	Northwest		Ramsey - Andover		Anoka - Coon Rapids		Northeast		Blaine - Lino Lakes		Southern Leg		Total	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2000														
Less than \$15,000	166	3%	339	2%	2,452	8%	481	4%	1,180	5%	2,285	10%	6,904	6%
\$15,000 to \$34,999	649	13%	1,040	7%	6,025	20%	1,351	13%	3,403	14%	5,920	26%	18,388	17%
\$35,000 to \$74,999	2,398	48%	5,878	42%	13,436	45%	5,021	46%	11,264	46%	9,691	43%	47,689	45%
\$75,000 to \$149,999	1,616	33%	5,693	41%	7,331	25%	3,499	32%	7,472	31%	4,143	18%	29,754	28%
\$150,000 plus	132	3%	1,062	8%	597	2%	448	4%	1,057	4%	446	2%	3,741	4%
Total	4,961	100%	14,013	100%	29,840	100%	10,801	100%	24,376	100%	22,485	100%	106,476	100%
Median Income	\$62,742		\$73,165		\$52,461		\$62,800		\$62,165		\$45,006		\$57,361	
1990														
Less than \$15,000	244	5%	315	2%	2,896	10%	584	5%	1,466	6%	3,515	16%	9,020	23%
\$15,000 to \$34,999	998	20%	1,725	12%	6,998	23%	2,246	21%	5,220	21%	7,289	32%	24,476	61%
\$35,000 to \$74,999	1,666	34%	4,942	35%	11,792	40%	4,235	39%	10,360	43%	8,699	39%	41,694	104%
\$75,000 to \$149,999	231	5%	971	7%	1,937	6%	507	5%	1,150	5%	1,665	7%	6,461	16%
\$150,000 plus	14	0%	142	1%	190	1%	65	1%	109	0%	130	1%	650	2%
Total	3,153	64%	8,095	58%	23,813	80%	7,637	71%	18,305	75%	21,298	95%	82,301	205%
Median Income	\$40,627		\$46,328		\$39,178		\$41,220		\$41,089		\$34,669		\$40,076	
Change - 1990 to 2000														
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	-78	-32.1%	24	7.7%	-444	-15.3%	-103	-17.6%	-286	-19.5%	-286	-19.5%	-103	-17.6%
\$15,000 to \$34,999	-349	-35.0%	-685	-39.7%	-973	-13.9%	-895	-39.8%	-1,817	-34.8%	-1,817	-34.8%	-895	-39.8%
\$35,000 to \$74,999	732	43.9%	936	18.9%	1,644	13.9%	786	18.6%	904	8.7%	904	8.7%	786	18.6%
\$75,000 to \$149,999	1,385	599.6%	4,722	486.3%	5,394	278.5%	2,992	590.2%	6,322	549.8%	6,322	549.8%	2,992	590.2%
\$150,000 plus	118	846.1%	920	647.9%	407	214.1%	383	588.7%	948	869.4%	948	869.4%	383	588.7%

Sources: U.S. Census Bureau, Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 8					
TENURE BY AGE OF HOUSEHOLDER					
ANOKA COUNTY					
	Owner	Pct. Owner	Renter	Pct. Renter	Total
1990					
15 to 24	1,447	37.1%	2,457	62.9%	3,904
25 to 34	17,132	74.3%	5,925	25.7%	23,057
35 to 44	19,610	87.2%	2,881	12.8%	22,491
45 to 54	13,753	91.0%	1,358	9.0%	15,111
55 to 64	8,498	91.2%	821	8.8%	9,319
65 to 74	4,651	84.0%	885	16.0%	5,536
75 +	1,880	62.2%	1,142	37.8%	3,022
Total	66,971	81.2%	15,469	18.8%	82,440
2000					
15 to 24	1,696	39.2%	2,631	60.8%	4,327
25 to 34	15,672	76.4%	4,833	23.6%	20,505
35 to 44	27,076	87.7%	3,811	12.3%	30,887
45 to 54	20,864	90.2%	2,258	9.8%	23,122
55 to 64	12,762	91.7%	1,151	8.3%	13,913
65 to 74	6,968	87.2%	1,020	12.8%	7,988
75 +	3,700	65.1%	1,984	34.9%	5,684
Total	88,738	83.4%	17,688	16.6%	106,426
Sources: Census Bureau; Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 9
HOUSEHOLD TYPE
ANOKA COUNTY SUBMARKETS
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Northeast	3,152	4,961	1,547	1,955	870	1,593	345	622	277	545	113	246
Northwest	7,667	10,801	3,675	4,191	2,113	3,612	745	1,127	782	1,347	352	524
Ramsey - Andover	8,050	14,013	4,474	6,598	2,177	4,421	642	1,233	495	1,199	262	562
Anoka - Coon Rapids	23,843	29,840	8,784	7,953	6,309	8,221	3,411	4,809	3,966	6,862	1,373	1,995
Blaine - Lino Lakes	18,338	24,376	7,880	8,697	4,834	7,003	2,327	3,353	2,331	3,903	966	1,420
Southern Leg	21,387	22,437	4,997	3,896	6,759	6,510	3,247	3,619	4,984	6,667	1,400	1,745
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Northeast	100.0	100.0	49.1	39.4	27.6	32.1	10.9	12.5	8.8	11.0	3.6	5.0
Northwest	100.0	100.0	47.9	38.8	27.6	33.4	9.7	10.4	10.2	12.5	4.6	4.9
Ramsey - Andover	100.0	100.0	55.6	47.1	27.0	31.5	8.0	8.8	6.1	8.6	3.3	4.0
Anoka - Coon Rapids	100.0	100.0	36.8	26.7	26.5	27.6	14.3	16.1	16.6	23.0	5.8	6.7
Blaine - Lino Lakes	100.0	100.0	43.0	35.7	26.4	28.7	12.7	13.8	12.7	16.0	5.3	5.8
Southern Leg	100.0	100.0	23.4	17.4	31.6	29.0	15.2	16.1	23.3	29.7	6.5	7.8
Anoka County	100.0	100.0	38.0	31.3	28.0	29.5	13.0	13.9	15.6	19.3	5.4	6.1
<i>Twin Cities Metro</i>	<i>100.0</i>	<i>100.0</i>	<i>27.2</i>	<i>25.1</i>	<i>26.7</i>	<i>25.8</i>	<i>12.8</i>	<i>13.5</i>	<i>25.4</i>	<i>27.5</i>	<i>7.9</i>	<i>8.0</i>
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Northeast	1,809	57.4%	408	26.4%	723	83.1%	277	80.3%	268	96.8%	133	117.7%
Northwest	3,134	40.9%	516	14.0%	1,499	70.9%	382	51.3%	565	72.3%	172	48.9%
Ramsey - Andover	5,963	74.1%	2,124	47.5%	2,244	103.1%	591	92.1%	704	142.2%	300	114.5%
Anoka - Coon Rapids	5,997	25.2%	-831	-9.5%	1,912	30.3%	1,398	41.0%	2,896	73.0%	622	45.3%
Blaine - Lino Lakes	6,038	32.9%	817	10.4%	2,169	44.9%	1,026	44.1%	1,572	67.4%	454	47.0%
Southern Leg	1,050	4.9%	-1,101	-22.0%	-249	-3.7%	372	11.5%	1,683	33.8%	345	24.6%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%

* Single-parent families

Source: US Census Bureau; Maxfield Research, Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 10
LABOR FORCE/EMPLOYMENT TRENDS
ANOKA COUNTY
1990 through 2001**

	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployed</u>		<u>Unemployment Rate</u>	
			<u>No.</u>	<u>Pct.</u>	<u>MN</u>	<u>US</u>
1990	144,359	137,671	6,688	4.6%	4.9%	5.6%
1991	147,920	140,572	7,348	5.0%	5.1%	6.8%
1992	149,618	142,347	7,271	4.9%	5.2%	7.5%
1993	154,123	146,635	7,488	4.9%	5.1%	6.9%
1994	162,868	157,264	5,604	3.4%	4.0%	6.1%
1995	165,852	160,743	5,109	3.1%	3.7%	5.6%
1996	167,431	161,948	5,483	3.3%	4.0%	5.4%
1997	170,226	165,752	4,474	2.6%	3.3%	4.9%
1998	175,762	172,358	3,404	1.9%	2.5%	4.5%
1999	179,696	175,714	3,982	2.2%	2.8%	4.2%
2000	181,896	177,075	4,821	2.7%	3.3%	4.0%
2001	187,438	181,164	6,274	3.3%	3.6%	4.8%
<u>Change</u>						
90-01	43,079	43,493	-414	-1.3%		
90-95	21,493	23,072	-1,579	-1.6%		
95-01	21,586	20,421	1,165	0.3%		
Note: Labor Force and Employed are annual average figures						
Source: Minnesota Workforce Center						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 11
ANNUAL AVERAGE COVERED EMPLOYMENT BY SECTOR
ANOKA COUNTY
1995 through 2000

	Number of Jobs						Change 1995-2000	
	1995	1996	1997	1998	1999	2000	No.	Pct.
A.F.M. ¹	746	771	762	816	877	928	182	24%
Construction	5,272	5,758	5,906	6,721	7,709	8,643	3,371	64%
Manufacturing	24,488	24,948	25,360	25,766	25,699	26,270	1,782	7%
T.C.U. ²	2,850	2,985	3,177	3,368	3,341	3,388	538	19%
Trade	24,324	24,945	25,500	26,666	27,413	28,007	3,683	15%
F.I.R.E. ³	2,253	2,220	2,220	2,294	2,495	2,592	339	15%
Services	12,835	13,657	14,358	15,140	16,459	17,036	4,201	33%
Health	6,925	6,930	6,999	7,134	7,711	8,342	1,417	20%
Govt.	12,003	12,178	12,689	12,910	13,176	13,787	1,784	15%
Total	91,696	94,392	96,971	100,815	104,880	108,993	17,297	19%

¹ Agriculture, Forestry and Mining
² Transportation, Communication and Public Utilities
³ Finance, Insurance and Real Estate

Source: Minnesota Workforce Center

TABLE 12
ANNUAL AVERAGE COVERED EMPLOYMENT BY SUBMARKET
ANOKA COUNTY
1995 through 2000

	Number of Jobs						Change 1995-2000	
	1995	1996	1997	1998	1999	2000	No.	Pct.
Northwest	1,606	1,563	1,691	1,805	1,855	1,822	216	13%
Northeast	4,231	4,440	4,658	4,729	4,840	5,258	1,027	24%
Ramsey - Andover	4,412	4,707	5,219	5,999	6,617	7,194	2,782	63%
Anoka - Coon Rapids	30,123	30,852	31,483	32,708	33,286	34,936	4,813	16%
Blaine - Lino Lakes	18,699	19,599	19,804	20,588	21,563	22,374	3,675	20%
Southern Leg	32,564	33,062	34,134	34,989	36,216	37,149	4,585	14%
Total	91,635	94,223	96,989	100,818	104,377	108,733	17,098	19%

¹ Agriculture, Forestry and Mining
² Transportation, Communication and Public Utilities
³ Finance, Insurance and Real Estate

Source: Minnesota Workforce Center

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 13
AVERAGE WEEKLY WAGES
TWIN CITIES METRO AREA
1990 and 2000**

	Employment/Average Weekly Wage				Change 1990-2000			
	--- 1990 ---		--- 2000 ---		--- Jobs ---		--- Wages ---	
	Jobs	Wages	Jobs	Wages	No.	Pct.	No.	Pct.
Anoka County	77,305	\$426.17	108,992	\$652.28	31,687	41.0	\$226.11	53.1
Carver County	17,049	\$430.35	28,726	\$661.04	11,677	68.5	\$230.69	53.6
Dakota County	102,469	\$417.16	153,336	\$660.74	50,867	49.6	\$243.58	58.4
Hennepin County	732,452	\$514.21	873,292	\$842.02	140,840	19.2	\$327.81	63.8
Ramsey County	293,587	\$506.21	333,872	\$753.01	40,285	13.7	\$246.80	48.8
Scott County	18,468	\$404.12	34,678	\$651.30	16,210	87.8	\$247.18	61.2
Washington Cty.	<u>41,193</u>	<u>\$447.54</u>	<u>67,018</u>	<u>\$627.00</u>	<u>25,825</u>	<u>62.7</u>	<u>\$179.46</u>	<u>40.1</u>
Total/Average	1,282,523	\$494.31	1,599,914	\$776.76	317,391	24.7	\$282.45	57.1

Source: Minnesota Workforce Center

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 14
AGE OF HOUSING STOCK
ANOKA COUNTY
2001**

	Total Housing Units¹		Year Structure Built (Occupied Housing Units)													
	No.	Pct.	Before 1950		1950-1959		1960-1969		1970-1979		1980-1989		1990-1999		2000-6/01	
			No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Anoka County																
Owner-Occupied	91,556	82.4	5,421	5.9	10,713	11.7	13,313	14.5	17,427	19.0	20,072	21.9	21,794	23.8	2,816	3.1
Renter-Occupied	17,872	16.1	1,279	7.2	1,362	7.6	3,650	20.4	4,208	23.5	4,926	27.6	2,263	12.7	184	1.0
Vacant	1,663	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	111,091	100.0	6,700	6.1	12,075	11.0	16,963	15.5	21,635	19.8	24,998	22.8	24,057	22.0	3,000	2.7
Northwest Submarket																
Owner-Occupied	4,978	92.4	341	6.9	94	1.9	281	5.6	1,063	21.4	1,100	22.1	1,790	36.0	309	6.2
Renter-Occupied	314	5.8	43	13.7	10	3.2	11	3.5	65	20.7	119	37.9	44	14.0	22	7.0
Vacant	93	1.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	5,385	100.0	384	7.3	104	2.0	292	5.5	1,128	21.3	1,219	23.0	1,834	34.7	331	6.3
Northeast Submarket																
Owner-Occupied	10,781	93.9	602	5.6	409	3.8	1,048	9.7	3,271	30.3	2,004	18.6	3,066	28.4	381	3.5
Renter-Occupied	401	3.5	47	11.7	67	16.7	52	13.0	55	13.7	89	22.2	91	22.7	0	0.0
Vacant	300	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	11,482	100.0	649	5.8	476	4.3	1,100	9.8	3,326	29.7	2,093	18.7	3,157	28.2	381	3.4
Ramsey - Andover Submarket																
Owner-Occupied	14,125	95.7	144	1.0	219	1.6	869	6.2	3,487	24.7	2,977	21.1	5,820	41.2	609	4.3
Renter-Occupied	497	3.4	52	10.5	53	10.7	45	9.1	102	20.5	102	20.5	143	28.8	0	0.0
Vacant	138	0.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	14,760	100.0	196	1.3	272	1.9	914	6.3	3,589	24.5	3,079	21.1	5,963	40.8	609	4.2
Anoka - Coon Rapids Submarket																
Owner-Occupied	22,428	73.5	1,251	5.6	3,194	14.2	3,978	17.7	3,152	14.1	5,962	26.6	4,695	20.9	196	0.9
Renter-Occupied	7,684	25.2	521	6.8	240	3.1	833	10.8	1,916	24.9	2,796	36.4	1,302	16.9	76	1.0
Vacant	386	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	30,498	100.0	1,772	5.9	3,434	11.4	4,811	16.0	5,068	16.8	8,758	29.1	5,997	19.9	272	0.9

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 14
AGE OF HOUSING STOCK
ANOKA COUNTY
(Continued)
2001**

	Total Housing Units¹		Year Structure Built (Occupied Housing Units)													
			Before 1950		1950-1959		1960-1969		1970-1979		1980-1989		1990-1999		2000-6/01	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Blaine - Lino Lakes Submarket																
Owner-Occupied	23,544	90.4	756	3.2	2,021	8.6	2,919	12.4	4,205	17.9	6,722	28.6	5,640	24.0	1,281	5.4
Renter-Occupied	2,113	8.1	124	5.9	220	10.4	316	15.0	405	19.2	642	30.4	406	19.2	0	0.0
Vacant	395	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	26,052	100.0	880	3.4	2,241	8.7	3,235	12.6	4,610	18.0	7,364	28.7	6,046	23.6	1,281	5.0
Southern Leg Submarket																
Owner-Occupied	15,700	68.5	2,327	14.8	4,776	30.4	4,218	26.9	2,249	14.3	1,307	8.3	783	5.0	40	0.3
Renter-Occupied	6,863	30.0	492	7.2	772	11.2	2,393	34.9	1,665	24.3	1,178	17.2	277	4.0	86	1.3
Vacant	351	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	22,914	100.0	2,819	12.5	5,548	24.6	6,611	29.3	3,914	17.3	2,485	11.0	1,060	4.7	126	0.6

¹ The number of vacant units are as of April 1, 2000.

Sources: U.S. Census Bureau (1990 & 2000), Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 15 BUILDING PERMITS ISSUED FOR NEW HOUSING ANOKA COUNTY 1990s					
City	Total Permits Issued	Single Family Units	Town home Units	Duplex Units	Multi Family Units*
Northwest Submarket					
St. Francis	657	569	86	2	0
Burns Twp	409	409	0	0	0
Oak Grove	570	570	0	0	0
Total	1,636	1,548	86	2	0
Northeast Submarket					
Bethel	20	20	0	0	0
East Bethel	1,083	1,083	0	0	0
Linwood Twp.	445	445	0	0	0
Columbus Twp.	235	235	0	0	0
Ham Lake	1,423	1,312	62	0	49
Total	3,206	3,095	62	0	49
Ramsey - Andover Submarket					
Ramsey	2,347	2,204	81	12	50
Andover	3,665	3,665	0	0	0
Total	6,012	5,869	81	12	50
Anoka - Coon Rapids Submarket					
Anoka	698	323	159	8	208
Coon Rapids	4,913	2,308	1,464	28	1,113
Total	5,611	2,631	1,623	36	1,321
Blaine - Lino Lakes Submarket					
Blaine	3,458	2,513	503	16	426
Lino Lakes	2,388	2,106	282	0	0
Centerville	588	458	100	14	16
Lexington	17	15	0	2	0
Circle Pines	102	42	0	2	58
Total	6,553	5,134	885	34	500
Southern Leg Submarket					
Spring Lake Park	366	71	151	0	144
Fridley	436	83	163	4	186
Columbia Heights	160	112	0	8	40
Hilltop	0	0	0	0	0
Total	962	266	314	12	370
Anoka County Totals	23,980	18,543	3,051	96	2,290
* Multifamily units include rental apartments and townhomes, condominiums, and cooperatives					
Sources: Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 16
MEDIAN AND AVERAGE HOME SALE VALUES
ANOKA COUNTY
1995 through 2001**

Submarket	1995		1996		1997		1998		1999		2000		2001	
	Median	Average												
Northwest	\$104,950	\$106,260	\$114,900	\$117,495	\$119,950	\$125,858	\$124,950	\$131,035	\$142,200	\$153,698	\$154,500	\$161,909	\$164,250	\$181,578
Northeast	\$100,000	\$112,530	\$110,950	\$115,602	\$115,500	\$125,329	\$124,000	\$132,848	\$144,250	\$156,748	\$158,000	\$170,901	\$175,500	\$194,082
Ramsey - Andover	\$115,000	\$126,399	\$117,500	\$121,682	\$123,950	\$134,824	\$131,750	\$144,441	\$140,900	\$156,243	\$159,000	\$180,248	\$179,000	\$194,735
Anoka - Coon Rapids	\$89,900	\$94,648	\$91,900	\$97,529	\$95,000	\$102,166	\$103,550	\$107,125	\$115,518	\$119,493	\$128,500	\$132,368	\$145,000	\$151,196
Blaine - Lino Lakes	\$94,000	\$104,026	\$103,900	\$111,447	\$105,225	\$113,438	\$113,900	\$120,955	\$126,750	\$136,702	\$138,950	\$152,347	\$159,900	\$175,460
Southern Leg	\$82,000	\$85,994	\$86,500	\$90,074	\$93,000	\$97,399	\$101,250	\$106,165	\$115,000	\$117,043	\$128,000	\$129,868	\$148,000	\$151,273
Anoka County	\$94,000	\$105,307	\$98,500	\$106,331	\$104,740	\$111,502	\$113,500	\$119,415	\$125,000	\$133,650	\$138,000	\$149,104	\$159,000	\$178,309

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE 17
MINNESOTA PUBLIC SCHOOLS CHARACTERISTICS
ANOKA COUNTY & LARGER SCHOOL DISTRICTS IN METRO AREA
2000-2001

Minnesota Public Schools	District Number	Total Population	Open Enrollment Available	Students			Average Class Size		Pupil/Teacher Elementary	\$ Expenditures per Pupil Unit*	% Master Degrees	% Seniors Attend College	% Seniors Graduate
				Elementary Pupils	Middle Pupils	High School Pupils	Elementary	Secondary**					
Anoka County Districts													
Anoka-Hennepin	11	200,800	N	18,214	9,580	12,145	25	29	21	6,710	54	69	93
Centennial	12	34,780	Y	3,189	1,713	2,009	22	28	22	6,766	60	71	95
Columbia Heights	13	24,652	Y	1,398	681	917	24	28	18	7,768	50	65	n/a
Fridley	14	16,000	Y	850	790	798	21	32	17	7,587	57	81	96
Saint Francis	15	29,730	Y	3,144	971	1,682	25	27	19	6,674	52	91	91
Spring Lake Park	16	25,000	Y	1,868	979	1,337	20	24	12	7,692	54	81	94.5
Private Schools													
Meadow Creek Christian	n.a.	n.a.	n.a.	365	n.a.	303**	26	22	n.a.	3,584	14	73	100
Totino-Grace	n.a.	n.a.	n.a.	n.a.	n.a.	1,097**	n.a.	24	n.a.	7,375	71	91	100
Minneapolis	1	382,618	Y	24,023	10,829	12,187	21	26	21	10,685	44	80	n/a
St. Paul	625	287,151	Y	24,149	6,834	13,241	23	28	17	9,095	54	83.8	n/a
Bloomington	271	85,172	Y	4,645	2,505	3,484	22	28	18	7,697	34	78	98
Burnsville/Eagan/Savage	191	62,650	Y	6,200	2,600	2,500	25	28	26	7,541	60	82	92
Eden Prairie	272	51,700	Y	5,397	1,709	3,262	24	28	16	7,032	59	92	99
Chaska	112	40,085	N	3,635	2,239	1,542	28	30	18	7,663	56	87	98
Edina	273	47,425	Y	3,202	2,148	1,548	21	25	15	7,895	63	90	97
Hopkins	270	53,106	Y	4,178	2,011	2,038	20.4	24	12	9,031	55	81	97
Lakeville	194	43,974	Y	5,415	2,323	2,031	22	28	14	6,242	68	87	93
Minnetonka	276	53,083	Y	3,450	1,865	2,401	29.1	25	38	7,679	50	90	98
Moundsview	621	76,193	Y	4,871	2,645	3,582	28	35	20	7,433	56	87.5	98
Osseo	279	122,228	Y	11,672	n/a	10,495	24	28.5	16	7,489	64	69	91
Robbinsdale	281	100,000	Y	5,907	3,242	4,225	23	25	25	7,710	47	n/a	91
Rosemount/Apple Valley/Eagan	196	131,900	Y	12,450	6,775	8,821	23	30	20	6,176	55	84	96
N. St. Paul/Maplewood/Oakdale	622	72,200	N	5,421	2,713	3,698	24	28	24	6,825	56	68	95
S. Wash/Woodbury/Cottage Grove	833	86,000	N	8,500	3,441	3,448	26	28	18.0	6,716	57	79.7	96
Wayzata	284	53,847	Y	4,208	2,262	2,866	23	32	12	7,416	63	90	98
White Bear Lake	624	58,300	Y	3,950	2,353	3,166	24	31	20	6,970	51	69	97

* Material provided by MN Department of Children, Families and Learning

** Includes Middle School Enrollment

n.a. = not applicable

Sources: Schoolhouse Magazine: Regional Guide to Minnesota Schools, Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 18
RENT AND VACANCY SUMMARY
MARKET RATE GENERAL OCCUPANY RENTAL PROJECTS
ANOKA COUNTY
March 2002**

	One-Bedroom Units			Two-Bedroom Units*			Three-Bedroom Units		
	<u>Units</u>	<u>Avg. Rent</u>	<u>Pct. Vacant</u>	<u>Units</u>	<u>Avg. Rent</u>	<u>Pct. Vacant</u>	<u>Units</u>	<u>Avg. Rent</u>	<u>Pct. Vacant</u>
Anoka/Champlin	460	\$752	8.7%	606	\$846	8.3%	68	\$967	5.3%
Blaine	319	\$682	2.2%	455	\$808	1.5%	71	\$983	0.0%
Columbia Heights	80	\$597	1.3%	31	\$692	4.7%	2	\$810	0.0%
Coon Rapids	794	\$726	2.6%	1,400	\$861	3.1%	434	\$989	3.3%
Fridley	696	\$708	2.6%	766	\$841	5.2%	234	\$978	0.9%
Spring Lake Park/ Moundsview	555	\$627	2.5%	528	\$760	1.7%	4	\$912	0.0%
Subtotal	2,904	\$698	3.5%	3,786	\$833	4.0%	813	\$983	2.5%
Metro Area	55,379	\$734	5.0%	54,898	\$918	4.5%	6,435	\$1,208	5.4%
* Also includes one-bedroom plus den units									
Source: GVA Marquette Advisors; Maxfield Research, Inc.									

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 19
SUMMARY OF SENIOR HOUSING PROJECTS
ANOKA COUNTY
April 2002**

Submarket	Market Rate						Affordable		Subsidized	
	Independent*		Congregate**		Assisted Living		No.	Pct. Vac.	No.	Pct. Vac.
	No.	Pct. Vac.	No.	Pct. Vac.	No.	Pct. Vac.				
Northwest	0	-	0	-	0	-	0	-	21	0.0%
Northeast	99	0.0%	0	-	0	-	0	-	0	-
Ramsey-Andover	42	0.0%	0	-	68	7.4%	78	0.0%	0	-
Anoka-Coon Rapids	270	1.9%	244	0.4%	175	16.6%	67	3.0%	420	0.0%
Blaine-Lino Lakes	109	0.0%	0	-	20	50.0%	147	0.0%	128	0.0%
Southern Leg	133	2.3%	77	7.8%	64	0.0%	174	0.6%	481	0.0%
Total	653	1.2%	321	2.0%	327	13.5%	466	0.6%	1,050	0.0%

* Independent housing without services
 ** Independent housing with meals and services either optional or included in rent

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE 20
HOUSING CHOICE VOUCHER PROGRAM
ANOKA COUNTY
August 2002**

City	Housing Choice Vouchers Utilized				Housing Choice Voucher Waiting List			
	Total	Elderly	Family	Disabled	Total	Elderly	Family	Disabled
Northwest Submarket								
St. Francis	9	0	4	5	39	2	28	9
Burns Twp	0	0	0	0	0	0	0	0
Oak Grove	0	0	0	0	4	0	4	0
Total	9	0	4	5	43	2	32	9
Northeast Submarket								
Bethel	1	0	1	0	0	0	0	0
East Bethel	3	0	1	2	13	1	7	5
Linwood Twp.	2	0	1	1	0	0	0	0
Columbus Twp.	1	0	0	1	0	0	0	0
Ham Lake	7	1	4	2	29	3	26	0
Total	14	1	7	6	42	4	33	5
Ramsey - Andover Submarket								
Ramsey	4	2	2	0	25	0	19	6
Andover	31	0	31	0	44	3	20	21
Total	35	2	33	0	69	3	39	27
Anoka - Coon Rapids Submarket								
Anoka	299	0	160	139	251	15	149	87
Coon Rapids	533	1	150	382	361	42	214	105
Total	832	1	310	521	612	57	363	192
Blaine - Lino Lakes Submarket								
Blaine	165	23	45	97	231	25	144	62
Lino Lakes	11	3	3	5	26	12	9	5
Centerville	2	1	1	0	7	0	6	1
Lexington	10	0	6	4	17	1	9	7
Circle Pines	24	19	5	0	36	9	16	11
Total	212	46	60	106	317	47	184	86
Southern Leg Submarket								
Spring Lake Park	88	0	45	43	68	26	34	8
Fridley	183	0	128	55	281	20	199	62
Columbia Heights	170	2	127	41	194	11	144	39
Hilltop	21	14	7	0	18	1	14	3
Total	462	16	307	139	561	58	391	112
Anoka County	1,564	66	721	777	1,644	171	1,042	431

Sources: Metropolitan Council; Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

	Single-Family		Multifamily	
	<u>Available Lots</u>	<u>Typical Home Price</u>	<u>Available Units</u>	<u>Typical Home Price</u>
Northwest	299	\$217,000	39	\$153,000
Northeast	276	\$313,000	22	\$266,000
Ramsey - Andover	309	\$262,000	181	\$185,000
Anoka - Coon Rapids	0	--	84	\$193,000
Blaine - Lino Lakes	931	\$283,000	615	\$172,000
Southern Leg	0	--	12	\$167,000
County Total	1,815	\$273,000	953	\$178,000

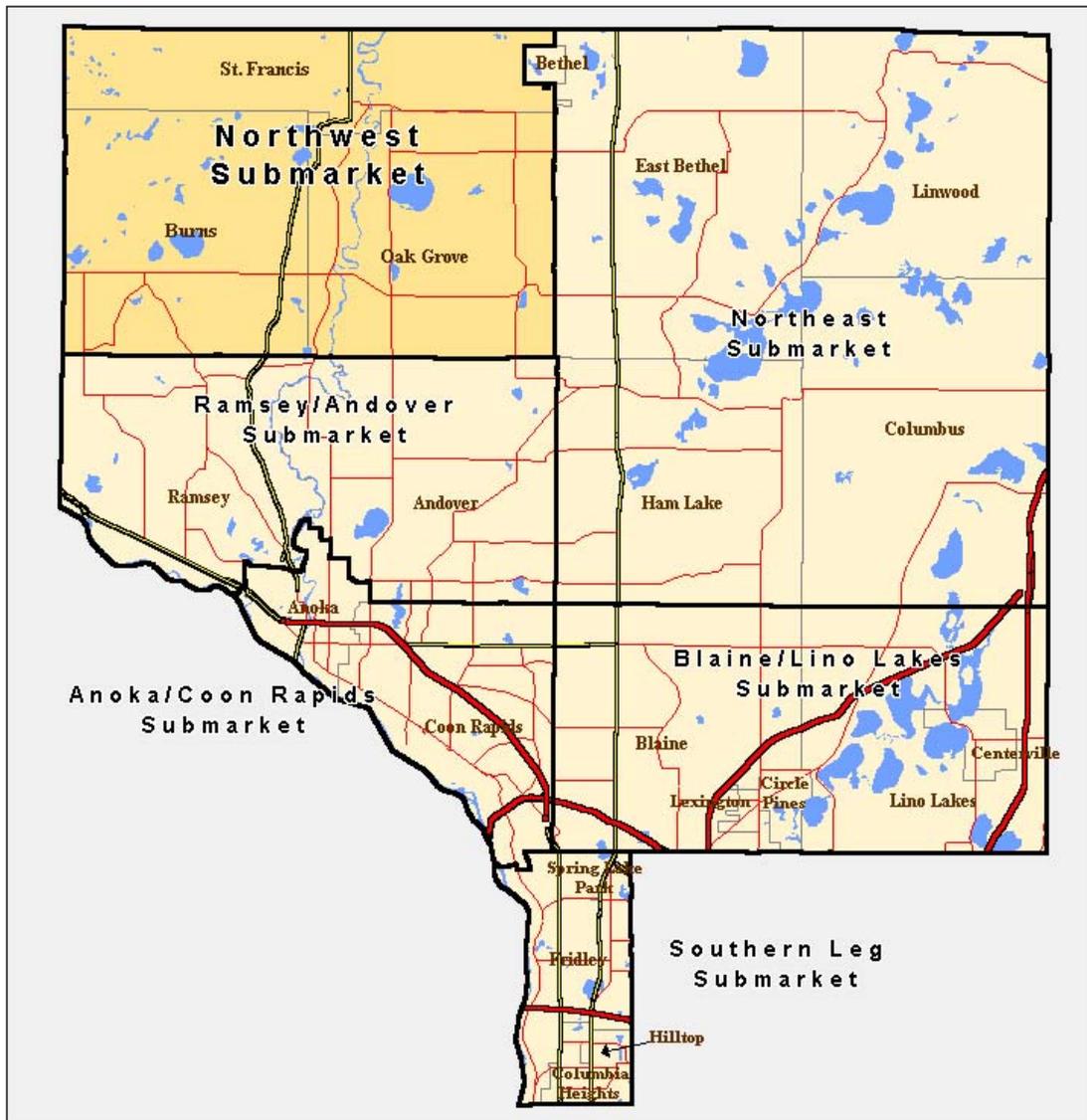
Source: Maxfield Research Inc.

	Total	For-Sale		Rental					
		<u>Single- Family</u>	<u>Multi- Family</u>	--- General-Occupancy ---			----- Senior -----		
				<u>Market Rate</u>	<u>Affordable</u>	<u>Sub- sidized</u>	<u>Market Rate</u>	<u>Affordable</u>	<u>Sub- sidized</u>
Northwest	483	420	63	0	0	0	0	0	0
Northeast	490	398	92	0	0	0	0	0	0
Ramsey-Andover	762	567	148	0	0	0	47	0	0
Anoka-Coon Rapids	316	0	89	0	147	0	80	0	0
Blaine-Lino Lakes	5,063	3,795	844	184	0	0	240	0	0
Southern Leg	74	0	24	0	0	0	50	0	0
Total	7,188	5,180	1,260	184	147	0	417	0	0

Source: Maxfield Research Inc.

Northwest Submarket

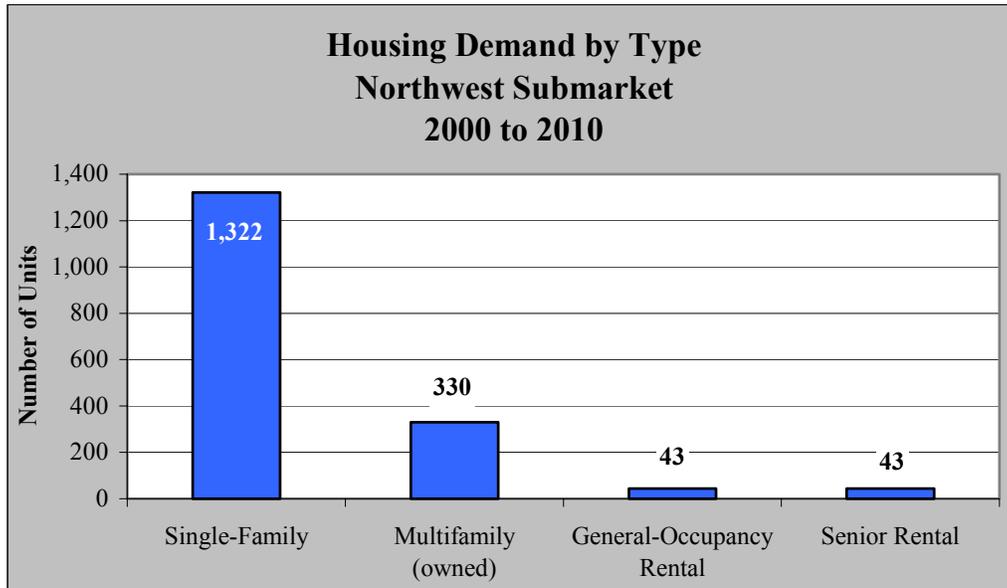
Northwest Submarket



Maxfield Research Inc.

Northwest Submarket Key Findings

- The Northwest Submarket had 15,370 persons and 4,961 households in 2000. It grew by 1,800 households during 1990s, which was 8% of County’s growth. We project the Northwest Submarket to grow by 1,740 households this decade, accounting for 9% of the County’s growth.



- The vast majority (76%) of growth will be single-family housing – as Burns Township and Oak Grove do not accommodate multifamily housing. There is the potential in St. Francis for multifamily for-sale product (primarily townhomes, twinhomes, and detached villas) and a small amount of general-occupancy and senior rental housing. To be successful in the marketplace, both general-occupancy and senior rental housing would need to have moderate rents, compared to projects in the southern portion of the County.
- Central St. Francis is the only portion of the Submarket with municipal water and sewer service, allowing it to accommodate multifamily housing. Otherwise, all of the land in the Submarket is outside the MUSA, limiting development to single-family homes.
- Large-lot (or low density) developments are likely to consume a large portion of the land supply in Burns Township and Oak Grove this decade. This will reduce the ability of the submarket to accommodate a larger amount of housing in future decades when areas closer to the core of the Twin Cities become fully developed. We recommend that provisions be made to preserve land for some future commercial and higher density housing, which would help boost the tax base to support services to the local residents.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 1 POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS NORTHWEST SUBMARKET 1990-2020										
	Census		Projected		Change					
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020	
					No.	Pct.	No.	Pct.	No.	Pct.
Population										
St. Francis	2,538	4,910	6,800	9,500	2,372	93.5	1,890	38.5	2,700	39.7
Burns	2,401	3,557	4,430	5,050	1,156	48.1	873	24.5	620	14.0
Oak Grove	5,441	6,903	8,550	9,650	1,462	26.9	1,647	23.9	1,100	12.9
Total	10,380	15,370	19,780	24,200	4,990	48.1	4,410	28.7	4,420	22.3
Households										
St. Francis	760	1,638	2,500	3,600	878	115.5	862	52.6	1,100	44.0
Burns	754	1,123	1,400	1,600	369	48.9	277	24.7	200	14.3
Oak Grove	1,638	2,200	2,800	3,190	562	34.3	600	27.3	390	13.9
Total	3,152	4,961	6,700	8,390	1,809	57.4	1,739	35.1	1,690	25.2
Employment										
St. Francis	793	1,226	1,630	1,900	433	54.6	404	33.0	270	16.6
Burns	259	294	350	400	35	13.5	56	19.0	50	14.3
Oak Grove	200	354	380	400	154	77.0	26	7.3	20	5.3
Total	1,252	1,874	2,360	2,700	622	49.7	486	25.9	340	14.4
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.										

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 2 AGE DISTRIBUTION NORTHWEST SUBMARKET 1990 to 2010								
	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	3,700	5,102	5,261	5,499	35.6	33.2	30.7	27.8
18 to 24	864	1,141	1,191	1,266	8.3	7.4	7.0	6.4
25 to 34	2,072	2,243	2,459	2,783	20.0	14.6	14.4	14.1
35 to 44	1,838	3,144	3,223	3,343	17.7	20.5	18.8	16.9
45 to 54	1,111	2,034	2,623	3,506	10.7	13.2	15.3	17.7
55 to 64	474	1,116	1,496	2,065	4.6	7.3	8.7	10.4
65 to 74	231	392	628	982	2.2	2.6	3.7	5.0
75 plus	90	198	253	336	0.9	1.3	1.5	1.7
Total	10,380	15,370	17,134	19,780	100.0	100.0	100.0	100.0
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 3 HOUSEHOLD INCOME DISTRIBUTION NORTHWEST SUBMARKET 1990 and 2000								
	St. Francis		Burns		Oak Grove		Total	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
2000								
Less than \$15,000	66	4%	56	5%	44	2%	166	3%
\$15,000 to \$34,999	360	22%	135	12%	154	7%	649	13%
\$35,000 to \$74,999	835	51%	550	49%	1,012	46%	2,398	48%
\$75,000 to \$149,999	344	21%	348	31%	924	42%	1,616	33%
\$150,000 plus	33	2%	34	3%	66	3%	132	3%
Total	1,638	100%	1,123	100%	2,200	100%	4,961	100%
Median Income	\$52,000		\$63,800		\$70,200		\$62,742	
1990								
Less than \$15,000	110	14%	54	7%	80	5%	244	8%
\$15,000 to \$34,999	299	39%	209	28%	490	30%	998	32%
\$35,000 to \$74,999	311	41%	413	55%	942	57%	1,666	53%
\$75,000 to \$149,999	39	5%	66	9%	126	8%	231	7%
\$150,000 plus	0	0%	4	1%	10	1%	14	0%
Total	759	100%	746	100%	1,648	100%	3,153	100%
Median Income	\$32,474		\$41,875		\$43,817		\$40,627	
Change - 1990 to 2000								
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Less than \$15,000	-44	-40.4%	2	4.0%	-36	-45.0%	-78	-32.1%
\$15,000 to \$34,999	61	20.5%	-74	-35.5%	-336	-68.6%	-349	-35.0%
\$35,000 to \$74,999	524	168.6%	137	33.2%	70	7.4%	732	43.9%
\$75,000 to \$149,999	305	782.0%	282	427.5%	798	633.3%	1,385	599.6%
\$150,000 plus	33	N.M.	30	742.3%	56	560.0%	118	846.1%
N.M. - Not Meaningful								
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 4					
TENURE BY AGE OF HOUSEHOLDER					
NORTHWEST SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	52	54.2%	44	45.8%	96
25 to 34	838	87.6%	119	12.4%	957
35 to 44	916	93.3%	66	6.7%	982
45 to 54	609	96.7%	21	3.3%	630
55 to 64	278	97.9%	6	2.1%	284
65 to 74	136	94.4%	8	5.6%	144
75 +	48	81.4%	11	18.6%	59
Total	2,877	91.3%	275	8.7%	3,152
2000					
15 to 24	122	69.3%	54	30.7%	176
25 to 34	892	90.5%	94	9.5%	986
35 to 44	1,592	96.4%	60	3.6%	1,652
45 to 54	1,082	97.4%	29	2.6%	1,111
55 to 64	646	96.9%	21	3.1%	667
65 to 74	229	94.2%	14	5.8%	243
75 +	105	84.0%	20	16.0%	125
Total	4,668	94.1%	292	5.9%	4,960
Sources: Census Bureau; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NW - 5
HOUSEHOLD TYPE
NORTHWEST SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
St. Francis	760	1,638	346	582	157	386	153	333	75	218	29	119
Burns Twp.	754	1,123	343	487	260	415	64	84	64	94	23	43
Oak Grove	1,638	2,200	858	886	453	792	128	205	138	233	61	84
Market Area Total	3,152	4,961	1,547	1,955	870	1,593	345	622	277	545	113	246
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
St. Francis	100.0	100.0	45.5	35.5	20.7	23.6	20.1	20.3	9.9	13.3	3.8	7.3
Burns Twp.	100.0	100.0	45.5	43.4	34.5	37.0	8.5	7.5	8.5	8.4	3.1	3.8
Oak Grove	100.0	100.0	52.4	40.3	27.7	36.0	7.8	9.3	8.4	10.6	3.7	3.8
Market Area Total	100.0	100.0	49.1	39.4	27.6	32.1	10.9	12.5	8.8	11.0	3.6	5.0
<i>Anoka County</i>	<i>100.0</i>	<i>100.0</i>	<i>38.0</i>	<i>31.3</i>	<i>28.0</i>	<i>29.5</i>	<i>13.0</i>	<i>13.9</i>	<i>15.6</i>	<i>19.3</i>	<i>5.4</i>	<i>6.1</i>
<i>Metro Area</i>	<i>100.0</i>	<i>100.0</i>	<i>27.2</i>	<i>25.1</i>	<i>26.7</i>	<i>25.8</i>	<i>12.8</i>	<i>13.5</i>	<i>25.4</i>	<i>27.5</i>	<i>7.9</i>	<i>8.0</i>
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
St. Francis	878	115.5%	236	68.2%	229	145.9%	180	117.6%	143	190.7%	90	310.3%
Burns Twp.	369	48.9%	144	42.0%	155	59.6%	20	31.3%	30	46.9%	20	87.0%
Oak Grove	562	34.3%	28	3.3%	339	74.8%	77	60.2%	95	68.8%	23	37.7%
Market Area Total	1,809	57.4%	408	26.4%	723	83.1%	277	80.3%	268	96.8%	133	117.7%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%
* Single-parent families												
Source: US Census Bureau; Maxfield Research, Inc.												

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NW - 6
GENERAL OCCUPANCY RENTAL PROJECTS
NORTHWEST SUBMARKET
June 2002**

<u>Project Name/Location</u>	<u>Year Built</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix/ Sizes</u>	<u>Monthly Rent</u>	<u>Comments/Amenities/Features</u>
------------------------------	-----------------------	-------------------------	------------------	------------------------	---------------------	------------------------------------

None

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NW - 7
 SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
 NORTHWEST SUBMARKET
 May 2002**

<u>Project Name/Location</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix</u>	<u>Monthly Rents</u>	<u>Tenant Profile</u>	<u>Programs/ Assistance</u>
St. Francis						
Abbey Field 3911 233rd Ave. N.W.	42	0	30 - 2BR 12 - 3BR	30% of AGI 30% of AGI	Families	Section 8 Project Based
St. Francis Apt. 23551 Degardner Cir.	24	0	3 - 1BR 21 - 2BR	30% of AGI 30% of AGI	Families	Rural Development

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NW - 8
SENIOR HOUSING DEVELOPMENTS
NORTHWEST SUBMARKET
April 2002**

Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Subsidized								
Rum River Square St. Francis	1990	21	0	21 - 1BR	750	\$345	Avg. age = 68	2-story building. Community & party room, garden, garages (\$30/mo.).
Affordable								
<i>None</i>								
Market Rate Independent without Services								
<i>None</i>								
Market Rate Independent with Services								
<i>None</i>								
Assisted Living								
<i>None</i>								
Grand Total:		21	0	0.0%				

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 9
MEDIAN AND AVERAGE HOME SALE PRICE
NORTHWEST SUBMARKET
1995 through 2001

	St. Francis		Oak Grove		Burns Twp.		Total	
	Median	Average	Median	Average	Median	Average	Median	Average
1995	\$86,450	\$91,674	\$107,200	\$112,056	\$101,950	\$108,079	\$104,950	\$106,260
1996	\$90,450	\$94,335	\$116,500	\$118,761	\$122,000	\$131,777	\$114,900	\$117,495
1997	\$99,900	\$111,331	\$119,000	\$127,052	\$145,925	\$150,853	\$119,950	\$125,858
1998	\$98,900	\$112,820	\$127,630	\$133,208	\$153,500	\$155,920	\$124,950	\$131,035
1999	\$121,200	\$124,145	\$149,900	\$156,056	\$177,000	\$184,875	\$142,200	\$153,698
2000	\$127,100	\$131,822	\$165,000	\$174,972	\$164,000	\$189,634	\$154,500	\$161,909
2001	\$147,900	\$155,566	\$179,000	\$191,107	\$245,000	\$235,903	\$164,250	\$181,578

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

TABLE NW - 10
ACTIVE SINGLE-FAMILY SUBDIVISIONS
NORTHWEST SUBMARKET
June 2002

Project Name/Location	Date Opened	--- Lots ---		Typical Lot Size	Typical Lot Price	Typical Home Price
		No.	Avail.			
St. Francis						
Turtle Run-3rd through 7th	1997	153	42	11,000	\$43,000	\$155,000
Dellwood River Estates	1999	56	37	12,000	\$47,000	\$173,000
Deer Creek	2001	117	85	10,800	\$36,300	\$173,000
Highland Woods	2000	49	5	10,800	\$36,000	\$168,000
Hidden Ponds	2000	30	8	2.5 acres	\$42,000	\$191,000
Edgewild	2002	50	45	2.5 acres	\$59,900	N/A
Burns Township						
Pinnaker Lake Estates	2001	24	17	3.5 acres	\$68,000	\$167,000
Oak Grove						
Nightingale Knoll	2001	39	28	3 acres	\$53,000	\$223,000
Timber Ridge	2000	54	40	1.5 acres	\$84,000	\$450,000
Hampton Meadows	2001	22	5	2.5 acres	\$56,000	\$272,000
Oak Grove Preserve	1998	85	20	2.5 acres	\$31,000	\$208,000
Total		679	332	1.33 acres	\$50,500	\$217,000

Source: Maxfield Research Inc.

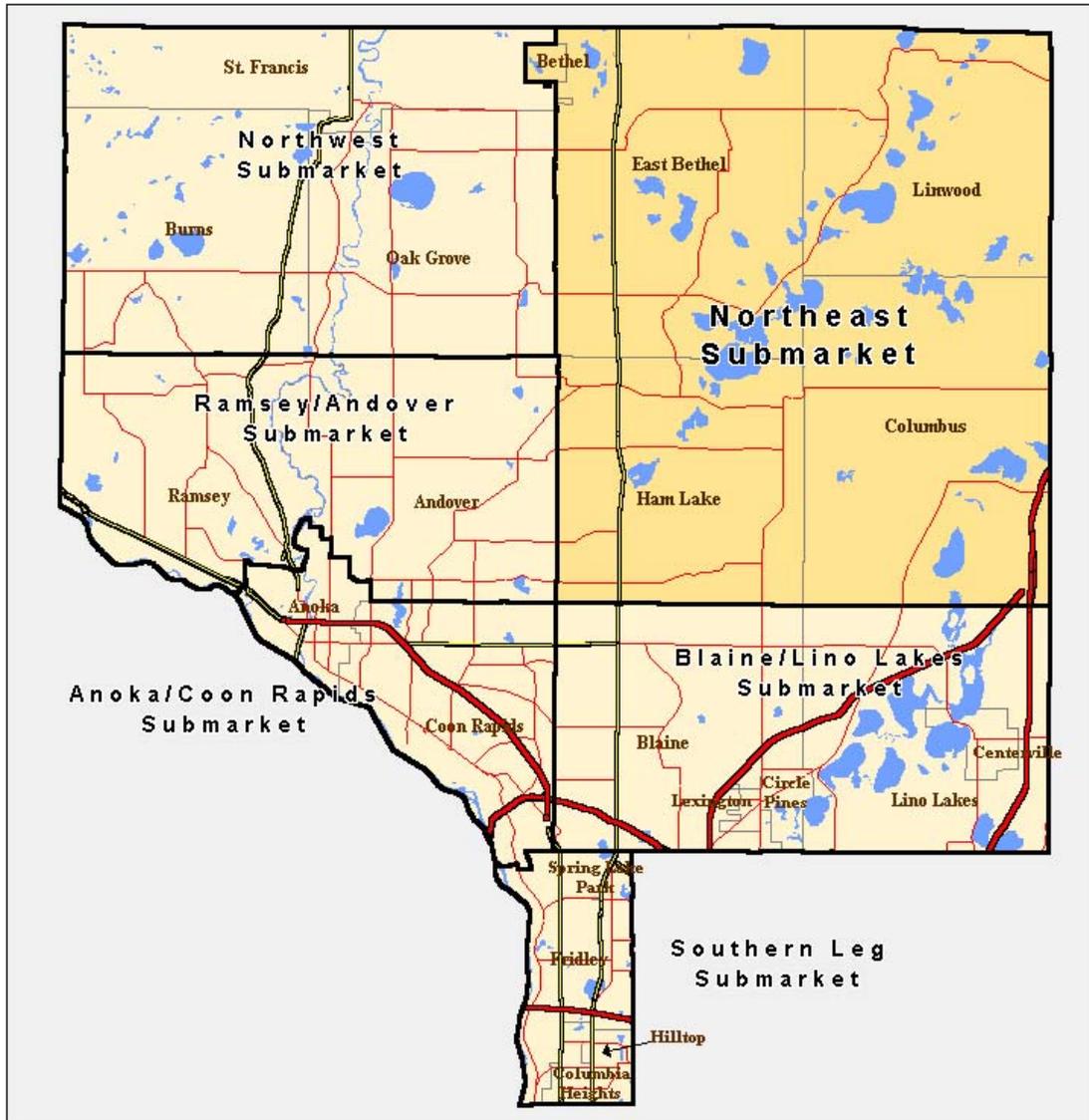
ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NW - 11 ACTIVE MULTIFAMILY DEVELOPMENTS NORTHWEST SUBMARKET June 2002						
<u>Project Name/Location</u>	<u>First Closing</u>	<u>--- Units ---</u>		<u>Avg. Unit Size</u>	<u>Avg. Unit Price</u>	<u>Avg. Price/Sq. Ft.</u>
		<u>No.</u>	<u>Avail.</u>			
St. Francis						
Turtle Ponds 2nd	1999	108	21	1,240	\$132,000	\$106
Fairway Crossing	1997	40	18	1,440	\$178,000	\$124
Burns Township						
	None					
Oak Grove						
	None					
Total		148	39	1,330	\$153,000	\$115
Source: Maxfield Research Inc.						

TABLE NW - 12 PENDING HOUSING DEVELOPMENTS NORTHWEST SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
St. Francis		
Stonehouse Ridge	Single-Family	125
Windsor Farm	Single-Family	12
Stonehouse Ridge	For-Sale Townhomes	45
Burns Twp.		
May's Subdivision	Single-Family	10
Morton Farm Preserve	Single-Family	20
Wild Run West	Single-Family	22
Wild Run East	Single-Family	24
Oak Grove		
The Ponds	Single-Family	207
The Ponds	For-Sale Townhomes	18
Total		483
Source: Maxfield Research Inc.		

Northeast Sub Market

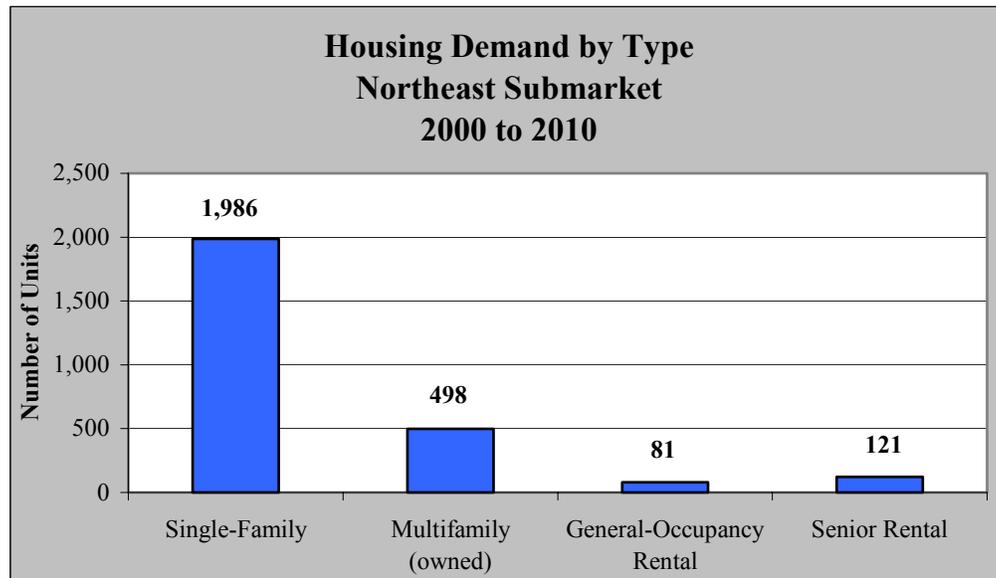
Northeast Submarket



Maxfield Research Inc.

Northeast Submarket Key Findings

- The Northeast Submarket had 32,700 persons and 10,800 households in 2000. Its growth of 3,100 households during 1990s represented 13% of County’s overall growth. We project the Northeast Submarket to slightly increase its portion of the County’s growth this decade to 14%, which will result in the growth of 2,770 households.



- With no land within the MUSA, limited major freeway access, and a significant amount of undevelopable wetland, most new housing in this Submarket will be low density single-family homes. We project 75% of the homes built this decade in the Submarket will be single-family, with most of them being move-up homes. The average lot cost is about \$75,000 in Ham Lake, and \$60,000 in East Bethel, while new homes are typically priced at \$300,000 or more in Ham Lake and \$250,000 or more in East Bethel.
- A limited amount of multifamily will likely be built along Highway 65 in Ham Lake and East Bethel. These projects would need their own well and septic system, versus being connected to municipal water and sewer. Thus, the amount of multifamily housing is expected to be minimal, and will primarily be for-sale townhomes, twinhomes, and detached villas. However, an aging population in the Submarket will create demand for about 120 senior rental units during the decade.
- Much of the land supply in Columbus and Linwood Townships is wetlands and is not developable. Thus, three-quarters of the growth this decade is projected to occur in Ham Lake and East Bethel.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 1 POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS NORTHEAST SUBMARKET 1990-2020										
	Census		Projected		Change					
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020	
					No.	Pct.	No.	Pct.	No.	Pct.
Population										
Bethel	394	443	520	570	49	12.4	77	17.4	50	9.6
East Bethel	8,050	10,941	12,670	14,440	2,891	35.9	1,729	15.8	1,770	14.0
Linwood	3,588	4,668	5,730	6,040	1,080	30.1	1,062	22.8	310	5.4
Columbus	3,690	3,957	4,550	5,430	267	7.2	593	15.0	880	19.3
Ham Lake	8,924	12,710	16,050	18,240	3,786	42.4	3,340	26.3	2,190	13.6
Total	24,646	32,719	39,520	44,720	8,073	32.8	6,801	20.8	5,200	13.2
Households										
Bethel	130	149	175	200	19	14.6	26	17.4	25	14.3
East Bethel	2,542	3,607	4,230	4,900	1,065	41.9	623	17.3	670	15.8
Linwood	1,146	1,578	1,955	2,090	432	37.7	377	23.9	135	6.9
Columbus	1,129	1,328	1,600	1,975	199	17.6	272	20.5	375	23.4
Ham Lake	2,720	4,139	5,525	6,400	1,419	52.2	1,386	33.5	875	15.8
Total	7,667	10,801	13,485	15,565	3,134	40.9	2,684	24.8	2,080	15.4
Employment										
Bethel	193	248	330	380	55	28.5	82	33.1	50	15.2
East Bethel	457	1,211	1,380	1,500	754	165.0	169	14.0	120	8.7
Linwood	50	120	140	150	70	140.0	20	16.7	10	7.1
Columbus	100	482	730	900	382	382.0	248	51.5	170	23.3
Ham Lake	1,820	2,812	3,050	3,200	992	54.5	238	8.5	150	4.9
Total	2,620	4,873	5,630	6,130	2,253	86.0	757	15.5	500	8.9
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.										

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 2 AGE DISTRIBUTION NORTHEAST SUBMARKET 1990 to 2010								
	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	8,442	10,118	10,577	10,882	34.3	30.9	28.7	27.5
18 to 24	2,118	2,364	2,446	2,501	8.6	7.2	6.6	6.3
25 to 34	4,595	4,317	4,900	5,288	18.6	13.2	13.3	13.4
35 to 44	4,743	7,021	6,510	6,170	19.2	21.5	17.7	15.6
45 to 54	2,697	4,929	6,328	7,261	10.9	15.1	17.2	18.4
55 to 64	1,095	2,527	3,757	4,577	4.4	7.7	10.2	11.6
65 to 74	663	917	1,613	2,077	2.7	2.8	4.4	5.3
75 plus	293	526	669	764	1.2	1.6	1.8	1.9
Total	24,646	32,719	36,800	39,520	100.0	100.0	100.0	100.0
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NE - 3
HOUSEHOLD INCOME DISTRIBUTION
NORTHEAST SUBMARKET
1990 and 2000**

	Bethel		East Bethel		Ham Lake		Linwood		Columbus		Total	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
2000												
Less than \$15,000	16	11%	144	4%	207	5%	47	3%	66	5%	481	4%
\$15,000 to \$34,999	27	18%	541	15%	414	10%	237	15%	133	10%	1,351	13%
\$35,000 to \$74,999	79	53%	1,876	52%	1,738	42%	757	48%	571	43%	5,021	46%
\$75,000 to \$149,999	24	16%	938	26%	1,573	38%	473	30%	491	37%	3,499	32%
\$150,000 plus	<u>3</u>	<u>2%</u>	<u>108</u>	<u>3%</u>	<u>207</u>	<u>5%</u>	<u>63</u>	<u>4%</u>	<u>66</u>	<u>5%</u>	<u>448</u>	<u>4%</u>
Total	149	100%	3,607	100%	4,139	100%	1,578	100%	1,328	100%	10,801	100%
Median Income	\$45,100		\$57,900		\$67,800		\$58,600		\$67,500		\$62,800	
1990												
Less than \$15,000	26	0%	248	1%	160	0%	100	0%	50	0%	584	1%
\$15,000 to \$34,999	57	0%	792	2%	771	2%	428	1%	198	0%	2,246	5%
\$35,000 to \$74,999	47	0%	1,330	4%	1,533	4%	573	2%	752	2%	4,235	10%
\$75,000 to \$149,999	0	0%	127	0%	231	1%	42	0%	107	0%	507	1%
\$150,000 plus	<u>3</u>	<u>0%</u>	<u>11</u>	<u>0%</u>	<u>29</u>	<u>0%</u>	<u>8</u>	<u>0%</u>	<u>14</u>	<u>0%</u>	<u>65</u>	<u>0%</u>
Total	133	0%	2,508	7%	2,724	6%	1,151	3%	1,121	2%	7,637	19%
Median Income	\$29,517		\$37,754		\$43,657		\$37,423		\$48,342		\$41,220	
Change - 1990 to 2000												
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Less than \$15,000	-10	-37.0%	-104	-41.8%	47	29.3%	-53	-52.7%	16	32.8%	-53	-52.7%
\$15,000 to \$34,999	-30	-52.9%	-251	-31.7%	-357	-46.3%	-191	-44.7%	-65	-32.9%	-191	-44.7%
\$35,000 to \$74,999	32	68.0%	546	41.0%	205	13.4%	184	32.2%	-181	-24.1%	184	32.2%
\$75,000 to \$149,999	24	-	811	638.4%	1,342	580.9%	431	1027.1%	384	359.2%	431	1027.1%
\$150,000 plus	0	-0.7%	97	883.7%	178	613.6%	55	689.0%	52	374.3%	55	689.0%
Sources: U.S. Census Bureau, Maxfield Research Inc.												

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 4					
TENURE BY AGE OF HOUSEHOLDER					
NORTHEAST SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	199	81.9%	44	18.1%	243
25 to 34	1,958	93.8%	130	6.2%	2,088
35 to 44	2,450	97.1%	72	2.9%	2,522
45 to 54	1,537	97.4%	41	2.6%	1,578
55 to 64	642	97.0%	20	3.0%	662
65 to 74	376	97.2%	11	2.8%	387
75 +	174	93.0%	13	7.0%	187
Total	7,336	95.7%	331	4.3%	7,667
2000					
15 to 24	145	80.6%	35	19.4%	180
25 to 34	1,739	94.3%	105	5.7%	1,844
35 to 44	3,597	97.0%	111	3.0%	3,708
45 to 54	2,644	97.9%	57	2.1%	2,701
55 to 64	1,454	97.7%	34	2.3%	1,488
65 to 74	547	96.1%	22	3.9%	569
75 +	273	88.1%	37	11.9%	310
Total	10,399	96.3%	401	3.7%	10,800
Sources: Census Bureau; Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NE - 5
HOUSEHOLD TYPE
NORTHEAST SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Bethel	130	149	50	53	30	31	18	24	24	27	8	14
East Bethel	2,542	3,607	1,182	1,446	663	1,099	280	392	293	489	124	181
Linwood Twp.	1,146	1,578	542	589	313	529	102	175	145	210	44	75
Columbus Twp.	1,129	1,328	540	459	382	536	89	126	77	148	41	59
Ham Lake	2,720	4,139	1,361	1,644	725	1,417	256	410	243	473	135	195
Market Area Total	7,667	10,801	3,675	4,191	2,113	3,612	745	1,127	782	1,347	352	524
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Bethel	100.0	100.0	38.5	35.6	23.1	20.8	13.8	16.1	18.5	18.1	6.2	9.4
East Bethel	100.0	100.0	46.5	40.1	26.1	30.5	11.0	10.9	11.5	13.6	4.9	5.0
Linwood Twp.	100.0	100.0	47.3	37.3	27.3	33.5	8.9	11.1	12.7	13.3	3.8	4.8
Columbus Twp.	100.0	100.0	47.8	34.6	33.8	40.4	7.9	9.5	6.8	11.1	3.6	4.4
Ham Lake	100.0	100.0	50.0	39.7	26.7	34.2	9.4	9.9	8.9	11.4	5.0	4.7
Market Area Total	100.0	100.0	47.9	38.8	27.6	33.4	9.7	10.4	10.2	12.5	4.6	4.9
<i>Anoka County</i>	<i>100.0</i>	<i>100.0</i>	<i>38.0</i>	<i>31.3</i>	<i>28.0</i>	<i>29.5</i>	<i>13.0</i>	<i>13.9</i>	<i>15.6</i>	<i>19.3</i>	<i>5.4</i>	<i>6.1</i>
<i>Metro Area</i>	<i>100.0</i>	<i>100.0</i>	<i>27.2</i>	<i>25.1</i>	<i>26.7</i>	<i>25.8</i>	<i>12.8</i>	<i>13.5</i>	<i>25.4</i>	<i>27.5</i>	<i>7.9</i>	<i>8.0</i>
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Bethel	19	14.6%	3	6.0%	1	3.3%	6	33.3%	3	12.5%	6	75.0%
East Bethel	1,065	41.9%	264	22.3%	436	65.8%	112	40.0%	196	66.9%	57	46.0%
Linwood Twp.	432	37.7%	47	8.7%	216	69.0%	73	71.6%	65	44.8%	31	70.5%
Columbus Twp.	199	17.6%	-81	-15.0%	154	40.3%	37	41.6%	71	92.2%	18	43.9%
Ham Lake	1,419	52.2%	283	20.8%	692	95.4%	154	60.2%	230	94.7%	60	44.4%
Market Area Total	3,134	40.9%	516	14.0%	1,499	70.9%	382	51.3%	565	72.3%	172	48.9%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%

* Single-parent families

Source: US Census Bureau; Maxfield Research, Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NE - 6
GENERAL OCCUPANCY RENTAL PROJECTS
NORTHEAST SUBMARKET
June 2002**

<u>Project Name/Location</u>	<u>Year Built</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix/ Sizes</u>	<u>Monthly Rent</u>	<u>Comments/Amenities/Features</u>
------------------------------	-----------------------	-------------------------	------------------	------------------------	---------------------	------------------------------------

None

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 7
SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
NORTHEAST SUBMARKET
May 2002

<u>Project Name/Location</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix</u>	<u>Monthly Rents</u>	<u>Tenant Profile</u>	<u>Programs/ Assistance</u>
None						

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NE - 8
SENIOR HOUSING DEVELOPMENTS
NORTHEAST SUBMARKET
April 2002**

<u>Project Name/Location</u>	<u>Occp. Date</u>	<u>No. of Units</u>	<u>No. Vac.</u>	<u>No./Type</u>	<u>Size (Sq. Ft.)</u>	<u>Monthly Rent/Fe</u>	<u>Profile</u>	<u>Comments</u>
Subsidized								
<i>None</i>								
Affordable								
<i>None</i>								
Market Rate Independent without Services								
The Willows Ham Lake	1997	49	0	26 - 1BR 11 - 1BR/D 12 - 2BR	660 - 854 920 1,037 - 1,220	\$525 - \$569 \$692 \$736 - \$861	55+ Avg. age is 74	3-story building. Comm. room, library, terrace, guest suite, underground parking (\$35/mo.).
Majestic Oaks Ham Lake	7/02	50	N/A	18 - 1BR 20 - 2BR 12 - 2BR/D	700 1,000 - 1,050 1,250	N/A	55+	Scheduled to open in July 2002. Community & exercise room, library, underground parking (\$45/mo.).
Market Rate Independent with Services								
<i>None</i>								
Assisted Living								
<i>None</i>								
Grand Total:		99	0	0.0%				

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE NE - 9
MEDIAN AND AVERAGE HOME SALE PRICE
NORTHEAST SUBMARKET
1995 through 2001**

	Bethel		Columbus		Linwood		East Bethel		Ham Lake		Total	
	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average
1995	\$57,800	\$60,497	\$121,500	\$139,388	\$103,000	\$101,149	\$95,500	\$101,325	\$109,900	\$120,205	\$100,000	\$112,530
1996	\$68,950	\$72,633	\$126,450	\$126,093	\$91,750	\$100,535	\$105,000	\$103,853	\$118,000	\$125,522	\$110,950	\$115,602
1997	\$100,500	\$100,500	\$123,000	\$145,585	\$111,400	\$120,609	\$132,750	\$112,840	\$115,750	\$132,089	\$115,500	\$125,329
1998	\$107,350	\$101,742	\$149,750	\$155,343	\$114,900	\$127,459	\$137,900	\$121,950	\$128,000	\$141,233	\$124,000	\$132,848
1999	\$109,450	\$104,717	\$142,900	\$152,822	\$149,950	\$154,539	\$166,000	\$144,392	\$146,500	\$172,909	\$144,250	\$156,748
2000	\$121,900	\$121,279	\$168,750	\$197,366	\$147,300	\$153,478	\$153,500	\$157,514	\$164,250	\$183,950	\$158,000	\$170,901
2001	\$107,500	\$102,700	\$198,500	\$210,383	\$160,950	\$177,574	\$175,000	\$180,514	\$177,500	\$207,777	\$175,500	\$194,082

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 10 ACTIVE SINGLE-FAMILY SUBDIVISIONS NORTHEAST SUBMARKET June 2002						
Project Name/Location	Date Opened	--- Lots ---		Typical Lot Size	Typical Lot Price	Typical Home Price
		No.	Avail.			
Bethel						
None						
East Bethel						
Quincy Estates	2001	16	16	N/A	\$60,000	\$240,000
Briar Creek	2000	18	10	2.5 acres	\$55,900	\$297,000
Klondike Ridge	2001	12	6	2.0 acres	\$56,000	\$241,000
Oakwood Meadows	2001	30	22	2.5 acres	N/A	\$270,000
Cedar Creek Meadows	2001	20	16	N/A	N/A	N/A
Katie's Way	2001	20	18	2.0 acres	\$61,000	\$310,000
Linwood						
Typo Creek Estates	2002	50	39	2.5 acres	\$57,000	\$255,000
Columbus						
None						
Ham Lake						
Radisson Meadow	2000	18	13	1.0 acres	\$65,000	\$368,000
Braastad Farms	2001	57	42	1.5 acres	\$73,000	\$283,000
White Oak Ridge	2001	15	12	1.5 acres	\$92,000	\$500,000
Prairie Creek Estates	2002	11	7	1.5 acres	\$65,000	\$390,000
Emerald Forest	2001	42	26	1.25 acres	\$71,000	\$323,000
Nottingham Forest	2002	23	23	N/A	\$85,000	N/A
Larson's Heritage Oaks West	2002	31	26	0.75 acres	\$73,000	\$415,000
Total		363	276	1.75 acres	\$68,500	\$313,000
Sources: Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

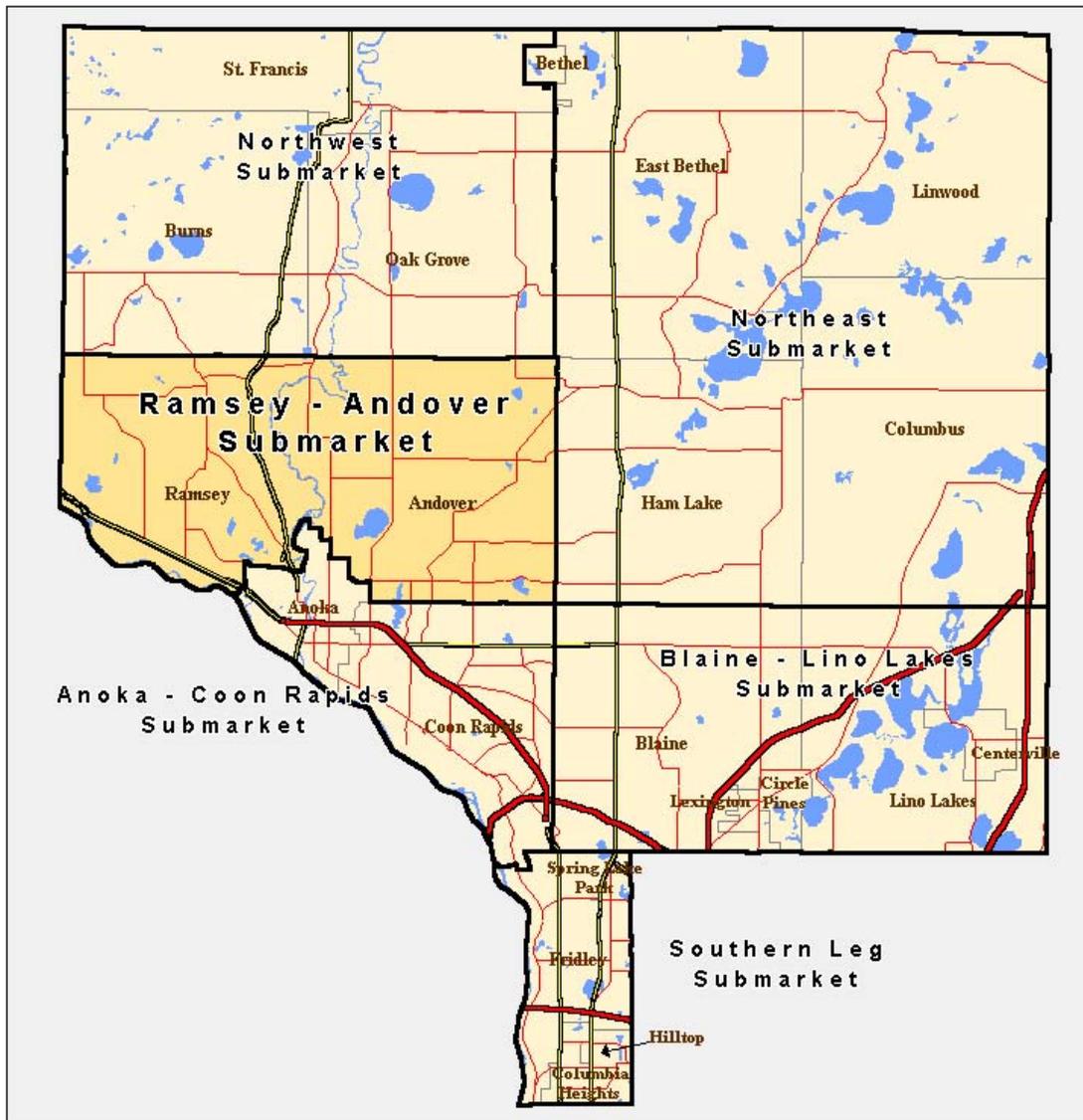
TABLE NE - 11 ACTIVE MULTIFAMILY DEVELOPMENTS NORTHEAST SUBMARKET June 2002						
Project Name/Location	First Closing	--- Units ---		Avg. Unit Size	Avg. Unit Price	Avg. Price/ Sq. Ft.
		No.	Avail.			
Bethel	None					
East Bethel	None					
Linwood	None					
Columbus	None					
Ham Lake						
Majestic Oaks 7th	1999	42	19	1,825	\$266,000	\$146
Total		134	19	1,825	\$266,000	\$146
Sources: Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE NE - 12 PENDING HOUSING DEVELOPMENTS NORTHEAST SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
Bethel		
Johnson Farms	Single-Family	16
East Bethel		
Silver Fox Woods	Single-Family	9
Victoria Meadows	Single-Family	6
Goose Lake Estates	Single-Family	7
Wargo Pond	Single-Family	17
Clarence Anderson Devel.	Single-Family	70
Kable Country Estates	Single-Family	11
Linwood		
Multiple unnamed subdivisions	Single-Family	70
Columbus		
Unnamed	Single-Family	17
Ham Lake		
Highland Bluffs	Single-Family	51
Woodland Bluffs	Single-Family	96
3 unnamed subdivisons	Single-Family	28
Larson's Heritage Oaks West	For-Sale Townhomes	16
Highland Bluffs	For-Sale Townhomes	76
Total		490
Source: Maxfield Research Inc.		

Ramsey - Andover

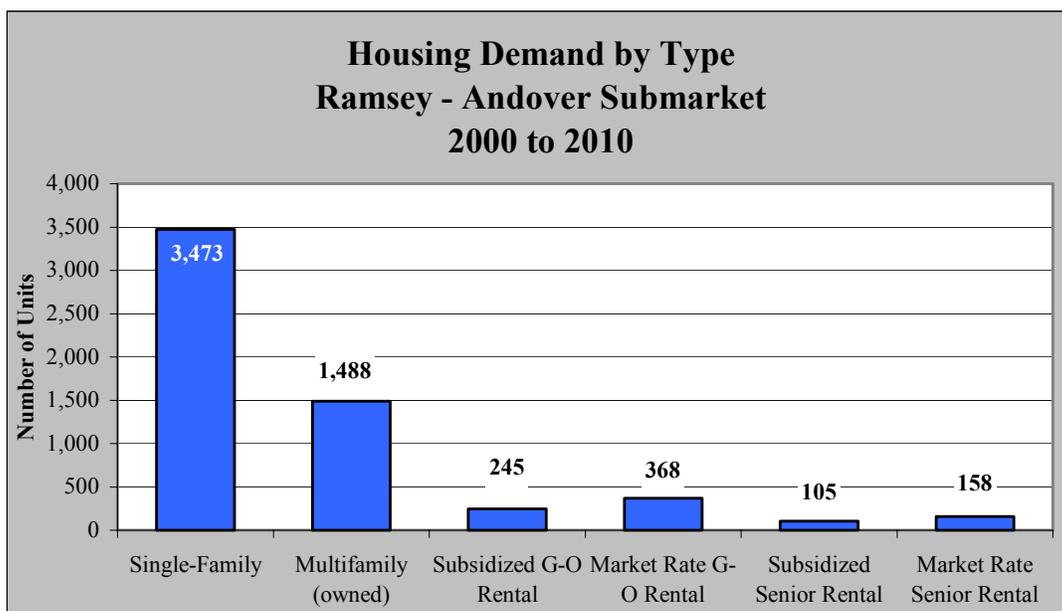
Ramsey - Andover Submarket



Maxfield Research Inc.

Ramsey – Andover Submarket Key Findings

- The Ramsey – Andover Submarket had 45,100 persons and 14,000 households in 2000. It led all submarkets in population growth during the 1990s (17,474 persons) and was nearly tied for second in household growth (just under 6,000 households). Its households during 1990s accounted for 25% of the County’s overall growth.
- We project the Ramsey – Andover Submarket to grow by 5,690 households this decade, which would be 29% of the County’s overall growth. We project that 60% of the housing built this decade will be single-family homes and 25% will be for-sale multifamily (mostly townhomes).



- Less than 4% of this Submarket’s households rented their housing in 1990. We believe that the addition of rental housing is necessary to fulfill the housing needs of younger households, senior households, lower-income households, and also for other persons who need rental housing for short periods of time, such as transferees to the area and recently divorced persons. In addition, new rental housing for potential new employees is critical for the Submarket to reach its employment projections. We project a need for just over 600 general-occupancy rental units and about 260 senior rental units during the decade.
- Portions of both Ramsey and Andover are within the MUSA, enabling the development of higher density single-family subdivisions along with some townhome developments. Housing developed within the MUSA will account for most of the housing developed in the Submarket. However, lower density single-family developments will continue to be developed outside the MUSA – depleting this Submarket’s land supply this decade unless substantial land area is incorporated into the MUSA.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE RA - 1 POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS RAMSEY - ANDOVER SUBMARKET 1990-2020										
	Census		Projected		Change					
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020	
					No.	Pct.	No.	Pct.	No.	Pct.
Population										
Ramsey	12,408	18,510	25,800	27,000	6,102	49.2	7,290	39.4	1,200	4.7
Andover	15,216	26,588	35,270	40,450	11,372	74.7	8,682	32.7	5,180	14.7
Total	27,624	45,098	61,070	67,450	17,474	63.3	15,972	35.4	6,380	10.4
Households										
Ramsey	3,620	5,906	8,850	9,900	2,286	63.1	2,944	49.8	1,050	11.9
Andover	4,430	8,107	11,000	13,000	3,677	83.0	2,893	35.7	2,000	18.2
Total	8,050	14,013	19,850	22,900	5,963	74.1	5,837	41.7	3,050	15.4
Employment										
Ramsey	1,941	3,587	7,050	9,350	1,646	84.8	3,463	96.5	2,300	32.6
Andover	1,200	3,062	4,300	5,100	1,862	155.2	1,238	40.4	800	18.6
Total	3,141	6,649	11,350	14,450	3,508	111.7	4,701	70.7	3,100	27.3
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.										

TABLE RA - 2 AGE DISTRIBUTION RAMSEY - ANDOVER SUBMARKET 1990 to 2010								
	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	9,869	15,387	16,416	17,444	35.7	34.1	30.9	28.6
18 to 24	2,459	2,901	3,400	3,899	8.9	6.4	6.4	6.4
25 to 34	5,224	6,823	7,158	7,492	18.9	15.1	13.5	12.3
35 to 44	5,476	9,428	9,801	10,174	19.8	20.9	18.5	16.7
45 to 54	3,194	6,294	9,052	11,810	11.6	14.0	17.1	19.3
55 to 64	891	2,994	4,869	6,744	3.2	6.6	9.2	11.0
65 to 74	367	803	1,799	2,794	1.3	1.8	3.4	4.6
75 plus	144	468	590	712	0.5	1.0	1.1	1.2
Total	27,624	45,098	53,084	61,070	100.0	100.0	100.0	100.0
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE RA - 3						
HOUSEHOLD INCOME DISTRIBUTION						
RAMSEY - ANDOVER SUBMARKET						
1990 and 2000						
	Ramsey		Andover		Total	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
2000						
Less than \$15,000	177	3%	162	2%	339	2%
\$15,000 to \$34,999	472	8%	567	7%	1,040	7%
\$35,000 to \$74,999	2,717	46%	3,162	39%	5,878	42%
\$75,000 to \$149,999	2,126	36%	3,567	44%	5,693	41%
\$150,000 plus	413	7%	649	8%	1,062	8%
Total	5,906	100%	8,107	100%	14,013	100%
Median Income	\$69,000		\$76,200		\$73,165	
1990						
Less than \$15,000	158	0%	157	0%	315	1%
\$15,000 to \$34,999	767	2%	958	2%	1,725	4%
\$35,000 to \$74,999	2,267	5%	2,675	6%	4,942	11%
\$75,000 to \$149,999	395	1%	576	1%	971	2%
\$150,000 plus	71	0%	71	0%	142	0%
Total	3,658	8%	4,437	10%	8,095	17%
Median Income	\$46,101		\$46,515		\$46,328	
Change - 1990 to 2000						
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Less than \$15,000	19	12.1%	5	3.3%	24	7.7%
\$15,000 to \$34,999	-295	-38.4%	-391	-40.8%	-685	-39.7%
\$35,000 to \$74,999	450	19.8%	487	18.2%	936	18.9%
\$75,000 to \$149,999	1,731	438.3%	2,991	519.3%	4,722	486.3%
\$150,000 plus	342	482.3%	578	813.5%	920	647.9%
Sources: U.S. Census Bureau, Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE RA - 4					
TENURE BY AGE OF HOUSEHOLDER					
RAMSEY - ANDOVER SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	165	76.4%	51	23.6%	216
25 to 34	2,160	93.0%	163	7.0%	2,323
35 to 44	2,787	97.5%	70	2.5%	2,857
45 to 54	1,795	98.0%	37	2.0%	1,832
55 to 64	516	97.0%	16	3.0%	532
65 to 74	213	96.8%	7	3.2%	220
75 +	60	85.7%	10	14.3%	70
Total	7,696	95.6%	354	4.4%	8,050
2000					
15 to 24	166	82.6%	35	17.4%	201
25 to 34	2,848	96.7%	96	3.3%	2,944
35 to 44	4,839	97.8%	110	2.2%	4,949
45 to 54	3,367	98.8%	42	1.2%	3,409
55 to 64	1,707	98.3%	30	1.7%	1,737
65 to 74	440	91.9%	39	8.1%	479
75 +	149	50.7%	145	49.3%	294
Total	13,516	96.5%	497	3.5%	14,013
Sources: Census Bureau; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE RA - 5
HOUSEHOLD TYPE
RAMSEY - ANDOVER SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Ramsey	3,620	5,906	2,008	2,571	938	1,963	293	567	243	522	138	283
Andover	4,430	8,107	2,466	4,027	1,239	2,458	349	666	252	677	124	279
Market Area Total	8,050	14,013	4,474	6,598	2,177	4,421	642	1,233	495	1,199	262	562
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Ramsey	100.0	100.0	55.5	43.5	25.9	33.2	8.1	9.6	6.7	8.8	3.8	4.8
Andover	100.0	100.0	55.7	49.7	28.0	30.3	7.9	8.2	5.7	8.4	2.8	3.4
Market Area Total	100.0	100.0	55.6	47.1	27.0	31.5	8.0	8.8	6.1	8.6	3.3	4.0
<i>Anoka County</i>	<i>100.0</i>	<i>100.0</i>	<i>38.0</i>	<i>31.3</i>	<i>28.0</i>	<i>29.5</i>	<i>13.0</i>	<i>13.9</i>	<i>15.6</i>	<i>19.3</i>	<i>5.4</i>	<i>6.1</i>
<i>Metro Area</i>	<i>100.0</i>	<i>100.0</i>	<i>27.2</i>	<i>25.1</i>	<i>26.7</i>	<i>25.8</i>	<i>12.8</i>	<i>13.5</i>	<i>25.4</i>	<i>27.5</i>	<i>7.9</i>	<i>8.0</i>
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Ramsey	2,286	63.1%	563	28.0%	1,025	109.3%	274	93.5%	279	114.8%	145	105.1%
Andover	3,677	83.0%	1,561	63.3%	1,219	98.4%	317	90.8%	425	168.7%	155	125.0%
Market Area Total	5,963	74.1%	2,124	47.5%	2,244	103.1%	591	92.1%	704	142.2%	300	114.5%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%

* Single-parent families

Source: US Census Bureau; Maxfield Research, Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
RAMSEY - ANDOVER SUBMARKET
June 2002**

<u>Project Name/Location</u>	<u>Year Built</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix/ Sizes</u>	<u>Monthly Rent</u>	<u>Comments/Amenities/Features</u>
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None

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE RA - 7
SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
RAMSEY - ANDOVER SUBMARKET
May 2002

<u>Project Name/Location</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix</u>	<u>Monthly Rents</u>	<u>Tenant Profile</u>	<u>Programs/ Assistance</u>
None						

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE RA - 8
SENIOR HOUSING DEVELOPMENTS
RAMSEY - ANDOVER SUBMARKET
April 2002**

Project Name/Location	Ocep. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Subsidized								
<i>None</i>								
Affordable								
Savannah Oaks Ramsey	1999	50	0	18 - 1BR	705	\$590	55+	3-story building. Waiting list. Community room, guest suite, covered parking (\$35/mo.).
				20 - 1BR/D	908 - 956	\$710	Avg. age is 71	
				12 - 2BR	1,020	\$850		
Farmstead Terrace Andover	1998	28	0	28 - 1BR	670 - 736	\$680	55+ Avg. age is 80	3-story, 66-unit building (28 units are affordable). Attached to assisted living. 3-year Waiting list. Community, craft, exercise, & dining rooms, library, guest suite, chapel, fireside lounge, beauty shop, underground parking (\$40/mo.).
Market Rate Independent without Services								
Farmstead Cottages Andover	1998	6	0	6 - 2BR	1,520	\$1,650 - \$1,700	55+ N/A	1-level cottage units with attached garages. On campus with Farmstead Terrace & Commons.
Farmstead Terrace Andover	1998	38	0	8 - 1BR	736 - 906	\$825 - 1,150	55+	3-story, 66-unit building (38 are market rate). Attached to assisted living. Waiting list. Community, craft, exercise, & dining rooms, library, guest suite, chapel, fireside lounge, beauty shop, underground parking (\$40/mo.).
				14 - 1BR/D	948	\$1,180	Avg. age is 80	
				16 - 2BR	1,072 - 1,280	\$1,330 - 1,570		

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE RA - 8
SENIOR HOUSING DEVELOPMENTS
RAMSEY - ANDOVER SUBMARKET
April 2002**

Market Rate Independent without Services									
Farmstead Cottages Andover	1998	6	0	6 - 2BR	1,520	\$1,650 - \$1,700	55+ N/A	1-level cottage units with attached garages. On campus with Farmstead Terrace & Commons.	
Farmstead Terrace Andover	1998	38	0	8 - 1BR 14 - 1BR/D 16 - 2BR	736 - 906 948 1,072 - 1,280	\$825 - 1,150 \$1,180 \$1,330 - 1,570	55+ Avg. age is 80	3-story, 66-unit building (38 are market rate). Attached to assisted living. Waiting list. Community, craft, exercise, & dining rooms, library, guest suite, chapel, fireside lounge, beauty shop, underground parking (\$40/mo.).	
Market Rate Independent with Services									
<i>None</i>									
Assisted Living									
Farmstead Commons Andover	1998	51	5	13 - EFF 33 - 1BR 5 - 2BR	449 - 518 539 - 703 906 - 960	\$1,890 - \$4,475 \$2,160 - \$4,805 \$2,760 - \$5,185	Avg. age is 84	3-story building. Attached to Farmstead Terrace. Dining & activity rooms, library, café, solarium, indoor & outdoor wandering areas, beauty shop.	
Meadows at the Farmstead Andover	1998	17	0	10 - EFF 7 - 1BR	449 - 518 539 - 611	\$1,915 - \$4,775 \$2,185 - \$4,885	Avg. age is 80	Memory Care. 1st floor of Farmstead Commons.	
Grand Total:		190	5						2.6%

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE RA - 9
MEDIAN AND AVERAGE HOME SALE PRICE
RAMSEY - ANDOVER SUBMARKET
1995 through 2001**

	Ramsey		Andover		Total	
	Median	Average	Median	Average	Median	Average
1995	\$109,950	\$120,644	\$119,900	\$130,644	\$115,000	\$126,399
1996	\$114,450	\$121,450	\$122,204	\$134,680	\$117,500	\$121,682
1997	\$118,700	\$128,465	\$128,000	\$139,662	\$123,950	\$134,824
1998	\$129,450	\$139,086	\$134,900	\$148,086	\$131,750	\$144,441
1999	\$134,500	\$147,468	\$146,000	\$162,456	\$140,900	\$156,243
2000	\$152,800	\$175,677	\$164,900	\$183,374	\$159,000	\$180,248
2001	\$170,150	\$183,224	\$185,000	\$202,324	\$179,000	\$194,735

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

**TABLE RA - 10
ACTIVE SINGLE-FAMILY SUBDIVISIONS
RAMSEY-ANDOVER SUBMARKET
June 2002**

Project Name/Location	Date Opened	--- Lots ---		Typical Lot Size	Typical Lot Price	Typical Home Price
		No.	Avail.			
Andover						
Cambridge Estates I & II	2000	76	32	11,500	\$62,000	\$300,000
Chesterton Commons II & III	1998	104	13	11,500	\$60,000	\$275,000
Chesterton Commons North	2000	86	53	11,500	\$53,600	\$247,000
Woodland Estates I & II	1998	234	20	14,000	\$49,000	\$300,000
Woodland Oaks	2001	76	62	12,500	\$66,000	\$280,000
Red Pine Fields	2002	67	59	0.75 acres	\$57,000	\$220,000
North Valley Ridge	2001	21	16	1.25 acres	\$81,000	\$343,000
Timber River Estates	1999	81	11	1 acre	\$47,000	\$338,000
Ramsey						
River Pines 1st - 4th	2000	87	30	11,000	N/A	\$214,000
Total		832	296	20,500	\$59,500	\$262,000

Sources: Maxfield Research Inc.

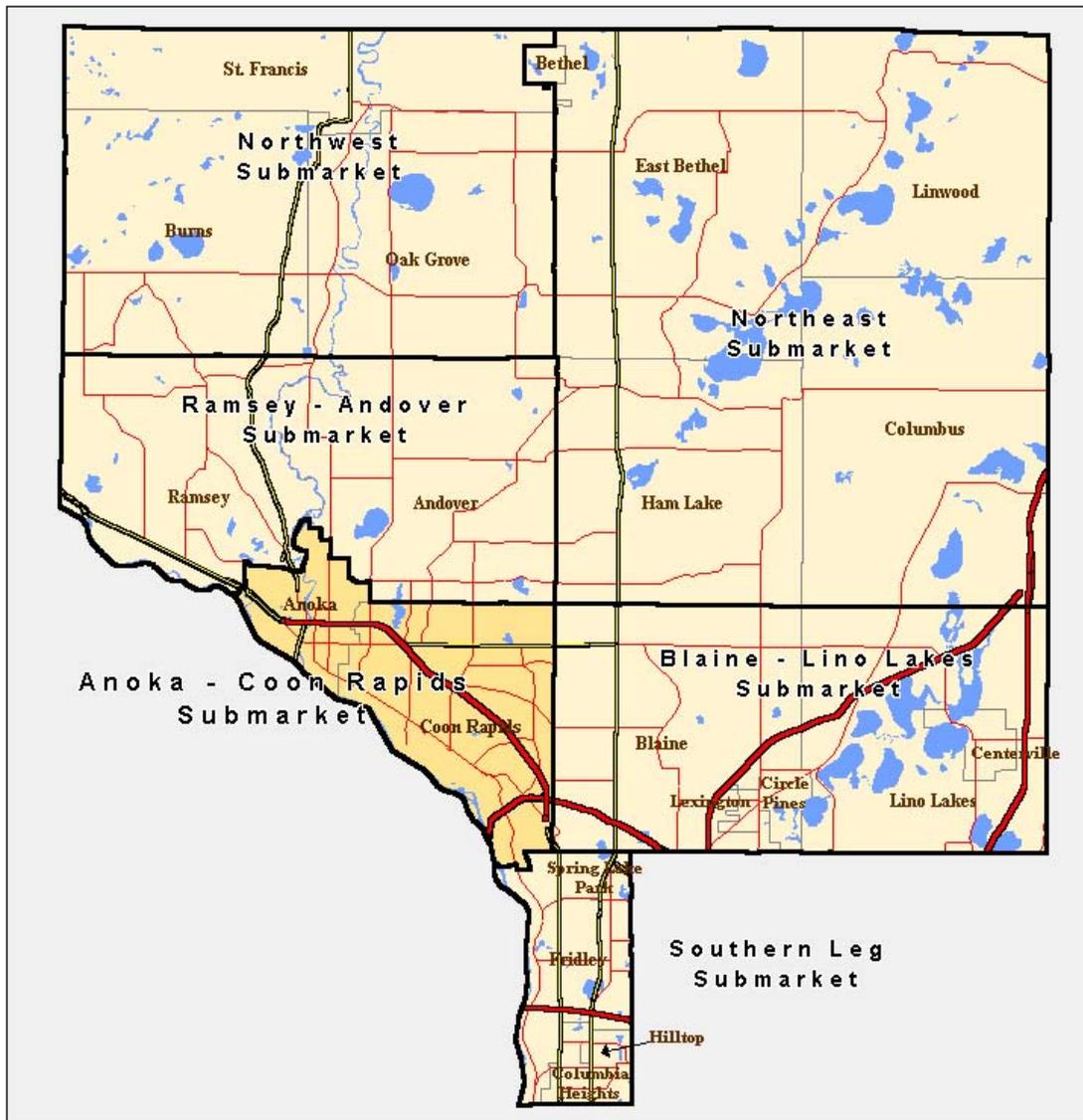
ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE RA - 11 ACTIVE MULTIFAMILY DEVELOPMENTS RAMSEY-ANDOVER SUBMARKET June 2002						
<u>Project Name/Location</u>	<u>First Closing</u>	<u>--- Units ---</u>		<u>Avg. Unit Size</u>	<u>Avg. Unit Price</u>	<u>Avg. Price/Sq. Ft.</u>
		<u>No.</u>	<u>Avail.</u>			
Andover						
Shadowbrook Cove	1998	103	13	1,405	\$241,000	\$172
Sunridge	2001	35	23	1,460	\$220,000	\$151
Townhomes of Woodland Creek	2002	18	12	N/A	N/A	N/A
Red Pine Fields	2002	34	32	N/A	N/A	N/A
Natures Run	2002	56	56	N/A	N/A	N/A
Ramsey						
Mallard Ponds	2001	94	21	1,170	\$146,000	\$125
Orchard Hills	2001	42	24	1,460	\$156,000	\$107
Total		382	181	1,375	\$185,000	\$135
Sources: Maxfield Research Inc.						

TABLE RA - 12 PENDING HOUSING DEVELOPMENTS RAMSEY - ANDOVER SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
Ramsey		
The Ponds	Single-Family	307
River Pines - 5th Addn.	Single-Family	17
Northfork St. Andrews	Single-Family	44
Highlands at River Park	Single-Family	155
Birch Hill Lodges	For-Sale Townhomes	84
Outlot A, Brandseth	For-Sale Townhomes	
Edina Development	For-Sale Townhomes	
Lord of Life	Market Rate Senior Housing	47
Andover		
Aztec Estates	Single-Family	44
Natures Run	For-Sale Townhomes	56
Devonshire Estates	For-Sale Townhomes	8
Total		762
Source: Maxfield Research Inc.		

Anoka - Coon Rapids

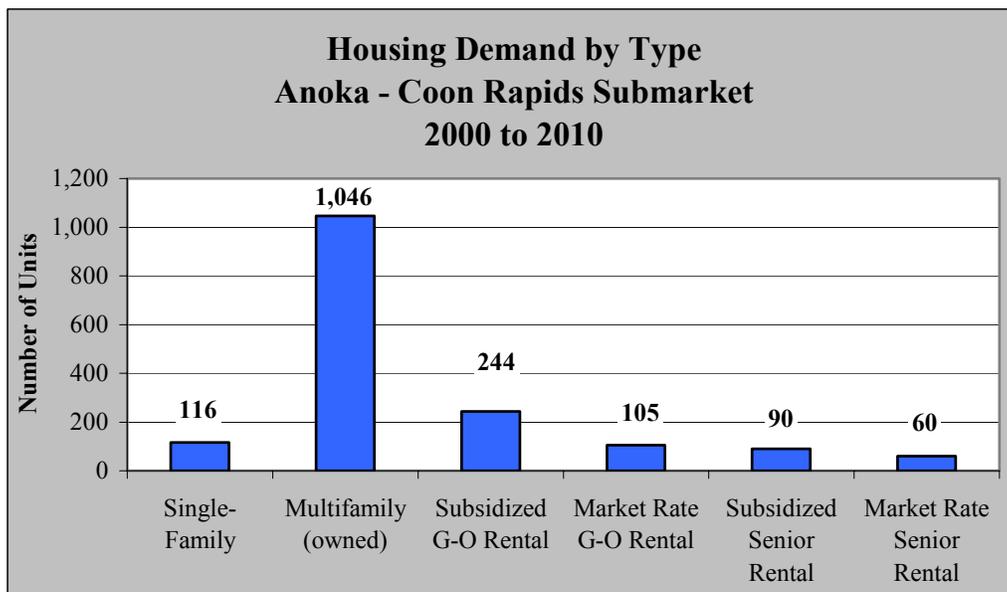
Anoka - Coon Rapids Submarket



Maxfield Research Inc.

Anoka - Coon Rapids Submarket Key Findings

- The Anoka – Coon Rapids Submarket is the largest in Anoka County, with 79,680 persons and 29,840 households in 2000. It is nearly fully developed, however, and will most likely be overtaken by the Blaine – Lino Lakes Submarket this decade as Anoka County’s largest.
- This Submarket’s growth of over 6,000 households during 1990s was the most of any Submarket and accounted for 25% of the County’s overall growth. Along with a large number of single-family homes built during the 1990s were a large number of multifamily units. About 1,600 for-sale townhomes and 1,321 rental units were built, accounting for about 55% of the County’s multifamily units added during the decade.



- The growth during the 1990s consumed nearly all of the land that was available for new development. Because available land is nearly exhausted, growth is projected to be much less this decade, at only about 1,700 households. Much of this growth will be multifamily housing on redevelopment parcels. To reach the projected growth this decade, it will be important that sites be made available for housing.
- Currently, redevelopment plans are underway for sites in Downtown Anoka and at sites near the proposed North Star Commuter Rail Stations at Riverdale in Coon Rapids and in Anoka. Downtown Anoka could accommodate about 295 housing units, the Riverdale site could accommodate about 350 units, and the site near the proposed Commuter Rail Station in Anoka has the potential to add about 260 housing units. Together, these three sites alone could accommodate about 900 housing units, and would satisfy about half of the demand for housing in the Submarket during the decade. There are also various sites along Coon Rapids Boulevard in Coon Rapids and near the proposed Commuter Rail station at Foley Boulevard in Coon Rapids that could support new housing – the amount is unknown, however.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 1											
POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS											
ANOKA - COON RAPIDS SUBMARKET											
1990-2020											
	Census		Projected		Change						
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020		
					No.	Pct.	No.	Pct.	No.	Pct.	
Population											
Anoka	17,192	18,076	18,350	18,360	884	5.1	274	1.5	10	0.1	
Coon Rapids	52,978	61,607	65,050	66,180	8,629	16.3	3,443	5.6	1,130	1.7	
Total	70,170	79,683	83,400	84,540	9,513	13.6	3,717	4.7	1,140	1.4	
Households											
Anoka	6,394	7,262	7,500	7,900	868	13.6	238	3.3	400	5.3	
Coon Rapids	17,449	22,578	24,000	24,600	5,129	29.4	1,422	6.3	600	2.5	
Total	23,843	29,840	31,500	32,500	5,997	25.2	1,660	5.6	1,000	3.2	
Employment											
Anoka	11,755	13,250	14,400	15,200	1,495	12.7	1,150	8.7	800	5.6	
Coon Rapids	16,449	21,462	24,200	26,000	5,013	30.5	2,738	12.8	1,800	7.4	
Total	28,204	34,712	38,600	41,200	6,508	23.1	3,888	11.2	2,600	6.7	
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.											

TABLE AC - 2								
AGE DISTRIBUTION								
ANOKA - COON RAPIDS SUBMARKET								
1990 to 2010								
	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	21,309	22,137	22,011	21,821	30.4	27.8	27.1	26.2
18 to 24	7,339	7,514	7,594	7,715	10.5	9.4	9.4	9.3
25 to 34	14,223	12,244	11,398	10,129	20.3	15.4	14.0	12.1
35 to 44	11,501	14,106	13,061	11,493	16.4	17.7	16.1	13.8
45 to 54	7,255	10,630	11,301	12,307	10.3	13.3	13.9	14.8
55 to 64	4,224	6,463	8,006	10,321	6.0	8.1	9.9	12.4
65 to 74	2,459	3,793	4,596	5,800	3.5	4.8	5.7	7.0
75 plus	1,860	2,796	3,203	3,814	2.7	3.5	3.9	4.6
Total	70,170	79,683	81,170	83,400	100.0	100.0	100.0	100.0
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 3 HOUSEHOLD INCOME DISTRIBUTION ANOKA - COON RAPIDS SUBMARKET 1990 and 2000						
	Anoka		Coon Rapids		Total	
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
2000						
Less than \$15,000	871	12%	1,580	7%	2,452	8%
\$15,000 to \$34,999	1,961	27%	4,064	18%	6,025	20%
\$35,000 to \$74,999	3,050	42%	10,386	46%	13,436	45%
\$75,000 to \$149,999	1,235	17%	6,096	27%	7,331	25%
\$150,000 plus	<u>145</u>	<u>2%</u>	<u>452</u>	<u>2%</u>	<u>597</u>	<u>2%</u>
Total	7,262	100%	22,578	100%	29,840	100%
Median Income	\$42,700		\$55,600		\$52,461	
1990						
Less than \$15,000	1,289	4%	1,607	4%	2,896	7%
\$15,000 to \$34,999	2,204	7%	4,794	11%	6,998	18%
\$35,000 to \$74,999	2,516	8%	9,276	22%	11,792	30%
\$75,000 to \$149,999	290	1%	1,647	4%	1,937	5%
\$150,000 plus	<u>87</u>	<u>0%</u>	<u>103</u>	<u>0%</u>	<u>190</u>	<u>0%</u>
Total	6,386	20%	17,427	41%	23,813	61%
Median Income	\$31,289		\$42,069		\$39,178	
Change - 1990 to 2000						
	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>
Less than \$15,000	-418	-32.4%	-27	-1.7%	-444	-15.3%
\$15,000 to \$34,999	-243	-11.0%	-730	-15.2%	-973	-13.9%
\$35,000 to \$74,999	534	21.2%	1,110	12.0%	1,644	13.9%
\$75,000 to \$149,999	945	325.7%	4,449	270.1%	5,394	278.5%
\$150,000 plus	58	66.9%	349	338.4%	407	214.1%
Sources: U.S. Census Bureau, Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 4					
TENURE BY AGE OF HOUSEHOLDER					
ANOKA - COON RAPIDS SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	320	22.4%	1,106	77.6%	1,426
25 to 34	4,561	66.7%	2,276	33.3%	6,837
35 to 44	5,170	82.6%	1,086	17.4%	6,256
45 to 54	3,656	87.8%	509	12.2%	4,165
55 to 64	2,220	86.5%	345	13.5%	2,565
65 to 74	1,144	73.1%	421	26.9%	1,565
75 +	487	47.3%	542	52.7%	1,029
Total	17,558	73.6%	6,285	26.4%	23,843
2000					
15 to 24	460	26.8%	1,259	73.2%	1,719
25 to 34	3,871	64.8%	2,106	35.2%	5,977
35 to 44	6,308	80.1%	1,570	19.9%	7,878
45 to 54	5,225	84.9%	930	15.1%	6,155
55 to 64	3,326	87.2%	489	12.8%	3,815
65 to 74	2,022	82.9%	416	17.1%	2,438
75 +	1,020	54.9%	838	45.1%	1,858
Total	22,232	74.5%	7,608	25.5%	29,840
Sources: Census Bureau; Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 5
HOUSEHOLD TYPE
ANOKA - COON RAPIDS SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Anoka	6,394	7,262	1,735	1,468	1,610	1,767	998	1,174	1,649	2,317	402	536
Coon Rapids	17,449	22,578	7,049	6,485	4,699	6,454	2,413	3,635	2,317	4,545	971	1,459
Market Area Total	23,843	29,840	8,784	7,953	6,309	8,221	3,411	4,809	3,966	6,862	1,373	1,995
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Anoka	100.0	100.0	27.1	20.2	25.2	24.3	15.6	16.2	25.8	31.9	6.3	7.4
Coon Rapids	100.0	100.0	40.4	28.7	26.9	28.6	13.8	16.1	13.3	20.1	5.6	6.5
Market Area Total	100.0	100.0	36.8	26.7	26.5	27.6	14.3	16.1	16.6	23.0	5.8	6.7
<i>Anoka County</i>	<i>100.0</i>	<i>100.0</i>	<i>38.0</i>	<i>31.3</i>	<i>28.0</i>	<i>29.5</i>	<i>13.0</i>	<i>13.9</i>	<i>15.6</i>	<i>19.3</i>	<i>5.4</i>	<i>6.1</i>
<i>Metro Area</i>	<i>100.0</i>	<i>100.0</i>	<i>27.2</i>	<i>25.1</i>	<i>26.7</i>	<i>25.8</i>	<i>12.8</i>	<i>13.5</i>	<i>25.4</i>	<i>27.5</i>	<i>7.9</i>	<i>8.0</i>
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Anoka	868	13.6%	-267	-15.4%	157	9.8%	176	17.6%	668	40.5%	134	33.3%
Coon Rapids	5,129	29.4%	-564	-8.0%	1,755	37.3%	1,222	50.6%	2,228	96.2%	488	50.3%
Market Area Total	5,997	25.2%	-831	-9.5%	1,912	30.3%	1,398	41.0%	2,896	73.0%	622	45.3%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%
* Single-parent families												
Source: US Census Bureau; Maxfield Research, Inc.												

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Anoka								
Lincoln Estates 2620 9th Lane	1972	209	0	0BR - 4	700 - 700	\$495 - \$550	\$0.71 - \$0.79	Priv.ent., dishwasher, garb.disp., det.gar. \$40/mo., play area, laundry ea.fl.
			1	1BR - 97	900 - 900	\$630 - \$665	\$0.70 - \$0.74	
			3	2BR - 100	1,100 - 1,100	\$720 - \$745	\$0.65 - \$0.68	
			0	3BR - 8	1,200 - 1,200	\$845 - \$870	\$0.70 - \$0.73	
Meadowview Apts. 650 East Garfield	1975	60	0	1BR - 22	900 900	\$635 - \$655	\$0.71 - \$0.73	Dishwasher, garb.disp., off-st.pkg., att.gar. \$45/mo., laundry in bldg., sec.ent.
				2BR - 37	1,100 1,100	\$735 - \$755	\$0.67 - \$0.69	
				3BR - 1	1,300 1,300	\$855 - \$855	\$0.66 - \$0.66	
Park Terrace 910 Western St.	1988	80	0	0BR - 7	418 - 418	\$548 - \$548	\$1.31 - \$1.31	Elevator, off-st.pkg., underground pkg., fit.ctr., play area, laundry ea.fl., sec.ent.
			4	1BR - 52	550 - 616	\$777 - \$852	\$1.41 - \$1.38	
			1	2BR - 21	814 - 924	\$995 - \$1,093	\$1.22 - \$1.18	
Homes on Main 518 East Main St.	1960	51	3	1BR - 39	N/A	\$539 - \$579	N/A	Off-st.pkg, det.gar. (\$50-\$60), common laundry, microwaves.
			0	2BR - 12	N/A	\$719 - \$725		
David Scott Apts. 1304-12 7th Ave.	1968	32	0	1BR - 4	600 - 625	\$520 - \$585	\$0.87 - \$0.94	Off-st.pkg, common area laundry, two-story bldgs.
			3	2BR - 28	700 - 725	\$625 - \$750	\$0.89 - \$1.03	
Cutters Grove 2901 Cutters Grove	1988	238	0	0BR - 4	675 - 675	\$735 - \$735	\$1.09 - \$1.09	Patio/Balc., elevator, underground pkg.inc., outdoor pool, fit.ctr., tennis ct., picnic area, laundry each bldg.
			18	1BR - 99	810 - 945	\$840 - \$915	\$1.04 - \$0.97	
			16	2BR - 129	1,050 - 1,225	\$955 - \$1,070	\$0.91 - \$0.87	
			2	3BR - 6	1,260 - 1,260	\$1,330 - \$1,430	\$1.06 - \$1.13	
Dellwood Centre 637 E. River Rd.	1985	60	8	1BR - 42	870 - 870	\$755 - \$755	\$0.87 - \$0.87	Elevator, dishwasher, garb.disp., off-st.pkg., underground pkg.inc., fit.ctr., laundry ea.fl., sec.ent.
			3	2BR - 18	1,090 - 1,090	\$845 - \$845	\$0.78 - \$0.78	
Dellwood Estate I 801 E. River Rd.	1987	72	4	1BR - 33	870 - 960	\$775 - \$815	\$0.89 - \$0.85	Elevator, dishwasher, garb.disp., off-st.pkg., underground pkg.inc., fit.ctr., play area, laundry ea.fl., sec.ent.
			4	2BR - 42	1,016 - 1,160	\$855 - \$875	\$0.84 - \$0.75	
Dellwood Estate II 749 E. River Rd.	1993	90	1	1BR - 45	870 - 870	\$795 - \$815	\$0.91 \$0.94	Elevator, dishwasher, off-st.pkg., underground pkg.inc., outdoor pool, fit.ctr., play area, lunadry in bldg., sec.ent.
			2	2BR - 45	1,100 - 1,100	\$875 - \$925	\$0.80 \$0.84	
Queens Lane Apts. 1154 Queens Lane	1965	44	0	0BR 1	300	\$410	\$1.37	Assigned pkg., common laundry, wall-unit a/c.
				1BR - 14	500	\$530	\$1.06	
				2BR - 28	550	\$620	\$1.13	
				3BR 1	900	\$740	\$0.82	

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Anoka Continued								
Woodland Park 2614 Cutters Grove	1993	90	0	1BR - 9	550 - 550	\$610 - \$624	\$1.11 - \$1.13	Patio/Balc., dishwasher, garb.disp., off-st.pkg., det.gar.
			11	2BR - 57	813 - 874	\$740 - \$760	\$0.91 - \$0.87	\$35/mo., basketball ct., play area, laundry in bldg.,
			0	3BR - 24	1,000 - 1,236	\$875 - \$890	\$0.88 - \$0.72	sec.ent.
Madison Manor Apts. 200 Madison St.	1971	26	1	2BR - 26	950 - 1,000	\$650 - \$625	\$0.63 - \$0.68	Dishwasher, garb.disp., comm.laundry, det.gar. \$40/mo., off-st.pkg.
Rainbow Plaza 820 W. Main St.	1989	105	0	0BR - 15	462	\$425 - \$475	\$0.92 - \$1.03	Parking Lot, 30 garages (\$40), dishwasher, common laundry, garb.disp., microwaves, balc., elevator
			0	1BR - 56	675 - 790	\$545 - \$595	\$0.75 - \$0.81	
			1	2BR - 34	898 - 1,176	\$675 - \$755	\$0.64 - \$0.75	
Anoka West 2905, 2921, 2931, & 3005 Verndale Ave	1968	32	0	1BR - 16	N/A	\$443	N/A	N/A
			0	2BR - 4		\$500		
			3	3BR - 12		\$680		
Golfview Apartments 500 Greenhaven Rd.	1968	36	0	1BR - 6	700	\$600	\$0.86	N/A
			2	2BR - 24	850	\$700	\$0.82	
			0	3BR - 6	1,000	\$800	\$0.80	
Meadowview 650 E. Garfield	1973	60	0	1BR - 22	900	\$655 - \$675	\$0.73 - \$0.75	N/A
				2BR - 37	1,100	\$755 - \$775	\$0.69 - \$0.70	
				3BR - 1	1,150	\$875	\$0.76	
Speakman Properties 2540 Fair oak Ave	1979	24	1	1BR - 8	N/A	\$540	N/A	N/A
			1	2BR - 15		\$630 - \$650		
			0	3BR - 1		#		
Coon Rapids								
Banberry Apts. 11205-55 Hanson Blvd.	1990	126	0	1BR - 60	594 - 676	\$625 - \$675	\$1.05 - \$1.00	Det.gar. \$35/mo., outdoor pool, sauna, fit.ctr., laundry ea.bldg.
			0	1BR/D - 12	800 - 800	\$700 - \$700	\$0.88 - \$0.88	
			0	2BR - 36	900 - 900	\$775 - \$775	\$0.86 - \$0.86	
			0	3BR - 18	1030 - 1030	\$900 - \$900	\$0.87 - \$0.87	
Colonial Estates 11360 Robinson Dr.	1986	192	0	1BR - 60	750 - 750	\$745 - \$804	\$0.99 - \$1.07	Elevator, Det.gar. \$60/mo., ind/out pool, sauna, jacuzzi, fit.ctr., laundry each floor.
			6	2BR - 128	950 - 950	\$839 - \$898	\$0.88 - \$0.95	
			0	3BR - 4	1300 - 1300	\$1,029 - \$1,029	\$0.79 - \$0.79	
Crest Oak 9900 Bluebird St.	1971	59	2	1BR - 21	750 - 750	\$725 - \$750	\$0.97 - \$1.00	Dishwasher, garb.disp., det.gar. \$35/mo., play area, laundry in bldg.
			0	1BR/D - 5	900 - 900	\$760 - \$760	\$0.84 - \$0.84	
			3	2BR - 32	950 - 950	\$850 - \$850	\$0.89 - \$0.89	
			0	3BR - 1	1020 - 1020	\$900 - \$900	\$0.88 - \$0.88	

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Garden Oaks 9975 Butternut	1974	82	3	1BR - 58	720 - 720	\$690 - \$690	\$0.96 - \$0.96	Dishwasher, gar.disp., patio/balc., off-st.pkg., det.gar. \$40/mo., indoor pool, sauna, play area, laundry ea.fl., sec.ent.
			0	2BR - 24	980 - 980	\$795 - \$795	\$0.81 - \$0.81	
Linnett Circle 10385 Linnett Cir.	1990	30	0	2BR - 17	900 - 900	\$885 - \$885	\$0.98 - \$0.98	Patio/Balc., elevator, dishwasher, garb.disp., off-st.pkg., play area, laundry in bldg., sec.entrance.
			0	2BR/D - 7	1,000 - 1,000	\$915 - \$915	\$0.92 - \$0.92	
			0	3BR - 6	1,400 - 1,400	\$1,035 - \$1,035	\$0.74 - \$0.74	
Camelot Square 11659 Raven St.	1987	156	0	0BR - 6	520 - 520	\$605 - \$605	\$1.16 - \$1.16	Det.gar. \$50/mo., dishwasher, basketball ct., play area, laundry in bldg., sec.entrance.
			1	1BR - 18	685 - 1040	\$705 - \$795	\$1.03 - \$0.76	
			8	2BR - 108	810 - 995	\$805 - \$870	\$0.99 - \$0.87	
			0	3BR - 18	960 - 960	\$1,015 - \$1,015	\$1.06 - \$1.06	
Lofts Sand Creek 1207 Northdale	1986	41	0	1BR - 15	650 - 650	\$750 - \$750	\$1.15 - \$1.15	Priv.entry, patio/balc., dishwasher, det.gar.inc., play area, stack laundry.
			0	2BR - 26	780 - 780	\$880 - \$880	\$1.13 - \$1.13	
North Pointe Apts. 3845-75, 3955 119th Ave.	1990	161	1	1BR - 42	776 - 776	\$760 - \$775	\$0.98 - \$1.00	Elevator, det.gar. \$50/mo., outdoor pool, jaccuzi, fit. Ctr., tennis ct., laundry ea.fl.
			1	2BR - 113	1,026 - 1,026	\$870 - \$960	\$0.85 - \$0.94	
			0	3BR - 6	1,226 - 1,226	\$1,150 - \$1,150	\$0.94 - \$0.94	
Oak Grove Apts. 11087 Robinson	1974	80	1	1BR - 20	725 - 725	\$715 - \$715	\$0.99 - \$0.99	Dishwasher, garb.disp., off-st.pkg., det.gar. \$40/mo., outdoor pool, play area, laundry in bldg.
			0	2BR - 60	950 - 1,020	\$815 - \$895	\$0.86 - \$0.88	
Oakmont Apts. 11610 Tulip St.	1974	48	0	0BR - 6	475 - 475	\$540 - \$565	\$1.14 - \$1.19	Patio/balc., dishwasher, garb.disp., off-st.pkg., det.gar. \$40/mo., play area, laundry ea.fl., sec.ent.
			0	1BR - 24	760 - 760	\$640 - \$655	\$0.84 - \$0.86	
			0	2BR - 18	1,015 - 1,015	\$740 - \$755	\$0.73 - \$0.74	
Oak Pointe THs 10957 Bluebird St.	2000	21	2	2BR - 21	1,500 - 1,500	\$1,424 - \$1,554	\$0.95 - \$1.04	Priv.entry, fireplace, d/w, gar.disp., gar.inc, laundry in unit.
Parkside I 750 99th Ave.	1989	36	1	2BR - 22	900 - 900	\$850 - \$850	\$0.94 - \$0.94	Det.gar. \$35/month, play area, w/d hookups, garb.disp., play area, sec.entrance.
			0	2BR/D - 2	1,000 - 1,000	\$875 - \$875	\$0.88 - \$0.88	
			0	3BR - 12	1,352 - 1,352	\$965 - \$965	\$0.71 - \$0.71	
Parkview Estates 1430 100th Ave.	1975	144	1	1BR - 72	883 - 883	\$665 - \$665	\$0.75 - \$0.75	Dishwasher, garb.disp., det.gar. \$45/mo., play area, laundry each floor.
			0	2BR - 72	972 - 980	\$779 - \$825	\$0.80 - \$0.84	
Pine Point Apts. 10701-05 Hanson Blvd.	1986	66	0	0BR - 4	600	\$475 - \$550	\$0.79 - \$0.92	Dishwasher, garb.disp., off-st.pkg., det.gar. \$40/mo., laundry on 1st and 3rd floor.
			0	1BR - 14	780	\$650 - \$695	\$0.83 - \$0.89	
			0	2BR - 48	990	\$725 - \$750	\$0.73 - \$0.76	

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Coon Rapids (Continued)								
Pond Dale Apts. 10630, 10650, 10680	1987	72	3 0	3BR - 67 4BR - 5	900 - 1,000 1,000 - 1,000	\$800 - \$950 \$900 - \$900	\$0.89 - \$0.95 \$0.90 - \$0.90	Detached gar. \$50/month, dishwasher, play area, w/d hookups, sec.entrance.
Heritage Heights 11820 Zea St.	1985	192	0 0	1BR - 44 2BR - 148	750 - 750 950 - 950	\$675 - \$703 \$780 - \$795	\$0.90 - \$0.94 \$0.82 - \$0.84	Det.gar.inc., outdoor pool, jacuzzi, fit.ctr., laundry each floor.
The Meadows 1770 NW 121st St.	1992	148	3 2 8	1BR - 44 2BR - 50 3BR - 54	500 - 856 1,033 - 1,079 1,297 - 1,297	\$635 - \$825 \$930 - \$1,100 \$1,090 - \$1,095	\$1.27 \$0.96 \$0.90 \$1.02 \$0.84 \$0.84	Priv.entry, attach.gar.inc., outdoor pool, laundry in unit.
Winchester Place 11307 Robinson St.	1989	138	0 0 0 0	0BR - 5 1BR - 23 2BR - 30 3BR - 30	452 - 452 680 - 680 896 - 896 1,000 - 1,000	\$550 - \$550 \$700 - \$750 \$825 - \$875 \$1,100 - \$1,100	\$1.22 - \$1.22 \$1.03 - \$1.10 \$0.92 - \$0.98 \$1.10 - \$1.10	Det.gar.inc., laundry in each bldg.
Wellington Ridge 9787 Palm St.	1990	142	2 1 0	1BR - 50 2BR - 76 3BR - 16	615 - 702 891 - 915 1,100 - 1,100	\$645 - \$680 \$790 - \$810 \$1,010 - \$1,010	\$1.05 - \$0.97 \$0.89 - \$0.89 \$0.92 - \$0.92	Elevator, att.gar. \$35/mo., party rm, laundry
Tralee Terrace 9900 Redwood St.	1993	68	0 1 1 0	0BR - 1 1BR - 16 2BR - 34 3BR - 17	500 - 500 621 - 702 891 - 891 1,131 - 1,240	\$510 - \$510 \$650 - \$675 \$785 - \$785 \$1,000 - \$1,000	\$1.02 \$1.02 \$1.05 \$0.96 \$0.88 \$0.88 \$0.88 \$0.81	Dishwasher, off-st.pkg, underground pkg., play area, laundry ea.fl., sec.ent.
Summit Oaks 11750 Tulip St.	1988	110	5 8	1BR - 53 2BR - 57	885 - 1,110 1,094 - 1,232	\$900 - \$1,025 \$1,000 - \$1,275	\$1.02 - \$0.92 \$0.91 - \$1.03	Elevator, Underground Pkg. \$40/mo., outdoor pool, jacuzzi, fit.ctr., laundry ea.fl.
Robinwood Apts. 3133 109th Ave	1970	120	0 1 0	0BR - 9 1BR - 63 2BR - 48	504 - 504 693 - 693 881 - 990	\$600 - \$605 \$670 - \$675 \$775 - \$795	\$1.19 - \$1.20 \$0.97 - \$0.97 \$0.88 - \$0.80	Patio/Balc., dishwasher, garb.disp., off-st.pkg., det.gar. \$40/mo., outdoor pool, play area, laundry in bldg., sec.ent.
Wedgewood Park 3393 Northdale	1992	104	0 0 0 0	0BR - 1 1BR - 34 2BR - 43 3BR - 8	600 - 600 776 - 776 932 - 980 1,155 - 1,155	\$670 - \$670 \$790 - \$800 \$900 - \$1,050 \$1,175 - \$1,190	\$1.12 - \$1.12 \$1.02 - \$1.03 \$0.97 - \$1.07 \$1.02 - \$1.03	Elevator, det.gar. \$65/mo., outdoor pool, jacuzzi, fit.ctr., laundry in unit.
Wedgewood Place 10303-13 Hanson Blvd. NW	1986	58	0 0	1BR - 22 2BR - 36	704 - 704 840 - 840	\$699 - \$725 \$799 - \$825	\$0.99 - \$1.03 \$0.95 - \$0.98	Det.gar., laundry each floor, dishwasher, garb.disp., off-st.pkg., det.gar.inc., play area, sec.entrance.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE AC - 6
GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Coon Rapids Continued								
Whispering Pines 10400 Jay St. NW	1990	76	0	1BR - 14	731 - 731	\$610 - \$610	\$0.83 - \$0.83	Attached garage included, laundry each floor, dishwasher, garb.disp.
			0	2BR - 40	936 - 936	\$690 - \$690	\$0.74 - \$0.74	
			0	3BR - 22	1,193 - 1,193	\$830 - \$830	\$0.70 - \$0.70	
Woodland North 9240 University	1980	198	0	1BR - 38	833 - 910	\$770 - \$835	\$0.92 - \$0.92	Elevator, Underground pkg., sauna, party room, fitness ctr., tennis ct., laundry each floor.
			6	2BR - 101	1,041 - 1,111	\$840 - \$925	\$0.81 - \$0.83	
			0	2BR/D - 10	1,200 - 1,200	\$960 - \$960	\$0.80 - \$0.80	
			1	3BR - 49	1,338 - 1,409	\$1,025 - \$1,070	\$0.77 - \$0.76	
Total		3,368	149	(4.2% vacancy rate)				

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 7
SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
ANOKA - COON RAPIDS SUBMARKET
May 2002

Project Name/Location	No. of Units	Vacancies	Unit Mix	Size	Monthly Rents	Tenant Profile	Programs/Assistance
Anoka							
Sunny Acres 2701 11th Ave. N.	52	0	6 - 1BR 22 - 2BR 24 - 3BR-TH	700 900 - 1,000 1,350	30% of AGI	Mixture of families seniors and singles	Section 8 Project Based
Coon Rapids							
Drake Apartments 10011-10015 Egret Blvd 10019-10021 Drake St.	48	0	29 - 2BR 19 - 3BR	N/A	30% of AGI	Mostly Families	Section 8 Project Based
Galway Place 11240 Osage St. N.W.	34	0	26 - 2BR 7 - 3BR 1 - 4BR	669 - 704 735 809	30% of AGI	Mostly Families	Section 8 Project Based
Mississippi View 11020 Mississippi Blvd.	96	0	14 - 1BR 59 - 2BR 23 - 3BR	710 860 1,100	30% of AGI	Mixture with mostly families	Section 8 Project Based
Coon Rapids (Continued)							
Six Acres 1555 116th Ln. N.W.	14	0	14 - 3BR	N/A	30% of AGI	Mostly Families	Section 8 Project Based
Thousand Oaks Townhome: 123rd Lane	12	0	12 - 3BR	N/A	\$729	Families	Section 42
Villas by Mary T. 1450-1589 118th Lane NW	30	0	8 - 1BR 10 - 2BR 12 - 3BR	N/A	30% of AGI 30% of AGI 30% of AGI	Mostly Families	Section 42
Total	286	0	(0%)				

AGI = Adjusted Gross Income

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 8
SENIOR HOUSING DEVELOPMENTS
ANOKA - COON RAPIDS SUBMARKET
April 2002

Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Subsidized								
Bridge Square Anoka 2 bridge square	1978	100	0	100 - 1BR	566	30% of AGI	62+ or disabled (12 residents are under age 62)	9-story building. 6 mo. waiting list. Community room, beauty shop.
Dublin Park Coon Rapids	1977	89	0	80 - 1BR 9 - 2BR	N/A	\$559 \$660	N/A	3-story building, 1.5 year waiting list. Community, billiard, & craft rooms, library, beauty shop.
Franklin Lane Anoka	1974	66	0	56 - 1BR 10 - 2BR	560 835	30% of AGI	Avg. age is 75	4-story building. 6 month waiting list. Community & hobby rooms, library.
Ox Bowl Bend Coon Rapids	1983	60	0	60 - 1BR	N/A	30% of AGI	N/A	3-story building. 1- to 2-year waiting list. Community room.
Grasslands Coon Rapids	1982	24	0	16 - 1BR 8 - 2BR	N/A	30% of AGI	62+ or disabled	2-story building. Community room.
Walker on the River Anoka	1987	45	0	45 - 1BR	520	30% of AGI	Avg. age is 77	6-story building. No waiting list. Community and party rooms.
Affordable								
Redwood Terrace Coon Rapids	2000	20	1	6 - 1BR 14 - 2BR	738 915	\$719 \$769	55+ Avg. age is 75	54-unit, 3-story building (37% market rate). Community room, library, beauty shop, underground parking (included).
Cottages of Coon Creek Coon Rapids	1997	47	1	15 - 1BR 32 - 2BR	700 882	\$500 - \$690 \$738 - \$825	55+ Avg. age is 70	Cottage homes in 4-unit buildings. Community room, detached garages (included).

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 8
SENIOR HOUSING DEVELOPMENTS
ANOKA - COON RAPIDS SUBMARKET
April 2002

Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Resident Profile	Comments
Market Rate Independent without Services								
Loftus Centre Coon Rapids	1987	30	2	1 - EFF 27 - 1BR 2 - 2BR	560 600 830 - 900	\$625 \$650 - \$700 \$735 - \$800	Avg. age is 70	3-story building. Craft room, library, greenhouse, whirlpool, deli, 6 garages (\$50/mo.).
Realife Cooperative Coon Rapids	2002	100	N/A	6 - 1BR 52 - 1BR/D 42 - 2BR	805 - 1,091 965 - 1,200 1,142 - 1,512	\$575 - \$810 \$705 - \$935 \$845 - \$1,100	Ave. age of presales is 63	3-story building scheduled to open in Sept. 2002. All but 3 units are sold. Entry fees from \$21,000 to \$43,000.
Redwood Terrace Coon Rapids	2000	34	0	8 - 1BR 26 - 2BR	769 980	\$819 \$869	55+ Avg. age is 75	54-unit, 3-story building (63% market rate). Community room, library, beauty shop, underground parking (included).
Epiphany Pines Coon Rapids	1994	107	3	75 - 1BR 32 - 2BR	604 - 897 918 - 1,105	\$683 - \$929 \$954 - \$1,081	55+ Avg. age is 82	Community, craft, & dining rooms, library, woodworking shop, mini-store, coffee shop, chapel, beauty shop, underground parking (\$35/mo.).
Market Rate Independent with Services								
Margaret Place Coon Rapids	1987	72	0	48 - 1BR 24 - 2BR	641 - 652 849 - 898	\$850 \$970 - \$990	55+ Avg. age is 85	3-story building. Waiting list. Community, dining, & craft rooms, library, whirlpool, deli, lounge, guest suites, detached garages (\$30/mo.).
Park Terrace Anoka	1988	80	1	4 - EFF 60 - 1BR 16 - 2BR	418 550 - 616 814 - 924	\$572 \$812 - \$890 \$1,040 - \$1,145	55+ Avg. age is 79	3-story building. Community, dining, craft, and exercise rooms; beauty salon; underground parking (\$35/mo.).
Walker Plaza Anoka	1990	92	0	8 - EFF 63 - 1BR 21 - 2BR	462 - 486 542 - 750 847 - 1,219	\$776 \$939 - \$1,158 \$1,303 - \$1,360	55+ Avg. age is 85	4-story building. Community, dining, craft, and exercise rooms; woodworking shop; beauty salon; garage parking \$40/mo.).

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 8
SENIOR HOUSING DEVELOPMENTS
ANOKA - COON RAPIDS SUBMARKET
April 2002

Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Assisted Living								
Demar Catered Living Coon Rapids	1995	20	1	8 - Comp. Rm 4 - Priv. room	300 - 350 200	\$2,700 - \$2,920 \$3,360	55+ Avg. age is 84	1-story building. Dining room, beauty shop.
Eagle Street Commons Coon Rapids	1997	10	0	10 - Priv. room	200	\$3,360	55+ Avg. age is 84	1-story building. Dining room, beauty shop.
Epiphany Assisted Living Coon Rapids	2001	50	10	1 - EFF 45 - 1BR 2 - 1BR/D 2 - 2BR	385 500 730 770 1,025 - 1,230	\$1,850 \$2,175 - \$2,510 \$2,650 \$2,895 - \$2,995	55+ Avg. age is 84	3-story attached to Epiphany Pines. Activity, dining, and craft rooms, library, mini-store, chapel, beauty shop, outdoor wandering area.
Epiphany Memory Care Coon Rapids	2001	14	0	14 - EFF	330 - 350	\$3,645 - \$3,680	55+ Avg. age is 85	1-story building. Dining, exercise, & craft rooms, library, whirlpool, chapel, beauty shop.
Sterling House Coon Rapids	1998	32	6	4 - Comp. 28 - Priv.	300 200	\$2,000 \$2,300	55+ Avg. age is 85	1-story building. Dining, exercise, & craft rooms, library, beauty shop.
Clarebridge Cottages Coon Rapids	1998	36	11	2 - Comp. suites 22 - Priv. suites	468 192	\$2,125 \$2,650	55+ Avg. age is 70	1-story building. Dining, exercise, & craft rooms, library, indoor wandering area, chapel, beauty shop.
Walker Plaza Ass. Liv. Anoka	1990	13	1	13 - Priv.	150 - 221	\$939	55+ Avg. age is 85	Wing of 4-story Walker Plaza independent building

Grand Total:	1,141	37	3.2%
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Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 9 MEDIAN AND AVERAGE HOME SALE PRICE ANOKA - COON RAPIDS SUBMARKET 1995 through 2001						
	Anoka		Coon Rapids		Total	
	Median	Average	Median	Average	Median	Average
1995	\$87,000	\$92,812	\$90,000	\$95,019	\$89,900	\$94,648
1996	\$89,900	\$93,918	\$92,500	\$98,307	\$91,900	\$97,529
1997	\$94,900	\$103,394	\$95,000	\$101,909	\$95,000	\$102,166
1998	\$104,100	\$105,715	\$103,000	\$107,413	\$103,550	\$107,125
1999	\$112,900	\$114,121	\$116,500	\$120,460	\$115,518	\$119,493
2000	\$129,000	\$132,410	\$128,000	\$132,358	\$128,500	\$132,368
2001	\$149,125	\$153,583	\$145,000	\$150,726	\$145,000	\$151,196

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

TABLE AC - 10 ACTIVE SINGLE-FAMILY SUBDIVISIONS ANOKA - COON RAPIDS SUBMARKET June 2002						
Project Name/Location	Date Opened	--- Lots ---		Typical	Typical	Typical
		No.	Avail.	Lot Size	Lot Price	Home Price
Anoka	None					
Coon Rapids	None					

Sources: Maxfield Research Inc.

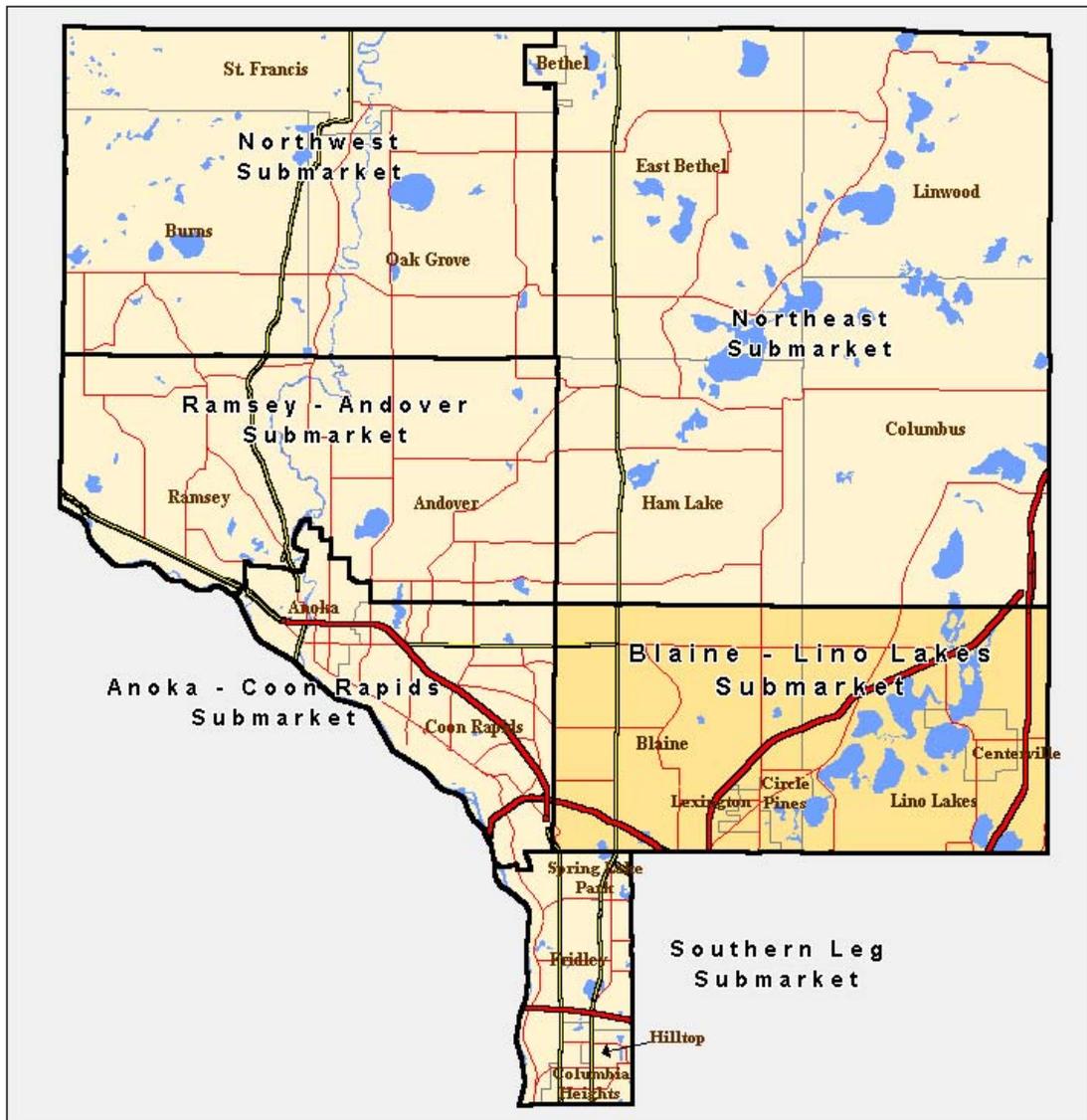
ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE AC - 11 ACTIVE MULTIFAMILY DEVELOPMENTS ANOKA - COON RAPIDS SUBMARKET June 2002						
<u>Project Name/Location</u>	<u>First Closing</u>	<u>--- Units ---</u>		<u>Avg. Unit Size</u>	<u>Avg. Unit Price</u>	<u>Avg. Price/ Sq. Ft.</u>
		<u>No.</u>	<u>Avail.</u>			
Anoka						
Rivers Point	2001	58	38	2,080	\$228,000	\$110
Coon Rapids						
Sand Creek TH's	2002	16	13	1,580	\$183,000	\$116
Bunker View	2002	18	16	1,340	\$157,900	\$118
Green Gables	2002	21	17	1,294	\$153,000	\$118
Total		113	84	1,700	\$193,000	\$114
Sources: Maxfield Research Inc.						

TABLE AC - 12 PENDING HOUSING DEVELOPMENTS ANOKA - COON RAPIDS SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
Anoka		
<i>None</i>		
Coon Rapids		
117th & Round Lake Blvd	For-Sale Townhomes	14
Rosar's Townhomes	For-Sale Townhomes	13
121st St NW & Hansen Blvd	For-Sale Townhomes	12
Northstar Commuter Rail site	For-Sale Townhomes	50
Northstar Commuter Rail site	Affordable Rental Apartment	147
Northstar Commuter Rail site	Market rate Senior Housing	80
Total		316
Source: Maxfield Research Inc.		

Blaine – Lino Lakes

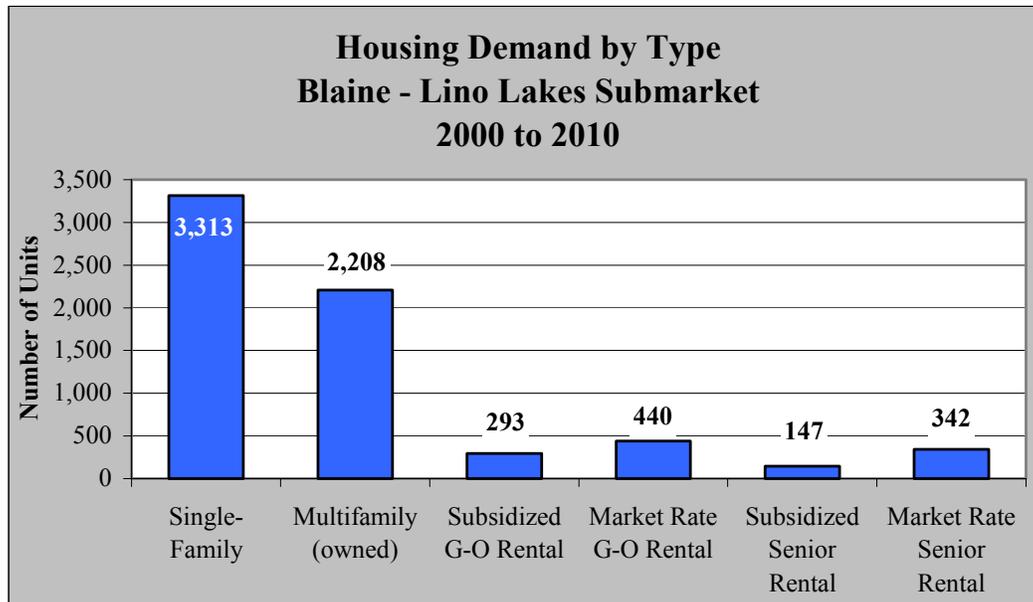
Blaine - Lino Lakes Submarket



Maxfield Research Inc.

Blaine – Lino Lakes Submarket Key Findings

- The Blaine – Lino Lakes Submarket is the second largest in Anoka County, with 71,812 persons and 24,376 households in 2000. It grew by almost 6,000 households during 1990s (25% of County’s growth), the largest growth in the County, and is projected to grow by about 6,700 households this decade (33% of County’s growth), again the largest growth in the County. This growth will also be among the largest in the Metro Area, as large tracts of available land within the MUSA are becoming scarce.



- This Submarket’s significant amount of available land within the MUSA will enable it develop higher housing densities than in other submarkets. Also, compared to other submarkets, there are multifamily housing sites that have greater visibility and access to major transportation arteries, and are closer to employment, shopping, services, and entertainment. These sites will be more attractive to multifamily developers, and thus, the Submarket will add a more diverse housing mix (single-family & multifamily) this decade than other submarkets.

Besides employment and access to the Metro freeway network, this Submarket has amenities that will attract new households. In Blaine, the Tournament Players Club Of the Twin Cities (an Arnold Palmer designed course that is sponsored by the Professional Golfers Association) and the National Sports Center (NSC) bring substantial recognition to the community and generate a significant economic impact. The NSC opened in 1990 and features soccer fields, an indoor ice rink, National Youth Golf Center, a 400-meter track, a Velodrome (a bicycle racing track), and an 18-hole golf course, designed by the PGA that will open in 2004. There were an estimated 3 million visitors to the NSC in 2001. In addition, The Village of Blaine and The Market Place in Lino Lakes are large new shopping centers that have expanded the shopping opportunities in the area.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL -1 POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS BLAINE - LINO LAKES SUBMARKET 1990-2020										
	Census		Projected		Change					
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020	
					No.	Pct.	No.	Pct.	No.	Pct.
Population										
Blaine	38,975	44,942	57,810	62,840	5,967	15.3	12,868	28.6	5,030	8.7
Lino Lakes	8,807	16,791	21,260	24,300	7,984	90.7	4,469	26.6	3,040	14.3
Centerville	1,633	3,202	3,510	4,040	1,569	96.1	308	9.6	530	15.1
Lexington	2,279	2,214	2,230	2,220	-65	-2.9	16	0.7	-10	-0.4
Circle Pines	4,704	4,663	4,680	4,700	-41	-0.9	17	0.4	20	0.4
Total	56,398	71,812	89,490	98,100	15,414	27.3	17,678	24.6	8,610	9.6
Households										
Blaine	12,825	15,898	21,000	23,500	3,073	24.0	5,102	32.1	2,500	11.9
Lino Lakes	2,603	4,857	6,200	7,300	2,254	86.6	1,343	27.7	1,100	17.7
Centerville	519	1,077	1,225	1,435	558	107.5	148	13.7	210	17.1
Lexington	829	847	900	920	18	2.2	53	6.3	20	2.2
Circle Pines	1,562	1,697	1,795	1,860	135	8.6	98	5.8	65	3.6
Total	18,338	24,376	31,120	35,015	6,038	32.9	6,744	27.7	3,895	12.5
Employment										
Blaine	11,401	16,298	18,700	20,300	4,897	43.0	2,402	14.7	1,600	8.6
Lino Lakes	1,229	2,444	2,950	3,300	1,215	98.9	506	20.7	350	11.9
Centerville	168	359	520	630	191	113.7	161	44.8	110	21.2
Lexington	630	631	880	1,050	1	0.2	249	39.5	170	19.3
Circle Pines	861	2,057	2,250	2,400	1,196	138.9	193	9.4	150	6.7
Total	14,289	21,789	25,300	27,680	7,500	52.5	3,511	16.1	2,380	9.4
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.										

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 2 AGE DISTRIBUTION BLAINE - LINO LAKES SUBMARKET 1990 to 2010								
	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	18,436	21,774	22,903	24,032	32.7	30.3	28.4	26.9
18 to 24	5,179	5,735	6,642	7,549	9.2	8.0	8.2	8.4
25 to 34	12,771	11,016	11,314	11,612	22.6	15.3	14.0	13.0
35 to 44	9,840	14,985	14,707	14,429	17.4	20.9	18.2	16.1
45 to 54	5,338	9,805	12,770	15,735	9.5	13.7	15.8	17.6
55 to 64	2,951	4,914	7,284	9,655	5.2	6.8	9.0	10.8
65 to 74	1,399	2,417	3,396	4,375	2.5	3.4	4.2	4.9
75 plus	484	1,166	1,635	2,104	0.9	1.6	2.0	2.4
Total	56,398	71,812	80,651	89,490	100.0	100.0	100.0	100.0
Sources: U.S. Census Bureau, Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE BL - 3
HOUSEHOLD INCOME DISTRIBUTION
BLAINE - LINO LAKES SUBMARKET
1990 and 2000**

	Blaine		Lino Lakes		Centerville		Lexington		Circle Pines		Total	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2000												
Less than \$15,000	795	5%	194	4%	22	2%	85	10%	85	5%	1,180	5%
\$15,000 to \$34,999	2,385	15%	389	8%	129	12%	229	27%	272	16%	3,403	14%
\$35,000 to \$74,999	7,790	49%	1,797	37%	549	51%	398	47%	730	43%	11,264	46%
\$75,000 to \$149,999	4,451	28%	2,040	42%	345	32%	110	13%	526	31%	7,472	31%
\$150,000 plus	477	3%	437	9%	32	3%	25	3%	85	5%	1,057	4%
Total	15,898	100%	4,857	100%	1,077	100%	847	100%	1,697	100%	24,376	100%
Median Income	\$59,200		\$75,700		\$63,700		\$41,600		\$60,500		\$62,165	
1990												
Less than \$15,000	1,028	3%	134	0%	43	0%	182	1%	79	0%	1,466	4%
\$15,000 to \$34,999	3,879	10%	538	1%	147	0%	310	1%	346	1%	5,220	13%
\$35,000 to \$74,999	7,144	18%	1,634	4%	288	1%	326	1%	968	2%	10,360	25%
\$75,000 to \$149,999	728	2%	250	1%	37	0%	17	0%	118	0%	1,150	3%
\$150,000 plus	37	0%	47	0%	3	0%	3	0%	19	0%	109	0%
Total	12,816	32%	2,603	6%	518	1%	838	3%	1,530	3%	18,305	45%
Median Income	\$40,404		\$45,578		\$39,868		\$30,806		\$45,233		\$41,089	
Change - 1990 to 2000												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	-233	-22.7%	60	45.0%	-21	-49.9%	-97	-53.5%	6	7.4%	-97	-53.5%
\$15,000 to \$34,999	-1,494	-38.5%	-149	-27.8%	-18	-12.1%	-81	-26.2%	-74	-21.5%	-81	-26.2%
\$35,000 to \$74,999	646	9.0%	163	10.0%	261	90.7%	72	22.1%	-238	-24.6%	72	22.1%
\$75,000 to \$149,999	3,723	511.5%	1,790	716.0%	308	831.5%	93	547.7%	408	345.8%	93	547.7%
\$150,000 plus	440	1189.0%	390	830.1%	29	977.0%	22	747.0%	66	346.6%	22	747.0%

Sources: U.S. Census Bureau, Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 4					
TENURE BY AGE OF HOUSEHOLDER					
BLAINE - LINO LAKES SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	482	63.3%	279	36.7%	761
25 to 34	5,240	87.0%	780	13.0%	6,020
35 to 44	5,117	93.2%	373	6.8%	5,490
45 to 54	2,946	95.6%	134	4.4%	3,080
55 to 64	1,717	95.8%	75	4.2%	1,792
65 to 74	819	91.9%	72	8.1%	891
75 +	276	89.9%	31	10.1%	307
Total	16,597	90.5%	1,744	9.5%	18,341
2000					
15 to 24	498	62.2%	303	37.8%	801
25 to 34	4,281	87.7%	598	12.3%	4,879
35 to 44	7,404	93.5%	518	6.5%	7,922
45 to 54	5,244	94.8%	290	5.2%	5,534
55 to 64	2,823	95.3%	138	4.7%	2,961
65 to 74	1,398	93.1%	104	6.9%	1,502
75 +	615	79.2%	162	20.8%	777
Total	22,263	91.3%	2,113	8.7%	24,376
Sources: Census Bureau; Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE BL - 5
HOUSEHOLD TYPE
BLAINE - LINO LAKES SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Blaine	12,825	15,898	5,375	5,035	3,339	4,674	1,765	2,467	1,644	2,703	702	1,019
Lino Lakes	2,603	4,857	1,352	2,455	696	1,313	213	395	230	488	112	206
Centerville	519	1,077	245	474	142	310	52	95	52	147	28	51
Lexington	829	847	248	192	180	182	148	180	189	229	64	64
Circle Pines	1,562	1,697	660	541	477	524	149	216	216	336	60	80
Market Area Total	18,338	24,376	7,880	8,697	4,834	7,003	2,327	3,353	2,331	3,903	966	1,420
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Blaine	100.0	100.0	41.9	31.7	26.0	29.4	13.8	15.5	12.8	17.0	5.5	6.4
Lino Lakes	100.0	100.0	51.9	50.5	26.7	27.0	8.2	8.1	8.8	10.0	4.3	4.2
Centerville	100.0	100.0	47.2	44.0	27.4	28.8	10.0	8.8	10.0	13.6	5.4	4.7
Lexington	100.0	100.0	29.9	22.7	21.7	21.5	17.9	21.3	22.8	27.0	7.7	7.6
Circle Pines	100.0	100.0	42.3	31.9	30.5	30.9	9.5	12.7	13.8	19.8	3.8	4.7
Market Area Total	100.0	100.0	43.0	35.7	26.4	28.7	12.7	13.8	12.7	16.0	5.3	5.8
Anoka County	100.0	100.0	38.0	31.3	28.0	29.5	13.0	13.9	15.6	19.3	5.4	6.1
Metro Area	100.0	100.0	27.2	25.1	26.7	25.8	12.8	13.5	25.4	27.5	7.9	8.0
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Blaine	3,073	24.0%	-340	-6.3%	1,335	40.0%	702	39.8%	1,059	64.4%	317	45.2%
Lino Lakes	2,254	86.6%	1,103	81.6%	617	88.6%	182	85.4%	258	112.2%	94	83.9%
Centerville	558	107.5%	229	93.5%	168	118.3%	43	82.7%	95	182.7%	23	82.1%
Lexington	18	2.2%	-56	-22.6%	2	1.1%	32	21.6%	40	21.2%	0	0.0%
Circle Pines	135	8.6%	-119	-18.0%	47	9.9%	67	45.0%	120	55.6%	20	33.3%
Market Area Total	6,038	32.9%	817	10.4%	2,169	44.9%	1,026	44.1%	1,572	67.4%	454	47.0%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%

* Single-parent families

Source: US Census Bureau; Maxfield Research, Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE BL - 6
GENERAL OCCUPANCY RENTAL PROJECTS
BLAINE - LINO LAKES SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rent		Comments/Amenities/Features
Blaine								
Stonegate 10760 6th Ave NE	1970	140	2	1BR - 92	615 - 615	\$675 - \$675	\$1.10 - \$1.10	Det.gar. \$45/mo., off-st.pkg., outdoor pool, play area, laundry in bldg., sec.ent.
			0	2BR - 48	825 - 825	\$775 - \$775	\$0.94 - \$0.94	
Cedar Creek 11738 3rd St.	1993	72	0	1BR - 18	624 - 624	\$510 - \$510	\$0.82 - \$0.82	Det.gar. \$30/mo., dishwasher, garb.disp., w/d hookups, sec.ent.
				2BR - 36	870 - 910	\$670 - \$670	\$0.77 - \$0.74	
				3BR - 18	1,156 - 1,156	\$840 - \$840	\$0.73 - \$0.73	
Carriage Oaks 12373 Oak Park	1990	336	3	1BR - 105	717 - 717	\$734 - \$734	\$1.02 - \$1.02	Patio balc., elevator, d/w, gar.disp., det.gar. \$60/mo., in/outdoor pool, sauna, jacuzzi, fit.ctr., tennis ct., v-ball ct., laundry.
			1	2BR - 160	1,008 - 1,008	\$829 - \$938	\$0.82 - \$0.93	
			0	3BR - 32	1,330 - 1,330	\$1,024 - \$1,083	\$0.77 - \$0.81	
Blaine Manor 9901 Polk St.	1983	96	0	1BR - 24	810 - 810	\$665 - \$665	\$0.82 - \$0.82	Dishwasher, garb.disp., det.gar. \$40/mo., outdoor pool, play area, laundry ea.fl.
			0	2BR - 72	1,025 - 1,025	\$765 - \$765	\$0.75 - \$0.75	
Westminster 12851 Central Ave.	1992	72	2	1BR - 3	810 - 810	\$685 - \$685	\$0.85 - \$0.85	Det.gar. \$50/mo., laundry in bldg., dishwasher, play area, sec.ent.
			5	2BR - 51	935 - 975	\$785 - \$850	\$0.84 - \$0.87	
			0	3BR - 18	1,300 - 1,300	\$1,005 - \$1,005	\$0.77 - \$0.77	
Centennial Plaza 1028 Lever St.	1969	48	0	1BR - 24	675 - 675	\$590 - \$590	\$0.87 - \$0.87	Off-st.pkg., det.gar. \$30/mo., laundry in bldg., sec.ent.
				2BR - 24	950 - 950	\$680 - \$680	\$0.72 - \$0.72	
Royal Oaks Apts. 245 99th Ave.	1968	63	0	1BR - 27	750 - 750	\$660 - \$660	\$0.88 - \$0.88	Dishwasher, garb.disp., det.gar. \$40/mo., outdoor pool, play area, laundry in bldg., sec.ent.
			1	2BR - 36	1000 - 1000	\$760 - \$760	\$0.76 - \$0.76	
Cloverleaf Park 9401 Polk St.	1989	59	0	0BR - 2	500 - 500	\$580 - \$580	\$1.16 - \$1.16	Dishwasher, garb.disp., det.gar. \$39/mo., play area, laundry ea.fl., sec.ent.
				1BR - 26	768 - 973	\$725 - \$755	\$0.94 - \$0.78	
				2BR - 28	1,056 - 1,235	\$870 - \$890	\$0.82 - \$0.72	
				3BR - 3	1,316 - 1,316	\$965 - \$965	\$0.73 - \$0.73	
Lexington								
8941 Syndicate Ave.	1965	56	0	0BR - 36	450	\$400	\$0.89	Common laundry, off-st.pkg, wall-unit ac.
				1BR - 8	600	\$500	\$0.83	
				2BR - 12	750	\$600	\$0.80	
8963 Syndicate Ave.	1960	16	0	0BR - 1	300	\$400	\$1.33	Common Laundry, Off-st.pkg, sec.ent., wall-unit ac.
				1BR - 15	495	\$485 - \$495	\$0.98 - \$1.00	

Total	886	14	(1.6% vacancy rate)
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Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 7
SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
BLAINE - LINO LAKES SUBMARKET
May 2002

<u>Project Name/Location</u>	<u>No. of Units</u>	<u>Vacancies</u>	<u>Unit Mix</u>	<u>Sizes</u>	<u>Monthly Rents</u>	<u>Tenant Profile</u>	<u>Programs/ Assistance</u>
Blaine							
Northgate Woods 1530 123rd Ln. N.E.	43	0	26 - 2BR/TH 13 - 3BR/TH 4 - 4BR/TH	N/A	30% of AGI	Apartment is senior housing and townhomes are for families	Section 8 Project Based
Lexington							
Woodfield 3940 Restwood Rd.	26	3	20 - 1BR 6 - 2BR	N/A	\$336 \$404	Families, singles, couples, elderly	Section 42
Total	69	3	(4.3% vacant)				

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

<p align="center">TABLE BL - 8 SENIOR HOUSING DEVELOPMENTS BLAINE - LINO LAKES SUBMARKET April 2002</p>								
<u>Project Name/Location</u>	<u>Occp. Date</u>	<u>No. of Units</u>	<u>No. Vac.</u>	<u>No./Type</u>	<u>Size (Sq. Ft.)</u>	<u>Monthly Rent/Fee</u>	<u>Profile</u>	<u>Comments</u>
Subsidized								
Northgate Woods Blaine	1980	30	0	29 - 1BR 1 - 2BR	N/A	30% of AGI	Avg. age = 80	3-story building. Short waiting-list. Community room.
North Gables Blaine	2002	50	0	50 - 1BR	N/A	30% of AGI	N/A	3-story building. Community and computer/craft rooms.
Affordable								
Cloverleaf Courts Blaine	2000	52	0	9 - EFF 43 - 1BR	566 - 579 702 - 725	\$439 \$580 - \$582	55+ Avg. age is 70	102-unit, 3-story building (1/2 market rate). 1+ year waiting list. Community, exercise, whirlpool, and billard rooms, library, work shop, chapel, beauty shop. Underground parking (\$35/mo.).
Oak Hills Manor Circle Pines	1995	48	0	12 - 1BR 36 - 2BR	704 - 774 863 - 971	\$555 \$615 - \$640	55+ Avg. age is 72	3-story building. Community and craft rooms, common laundry, underground parking (\$35/mo.).
Willow Ponds Lino Lakes	1996	47	0	6 - 1BR 41 - 2BR	728 878 - 930	\$680 \$785	55+ Avg. age is 72	one-level cottages (w/ garages included). Community room.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 8 SENIOR HOUSING DEVELOPMENTS BLAINE - LINO LAKES SUBMARKET April 2002								
Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Market Rate Independent without Services								
Cloverleaf Courts Blaine	2000	50	0	28 - 1BR 22 - 2BR	725 - 830 886 - 1,030	\$613 - \$797 \$802 - \$1,029	55+ Avg. age is 70	102-unit, 3-story building (1/2 market rate). 1+ year waiting list. Community, exercise, whirlpool, and billard rooms, library, work shop, chapel, beauty shop. Underground parking (\$35/mo.).
Blaine Court Blaine	1991	43	0	32 - 1BR 11 - 2BR	696 - 835 833 - 933	\$496 - \$521 \$596 - \$613	55+ Avg. age is 78	55-unit, 4-story building (43 units are market rate). 1+ year waiting list. Community and craft rooms, library, detached garages (\$35/mo.).
Chauncy Baret Centerville	1998	16	0	2 - 1BR 6 - 1BR/D 8 - 2BR	750 970 1,005	\$621 \$674 \$732	55+ Avg. age is 75	1-story building w/ attached garages (\$35/mo.). Community room.
Market Rate Independent with Services								
<i>None</i>								
Assisted Living								
Sterling House of Blaine Blaine	1997	20	1	1 - Comp. suite 18 - Priv. suite	300 200	\$1,600 \$2,125	55+ Avg. age is 83	1-story building. Dining and activity rooms, library, chapel, beauty shop.
Grand Total:		356	1	0.3%				
Source: Maxfield Research Inc.								

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE BL - 9
 MEDIAN AND AVERAGE HOME SALE PRICE
 BLAINE - LINO LAKES SUBMARKET
 1995 through 2001**

	Centerville		Circle Pines		Lexington		Lino Lakes		Blaine		Total	
	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average
1995	\$99,650	\$105,196	\$81,900	\$81,900	\$85,000	\$77,742	\$134,000	\$145,253	\$87,750	\$91,299	\$94,000	\$104,026
1996	\$102,000	\$101,675	\$90,500	\$103,133	\$80,000	\$81,927	\$129,900	\$149,175	\$95,000	\$99,007	\$103,900	\$111,447
1997	\$112,900	\$116,377	\$87,250	\$100,090	\$97,700	\$98,472	\$113,900	\$150,785	\$99,700	\$102,960	\$105,225	\$113,438
1998	\$119,145	\$126,459	\$91,000	\$101,299	\$97,500	\$96,340	\$119,900	\$158,786	\$107,500	\$110,760	\$113,900	\$120,955
1999	\$134,500	\$138,575	\$103,050	\$123,839	\$112,950	\$107,300	\$137,900	\$177,618	\$121,700	\$124,620	\$126,750	\$136,702
2000	\$139,950	\$144,563	\$119,250	\$136,116	\$121,875	\$207,658	\$166,000	\$186,488	\$135,000	\$142,357	\$138,950	\$152,347
2001	\$159,000	\$169,164	\$142,450	\$153,032	\$144,450	\$146,108	\$194,900	\$223,680	\$152,000	\$162,344	\$159,900	\$175,460

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 10 ACTIVE SINGLE-FAMILY SUBDIVISIONS BLAINE-LINO LAKES SUBMARKET June 2002						
Project Name/Location	Date Opened	--- Lots ---		Typical Lot Size	Typical Lot Price	Typical Home Price
		No.	Avail.			
Blaine						
Quail Creek	1995	300	130	15,700	\$74,000	\$330,000
TPC Deacon's Walk	1999	436	72	15,000	\$73,000	\$397,000
The Lakes at TPC	2001	76	64	7,000	N/A	\$275,000
Sanctuary	2002	99	93	14,500	\$70,000	\$326,000
South Oaks Ponds	1999	29	7	13,250	\$77,600	\$331,000
Blaine Meadows	2001	48	33	11,300	\$60,000	\$225,000
Cooper's Meadow	2001	35	32	11,600	\$48,000	\$250,000
Knoll Creek	2002	56	54	10,600	N/A	\$240,000
Eagle Creek	2000	65	5	10,900	\$46,000	\$194,000
Partridge Preserve	2000	100	58	19,000	\$66,000	\$264,000
Club West	2002	193	193	8,000	N/A	\$240,000
Lino Lakes						
Highland Meadows West 3rd	2002	69	56	0.5 acres	\$37,000	\$195,000
Bluebill Ponds	2002	79	71	0.5 acres	N/A	\$215,000
Peregrine Pass	2001	9	5	0.5 acres	\$90,000	\$394,000
Spirit Hills	2002	52	45	0.5 acres	\$95,000	\$570,000
Trapers Crossing	1998	122	18	0.5 acres	\$75,000	\$350,000
Centerville						
Pheasant Marsh I & II	2002	77	77	0.5 acres	N/A	\$250,000+
Lexington None						
Circle Pines None						
Total		1,845	1,013	14,750	\$68,000	\$283,000
Sources: Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

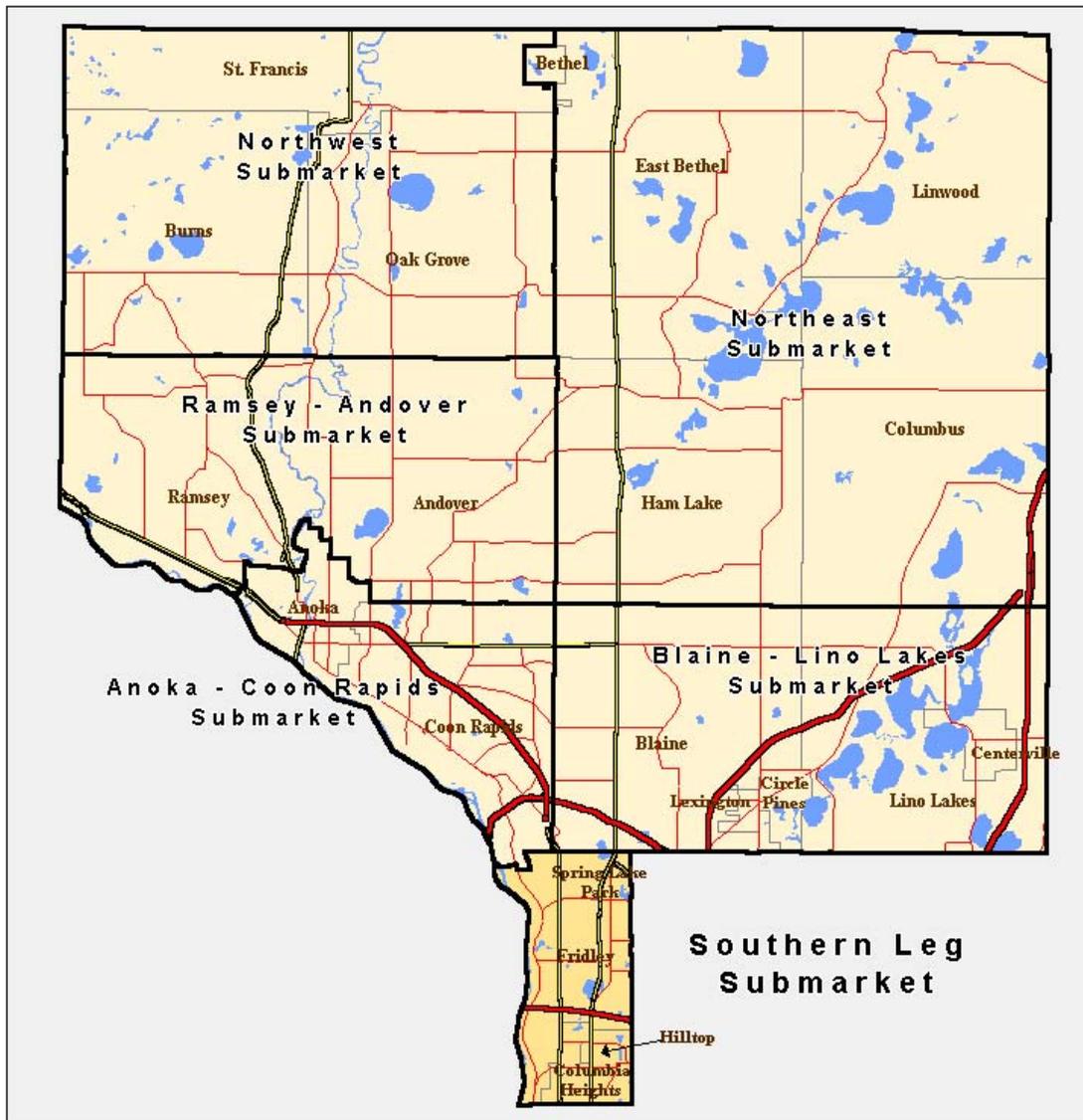
TABLE BL - 11 ACTIVE MULTIFAMILY DEVELOPMENTS BLAINE-LINO LAKES SUBMARKET June 2002						
Project Name/Location	First Closing	--- Units ---		Avg. Unit Size	Avg. Unit Price	Avg. Price/ Sq. Ft.
		No.	Avail.			
Blaine						
Amen Corner	2001	21	9	1,890	\$433,000	\$229
Club West	2002	542	542	1,480	\$170,000	\$115
The Lakes at Deacon's Walk	2001	92	64	1,545	\$151,000	\$98
Lino Lakes						
	None					
Centerville						
	None					
Eagle Pass II	2002	14	14	1,688	\$230,000	\$136
Lexington						
	None					
Circle Pines						
	None					
Total		669	629	1,500	\$172,000	\$115
Sources: Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE BL - 12 PENDING HOUSING DEVELOPMENTS BLAINE - LINO LAKES SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
Blaine		
The Lakes	Single-Family	3,500
The Lakes	For-Sale Townhomes	500
Colony Preserve	For-Sale Townhomes	84
Blaine Town Square	For-Sale Townhomes	70
Clover Leaf Apartment - phase II	General-Occupancy Apartment	84
Blaine Town Square	General-Occupancy Apartment	100
Blaine Town Square	Market Rate Senior Housing	100
Central Ave. & 109th Ave.	Market Rate Senior Housing	140
Lino Lakes		
Stoneybrook	Single-Family	102
Behm's Century Farm 6th & 7th	Single-Family	169
Royal Pines	Single-Family	13
Pheasant Hills 12th	Single-Family	11
Centerville		
<i>None</i>		
Lexington		
<i>None</i>		
Circle Pines		
The Village	For-Sale Townhomes	180
Firebarn Townhomes-Whitehouse	For-Sale Townhomes	10
Total		5,063
Source: Maxfield Research Inc.		

Southern Leg

Southern Leg Submarket

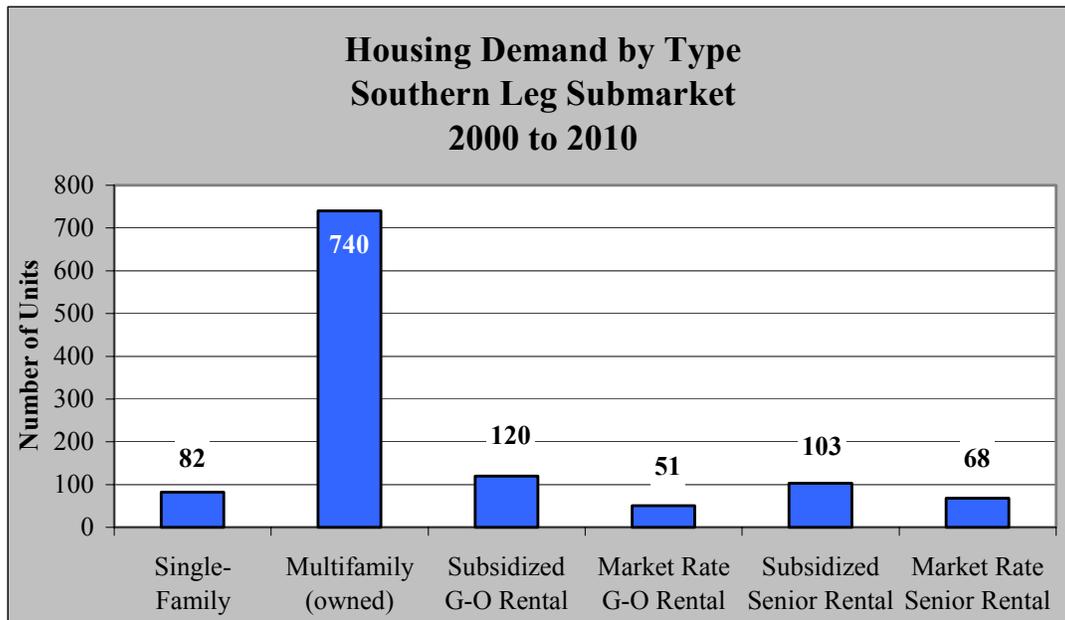


Maxfield Research Inc.

Southern Leg Submarket Key Findings

ANOKA COUNTY HOUSING NEEDS ANALYSIS

- The Southern Leg Submarket (consisting of Columbia Heights, Hilltop, Fridley, and Spring Lake Park) is the oldest in the County and was fully developed even before the beginning of the 1990s. Thus, development over the past decade consisted mostly of multifamily in-fill or redevelopment projects. Because of the scarcity of available land, the Submarket added the fewest households of any submarket during the 1990s (1,050 households).



- The Southern Leg Submarket is projected to have similar household growth this decade (a growth of 1,160 households). Achieving this growth, however, will depend on finding sites that can be developed with new housing.
- For-sale townhomes have proven to be very successful in this Submarket and the surrounding area. To satisfy the needs of the existing residents of the Submarket, we believe that two-thirds of the housing built this decade, or 740 units, should be for-sale multifamily (including townhomes, twinhomes, condominiums, and cooperatives). The primary buyers will be older adults and seniors who are existing residents in the Submarket. Providing this housing will open up their existing homes, many of which are entry-level single-family homes, to younger buyers with moderate incomes.
- Rental demand throughout the northern Metro Area is strong enough that this Submarket could support more than the 170 general-occupancy rental units calculated by capturing a larger share of demand from the surrounding area. However, because this Submarket already has a high proportion of renter households (30%) compared to the remainder of the County (13%), we recommend that emphasis be placed on adding more for-sale multifamily housing.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL -1 POPULATION/HOUSEHOLD/EMPLOYMENT TRENDS AND PROJECTIONS SOUTHERN LEG SUBMARKET 1990-2020											
	Census		Projected		Change						
	1990	2000	2010	2020	1990-2000		2000-2010		2010-2020		
					No.	Pct.	No.	Pct.	No.	Pct.	
Population											
Spring Lake Park	6,429	6,667	6,360	6,200	238	3.7	-307	-4.6	-160	-2.5	
Fridley	28,335	27,449	28,130	29,740	-886	-3.1	681	2.5	1,610	5.7	
Columbia Heights	18,910	18,520	19,220	19,940	-390	-2.1	700	3.8	720	3.7	
Hilltop	749	766	770	770	17	2.3	4	0.5	0	0.0	
Total	54,423	53,402	54,480	56,650	-1,021	-1.9	1,078	2.0	2,170	4.0	
Households											
Spring Lake Park	2,302	2,676	2,700	2,700	374	16.2	24	0.9	0	0.0	
Fridley	10,909	11,328	12,000	12,700	419	3.8	672	5.9	700	5.8	
Columbia Heights	7,766	8,033	8,500	8,850	267	3.4	467	5.8	350	4.1	
Hilltop	410	400	400	405	-10	-2.4	0	0.0	5	1.3	
Total	21,387	22,437	23,600	24,655	1,050	4.9	1,163	5.2	1,055	4.5	
Employment											
Spring Lake Park	3,019	4,287	4,600	4,800	1,268	42.0	313	7.3	200	4.3	
Fridley	23,821	25,957	30,200	33,000	2,136	9.0	4,243	16.3	2,800	9.3	
Columbia Heights	4,536	6,419	6,600	6,750	1,883	41.5	181	2.8	150	2.3	
Hilltop	250	254	350	420	4	1.6	96	37.8	70	20.0	
Total	31,626	36,917	41,750	44,970	5,291	16.7	4,833	13.1	3,220	7.7	
Sources: U.S. Census Bureau, Metropolitan Council, Maxfield Research Inc.											

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 2
AGE DISTRIBUTION
SOUTHERN LEG SUBMARKET
1990 to 2010**

	Number				Percent			
	1990	2000	2005	2010	1990	2000	2005	2010
17 and Under	12,613	11,699	11,959	12,349	23.2	21.9	22.2	22.7
18 to 24	5,974	5,096	4,702	4,112	11.0	9.5	8.7	7.5
25 to 34	9,912	7,932	7,324	6,411	18.2	14.9	13.6	11.8
35 to 44	7,728	8,374	7,965	7,352	14.2	15.7	14.8	13.5
45 to 54	6,804	7,121	7,497	8,061	12.5	13.3	13.9	14.8
55 to 64	5,816	5,574	6,093	6,870	10.7	10.4	11.3	12.6
65 to 74	3,521	4,300	4,564	4,960	6.5	8.1	8.5	9.1
75 plus	2,055	3,306	3,729	4,365	3.8	6.2	6.9	8.0
Total	54,423	53,402	53,833	54,480	100.0	100.0	100.0	100.0

Sources: U.S. Census Bureau, Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 3 HOUSEHOLD INCOME DISTRIBUTION SOUTHERN LEG SUBMARKET 1990 and 2000										
	Fridley		Columbia Heights		Spring Lake Park		Hilltop		Total	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2000										
Less than \$15,000	1,020	9%	964	12%	218	8%	84	21%	2,285	10%
\$15,000 to \$34,999	2,719	24%	2,410	30%	599	22%	192	48%	5,920	26%
\$35,000 to \$74,999	5,098	45%	3,213	40%	1,280	47%	100	25%	9,691	43%
\$75,000 to \$149,999	2,266	20%	1,285	16%	572	21%	20	5%	4,143	18%
\$150,000 plus	227	2%	161	2%	54	2%	4	1%	446	2%
Total	11,328	100%	8,033	100%	2,724	100%	400	100%	22,485	100%
Median Income	\$48,400		\$40,600		\$46,600		\$26,500		\$45,006	
1990										
Less than \$15,000	1,461	4%	1,642	5%	311	1%	101	0%	3,515	10%
\$15,000 to \$34,999	3,648	10%	2,814	9%	604	1%	223	1%	7,289	21%
\$35,000 to \$74,999	4,561	12%	2,822	9%	1,243	3%	73	0%	8,699	25%
\$75,000 to \$149,999	1,151	3%	389	1%	125	0%	0	0%	1,665	5%
\$150,000 plus	90	0%	16	0%	24	0%	0	0%	130	0%
Total	10,911	30%	7,683	25%	2,307	6%	397	2%	21,298	61%
Median Income	\$36,855		\$30,469		\$40,613		\$21,306		\$34,669	
Change - 1990 to 2000										
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	-441	-30.2%	-678	-41.3%	-93	-29.9%	-17	-16.8%	-1,230	-35.0%
\$15,000 to \$34,999	-929	-25.5%	-404	-14.4%	-5	-0.8%	-31	-13.9%	-1,369	-18.8%
\$35,000 to \$74,999	537	11.8%	391	13.9%	37	3.0%	27	37.0%	992	11.4%
\$75,000 to \$149,999	1,115	96.8%	896	230.4%	447	357.6%	20	-	2,478	148.8%
\$150,000 plus	137	151.7%	145	904.1%	30	127.0%	4	-	316	242.8%
Sources: U.S. Census Bureau, Maxfield Research Inc.										

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 4					
TENURE BY AGE OF HOUSEHOLDER					
SOUTHERN LEG SUBMARKET					
	<u>Owner</u>	<u>Pct. Owner</u>	<u>Renter</u>	<u>Pct. Renter</u>	<u>Total</u>
1990					
15 to 24	229	19.7%	933	80.3%	1,162
25 to 34	2,375	49.2%	2,457	50.8%	4,832
35 to 44	3,170	72.3%	1,214	27.7%	4,384
45 to 54	3,210	83.9%	616	16.1%	3,826
55 to 64	3,125	89.7%	359	10.3%	3,484
65 to 74	1,963	84.3%	366	15.7%	2,329
75 +	835	60.9%	535	39.1%	1,370
Total	14,907	69.7%	6,480	30.3%	21,387
2000					
15 to 24	305	24.4%	945	75.6%	1,250
25 to 34	2,041	52.7%	1,834	47.3%	3,875
35 to 44	3,336	69.8%	1,442	30.2%	4,778
45 to 54	3,302	78.4%	910	21.6%	4,212
55 to 64	2,806	86.5%	439	13.5%	3,245
65 to 74	2,332	84.6%	425	15.4%	2,757
75 +	1,538	66.3%	782	33.7%	2,320
Total	15,660	69.8%	6,777	30.2%	22,437
Sources: Census Bureau; Metropolitan Council; Maxfield Research Inc.					

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 5
HOUSEHOLD TYPE
SOUTHERN LEG SUBMARKET
1990 & 2000**

	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Number of Households												
Spring Lake Park	2,302	2,676	736	528	675	836	364	440	410	687	117	185
Fridley	10,909	11,328	2,651	2,086	3,545	3,418	1,646	1,819	2,244	3,039	823	966
Columbia Heights	7,766	8,033	1,577	1,254	2,492	2,213	1,146	1,266	2,131	2,735	420	565
Hilltop	410	400	33	28	47	43	91	94	199	206	40	29
Market Area Total	21,387	22,437	4,997	3,896	6,759	6,510	3,247	3,619	4,984	6,667	1,400	1,745
Anoka County	82,437	106,428	31,357	33,290	23,062	31,360	10,717	14,763	12,835	20,523	4,466	6,492
Percent of Total												
Spring Lake Park	100.0	100.0	32.0	19.7	29.3	31.2	15.8	16.4	17.8	25.7	5.1	6.9
Fridley	100.0	100.0	24.3	18.4	32.5	30.2	15.1	16.1	20.6	26.8	7.5	8.5
Columbia Heights	100.0	100.0	20.3	15.6	32.1	27.5	14.8	15.8	27.4	34.0	5.4	7.0
Hilltop	100.0	100.0	8.0	7.0	11.5	10.8	22.2	23.5	48.5	51.5	9.8	7.3
Market Area Total	100.0	100.0	23.4	17.4	31.6	29.0	15.2	16.1	23.3	29.7	6.5	7.8
Anoka County	100.0	100.0	38.0	31.3	28.0	29.5	13.0	13.9	15.6	19.3	5.4	6.1
Metro Area	100.0	100.0	27.2	25.1	26.7	25.8	12.8	13.5	25.4	27.5	7.9	8.0
Change												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Spring Lake Park	374	16.2%	-208	-28.3%	161	23.9%	76	20.9%	277	67.6%	68	58.1%
Fridley	419	3.8%	-565	-21.3%	-127	-3.6%	173	10.5%	795	35.4%	143	17.4%
Columbia Heights	267	3.4%	-323	-20.5%	-279	-11.2%	120	10.5%	604	28.3%	145	34.5%
Hilltop	-10	-2.4%	-5	-15.2%	-4	-8.5%	3	3.3%	7	3.5%	-11	-27.5%
Market Area Total	1,050	4.9%	-1,101	-22.0%	-249	-3.7%	372	11.5%	1,683	33.8%	345	24.6%
Anoka County	23,991	29.1%	1,933	6.2%	8,298	36.0%	4,046	37.8%	7,688	59.9%	2,026	45.4%

* Single-parent families

Source: US Census Bureau; Maxfield Research, Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 6
GENERAL OCCUPANCY RENTAL PROJECTS
SOUTHERN LEG SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rents		Comments/Amenities/Features
Spring Lake Park								
Northtown Village 7879 University	1971	161	4	1BR - 77	740 - 740	\$720 - \$740	\$0.97 - \$1.00	Det.gar. \$35/mo., outdoor pool, play area, laundry in bldg.
			0	2BR - 84	1,000 - 1,000	\$845 - \$865	\$0.85 - \$0.87	
Fireside Apts. 8030-8050 Old	1970	46	0	1BR - 23	700 - 700	\$515 - \$560	\$0.74 - \$0.80	Dishwasher, garb.disp., det.gar. \$35/mo., play area, laundry in bldg.
				2BR - 23	950 - 950	\$615 - \$660	\$0.65 - \$0.69	
Terrace Manor 375 83rd Ave. NE	1970	11	1	2BR - 10	900 - 900	\$625 - \$700	\$0.69 - \$0.78	Dishwasher, gar. \$35/mo., off-st.pkg., laundry in bldg.
			0	3BR - 1	1,000 - 1,000	\$800 - \$850	\$0.80 - \$0.85	
Fridley								
Lucia Lane 6670, 6680, 6690	1964	48	0	1BR - 12	740 - 740	\$625 - \$625	\$0.84 - \$0.84	Off-st.pkg., outdoor pool, play area, laundry in bldg.
			2	2BR - 36	880 - 880	\$725 - \$725	\$0.82 - \$0.82	
Rice Creek 1652 69th Ave. NE	1971	140	0	3BR - 140	1,200 - 1,200	\$910 - \$915	\$0.76 - \$0.76	Patio/Balc., priv.entry, dishwasher, det.gar.inc, tennis ct., w/d hookups.
Polk Street Apts. 5650 Polk Street	1969	32	0	1BR - 8	N/A	\$560	N/A	Off-st.pkg, common laundry.
				2BR - 24	N/A	\$650	N/A	
Pinecrest 5451 5th St. NE	1974	32	0	1BR - 16	800 - 800	\$625 - \$650	\$0.78 - \$0.81	Dishwasher, garb.disp., det.gar.inc., play area, laundry in bldg.
				2BR - 13	1,000 - 1,000	\$725 - \$725	\$0.73 - \$0.73	
				3BR - 3	1,200 - 1,200	\$850 - \$850	\$0.71 - \$0.71	
Moore Lake 995 Lynde	1964	64	0	1BR - 18	610 - 610	\$490 - \$490	\$0.80 - \$0.80	Off st.pkg., laundry each bldg.
			8	2BR - 46	730 - 730	\$585 - \$585	\$0.80 - \$0.80	
River Pointe 7855 East River	1972	298	1	0BR - 5	525 - 525	\$525 - \$579	\$1.00 - \$1.10	Patio/balc., dishwasher, garb.disp., det.gar., in/out.pool, sauna, fit.ctr., tennis ct., play area, laundry in bldg., secure entrance.
			12	1BR - 132	750 - 750	\$699 - \$759	\$0.93 - \$1.01	
			4	2BR - 144	962 - 975	\$799 - \$859	\$0.83 - \$0.88	
			2	3BR - 19	1,100 - 1,100	\$999 - \$1,199	\$0.91 - \$1.09	

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 6
GENERAL OCCUPANCY RENTAL PROJECTS
SOUTHERN LEG SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rents		Comments/Amenities/Features
Fridley Continued								
Highland Park 630 Osborne	1975	77	0	1BR - 11	800 - 800	\$650 - \$650	\$0.81 - \$0.81	Garb.disp., off-st.pkg., play area, laundry in each bldg.
			6	2BR - 54	980 - 980	\$725 - \$725	\$0.74 - \$0.74	
			0	3BR - 12	1,100 - 1,100	\$850 - \$850	\$0.77 - \$0.77	
Skywood 1200 72nd Ave.	1963	72	0	1BR - 6	800 - 825	\$600 - \$650	\$0.75 - \$0.79	Garb.disp., det.gar. \$50/mo., off-st.pkg., play area, laundry ea.fl.
			5	2BR - 60	950 - 950	\$725 - \$745	\$0.76 - \$0.78	
			0	3BR - 6	1,200 - 1,200	\$850 - \$870	\$0.71 - \$0.73	
Rustic Oaks 1200 72nd Ave.	1969	42	1	1BR - 24	750 - 750	\$600 - \$645	\$0.80 - \$0.86	Patio/Balc., dishwasher, garb.disp., det.gar., outdoor pool, play area, laund.ea.fl., secure entr.
			1	2BR - 18	950 - 1,000	\$675 - \$725	\$0.71 - \$0.73	
River Road East 6550 East River Rd.	1970	141	2	1BR - 97	660 - 660	\$675 - \$735	\$1.02 - \$1.11	Dishwasher, garb.disp., det.gar. \$40/mo., indoor pool, sauna, play area, laundry
			0	2BR - 44	960 - 960	\$800 - \$850	\$0.83 - \$0.89	
Georgetown River 5750 East River Rd.	1968	462	2	1BR - 330	800 - 860	\$650 - \$740	\$0.81 - \$0.86	
			3	2BR - 132	1,100 - 1,150	\$785 - \$870	\$0.71 - \$0.76	
South Fridley 1120 52nd Ave.	1965	67	0	1BR - 24	906	\$620	\$0.68	Dishwasher (in 3BR), off-st.pkg.and det.gar.(\$35), common laundry, outdoor pool, wall-unit ac.
				2BR - 30	906	\$710	\$0.78	
				3BR - 3	N/A	\$950	N/A	
Springbrook 11183rd Ave. NE	1987	360	0	1BR - 63	789 - 789	\$789 - \$879	\$1.00 - \$1.11	Det.gar. \$45/mo., ind./out. Pool, sauna, jacuzzi, fit.ctr., tennis ct., laundry each floor, dishwasher, garb.disp.
			19	2BR - 241	980 - 1,094	\$899 - \$1,019	\$0.92 - \$0.93	
			0	3BR - 54	1,148 - 1,148	\$1,119 - \$1,189	\$0.97 - \$1.04	
			0	4BR - 2	1,543 - 1,606	\$1,419 - \$1,499	\$0.92 - \$0.93	
Columbia Heights								
Columbia Place 5100 6th St. NE	1985	34	1	1BR - 24	700	\$700 - \$850	\$1.00 - \$1.21	Garb.disp., some w/micros., det.gar.inc., sec.ent., dsihwashers, cent.air, w/d hookups and common laundry.
			0	2BR - 10	1,100	\$920 - \$1,125	\$0.84 - \$1.02	
Highview Manor 4650 Johnson St.	1968	17	0	0BR - 1	550 - 550	\$490 - \$490	\$0.89 - \$0.89	Patio/Balc., dishwasher, garb.disp., det.gar., play area, laundry in bldg., sec.ent.
				1BR - 4	775 - 775	\$570 - \$570	\$0.74 - \$0.74	
				2BR - 10	875 - 875	\$695 - \$725	\$0.79 - \$0.83	
				3BR - 2	1,100 - 1,100	\$795 - \$825	\$0.72 - \$0.75	

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 6
GENERAL OCCUPANCY RENTAL PROJECTS
SOUTHERN LEG SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes	Monthly Rents	Comments/Amenities/Features
Columbia Heights Continued						
Hillcrest Apts. 1480 47th Ave.	1965	20	1	1BR - 20	700 - 850 \$645 - \$645	\$0.92 - \$0.76 Garb.disp., patio/balc., off-st.pkg., play area, laundry in bldg., sec.ent.
Turcotte Apts 1440-1450 47th Ave. Franklin Trail	1963	20	3 0	1BR - 19 2BR - 1	800 1,200 \$590 \$800	\$0.74 \$0.67 Fireplaces, pkg.lot, balconies, common laundry, sec.ent, wall-unit ac.
Apache Arms 3746 Stinson	1965	17	0	1BR - 11 2BR - 6	550 - 550 700 - 700 \$585 - \$590 \$685 - \$695	\$1.06 - \$1.07 \$0.98 - \$0.99 Garb.disp., det.gar., play area, laundry in bldg.
3925 3rd St. NE	1960	12	0	0BR - 2 2BR - 10	N/A N/A \$400 \$675 - \$750	Wall-unit AC, ceiling fans, common laundry, strg.rm, sec.ent., off-st.pkg.
4347 University Ave. NE	1962	11	0	1BR - 11	650 \$475	\$0.73 Wall-unit Ac, common laundry, off-st.pkg.
5025 University Ave. NE	1958	11	0	1BR - 11	650 \$475	\$0.73 Wall-unit Ac, common laundry, off-st.pkg.
233 42nd Ave NE	1986	20	0 1	1BR - 1 2BR - 19	775 1,100 \$650 \$745 - \$850	\$0.84 \$0.68 - \$0.77 W/D hook-ups, eat-in kitch., dishwashers, UG pkg. \$40/month, elev., balconies.
4911 -4935 University Ave	1960	44	2	1BR - 11	N/A \$575 - \$600	N/A 4 bldgs. Wall-unit AC, ceiling fans, common laundry, strg.rm, sec.ent., off-
4233 3rd St. NE	1962	11	5	2BR - 20 3BR - 4	700 800 \$525 \$750	\$0.75 \$0.94 2 bldgs. Wall-unit, common laundry, off-st.pkg., sec.ent.
4441 - 5121 University Ave. NE	1963	133	6	1BR - 11	N/A \$490 - \$520	N/A 12 bldgs. Wall-unit, comm.laundry, off-st pkg, sec.ent.
711 37th Ave.	1965	14	0	0BR - 4 1BR - 2 2BR - 8	N/A \$410 \$505 \$595	\$425 N/A \$615 N/A Wall-unit, common laundry, dishwasher, off-st.pkg., balconies.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 6
GENERAL OCCUPANCY RENTAL PROJECTS
SOUTHERN LEG SUBMARKET
June 2002**

Project Name/Location	Year Built	No. of Units	Vacancies	Unit Mix/ Sizes		Monthly Rents		Comments/Amenities/Features
Hilltop								
Hillcrest Apts. 4730-50 Central Ave. NE	1965	34	0	1BR - 5	N/A	\$585	N/A	Off-st.pkg, common laundry
			1	2BR - 29		\$675	N/A	
Winthrop Court 4630 Central Ave.	1969	66	0	0BR - 6	450 - 450	\$545 - \$545	\$1.21 - \$1.21	Off-st.pkg., play area, laundry in bldg., sec.ent.
				1BR - 45	700 - 700	\$580 - \$580	\$0.83 - \$0.83	
				2BR - 15	900 - 900	\$680 - \$680	\$0.76 - \$0.76	
Total		2,517	92	(3.7% vacancy rate)				

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 7
SUBSIDIZED GENERAL OCCUPANCY RENTAL PROJECTS
SOUTHERN LEG SUBMARKET
May 2002

Project Name/Location	No. of Units	Vacancies	Unit Mix	Size	Monthly Rents	Tenant Profile	Programs/ Assistance
Columbia Heights							
Theater Heights 3932 Central Ave NE	22	2 1	10 - 0BR 12 - 1BR	N/A	\$300 \$360	Families, singles, couples, elderly	Anoka Community Action Program
Fridley							
Village Green 5th & Mississippi St. NE	54	0	42 - 2BR/TH 12 - 3BR/TH	700 - 1,200 1,200	30% of AGI	Townhomes are for families, apartment is for seniors.	Section 8 Project Based
Skyline 5908 & 5916 2 1/2 St	17	1 0	14 - 1BR 3 - 2BR	N/A	\$330 \$390	Mixture of elderly, singles, & families.	Anoka Community Action Program
Total	93	4	(0% vacant)				

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 8
SENIOR HOUSING DEVELOPMENTS
SOUTHERN LEG SUBMARKET
April 2002**

<u>Project Name/Location</u>	<u>Occp. Date</u>	<u>No. of Units</u>	<u>No. Vac.</u>	<u>No./Type</u>	<u>Size (Sq. Ft.)</u>	<u>Monthly Rent/Fee</u>	<u>Profile</u>	<u>Comments</u>
Subsidized								
Osborne Apt. Spring Lake Park	1982	60	0	56 - 1BR 4 - 2BR	600	30% of AGI	Avg. age is 82	5-story building. 1-year waiting list. Community room.
Parkview Villa North Columbia Heights	1974	100	0	100 - 1BR	N/A	30% of AGI	1/3 residents are non-elderly disabled	9-story building. Community and dining room, beauty shop.
Parkview Villa South Columbia Heights	1991	43	0	39 - 1BR 4 - 2BR	N/A	\$250 - \$425 \$325 - \$500	All elderly	Shared community & dining room with Parkview Villa N.
Heights Manor Columbia Heights	1977	85	0	78 - 1BR 7 - 2BR	560 - 644 687	30% of AGI	Avg. age is 82	3-story building. 1-year waiting list. Beauty shop, library.
Columbia Village Columbia Heights	2000	39	0	39 - 1BR	600	30% of AGI	N/A	3-story building. 2 meals/day, community room, attached to Crestview Nursing Home.
Village Green Fridley	1978	142	0	142 - 1BR	N/A	30% of AGI	62+ or disabled	5-story building. 3-6 mo. waiting list. Community & activity rooms, beauty shop.
Northwood Square Fridley	1994	51	0	50 - 1BR 1 - 2BR	N/A	30% of AGI	N/A	3-story building. 4 year waiting list. Community room.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 8
SENIOR HOUSING DEVELOPMENTS
SOUTHERN LEG SUBMARKET
April 2002

Project Name/Location	Occp. Date	No. of Units	No. Vac.	No./Type	Size (Sq. Ft.)	Monthly Rent/Fee	Profile	Comments
Affordable								
Banfill Crossing Fridley	2000	44	0	44 - 1BR	697	\$699	Avg. age is 70	3-story, 110-unit building (44 units are affordable). 2-year waiting list. Community room, library, woodworking shop, beauty shop, solarium, guest suite, underground parking (\$45/mo.).
Cottage of Spring Lake Park Spring Lake Park	1993	86	0	30 - 1BR 56 - 2BR	730 950	\$615 \$715	55+ Avg. age is 78	1-level cottage units. Attached (\$50/mo.) & detached (\$40/mo.) garages. Party and craft rooms, library, guest suites.
Oak Crest Spring Lake Park	1997	44	1	76 - 1BR 35 - 2BR	725 - 883 1,002 - 1,219	\$698 - \$917 \$960 - \$1,173	55+ Avg. age is 76	111-unit, 4-story building (44 units are affordable). Community, dining, and game rooms, library, solarium, mini-store, guest suite, beauty shop, underground parking (\$45/mo.).
Market Rate Independent without Services								
Banfill Crossing Fridley	2000	66	2	28 - 1BR 38 - 2BR	790 947 - 1,205	\$858 \$959 - \$1,240	Avg. age is 70	3-story, 110-unit building (66 are market rate). Community room, library, woodworking shop, beauty shop, solarium, guest suite, underground parking (\$45/mo.).
Oak Crest Spring Lake Park	1997	67	1	76 - 1BR 35 - 2BR	725 - 883 1,002 - 1,219	\$698 - \$917 \$960 - \$1,173	55+ Avg. age is 76	111-unit, 4-story building (67 units are market rate). Community, dining, and game rooms, library, solarium, mini-store, guest suite, beauty shop, underground parking (\$45/mo.).

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 8
SENIOR HOUSING DEVELOPMENTS
SOUTHERN LEG SUBMARKET
April 2002**

<u>Project Name/Location</u>	<u>Occp. Date</u>	<u>No. of Units</u>	<u>No. Vac.</u>	<u>No./Type</u>	<u>Size (Sq. Ft.)</u>	<u>Monthly Rent/Fee</u>	<u>Profile</u>	<u>Comments</u>
Market Rate Independent with Services								
Boulevard Apartments	1984	77	6	55 - 1BR	660	\$915	62+	4-story building on Crestview campus. Community and dining rooms, library, crafts room, mini-store, chapel, beauty shop, underground parking (\$35/mo.).
Columbia Heights				22 - 2BR	850	\$1,192	Avg. age is 81	
Assisted Living								
Royce Place	1991	64	0	28 - Suite	235	N/A	Avg. age is 84,	4-story building on Crestview campus. Dining and craft rooms, coffee shop, exercise room, beauty shop.
Columbia Heights				21 - Studio	325 - 433		1/3 receive	
				15 - 1BR	470		ACG or EW*	
Grand Total:		968	10	1.0%				

* ACG = "Alternative Care Grant," EW = "Elderly Waivers."

Source: Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

**TABLE SL - 9
MEDIAN AND AVERAGE HOME SALE PRICE
SOUTHERN LEG SUBMARKET
1995 through 2001**

	Columbia Heights		Spring Lake Park		Hilltop		Fridley		Total	
	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average
1995	\$79,000	\$78,724	\$85,000	\$91,022	-	-	\$89,500	\$91,739	\$82,000	\$85,994
1996	\$80,000	\$82,994	\$89,000	\$91,763	-	-	\$90,950	\$95,944	\$86,500	\$90,074
1997	\$84,200	\$89,443	\$95,000	\$94,024	\$76,000	\$76,000	\$98,000	\$104,577	\$93,000	\$97,399
1998	\$92,500	\$95,068	\$103,900	\$107,824	\$62,700	\$62,700	\$110,000	\$114,734	\$101,250	\$106,165
1999	\$103,450	\$105,514	\$118,500	\$121,010	\$61,500	\$64,875	\$120,000	\$126,029	\$115,000	\$117,043
2000	\$120,000	\$121,072	\$132,000	\$130,026	-	-	\$134,900	\$138,197	\$128,000	\$129,868
2001	\$140,000	\$144,445	\$149,000	\$153,846	\$84,950	\$108,700	\$152,450	\$157,346	\$148,000	\$151,273

Sources: MN Dept. of Tax Equalization; Maxfield Research Inc.

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 10 ACTIVE SINGLE-FAMILY SUBDIVISIONS SOUTHERN LEG SUBMARKET June 2002						
<u>Project Name/Location</u>	<u>Date Opened</u>	<u>--- Lots ---</u>		<u>Typical Lot Size</u>	<u>Typical Lot Price</u>	<u>Typical Home Price</u>
		<u>No.</u>	<u>Avail.</u>			
Fridley	None					
Columbia Heights	None					
Spring Lake Park	None					
Hilltop	None					
Sources: Maxfield Research Inc.						

TABLE SL - 11 ACTIVE MULTIFAMILY DEVELOPMENTS SOUTHERN LEG SUBMARKET June 2002						
<u>Project Name/Location</u>	<u>First Closing</u>	<u>--- Units ---</u>		<u>Avg. Unit Size</u>	<u>Avg. Unit Price</u>	<u>Avg. Price/ Sq. Ft.</u>
		<u>No.</u>	<u>Avail.</u>			
Fridley						
Gateway East	2001	28	12	1,490	\$166,500	\$112
Columbia Heights	None					
Spring Lake Park	None					
Carriage Oaks	2002	44	36	1,350	\$166,000	\$123
Hilltop	None					
Total		72	48	1,400	\$166,000	\$119
Sources: Maxfield Research Inc.						

ANOKA COUNTY HOUSING NEEDS ANALYSIS

TABLE SL - 12 PENDING HOUSING DEVELOPMENTS SOUTHERN LEG SUBMARKET June 2002		
<u>Pending Project</u>	<u>Housing Type</u>	<u>Units/Lots</u>
Spring Lake Park		
<i>None</i>		
Fridley		
Gateway West	For-Sale Townhomes	24
Columbia Heights		
Crest View Assisted Living	Market Rate Senior	50
Hilltop		
<i>None</i>		
Total		74
Source: Maxfield Research Inc.		