

Comprehensive Housing Needs Assessment For Anoka County, Minnesota

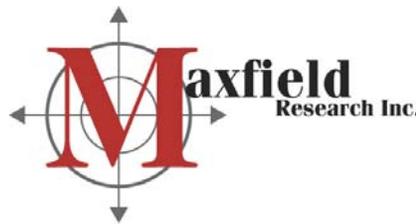
Prepared for:

Anoka County Housing and
Redevelopment Authority
Anoka, MN

February 2011



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February 7, 2011

Ms. Karen Skepper
Community Development Manager
Anoka County HRA
2100 3rd Avenue
Anoka, MN 55303

Dear Ms. Skepper:

Attached is the study *Comprehensive Housing Needs Assessment for Anoka County, Minnesota* conducted by Maxfield Research Inc. The study projects housing demand in Anoka County from 2010 to 2020 and provides recommendations on the amount and types of housing that could be built to satisfy demand from current and future residents.

The Comprehensive Housing Needs Assessment finds that household growth and changes in demographic characteristics and housing preferences will create demand for over 22,500 housing units in Anoka County from 2010 to 2030. Included in this total is demand for 18,165 general occupancy units and 4,405 senior housing units. The general occupancy demand includes demand for 14,805 ownership units and 3,360 rental units. This includes demand for about 2,200 rental units from low- and moderate-income households. Assistance by the Anoka County HRA and other government agencies may be necessary to ensure that the housing needs of these lower and moderate income households is provided. Detailed information regarding housing demand by community and recommended housing types can be found in the *Conclusions and Recommendations* section at the end of the report.

We have enjoyed completing this assessment and are available should you have any further questions or require additional information.

Sincerely,

MAXFIELD RESEARCH INC.

A handwritten signature in black ink, appearing to read 'Jay Thompson', written over a horizontal line.

Jay Thompson
Vice President

Attachment

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Maxfield Research Inc. was engaged by the Anoka County Housing and Redevelopment Authority (Anoka County HRA) to update the previous *Comprehensive Housing Needs Assessment* completed in 2002 for Anoka County.

Detailed calculations of housing demand from 2010 to 2020 can be found in the *Conclusions* section of the report. Recommendations are provided on the amount and types of housing that can be supported in each submarket.

Key Findings

1. Anoka County is experiencing strong population and household growth as the local job base grows and as the urban fringe of the Twin Cities Metro Area expands further into the County. Growth through 2020 is projected for 43,195 people (+12.5%) and 18,670 households (+14.9%).
2. The number of jobs in Anoka County is projected to grow by over 17,000 jobs this decade (+13.6%). Strong local employment opportunities increase the County's attractiveness as a residential location in the Metro Area, since people generally prefer to live close to their work.
3. General occupancy rental housing is performing below market equilibrium (5% vacancy) in Anoka County overall, although some softness is observed among shallow subsidy projects. Nearly every individual submarket has vacancy rates at or near market equilibrium. The following are unit totals and vacancy rates for general occupancy rental housing in Anoka County overall:
 - Market rate general occupancy rental – 7,251 units, 4.7% vacancy
 - Shallow subsidy general occupancy rental – 632 units, 4.5% vacancy
 - Deep subsidy general occupancy rental – 418 units, 0.0% vacancy
4. Senior housing was analyzed in great detail in the recent *Senior Housing Demand Analysis for Submarkets in Anoka County, Minnesota* that was completed by Maxfield Research Inc in September 2010. The earlier analysis is condensed in this study and key trends are highlighted. Overall, senior housing is performing very well across the various service levels and submarkets with some softness in the market rate active adult product type.
5. The following are unit totals and vacancy rates for senior housing in Anoka County:
 - Affordable/subsidized active adult rental – 1,172 units, 0.8% vacancy
 - Market rate active adult rental – 1,049 units, 5.6% vacancy
 - Market rate active adult ownership – 240 units, 3.0% vacancy
 - Congregate – 490 units, 2.2% vacancy
 - Assisted living – 555 units, 0.9% vacancy
 - Memory care – 164 units, 0.0% vacancy

6. The median resale price of a single-family home in Anoka County was \$167,000 in 2010. For multifamily housing, the median resale price was \$126,000. Both housing products appreciated through 2005 but have since depreciated to price levels close to those of 2000. Over the decade, the median resale price of single-family homes increased +8.8% and multifamily homes increased only +1.9%.
7. Absorption of existing vacant developed lots will meet initial demand for for-sale housing products in the near term. A total of 2,410 vacant developed single-family lots and 1,095 vacant developed multifamily lots were identified.
8. Demand for housing in Anoka County will be generated from household growth and replacement/rehabilitation needs of the existing housing stock. Over the decade, total demand for general occupancy housing is calculated for 18,165 units. Specifically, demand is calculated for 14,805 general occupancy for-sale units (10,060 single-family units and 4,745 multifamily units) and 3,360 general occupancy rental units.
9. Total general occupancy housing demand by submarket from 2010 to 2020 is calculated as follows:
- | | | |
|-------------------------------------|---|-----------------------------|
| • Blaine, Circle Pines, & Lexington | = | 5,215 units (29% of County) |
| • Ramsey | = | 3,520 units (19%) |
| • Lino Lakes & Centerville | = | 1,775 units (10%) |
| • Andover | = | 1,595 units (9%) |
| • East Bethel & Bethel | = | 1,535 units (8%) |
| • Southern Leg | = | 1,110 units (6%) |
| • St. Francis | = | 865 units (5%) |
| • Ham Lake | = | 735 units (4%) |
| • Oak Grove & Nowthen | = | 690 units (4%) |
| • Anoka | = | 500 units (3%) |
| • Linwood & Columbus | = | 430 units (2%) |
| • <u>Coon Rapids</u> | = | <u>195 units (1%)</u> |
| Total | = | 18,165 units |
10. Demand is somewhat understated in areas with low household growth forecasts. These areas – particularly those along the southern border of the County – are nearly built out and have limited land available to accommodate new housing. Parcels will need to be redeveloped in order to build additional housing units; as these parcels become available, greater demand will be realized.
11. Meeting the unique housing needs of the aging senior population will be a key housing priority in Anoka County over the next decade. Without accounting for any pending developments, the following details excess demand by service level in 2020 for Anoka County overall:
- | | | |
|--------------------------------------|---|-----------|
| • Affordable/subsidized adult rental | = | 445 units |
|--------------------------------------|---|-----------|

• Market rate adult rental	=	1,040 units
• Market rate adult ownership	=	800 units
• Congregate	=	1,080 units
• Assisted living	=	570 units
• <u>Memory care</u>	=	<u>470 units</u>
Total	=	4,405 units

12. After accounting for the movement (migration) of seniors between different submarkets, total excess demand for senior housing by submarket in 2020 is calculated as follows:

• Southern Leg	=	1,415 units (32%)
• Blaine, Circle Pines, & Lexington	=	845 units (19%)
• Coon Rapids	=	760 units (17%)
• Anoka	=	475 units (11%)
• Andover	=	345 units (8%)
• Ramsey	=	320 units (7%)
• <u>Lino Lakes & Centerville</u>	=	<u>245 units (6%)</u>
Total	=	4,405 units

13. With the growing senior population, some submarkets (namely East Bethel & Bethel and Ham Lake) will be able to capture a greater share of seniors by the mid-decade and therefore may be able to support senior housing communities.

14. Because households are mobile and are willing to seek out various housing products in adjacent communities, the demand figures shown for each community may experience fluctuations based on local development trends.

Study Impetus

Maxfield Research Inc. was engaged by the Anoka County Housing and Redevelopment Authority (Anoka County HRA) to update the previous *Comprehensive Housing Needs Assessment* completed in 2002 for Anoka County.

The comprehensive housing needs assessment calculates demand through 2020 for various types of housing in each defined submarket and for the County as a whole. The study provides recommendations on the number and types of housing that should be developed to accommodate the housing needs of new and existing households.

Scope of Work

The scope of this study includes:

- an analysis of the demographic growth trends and characteristics of Anoka County to 2020;
- an assessment of current housing characteristics in Anoka County;
- an analysis of the rental housing market in Anoka County;
- an analysis of the senior housing market in Anoka County;
- an analysis of the for-sale housing market in Anoka County;
- an estimate of the demand for all types of housing in Anoka County from 2010 to 2020; and
- recommendations of appropriate housing concepts to meet current and future needs of Anoka County residents.

Sources of Data

The report contains primary and secondary research. Primary research includes interviews with rental property managers, developers, City staff, and others involved in the housing market in Anoka County. Supplemented with information provided by Metrostudy for existing for-sale subdivisions, all remaining market data on existing and pending housing developments was collected by Maxfield Research Inc. and is accurate to the best of our knowledge.

Secondary data is credited to the source and is used as a basis for analysis. Secondary data sources include the following:

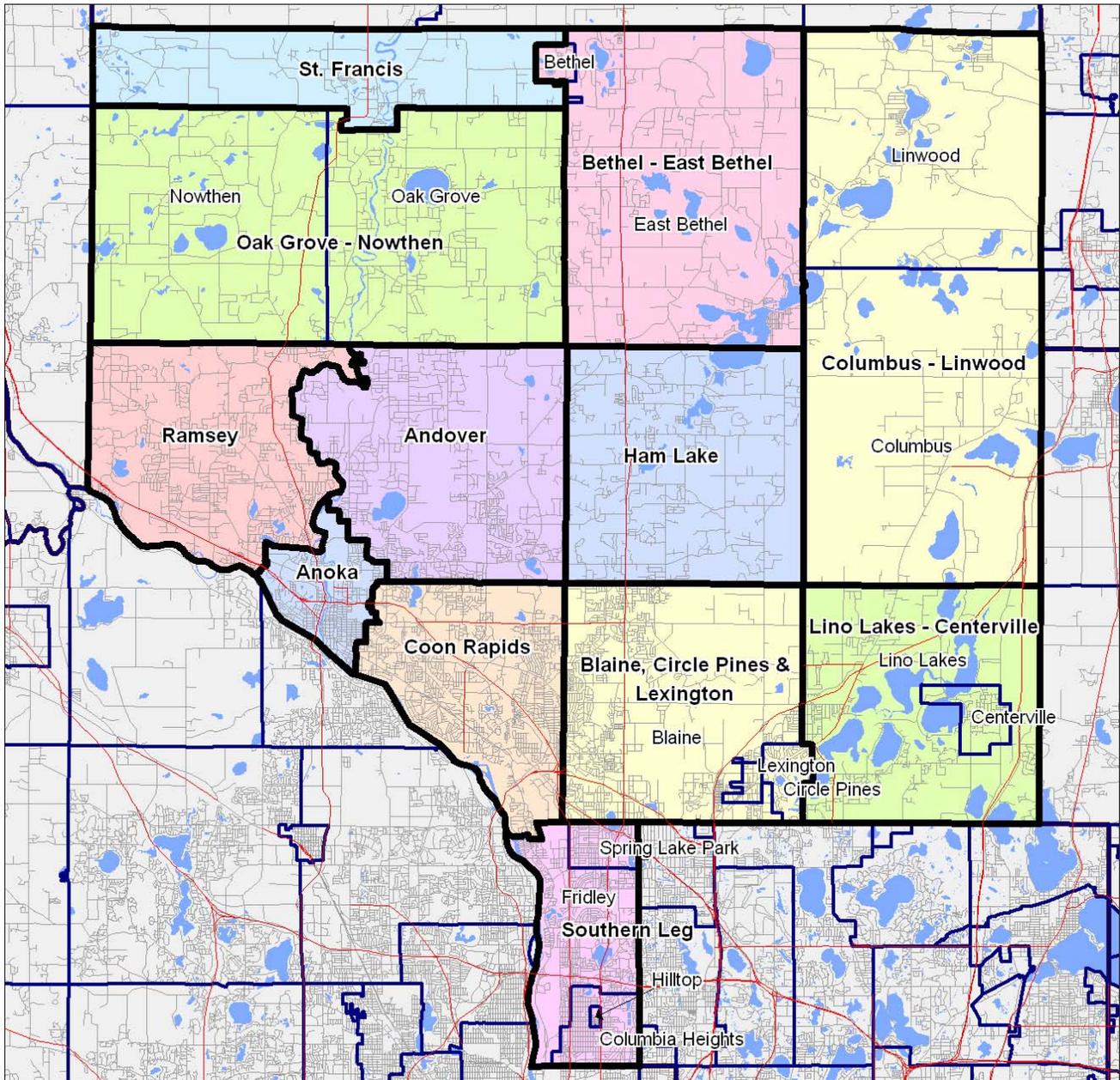
- U.S. Census Bureau
- Metropolitan Council
- ESRI, Inc.
- State of Minnesota Demographer's Office
- Minnesota Department of Employment and Economic Development
- Metrostudy, Inc.
- Northstar MLS
- Minneapolis Area Association of Realtors
- GVA Marquette Advisers

Submarkets

Data was collected and analyzed for the submarkets listed below in Anoka County. A map follows the list and provides a visual display of the submarkets used in the analysis.

- Andover
- Anoka
- Blaine, Circle Pines, & Lexington
- Coon Rapids
- East Bethel & Bethel
- Ham Lake
- Lino Lakes & Centerville
- Linwood & Columbus
- Oak Grove & Nowthen
- Ramsey
- Southern Leg – includes Spring Lake Park, Columbia Heights, Hilltop, & Fridley
- St. Francis

Anoka County Submarkets



Demographic Analysis

Introduction

This section of the report examines factors related to the current and future demand for housing in Anoka County, Minnesota. Included in this section is an analysis of:

- ▶ Population and household growth trends and projections,
- ▶ household size,
- ▶ age distribution,
- ▶ household income by age of householder,
- ▶ household tenure (owners/renters),
- ▶ household types,
- ▶ employment growth trends and characteristics,
- ▶ wage structure, and
- ▶ commuting patterns of residents/workers.

This section of the report includes totals for each submarket and for the County as a whole. Detailed demographic tables are provided at the end of this section.

Table A-1: Population and Household Growth Trends and Projections

- Over the last decade, Anoka County grew by approximately 46,060 people (+15.4%) and 18,995 households (+17.8%) to reach a total of 344,250 people and 125,470 households as of 2010.
- Ongoing growth in Anoka County is due, in large part, to limited land available closer to the urban core to accommodate new housing. As the Minneapolis-St. Paul Metro Area continues to expand, Anoka County is positioned to capture an increasing share of new household growth. Growth through 2020 is projected for 43,195 people (+12.5%) and 18,670 households (+14.9%).
- The following chart presents submarket growth over the next decade in descending order of numerical change. As the chart shows, Blaine, Circle Pines, & Lexington submarket is calculated to be the household growth leader with the addition of over 5,480 households, which accounts for about 30% of household growth in Anoka County overall.

Anoka County Household Growth, 2010 to 2020

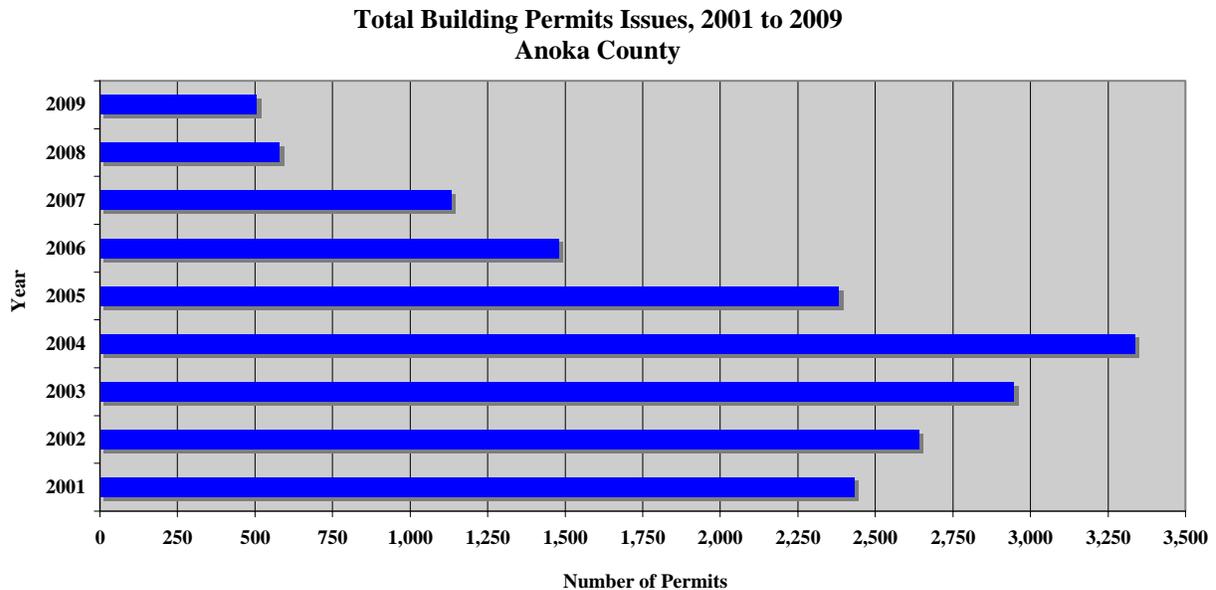
Submarket	Households		Change
	2010	2020	
Blaine, Circle Pines, & Lexington	24,615	30,095	5,480
Ramsey	8,260	11,975	3,715
Lino Lakes & Centerville	7,615	9,450	1,835
Andover	10,085	11,820	1,735
East Bethel & Bethel	4,455	6,045	1,590
St. Francis	2,650	3,540	890
Ham Lake	5,240	6,090	850
Oak Grove & Nowthen	4,385	5,170	785
Southern Leg	23,130	23,865	735
Linwood & Columbus	3,225	3,690	465
Anoka	7,485	7,905	420
Coon Rapids	24,325	24,495	170

- Since each new household will require a housing unit, the submarket leaders in Anoka County will be the geographies in which the greatest number of housing units will be needed.
- The average household size in nearly every submarket has been declining since 1990 and is forecast to continue to decline through 2020. For the County overall, the average household size is projected to decrease from 2.96 in 1990 to 2.69 in 2020.

Table A-2: Residential Construction Trends

- Permits were issued in Anoka County for the construction of over 17,440 new residential units from 2001 to 2009; this equates to an average of about 1,940 new units annually.

- Residential construction activity peaked in 2004 with 3,330 units permitted but has since decreased annually. Last year (2009) marks a nine-year low with just over 500 permitted units. While not yet released, 2010 figures are likely to similar to 2009.



- Single-family homes led market activity with 10,385 permitted units, or about 59.5% of total permitted units from 2001 to 2009. Townhomes accounted for 27.5% of total permitted units, followed by multifamily units (12.5%) and du-/tri-/quad-plex units (0.5%)
- Consistent with household growth trends (Table A-1), the following submarkets led activity in the County:
 - Blaine, Circle Pines, & Lexington - 5,725 units, 32.8% of the County
 - Ramsey - 2,272 units, 13.0% of the County
 - Coon Rapids - 1,642 units, 9.4% of the County
 - Andover - 1,591 units, 9.1% of the County

Tables A-3 and A-4: Population Age Distribution Trends

- For Anoka County overall, growth is forecast to be relatively steady in the younger age cohorts (cohorts under age 44), decline slightly in middle age (age 45 to 54), and increase substantially in senior aged cohorts. The aging of the baby boomer generation is a key trend impacting Anoka County, which will drive demand for senior-specific housing products in the next decade and beyond.
- Over the last decade, Anoka County added about 22,640 people age 55 and older, which equates to growth in this age segment of +50.6%. In comparison, the population overall increased by 46,060 people (+15.4%), which illuminates the rapidly aging population base in the County.

- As of 2010, the highest percentage of the County’s older adults and seniors (age 55+) population was located in the Southern Leg (22.4%), followed by Coon Rapids (19.4%), Blaine, Circle Pines, & Lexington (18.5%), and Andover (7.0%). Numerically, seniors are concentrated in the following submarkets:
 - Southern Leg (15,077 people age 55+)
 - Coon Rapids (13,093 people age 55+)
 - Blaine, Circle Pines, & Lexington (12,473 people age 55+)
 - Andover (4,691 people age 55+)

- Some submarkets have high proportions of older adults and seniors relative to the rest of the population, as quantified by the percentage of the total population that is age 55+. The following communities have the highest percentage of people age 55+:
 - Southern Leg (28.2%)
 - Anoka (23.7%)
 - Linwood & Columbus (22.8%)
 - Coon Rapids (20.3%)

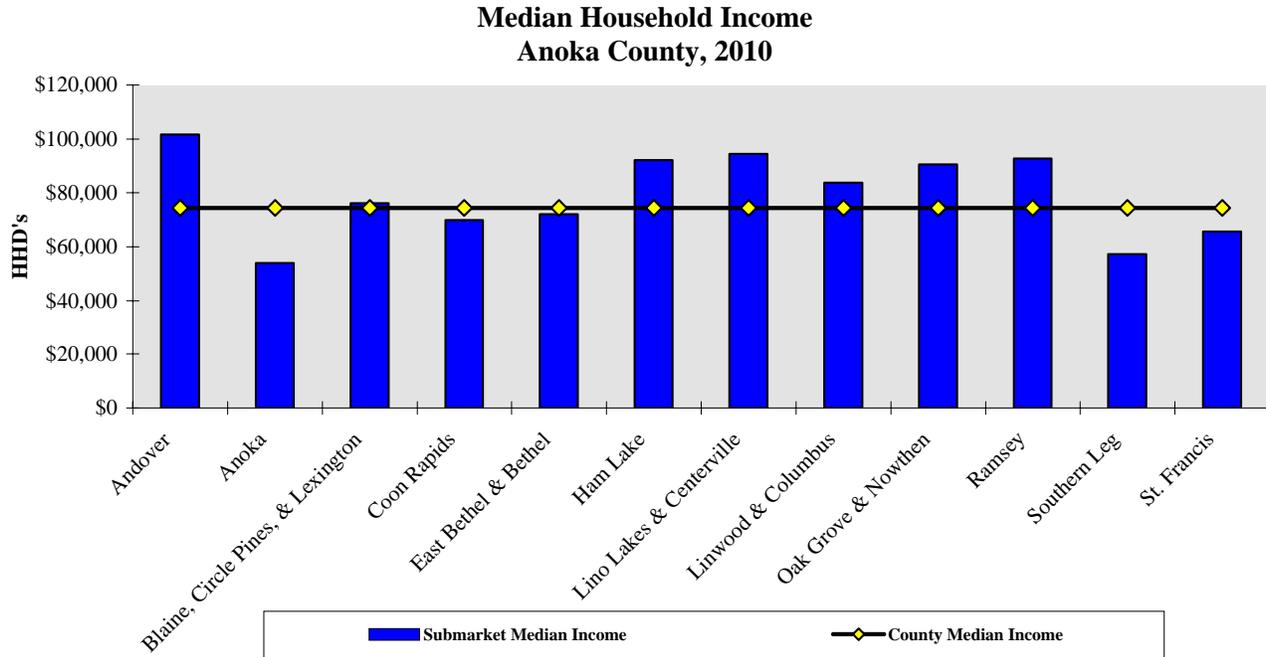
- Conversely, the following communities have the youngest age demographic with the highest percentage of people under the age of 45:
 - St. Francis (78.0%)
 - Lino Lakes & Centerville (73.0%)
 - Andover (69.6%)
 - Ramsey (67.5%)

Tables A-5 through A-17: Household Income by Age of Householder

- The overall median household income in Anoka County is estimated at about \$74,500 in 2010. The median income peaks in the 45-to-54-year-old age group at \$88,215 before declining to \$36,295 among the 75+ cohort.

- Median incomes among Anoka County submarkets range from \$53,940 in Anoka to \$101,615 in Andover. The chart on the following page displays median household incomes in the submarkets in comparison to the County overall.

- The Department of Housing and Urban Development defines affordable housing cost as less than 30% of a household’s adjusted gross income. Maxfield Research Inc. uses a figure of 25% to 30% for younger households and 40% or more for seniors, since seniors generally have lower living expenses and can often sell their homes and use the proceeds toward housing payments.



- Households earning below 50% of the Area Median Income (AMI) are qualified for deep subsidy housing while households earning between 50% and 80% AMI are qualified for shallow subsidy housing. All households earning about 80% AMI comprise the target market for market rate housing.
- As of 2010, the income-restrictions for deep subsidy housing are between \$29,400 for a one-person household up to \$48,750 for a six-person household. For shallow subsidy housing, the households earning below \$47,040 for a one-person household to \$78,000 for a six-person household would be income-qualified. All households earning above these levels, with adjustments for household size, would be able to afford market rate housing.
- Housing demand estimates presented later in this analysis take the number of income-qualified households into account when considering the depth of demand for various housing products. Additional factors considered in the demand calculations include age distribution, growth forecasts, household tenure, existing housing supply, and market trends.

Table A-18: Household Tenure Trends

- In 1990, 81.2% of all households in Anoka County owned their housing. By 2000, that percentage increased to 83.4%, as nearly 91% of the new households added during the 1990s were homeowners.
- The homeownership rate as of 2010 is 84.4%, which represents an increase of about 17,190 homeowners (90% of new households) since 2000.

Table A-19: Household Tenure by Income

- Communities that are zoned for high-density housing and have more existing rental housing developments have lower rates of homeownership. Submarkets with the lowest rates of homeownership are the following:
 - Anoka submarket (54.2% homeownership)
 - Southern Leg submarket (69.7% homeownership)
 - Coon Rapids submarket (80.0% homeownership)
 - St. Francis submarket (86.6% homeownership)

- All remaining submarkets in Anoka County have homeownership rates in excess of 90%.

- There is a strong link between higher rates of homeownership and higher income households, as evidenced by the following chart. Homeownership among households with the lowest incomes (less than \$15,000) is only 46.6% while among those with the highest incomes (greater than \$150,000) is 97.4%.

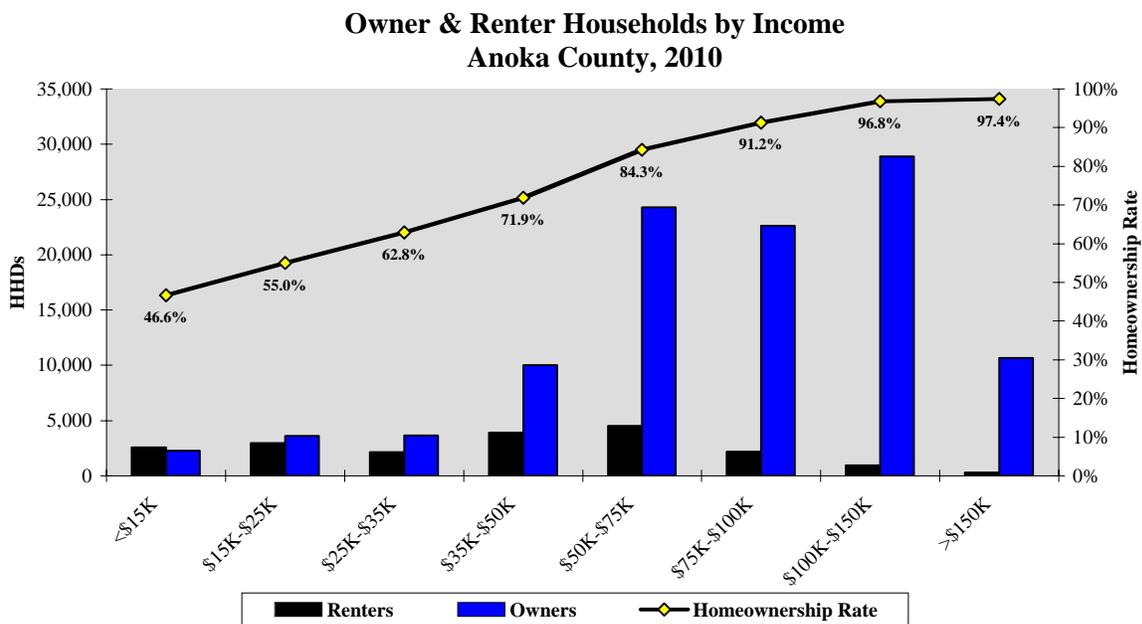
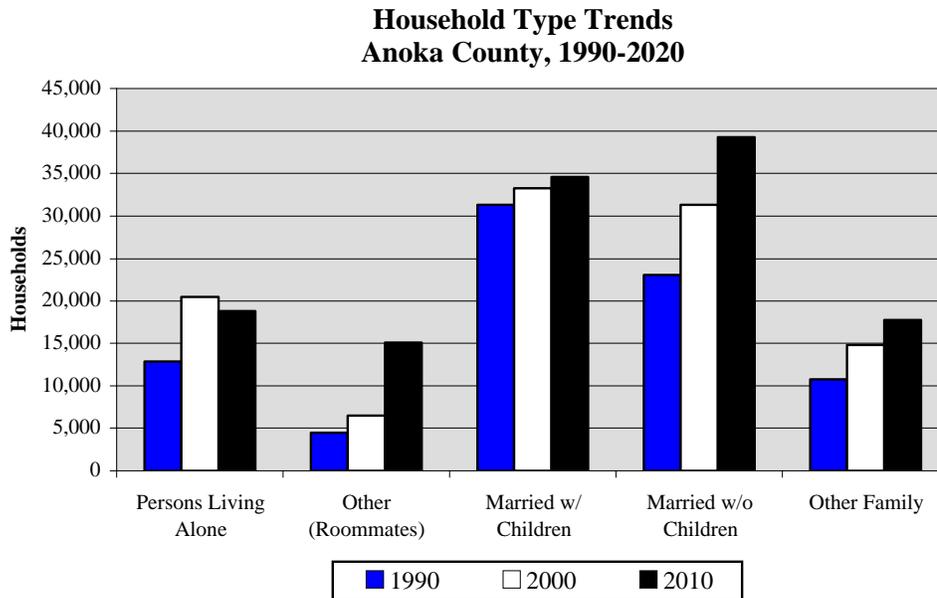


Table A-20: Household Type Trends

- Although the percentage of family households has been declining in Anoka County, the rate remains high at 73% family households in 2010. Submarkets with the percentages of family households are the following:
 - Andover submarket (87.5%)
 - Ramsey submarket (86.4%)
 - Oak Grove & Nowthen submarket (86.3%)
 - Lino Lakes & Centerville submarket (85.0%)

- Anoka County’s “Other” family households composed roughly 14% of the total household figures. Other families include single-parent households and unmarried couples with children.



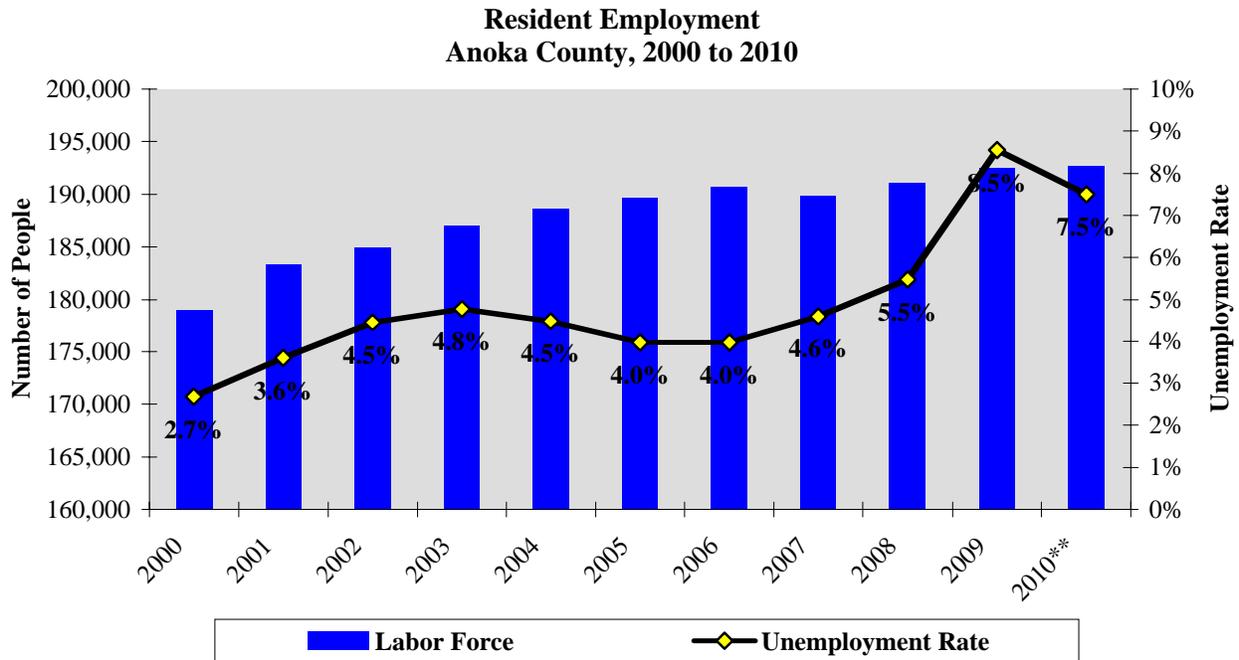
- The aging of the baby boom generation is a key demographic trend that impacts the household composition. The percentage of family households in the County is declining, while non-family households – particularly roommate households – are increasing. As of 2010, people living alone accounted for 15.0% of the total household base in Anoka County and roommates accounted for 12.0%.

Table A-21: Employment Growth Trends

- There were a total of about 124,790 jobs in Anoka County in 2010, the majority of which were located in the following submarkets:
 - Southern Leg submarket - 36,050 jobs, 28.9% of the County
 - Blaine, Circle Pines, & Lexington submarket - 25,030 jobs, 20.0% of the County
 - Coon Rapids submarket - 24,200 jobs, 19.4% of the County
 - Anoka submarket - 14,400 jobs, 11.5% of the County
- The number of jobs in Anoka County is projected to grow by 17,030 jobs this decade (+13.6%). The greatest numerical job growth is forecast for the following submarkets:
 - Blaine, Circle Pines, & Lexington submarket (+4,620 jobs)
 - Lino Lakes & Centerville submarket (+2,500 jobs)
 - Ramsey submarket (+2,400 jobs)
 - Southern Leg submarket (+1,970 jobs)

Table A-22: Resident Employment Trends

- While Table A-21 showed that there were 124,790 jobs in Anoka County in 2010, Table A-22 shows that there were about 178,300 employed people in the County in 2010..
- Between 2000 and 2009, the size of the labor force in Anoka County increased by 13,540 people while total employment increased by only 1,890 jobs. As a result, the unemployment rate increased from 2.7% in 2000 to 8.5% in 2009, which was the highest annual rate of unemployment last decade.



- The unemployment rates in Anoka County have been similar to the State and slightly better than the Nation. The rate of unemployment dropped from 8.5% in 2009 to 7.6% in 2010 in the County and from 8.0% to 7.2% in the State; however, unemployment for the Nation inched up from 9.3% to 9.8% over the same time period.
- It may take several years for the economy, both locally and nationally, to recover from the recent recession. Until the employment situation stabilizes, demand for new housing may go partially unrealized.

Table A-23: Covered Employment Trends

- As presented in Table A-23, covered employment data is calculated as an annual average and reveals the number of jobs in the County that are covered by unemployment insurance. Most farm jobs, self-employed people, and some other types of jobs are not covered by unemployment insurance and are not included in the table.

- Between 2000 and 2009, Anoka County experienced job decline of about 1,225 jobs overall (-1.1%). The Education & Health Services sector gained about 4,840 jobs (+25.2%) while Manufacturing lost 4,920 jobs (-18.7%).
- Annual average wages increased from about \$33,900 in 2000 to \$42,200 in 2009, which is an increase of about 25% over the nine-year period (2.8% annually).

Table A-24: Commuting Patterns

- As Table A-24 shows, there is a large out migration of resident employees from Anoka County to Hennepin County. In 2000, 41% of Anoka County residents also worked in Anoka County, and about 35% commuted to jobs in Hennepin County.
- Among those who work in Anoka County, 61% also live in the County. Approximately 15% of Anoka County workers commute from Hennepin County.

DEMOGRAPHIC ANALYSIS TABLES

**TABLE A-1
POPULATION AND HOUSEHOLD GROWTH TRENDS
ANOKA COUNTY SUBMARKETS
1990-2020**

	Estimates and Forecasts					Change			
						2000-2010		2010-2020	
	1990	2000	2010	2015	2020	No.	Pct.	No.	Pct.
Population									
Andover	15,216	26,588	32,380	33,545	35,850	5,792	21.8	3,470	10.7
Anoka	17,192	18,076	18,015	18,070	18,470	-61	-0.3	455	2.5
Blaine, Circle Pines, & Lexington	45,958	51,819	67,405	71,035	79,485	15,586	30.1	12,080	17.9
Coon Rapids	52,978	61,607	64,395	64,675	64,825	2,788	4.5	430	0.7
East Bethel & Bethel	8,444	11,384	13,055	14,690	17,015	1,671	14.7	3,960	30.3
Ham Lake	8,924	12,710	15,575	16,475	17,375	2,865	22.5	1,800	11.6
Lino Lakes & Centerville	10,440	19,993	24,925	26,765	29,225	4,932	24.7	4,300	17.3
Linwood & Columbus	7,278	8,625	9,240	9,585	10,100	615	7.1	860	9.3
Oak Grove & Nowthen	7,842	10,460	13,335	14,030	14,835	2,875	27.5	1,500	11.2
Ramsey	12,408	18,510	24,970	29,100	34,580	6,460	34.9	9,610	38.5
Southern Leg*	54,423	53,507	53,400	53,530	56,050	-107	-0.2	2,650	5.0
St. Francis	2,538	4,910	7,555	8,595	9,635	2,645	53.9	2,080	27.5
Anoka County Total	243,641	298,189	344,250	360,095	387,445	46,061	15.4	43,195	12.5
Households									
Andover	4,430	8,107	10,085	10,520	11,820	1,978	24.4	1,735	17.2
Anoka	6,394	7,262	7,485	7,605	7,905	223	3.1	420	5.6
Blaine, Circle Pines, & Lexington	15,216	18,442	24,615	26,150	30,095	6,173	33.5	5,480	22.3
Coon Rapids	17,449	22,578	24,325	24,495	24,495	1,747	7.7	170	0.7
East Bethel & Bethel	2,672	3,756	4,455	5,120	6,045	699	18.6	1,590	35.7
Ham Lake	2,720	4,139	5,240	5,640	6,090	1,101	26.6	850	16.2
Lino Lakes & Centerville	3,122	5,934	7,615	8,375	9,450	1,681	28.3	1,835	24.1
Linwood & Columbus	2,275	2,906	3,225	3,410	3,690	319	11.0	465	14.4
Oak Grove & Nowthen	2,392	3,323	4,385	4,725	5,170	1,062	32.0	785	17.9
Ramsey	3,620	5,906	8,260	9,860	11,975	2,354	39.9	3,715	45.0
Southern Leg*	21,387	22,485	23,130	23,390	23,865	645	2.9	735	3.2
St. Francis	760	1,638	2,650	3,095	3,540	1,012	61.8	890	33.6
Anoka County Total	82,437	106,476	125,470	132,385	144,140	18,994	17.8	18,670	14.9
Household Size									
Andover	3.43	3.28	3.21	3.19	3.03				
Anoka	2.69	2.49	2.41	2.38	2.34				
Blaine, Circle Pines, & Lexington	3.02	2.81	2.74	2.72	2.64				
Coon Rapids	3.04	2.73	2.65	2.64	2.65				
East Bethel & Bethel	3.16	3.03	2.93	2.87	2.81				
Ham Lake	3.28	3.07	2.97	2.92	2.85				
Lino Lakes & Centerville	3.34	3.37	3.27	3.20	3.09				
Linwood & Columbus	3.20	2.97	2.87	2.81	2.74				
Oak Grove & Nowthen	3.28	3.15	3.04	2.97	2.87				
Ramsey	3.43	3.13	3.02	2.95	2.89				
Southern Leg*	2.54	2.38	2.31	2.29	2.35				
St. Francis	3.34	3.00	2.85	2.78	2.72				
Anoka County Total	2.96	2.80	2.74	2.72	2.69				

* Southern Leg includes Spring Lake Park, Columbia Heights, Hilltop and Fridley.

Sources: U.S. Census; Metropolitan Council; ESRI; Maxfield Research Inc.

**TABLE A-2
RESIDENTIAL BUILDING PERMITS
ANOKA COUNTY SUBMARKETS
2001-2009**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL	
	Single-Family									Du, Tri, Quad-Plex										
Andover	241	161	123	137	165	113	75	48	42	0	0	0	0	0	0	0	0	0	0	1,591
Anoka	8	2	11	7	13	4	1	2	2	0	0	0	0	2	0	0	0	0	0	217
Blaine, Circle Pines, & Lexington	531	453	431	527	365	280	204	101	243	0	0	0	0	0	0	0	0	0	12	5,725
Coon Rapids	73	100	193	178	88	33	29	5	9	2	0	0	0	2	0	0	0	0	0	1,642
East Bethel & Bethel	95	83	131	138	78	41	24	6	6	0	0	0	0	0	0	0	0	0	0	602
Ham Lake	154	149	166	131	84	72	32	14	16	0	0	18	0	0	0	0	0	0	0	982
Lino Lakes & Centerville	230	250	151	153	89	51	67	24	19	0	0	0	0	0	0	0	0	0	0	1,467
Linwood & Columbus	56	53	46	71	68	40	39	15	16	0	0	0	0	0	0	0	0	0	0	404
Oak Grove & Nowthen	109	125	191	151	118	90	53	16	9	0	0	0	0	0	0	0	0	0	0	932
Ramsey	66	112	175	166	91	67	89	57	45	12	0	0	0	0	0	0	0	0	0	2,272
Southern Leg*	27	17	14	14	15	16	8	3	3	6	5	8	0	2	0	0	0	0	0	778
St. Francis	116	180	192	95	43	23	17	4	10	0	0	0	0	0	0	6	0	0	0	830
Anoka County Total	1,706	1,685	1,824	1,768	1,217	830	638	295	420	20	5	26	0	6	0	6	0	12	17,442	
	Townhome									Multifamily										
Andover	44	57	59	114	61	40	16	1	4	0	30	30	0	30	0	0	0	0	0	
Anoka	10	31	26	35	35	6	0	0	0	0	0	0	0	0	0	0	0	22	0	
Blaine, Circle Pines, & Lexington	70	297	405	257	125	154	4	74	0	68	166	103	441	232	0	83	63	36		
Coon Rapids	133	65	139	105	87	115	38	4	4	136	56	0	0	0	24	24	0	0		
East Bethel & Bethel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Ham Lake	14	22	0	28	18	6	4	4	0	0	50	0	0	0	0	0	0	0		
Lino Lakes & Centerville	28	16	3	62	124	50	37	8	14	0	0	0	31	0	0	60	0	0		
Linwood & Columbus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Oak Grove & Nowthen	0	0	8	10	0	0	0	0	0	0	0	0	0	52	0	0	0	0		
Ramsey	40	0	279	398	300	109	78	18	0	0	107	0	0	0	0	63	0	0		
Southern Leg*	84	29	30	10	43	120	31	14	16	50	6	12	67	0	0	52	76	0		
St. Francis	30	20	4	10	44	10	0	0	0	0	0	0	0	10	16	0	0	0		
Anoka County Total	453	537	953	1,029	837	610	208	123	38	254	415	145	539	324	40	282	161	36		

* Southern Leg includes Spring Lake Park, Columbia Heights, Hilltop and Fridley.

Sources: U.S. Census; Metropolitan Council; ESRI; Maxfield Research Inc.

**TABLE A-3
POPULATION AGE DISTRIBUTION
ANOKA COUNTY
1990 to 2020**

Anoka County									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	74,369	86,236	92,848	96,646	99,305	6,612	7.7	6,457	7.0
18-24	23,933	24,760	27,778	28,034	29,305	3,018	12.2	1,527	5.5
25-34	48,797	44,589	49,000	50,981	54,510	4,411	9.9	5,510	11.2
35-44	41,126	57,073	53,160	54,471	57,865	-3,913	-6.9	4,705	8.9
45-54	26,399	40,833	54,128	51,420	50,960	13,295	32.6	-3,168	-5.9
55-64	15,451	23,599	36,343	40,657	47,240	12,744	54.0	10,897	30.0
65-74	8,640	12,631	18,681	24,081	30,065	6,050	47.9	11,384	60.9
75+	4,926	8,468	12,311	13,805	18,195	3,843	45.4	5,884	47.8
Total	243,641	298,189	344,250	360,095	387,445	46,061	15.4	43,195	12.5

Sources: U.S. Census Bureau; MN Demographic Center; ESRI.; Maxfield Research Inc.

**TABLE A-4
POPULATION AGE DISTRIBUTION
ANOKA COUNTY SUBMARKETS
1990 to 2020**

ANDOVER SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
	No.	No.	No.	No.	No.	No.	Pct.	No.	Pct.
17 & under	5,456	9,440	10,333	10,531	10,730	893	9.5	397	3.8
18-24	1,328	1,596	2,306	2,233	2,300	710	44.5	-6	-0.3
25-34	3,016	3,849	4,664	5,221	5,780	815	21.2	1,116	23.9
35-44	2,918	5,832	5,221	5,091	5,285	-611	-10.5	64	1.2
45-54	1,722	3,489	5,166	4,742	4,620	1,677	48.1	-546	-10.6
55-64	512	1,623	2,983	3,384	3,970	1,360	83.8	987	33.1
65-74	190	459	1,195	1,691	2,185	736	160.2	990	82.9
75+	74	300	513	653	980	213	71.0	467	91.0
Total	15,216	26,588	32,380	33,545	35,850	5,792	21.8	3,470	10.7
ANOKA SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
	No.	No.	No.	No.	No.	No.	Pct.	No.	Pct.
17 & under	4,589	4,451	4,099	4,089	3,835	-352	-7.9	-264	-6.4
18-24	2,086	2,001	1,912	1,840	1,810	-89	-4.5	-102	-5.3
25-34	3,377	2,877	2,844	2,840	2,865	-33	-1.2	21	0.8
35-44	2,471	2,952	2,452	2,442	2,460	-500	-16.9	8	0.3
45-54	1,666	2,266	2,439	2,246	2,150	173	7.6	-289	-11.9
55-64	1,147	1,436	1,881	1,956	2,170	445	31.0	289	15.4
65-74	972	988	1,129	1,390	1,675	141	14.3	546	48.3
75+	884	1,105	1,259	1,267	1,505	154	14.0	246	19.5
Total	17,192	18,076	18,015	18,070	18,470	-61	-0.3	455	2.5
BLAINE, CIRCLE PINES, & LEXINGTON									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
	No.	No.	No.	No.	No.	No.	Pct.	No.	Pct.
17 & under	14,845	15,046	18,213	19,172	20,415	3,167	21.0	2,202	12.1
18-24	4,394	4,473	5,335	5,418	5,910	862	19.3	575	10.8
25-34	10,139	7,945	10,159	10,418	11,475	2,214	27.9	1,316	13.0
35-44	7,945	10,000	10,438	11,139	12,485	438	4.4	2,047	19.6
45-54	4,567	7,427	10,787	10,078	10,255	3,360	45.2	-532	-4.9
55-64	2,525	3,999	7,202	8,090	9,775	3,203	80.1	2,573	35.7
65-74	1,165	2,025	3,450	4,569	5,985	1,425	70.4	2,535	73.5
75+	378	904	1,821	2,151	3,185	917	101.5	1,364	74.9
Total	45,958	51,819	67,405	71,035	79,485	15,586	30.1	12,080	17.9
CONTINUED									

TABLE A-4 (continued)
POPULATION AGE DISTRIBUTION
ANOKA COUNTY SUBMARKETS
1990 to 2020

COON RAPIDS SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	16,720	17,686	16,882	16,796	16,150	-804	-4.5	-732	-4.3
18-24	5,253	5,513	5,662	5,571	5,465	149	2.7	-197	-3.5
25-34	10,846	9,367	9,311	9,137	9,000	-56	-0.6	-311	-3.3
35-44	9,030	11,154	9,389	9,326	9,235	-1,765	-15.8	-154	-1.6
45-54	5,589	8,364	10,058	9,147	8,370	1,694	20.3	-1,688	-16.8
55-64	3,077	5,027	6,948	7,461	8,085	1,921	38.2	1,137	16.4
65-74	1,487	2,805	3,693	4,570	5,355	888	31.6	1,662	45.0
75+	976	1,691	2,451	2,667	3,165	760	45.0	714	29.1
Total	52,978	61,607	64,395	64,675	64,825	2,788	4.5	430	0.7

EAST BETHEL & BETHEL SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	2,942	3,673	3,807	4,262	4,750	134	3.7	943	24.8
18-24	719	789	1,061	1,128	1,270	272	34.4	209	19.7
25-34	1,754	1,684	1,791	2,193	2,625	107	6.3	834	46.6
35-44	1,505	2,533	2,112	2,121	2,335	-421	-16.6	223	10.5
45-54	846	1,446	2,245	2,318	2,510	799	55.3	265	11.8
55-64	346	803	1,212	1,560	2,000	409	50.9	788	65.1
65-74	233	280	570	768	1,025	290	103.5	455	79.9
75+	99	176	257	339	500	81	46.0	243	94.6
Total	8,444	11,384	13,055	14,690	17,015	1,671	14.7	3,960	30.3

HAM LAKE SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	3,089	3,945	4,348	4,502	4,440	403	10.2	92	2.1
18-24	809	959	1,173	1,231	1,280	214	22.4	107	9.1
25-34	1,608	1,692	1,745	1,731	1,765	53	3.1	20	1.1
35-44	1,790	2,610	2,409	2,401	2,450	-201	-7.7	41	1.7
45-54	961	2,001	2,844	2,819	2,785	843	42.1	-59	-2.1
55-64	381	973	1,899	2,094	2,365	926	95.2	466	24.5
65-74	205	340	828	1,269	1,630	488	143.6	802	96.8
75+	81	190	328	429	660	138	72.7	332	101.1
Total	8,924	12,710	15,575	16,475	17,375	2,865	22.5	1,800	11.6

CONTINUED

TABLE A-4 (continued)
POPULATION AGE DISTRIBUTION
ANOKA COUNTY SUBMARKETS
1990 to 2020

LINO LAKES & CENTERVILLE SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	3,591	6,728	7,982	8,430	8,860	1,254	18.6	878	11.0
18-24	785	1,262	1,764	1,848	1,995	502	39.7	231	13.1
25-34	2,632	3,071	3,532	4,099	4,635	461	15.0	1,103	31.2
35-44	1,895	4,985	4,909	4,929	5,235	-76	-1.5	326	6.6
45-54	771	2,378	3,779	3,615	3,630	1,401	58.9	-149	-3.9
55-64	426	915	1,927	2,454	3,020	1,012	110.6	1,093	56.7
65-74	234	392	676	972	1,270	284	72.3	594	88.0
75+	106	262	357	417	580	95	36.2	223	62.5
Total	10,440	19,993	24,925	26,765	29,225	4,932	24.7	4,300	17.3
LINWOOD & COLUMBUS SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	2,411	2,500	2,285	2,307	2,270	-215	-8.6	-15	-0.7
18-24	590	616	664	646	650	48	7.8	-14	-2.1
25-34	1,233	941	1,041	1,067	1,110	100	10.7	69	6.6
35-44	1,448	1,878	1,286	1,360	1,435	-592	-31.5	149	11.6
45-54	890	1,482	1,859	1,646	1,535	377	25.4	-324	-17.4
55-64	368	751	1,277	1,455	1,670	526	70.1	393	30.7
65-74	225	297	580	784	980	283	95.4	400	68.8
75+	113	160	247	320	450	87	54.3	203	82.3
Total	7,278	8,625	9,240	9,585	10,100	615	7.1	860	9.3
OAK GROVE & NOWTHEN SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	2,661	3,372	3,775	3,867	3,800	403	11.9	25	0.7
18-24	629	679	970	968	990	291	42.9	20	2.1
25-34	1,510	1,284	1,407	1,511	1,605	123	9.6	198	14.1
35-44	1,482	2,275	2,046	1,995	2,025	-229	-10.1	-21	-1.0
45-54	928	1,578	2,496	2,363	2,285	918	58.2	-211	-8.5
55-64	387	853	1,591	1,881	2,190	738	86.5	599	37.7
65-74	177	285	765	1,040	1,300	480	168.4	535	70.0
75+	68	134	285	405	640	151	112.4	355	124.8
Total	7,842	10,460	13,335	14,030	14,835	2,875	27.5	1,500	11.2

CONTINUED

TABLE A-4 (continued)
POPULATION AGE DISTRIBUTION
ANOKA COUNTY SUBMARKETS
1990 to 2020

RASMEY SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	4,413	5,947	7,408	8,541	9,650	1,461	24.6	2,242	30.3
18-24	1,131	1,305	1,796	2,092	2,470	491	37.6	674	37.5
25-34	2,208	2,974	3,229	3,753	4,455	255	8.6	1,226	37.9
35-44	2,558	3,596	4,411	4,759	5,480	815	22.7	1,069	24.2
45-54	1,472	2,805	3,939	4,471	5,100	1,134	40.4	1,161	29.5
55-64	379	1,371	2,678	3,065	3,820	1,307	95.3	1,142	42.6
65-74	177	344	1,170	1,862	2,615	826	240.1	1,445	123.5
75+	70	168	339	557	990	171	101.7	651	192.1
Total	12,408	18,510	24,970	29,100	34,580	6,460	34.9	9,610	38.5
SOUTHERN LEG SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	12,613	11,718	11,195	11,191	11,135	-523	-4.5	-60	-0.5
18-24	5,974	5,105	4,551	4,490	4,570	-554	-10.8	19	0.4
25-34	9,912	7,946	7,764	7,480	7,555	-182	-2.3	-209	-2.7
35-44	7,728	8,389	7,214	7,267	7,505	-1,175	-14.0	291	4.0
45-54	6,804	7,141	7,599	7,039	6,745	458	6.4	-854	-11.2
55-64	5,816	5,585	6,310	6,705	7,490	725	13.0	1,180	18.7
65-74	3,521	4,309	4,408	4,888	5,690	99	2.3	1,282	29.1
75+	2,055	3,314	4,359	4,470	5,360	1,045	31.5	1,001	23.0
Total	54,423	53,507	53,400	53,530	56,050	-107	-0.2	2,650	5.0
ST. FRANCIS SUBMARKET									
	Population					Change			
	1990	2000	2010	2015	2020	2000 to 2010		2010 to 2020	
						No.	Pct.	No.	Pct.
17 & under	1,039	1,730	2,522	2,959	3,270	792	45.8	748	29.6
18-24	235	462	584	570	595	122	26.4	11	1.9
25-34	562	959	1,511	1,529	1,640	552	57.6	129	8.5
35-44	356	869	1,272	1,641	1,935	403	46.4	663	52.1
45-54	183	456	918	936	975	462	101.3	57	6.2
55-64	87	263	434	552	685	171	65.2	251	57.7
65-74	54	107	218	278	355	111	104.0	137	62.6
75+	22	64	95	129	180	31	47.8	85	90.3
Total	2,538	4,910	7,555	8,595	9,635	2,645	53.9	2,080	27.5

Sources: U.S. Census Bureau; MN Demographic Center; ESRI.; Maxfield Research Inc.

TABLE A-5 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER ANOKA COUNTY (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	4,844	415	641	487	537	497	807	1,461
\$15,000 to \$24,999	6,559	382	956	751	780	705	1,236	1,749
\$25,000 to \$34,999	5,817	335	1,153	1,020	768	772	1,041	728
\$35,000 to \$49,999	13,928	767	3,177	2,743	2,297	1,980	2,021	944
\$50,000 to \$74,999	28,787	1,094	6,250	6,903	6,423	5,092	2,249	776
\$75,000 to \$99,999	24,767	518	4,912	6,794	6,603	4,024	1,226	690
\$100,000 to \$149,999	29,828	518	3,990	7,318	9,585	5,921	1,604	892
\$150,000 to \$199,999	6,936	267	740	1,448	1,934	1,250	733	563
\$200,000+	4,004	142	371	906	948	766	558	313
Total	125,470	4,438	22,191	28,369	29,873	21,009	11,475	8,115
<i>Median Income</i>	<i>\$74,497</i>	<i>\$54,969</i>	<i>\$68,545</i>	<i>\$81,090</i>	<i>\$88,217</i>	<i>\$81,922</i>	<i>\$54,968</i>	<i>\$36,294</i>
2015								
Less than \$15,000	4,067	361	555	344	311	348	719	1,429
\$15,000 to \$24,999	4,668	274	698	484	429	493	967	1,322
\$25,000 to \$34,999	4,472	250	902	716	478	565	950	612
\$35,000 to \$49,999	9,797	545	2,256	1,765	1,321	1,344	1,791	775
\$50,000 to \$74,999	28,388	1,106	6,471	6,472	5,247	5,069	2,935	1,087
\$75,000 to \$99,999	23,579	540	4,957	6,191	5,228	4,047	1,691	925
\$100,000 to \$149,999	41,142	725	5,896	9,748	11,661	8,362	3,088	1,662
\$150,000 to \$199,999	10,587	316	1,140	2,103	2,527	1,982	1,523	997
\$200,000+	5,684	130	514	1,245	1,148	1,160	1,061	427
Total	132,385	4,248	23,388	29,068	28,349	23,370	14,725	9,237
<i>Median Income</i>	<i>\$87,499</i>	<i>\$62,671</i>	<i>\$77,661</i>	<i>\$92,201</i>	<i>\$102,086</i>	<i>\$97,919</i>	<i>\$74,426</i>	<i>\$58,734</i>
Change - 2010 to 2015								
Less than \$15,000	-36	2	-0	-5	-12	-4	-10	-7
\$15,000 to \$24,999	-79	-6	-20	-0	-21	-15	-18	1
\$25,000 to \$34,999	-69	-0	-4	-12	-15	-16	-14	-8
\$35,000 to \$49,999	-189	-0	-30	-35	-46	-55	-24	1
\$50,000 to \$74,999	-261	-4	-33	-91	-122	-45	8	26
\$75,000 to \$99,999	-382	-8	-61	-157	-167	-20	12	19
\$100,000 to \$149,999	777	5	289	57	55	193	133	45
\$150,000 to \$199,999	495	2	66	108	89	103	104	24
\$200,000+	179	-4	33	14	-1	45	86	6
Total	435	-14	239	-121	-240	186	278	106
<i>Median Income</i>	<i>\$10,175</i>	<i>\$6,594</i>	<i>\$10,612</i>	<i>\$6,608</i>	<i>\$6,673</i>	<i>\$12,709</i>	<i>\$29,458</i>	<i>\$19,280</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-6 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER ANDOVER SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2010								
Less than \$15,000	117	3	2	8	19	8	27	48
\$15,000 to \$24,999	186	9	43	2	25	31	47	28
\$25,000 to \$34,999	181	2	19	25	18	39	44	34
\$35,000 to \$49,999	439	5	87	63	74	116	85	8
\$50,000 to \$74,999	1,560	26	372	344	311	396	57	54
\$75,000 to \$99,999	1,892	24	549	545	391	272	77	35
\$100,000 to \$149,999	4,039	41	664	1,232	1,389	528	132	53
\$150,000 to \$199,999	1,010	28	114	290	281	156	103	38
\$200,000+	660	8	78	181	157	112	104	20
Total	10,085	149	1,928	2,691	2,665	1,657	677	318
<i>Median Income</i>	<i>\$101,615</i>	<i>\$102,659</i>	<i>\$93,304</i>	<i>\$107,715</i>	<i>\$109,385</i>	<i>\$96,079</i>	<i>\$100,128</i>	<i>\$66,781</i>
2015								
Less than \$15,000	81	5	2	3	7	4	18	41
\$15,000 to \$24,999	107	3	23	2	4	16	29	29
\$25,000 to \$34,999	112	2	15	14	3	23	30	25
\$35,000 to \$49,999	250	5	58	28	27	61	61	9
\$50,000 to \$74,999	1,299	22	338	253	189	351	65	80
\$75,000 to \$99,999	1,510	16	488	388	224	252	89	54
\$100,000 to \$149,999	4,815	46	952	1,290	1,444	721	265	98
\$150,000 to \$199,999	1,505	30	180	397	370	259	207	62
\$200,000+	840	4	111	195	156	157	190	26
Total	10,520	135	2,167	2,571	2,425	1,843	955	425
<i>Median Income</i>	<i>\$111,790</i>	<i>\$109,253</i>	<i>\$103,916</i>	<i>\$114,323</i>	<i>\$116,058</i>	<i>\$108,788</i>	<i>\$129,586</i>	<i>\$86,061</i>
Change - 2010 to 2015								
Less than \$15,000	-36	2	-0	-5	-12	-4	-10	-7
\$15,000 to \$24,999	-79	-6	-20	-0	-21	-15	-18	1
\$25,000 to \$34,999	-69	-0	-4	-12	-15	-16	-14	-8
\$35,000 to \$49,999	-189	-0	-30	-35	-46	-55	-24	1
\$50,000 to \$74,999	-261	-4	-33	-91	-122	-45	8	26
\$75,000 to \$99,999	-382	-8	-61	-157	-167	-20	12	19
\$100,000 to \$149,999	777	5	289	57	55	193	133	45
\$150,000 to \$199,999	495	2	66	108	89	103	104	24
\$200,000+	179	-4	33	14	-1	45	86	6
Total	435	-14	239	-121	-240	186	278	106
<i>Median Income</i>	<i>\$10,175</i>	<i>\$6,594</i>	<i>\$10,612</i>	<i>\$6,608</i>	<i>\$6,673</i>	<i>\$12,709</i>	<i>\$29,458</i>	<i>\$19,280</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-7 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER ANOKA SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	609	102	75	32	73	63	86	179
\$15,000 to \$24,999	885	67	148	114	78	43	177	258
\$25,000 to \$34,999	617	67	143	94	104	54	63	93
\$35,000 to \$49,999	1,226	111	274	310	143	134	146	108
\$50,000 to \$74,999	1,627	99	330	371	346	317	87	79
\$75,000 to \$99,999	1,266	44	265	277	424	149	38	68
\$100,000 to \$149,999	941	30	141	123	186	327	65	70
\$150,000 to \$199,999	204	20	26	35	40	21	31	29
\$200,000+	110	4	18	4	23	23	19	18
Total	7,485	543	1,421	1,360	1,417	1,131	712	901
<i>Median Income</i>	<i>\$53,940</i>	<i>\$38,747</i>	<i>\$53,598</i>	<i>\$56,170</i>	<i>\$71,394</i>	<i>\$69,837</i>	<i>\$37,207</i>	<i>\$26,104</i>
2015								
Less than \$15,000	558	91	70	25	56	51	92	174
\$15,000 to \$24,999	686	51	118	83	46	27	162	200
\$25,000 to \$34,999	515	53	122	72	74	40	70	84
\$35,000 to \$49,999	931	87	211	235	92	84	139	84
\$50,000 to \$74,999	1,726	111	353	398	332	307	126	98
\$75,000 to \$99,999	1,281	49	274	282	390	153	61	73
\$100,000 to \$149,999	1,412	50	212	206	232	446	138	128
\$150,000 to \$199,999	331	25	42	59	52	37	63	54
\$200,000+	164	4	26	11	31	36	32	24
Total	7,605	519	1,426	1,372	1,306	1,180	884	919
<i>Median Income</i>	<i>\$62,491</i>	<i>\$45,343</i>	<i>\$60,874</i>	<i>\$64,243</i>	<i>\$77,084</i>	<i>\$86,727</i>	<i>\$46,964</i>	<i>\$35,140</i>
Change - 2010 to 2015								
Less than \$15,000	-51	-11	-4	-7	-17	-12	6	-5
\$15,000 to \$24,999	-199	-16	-31	-31	-31	-17	-15	-58
\$25,000 to \$34,999	-102	-14	-21	-22	-30	-14	8	-9
\$35,000 to \$49,999	-295	-24	-64	-74	-51	-50	-7	-24
\$50,000 to \$74,999	99	13	23	27	-13	-10	39	19
\$75,000 to \$99,999	15	4	8	5	-34	4	23	6
\$100,000 to \$149,999	471	19	70	83	47	119	74	58
\$150,000 to \$199,999	128	5	16	24	11	16	32	24
\$200,000+	54	0	8	7	8	13	13	6
Total	120	-24	6	12	-111	49	172	17
<i>Median Income</i>	<i>\$8,551</i>	<i>\$6,596</i>	<i>\$7,276</i>	<i>\$8,073</i>	<i>\$5,690</i>	<i>\$16,890</i>	<i>\$9,757</i>	<i>\$9,036</i>
Sources: ESRI; Maxfield Research Inc.								

TABLE A-8								
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER								
BLAINE, CIRCLE PINES, & LEXINGTON SUBMARKET								
(Number of Households)								
2010 & 2015								
	Total	Age of Householder						75+
		Under 25	25-34	35-44	45-54	55-64	65 -74	
2010								
Less than \$15,000	760	45	95	86	119	75	144	196
\$15,000 to \$24,999	911	50	116	112	123	120	215	174
\$25,000 to \$34,999	905	55	196	148	97	140	180	88
\$35,000 to \$49,999	2,781	138	619	567	460	430	450	116
\$50,000 to \$74,999	6,033	209	1,416	1,478	1,271	1,131	393	135
\$75,000 to \$99,999	5,317	103	1,039	1,395	1,631	787	216	146
\$100,000 to \$149,999	5,754	101	956	1,416	1,656	1,196	275	156
\$150,000 to \$199,999	1,342	41	133	201	452	232	144	138
\$200,000+	811	16	62	197	212	165	104	56
Total	24,615	757	4,632	5,600	6,023	4,277	2,121	1,205
<i>Median Income</i>	<i>\$76,092</i>	<i>\$57,995</i>	<i>\$71,665</i>	<i>\$80,333</i>	<i>\$86,851</i>	<i>\$80,979</i>	<i>\$53,177</i>	<i>\$53,978</i>
2015								
Less than \$15,000	624	41	79	55	61	47	135	206
\$15,000 to \$24,999	630	32	85	77	68	90	157	121
\$25,000 to \$34,999	694	40	133	110	66	107	160	78
\$35,000 to \$49,999	1,913	91	412	368	261	284	395	102
\$50,000 to \$74,999	5,896	212	1,397	1,453	1,014	1,093	547	180
\$75,000 to \$99,999	5,086	118	1,036	1,322	1,298	799	333	180
\$100,000 to \$149,999	8,032	138	1,387	1,970	1,993	1,683	570	293
\$150,000 to \$199,999	2,055	51	215	303	572	369	314	231
\$200,000+	1,221	17	97	293	261	268	196	90
Total	26,150	739	4,840	5,950	5,593	4,740	2,808	1,480
<i>Median Income</i>	<i>\$89,299</i>	<i>\$67,235</i>	<i>\$80,752</i>	<i>\$90,261</i>	<i>\$100,336</i>	<i>\$97,964</i>	<i>\$75,532</i>	<i>\$81,061</i>
Change - 2010 to 2015								
Less than \$15,000	-137	-3	-17	-31	-58	-28	-9	10
\$15,000 to \$24,999	-281	-18	-31	-35	-55	-30	-57	-53
\$25,000 to \$34,999	-212	-15	-63	-39	-31	-33	-20	-11
\$35,000 to \$49,999	-868	-47	-208	-199	-200	-146	-55	-14
\$50,000 to \$74,999	-138	2	-19	-25	-257	-38	154	45
\$75,000 to \$99,999	-231	15	-3	-72	-334	12	117	34
\$100,000 to \$149,999	2,278	37	430	554	336	488	295	137
\$150,000 to \$199,999	713	9	82	102	120	137	170	93
\$200,000+	410	1	35	96	49	103	93	34
Total	1,535	-18	208	350	-430	463	688	275
<i>Median Income</i>	<i>\$13,207</i>	<i>\$9,240</i>	<i>\$9,087</i>	<i>\$9,928</i>	<i>\$13,485</i>	<i>\$16,985</i>	<i>\$22,355</i>	<i>\$27,083</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-9
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
COON RAPIDS SUBMARKET
(Number of Households)
2010 & 2015

	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	
2010								
Less than \$15,000	1,054	115	144	116	60	124	194	301
\$15,000 to \$24,999	1,354	109	275	139	113	171	276	271
\$25,000 to \$34,999	1,278	79	249	210	185	190	213	152
\$35,000 to \$49,999	3,070	203	807	585	484	431	323	236
\$50,000 to \$74,999	6,129	352	1,324	1,453	1,384	973	558	83
\$75,000 to \$99,999	4,848	107	1,015	1,245	1,286	789	267	138
\$100,000 to \$149,999	4,891	66	456	1,147	1,724	997	317	183
\$150,000 to \$199,999	1,189	61	139	206	349	242	94	98
\$200,000+	510	36	44	69	104	85	84	88
Total	24,325	1,128	4,454	5,171	5,691	4,003	2,327	1,550
<i>Median Income</i>	<i>\$70,017</i>	<i>\$52,435</i>	<i>\$61,102</i>	<i>\$76,079</i>	<i>\$84,726</i>	<i>\$77,556</i>	<i>\$54,898</i>	<i>\$37,446</i>
2015								
Less than \$15,000	860	93	121	86	30	86	168	275
\$15,000 to \$24,999	938	79	195	83	63	112	213	193
\$25,000 to \$34,999	956	56	183	148	104	140	199	126
\$35,000 to \$49,999	2,101	145	550	360	274	309	277	186
\$50,000 to \$74,999	5,958	351	1,379	1,350	1,118	944	673	144
\$75,000 to \$99,999	4,542	112	1,014	1,136	980	758	347	195
\$100,000 to \$149,999	6,714	106	705	1,541	2,018	1,398	603	343
\$150,000 to \$199,999	1,729	69	191	287	429	375	208	171
\$200,000+	696	34	54	100	125	131	146	106
Total	24,495	1,045	4,392	5,092	5,141	4,253	2,833	1,739
<i>Median Income</i>	<i>\$81,601</i>	<i>\$57,384</i>	<i>\$68,881</i>	<i>\$84,148</i>	<i>\$100,020</i>	<i>\$90,929</i>	<i>\$69,175</i>	<i>\$63,805</i>
Change - 2010 to 2015								
Less than \$15,000	-194	-22	-23	-30	-30	-38	-26	-26
\$15,000 to \$24,999	-416	-30	-80	-56	-50	-59	-63	-78
\$25,000 to \$34,999	-323	-23	-66	-62	-81	-50	-14	-26
\$35,000 to \$49,999	-969	-58	-257	-226	-210	-122	-46	-50
\$50,000 to \$74,999	-170	-1	55	-103	-267	-29	114	61
\$75,000 to \$99,999	-307	5	-1	-110	-307	-31	80	57
\$100,000 to \$149,999	1,823	40	249	394	293	401	286	160
\$150,000 to \$199,999	539	8	52	81	80	132	114	73
\$200,000+	186	-2	10	31	21	46	62	18
Total	170	-83	-62	-80	-550	250	506	188
<i>Median Income</i>	<i>\$11,584</i>	<i>\$4,949</i>	<i>\$7,779</i>	<i>\$8,069</i>	<i>\$15,294</i>	<i>\$13,373</i>	<i>\$14,277</i>	<i>\$26,359</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-10
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
EAST BETHEL & BETHEL SUBMARKET
(Number of Households)
2010 & 2015

	Age of Householder							75+
	Total	Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	125	3	19	5	9	16	33	40
\$15,000 to \$24,999	192	3	27	31	47	37	36	9
\$25,000 to \$34,999	179	6	81	33	10	15	26	7
\$35,000 to \$49,999	524	4	112	111	104	79	83	29
\$50,000 to \$74,999	1,237	12	235	325	369	258	27	10
\$75,000 to \$99,999	894	21	164	317	206	115	58	14
\$100,000 to \$149,999	1,028	28	147	228	432	133	36	23
\$150,000 to \$199,999	139	6	21	39	26	22	21	4
\$200,000+	137	9	8	16	24	29	43	8
Total	4,455	94	815	1,105	1,228	704	365	145
<i>Median Income</i>	<i>\$72,079</i>	<i>\$95,031</i>	<i>\$65,204</i>	<i>\$77,346</i>	<i>\$82,269</i>	<i>\$67,424</i>	<i>\$52,231</i>	<i>\$41,890</i>
2015								
Less than \$15,000	118	3	17	1	5	14	23	54
\$15,000 to \$24,999	145	1	30	21	28	24	33	8
\$25,000 to \$34,999	146	5	73	20	6	12	23	9
\$35,000 to \$49,999	397	2	104	62	55	66	82	25
\$50,000 to \$74,999	1,342	14	322	286	313	340	45	23
\$75,000 to \$99,999	928	22	185	288	190	135	92	16
\$100,000 to \$149,999	1,569	33	256	340	596	219	76	48
\$150,000 to \$199,999	257	8	40	58	50	44	45	13
\$200,000+	217	6	13	24	29	50	85	10
Total	5,120	95	1,039	1,100	1,271	903	505	208
<i>Median Income</i>	<i>\$83,951</i>	<i>\$100,000</i>	<i>\$71,959</i>	<i>\$86,384</i>	<i>\$101,134</i>	<i>\$74,519</i>	<i>\$85,466</i>	<i>\$55,926</i>
Change - 2010 to 2015								
Less than \$15,000	-7	0	-1	-4	-5	-2	-10	15
\$15,000 to \$24,999	-46	-2	3	-10	-19	-13	-3	-1
\$25,000 to \$34,999	-33	-2	-9	-14	-5	-3	-3	2
\$35,000 to \$49,999	-127	-2	-9	-49	-49	-13	-1	-4
\$50,000 to \$74,999	105	1	86	-39	-56	82	18	13
\$75,000 to \$99,999	35	1	21	-28	-16	20	34	3
\$100,000 to \$149,999	541	5	109	112	164	86	40	26
\$150,000 to \$199,999	119	2	20	19	24	22	24	9
\$200,000+	79	-4	4	9	5	20	43	2
Total	665	1	224	-5	43	199	141	63
<i>Median Income</i>	<i>\$11,872</i>	<i>\$4,969</i>	<i>\$6,755</i>	<i>\$9,038</i>	<i>\$18,865</i>	<i>\$7,095</i>	<i>\$33,235</i>	<i>\$14,036</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-11 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER HAM LAKE SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2010								
Less than \$15,000	111	3	12	5	20	15	21	36
\$15,000 to \$24,999	147	8	5	32	10	27	45	21
\$25,000 to \$34,999	143	3	27	39	8	23	34	10
\$35,000 to \$49,999	345	16	59	74	66	53	68	11
\$50,000 to \$74,999	961	14	123	193	250	222	129	30
\$75,000 to \$99,999	1,121	11	156	323	284	261	67	19
\$100,000 to \$149,999	1,836	19	273	458	663	375	17	30
\$150,000 to \$199,999	370	14	17	91	122	40	64	22
\$200,000+	206	19	23	6	46	70	29	14
Total	5,240	106	695	1,221	1,469	1,084	472	192
<i>Median Income</i>	<i>\$92,118</i>	<i>\$95,826</i>	<i>\$92,873</i>	<i>\$94,279</i>	<i>\$103,195</i>	<i>\$92,756</i>	<i>\$60,401</i>	<i>\$63,262</i>
2015								
Less than \$15,000	82	3	7	5	10	9	19	29
\$15,000 to \$24,999	91	3	2	14	4	17	33	18
\$25,000 to \$34,999	101	2	16	25	4	16	31	7
\$35,000 to \$49,999	224	9	31	39	28	39	65	12
\$50,000 to \$74,999	881	14	90	163	174	201	198	42
\$75,000 to \$99,999	1,017	9	133	269	213	240	121	31
\$100,000 to \$149,999	2,443	26	355	598	818	530	53	62
\$150,000 to \$199,999	525	19	20	108	143	66	131	37
\$200,000+	275	15	27	7	58	87	60	20
Total	5,640	100	683	1,229	1,451	1,205	713	259
<i>Median Income</i>	<i>\$100,980</i>	<i>\$113,900</i>	<i>\$103,170</i>	<i>\$103,394</i>	<i>\$108,837</i>	<i>\$103,475</i>	<i>\$76,503</i>	<i>\$90,460</i>
Change - 2010 to 2015								
Less than \$15,000	-29	0	-5	0	-10	-6	-2	-7
\$15,000 to \$24,999	-56	-5	-3	-18	-6	-10	-12	-3
\$25,000 to \$34,999	-42	-1	-11	-14	-4	-7	-3	-3
\$35,000 to \$49,999	-121	-7	-28	-34	-38	-14	-2	1
\$50,000 to \$74,999	-79	0	-33	-30	-76	-21	68	12
\$75,000 to \$99,999	-104	-2	-23	-54	-72	-21	55	12
\$100,000 to \$149,999	607	7	82	140	155	155	36	32
\$150,000 to \$199,999	155	5	3	17	20	26	68	15
\$200,000+	69	-4	4	1	12	18	31	6
Total	400	-6	-13	7	-17	121	240	67
<i>Median Income</i>	<i>\$8,862</i>	<i>\$18,074</i>	<i>\$10,297</i>	<i>\$9,115</i>	<i>\$5,642</i>	<i>\$10,719</i>	<i>\$16,102</i>	<i>\$27,198</i>
Sources: ESRI; Maxfield Research Inc.								

TABLE A-12
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
LINO LAKES & CENTERVILLE SUBMARKET
(Number of Households)
2010 & 2015

	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	
2010								
Less than \$15,000	115	12	13	4	19	21	25	22
\$15,000 to \$24,999	248	11	22	39	62	21	49	44
\$25,000 to \$34,999	160	4	33	24	8	34	40	17
\$35,000 to \$49,999	404	13	133	82	64	20	69	24
\$50,000 to \$74,999	1,418	14	307	474	352	201	49	21
\$75,000 to \$99,999	1,661	10	389	550	421	238	33	21
\$100,000 to \$149,999	2,366	29	374	847	667	342	66	40
\$150,000 to \$199,999	761	13	97	219	228	158	28	17
\$200,000+	482	12	27	170	176	61	23	14
Total	7,615	120	1,394	2,409	1,996	1,094	381	220
<i>Median Income</i>	<i>\$94,442</i>	<i>\$84,846</i>	<i>\$84,535</i>	<i>\$100,905</i>	<i>\$103,000</i>	<i>\$101,125</i>	<i>\$52,890</i>	<i>\$52,873</i>
2015								
Less than \$15,000	87	6	10	2	6	15	21	27
\$15,000 to \$24,999	157	11	17	18	30	11	34	36
\$25,000 to \$34,999	114	2	25	12	6	22	35	12
\$35,000 to \$49,999	260	10	92	34	31	12	65	17
\$50,000 to \$74,999	1,302	15	329	372	259	213	75	38
\$75,000 to \$99,999	1,526	9	426	421	295	286	60	29
\$100,000 to \$149,999	3,187	35	583	1,077	806	490	132	63
\$150,000 to \$199,999	1,081	17	145	285	293	246	60	35
\$200,000+	661	13	45	218	199	104	66	16
Total	8,375	117	1,672	2,438	1,927	1,400	548	273
<i>Median Income</i>	<i>\$105,230</i>	<i>\$105,540</i>	<i>\$95,006</i>	<i>\$109,585</i>	<i>\$113,307</i>	<i>\$108,896</i>	<i>\$92,025</i>	<i>\$79,524</i>
Change - 2010 to 2015								
Less than \$15,000	-28	-6	-4	-2	-12	-6	-3	5
\$15,000 to \$24,999	-91	-1	-5	-21	-32	-10	-15	-8
\$25,000 to \$34,999	-46	-2	-8	-12	-2	-12	-5	-6
\$35,000 to \$49,999	-144	-4	-41	-48	-33	-8	-4	-7
\$50,000 to \$74,999	-116	1	22	-102	-93	13	25	18
\$75,000 to \$99,999	-135	-2	38	-129	-125	48	27	8
\$100,000 to \$149,999	821	6	209	230	139	148	66	23
\$150,000 to \$199,999	320	4	48	66	65	88	32	18
\$200,000+	179	0	18	48	24	44	43	2
Total	760	-3	278	29	-69	306	167	53
<i>Median Income</i>	<i>\$10,789</i>	<i>\$20,694</i>	<i>\$10,471</i>	<i>\$8,680</i>	<i>\$10,307</i>	<i>\$7,771</i>	<i>\$39,135</i>	<i>\$26,651</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-13 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER LINWOOD & COLUMBUS SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	74	4	5	16	4	21	1	23
\$15,000 to \$24,999	74	3	4	2	17	10	7	31
\$25,000 to \$34,999	132	0	18	40	17	11	32	15
\$35,000 to \$49,999	343	1	60	58	40	92	76	18
\$50,000 to \$74,999	696	10	109	140	221	104	92	19
\$75,000 to \$99,999	652	1	112	156	215	146	16	5
\$100,000 to \$149,999	1,008	5	40	198	398	298	53	17
\$150,000 to \$199,999	122	3	22	27	32	3	29	7
\$200,000+	124	0	10	12	32	28	33	10
Total	3,225	27	380	649	975	712	337	144
<i>Median Income</i>	<i>\$83,790</i>	<i>\$60,188</i>	<i>\$72,948</i>	<i>\$83,639</i>	<i>\$95,979</i>	<i>\$93,839</i>	<i>\$61,627</i>	<i>\$37,247</i>
2015								
Less than \$15,000	56	4	3	12	2	10	1	24
\$15,000 to \$24,999	47	1	2	2	6	6	6	24
\$25,000 to \$34,999	95	0	11	26	6	8	30	14
\$35,000 to \$49,999	226	0	41	34	16	48	66	20
\$50,000 to \$74,999	658	8	117	121	155	110	119	29
\$75,000 to \$99,999	588	1	116	139	143	145	30	14
\$100,000 to \$149,999	1,366	6	60	274	462	430	93	40
\$150,000 to \$199,999	199	4	32	40	38	5	58	22
\$200,000+	174	0	10	17	39	41	51	15
Total	3,410	25	392	665	868	805	454	202
<i>Median Income</i>	<i>\$94,170</i>	<i>\$70,312</i>	<i>\$78,099</i>	<i>\$99,747</i>	<i>\$104,601</i>	<i>\$102,977</i>	<i>\$78,600</i>	<i>\$65,028</i>
Change - 2010 to 2015								
Less than \$15,000	-17	0	-2	-4	-2	-11	0	1
\$15,000 to \$24,999	-27	-2	-2	0	-11	-4	-1	-7
\$25,000 to \$34,999	-37	0	-7	-14	-11	-3	-2	-1
\$35,000 to \$49,999	-117	-1	-19	-24	-23	-43	-9	3
\$50,000 to \$74,999	-37	-2	7	-20	-65	6	27	10
\$75,000 to \$99,999	-64	0	3	-17	-72	-1	14	9
\$100,000 to \$149,999	358	1	21	76	64	133	40	23
\$150,000 to \$199,999	77	1	10	13	6	2	29	16
\$200,000+	49	0	0	5	7	13	18	5
Total	185	-2	11	16	-107	92	117	58
<i>Median Income</i>	<i>\$10,380</i>	<i>\$10,124</i>	<i>\$5,151</i>	<i>\$16,108</i>	<i>\$8,622</i>	<i>\$9,138</i>	<i>\$16,973</i>	<i>\$27,781</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-14 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER OAK GROVE & NOWTHEN SUBMARKET (Number of Households) 2010 & 2015								
	Total	Age of Householder						75+
		Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	66	2	2	19	17	1	20	3
\$15,000 to \$24,999	131	8	4	27	18	13	43	18
\$25,000 to \$34,999	85	1	4	11	11	27	8	24
\$35,000 to \$49,999	274	4	43	73	62	33	46	12
\$50,000 to \$74,999	1,022	10	170	213	233	205	179	12
\$75,000 to \$99,999	914	10	156	286	264	110	56	33
\$100,000 to \$149,999	1,471	8	114	288	589	433	13	27
\$150,000 to \$199,999	310	12	19	73	71	59	48	28
\$200,000+	113	3	13	18	21	24	25	9
Total	4,385	57	525	1,008	1,287	905	438	165
<i>Median Income</i>	<i>\$90,549</i>	<i>\$82,893</i>	<i>\$79,253</i>	<i>\$86,456</i>	<i>\$101,159</i>	<i>\$102,949</i>	<i>\$60,438</i>	<i>\$83,410</i>
2015								
Less than \$15,000	51	3	0	10	10	0	19	10
\$15,000 to \$24,999	85	4	3	18	8	9	30	14
\$25,000 to \$34,999	61	2	4	7	5	15	7	21
\$35,000 to \$49,999	183	2	27	47	32	23	39	12
\$50,000 to \$74,999	957	5	153	173	166	197	241	21
\$75,000 to \$99,999	827	7	154	234	201	102	77	53
\$100,000 to \$149,999	1,970	9	172	377	688	625	37	62
\$150,000 to \$199,999	437	9	33	86	82	73	103	50
\$200,000+	153	1	16	27	27	22	45	14
Total	4,725	43	564	978	1,220	1,066	597	257
<i>Median Income</i>	<i>\$97,329</i>	<i>\$87,759</i>	<i>\$87,643</i>	<i>\$100,062</i>	<i>\$105,627</i>	<i>\$106,216</i>	<i>\$69,130</i>	<i>\$98,938</i>
Change - 2010 to 2015								
Less than \$15,000	-14	1	-2	-9	-7	-1	-2	7
\$15,000 to \$24,999	-46	-3	-1	-9	-11	-4	-13	-4
\$25,000 to \$34,999	-24	1	0	-4	-5	-12	-1	-3
\$35,000 to \$49,999	-91	-2	-16	-26	-31	-10	-7	0
\$50,000 to \$74,999	-65	-4	-16	-40	-67	-8	61	9
\$75,000 to \$99,999	-87	-3	-1	-52	-63	-8	21	19
\$100,000 to \$149,999	499	1	58	89	100	192	24	36
\$150,000 to \$199,999	126	-3	13	13	11	14	55	22
\$200,000+	40	-2	4	9	6	-2	20	6
Total	340	-14	38	-29	-67	162	158	92
<i>Median Income</i>	<i>\$6,780</i>	<i>\$4,866</i>	<i>\$8,390</i>	<i>\$13,606</i>	<i>\$4,468</i>	<i>\$3,267</i>	<i>\$8,692</i>	<i>\$15,528</i>
Sources: ESRI; Maxfield Research Inc.								

TABLE A-15
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
RAMSEY SUBMARKET
(Number of Households)
2010 & 2015

	Age of Householder							75+
	Total	Under 25	25-34	35-44	45-54	55-64	65-74	
2010								
Less than \$15,000	128	1	30	29	38	13	3	14
\$15,000 to \$24,999	175	18	3	22	40	10	31	51
\$25,000 to \$34,999	171	6	21	55	22	23	35	10
\$35,000 to \$49,999	553	10	108	141	99	64	119	12
\$50,000 to \$74,999	1,745	36	426	553	357	247	109	17
\$75,000 to \$99,999	1,754	30	335	688	389	264	30	18
\$100,000 to \$149,999	2,807	33	346	532	931	639	283	42
\$150,000 to \$199,999	515	4	18	152	154	148	31	6
\$200,000+	412	3	53	168	67	78	33	10
Total	8,260	142	1,341	2,340	2,097	1,485	675	180
<i>Median Income</i>	<i>\$92,680</i>	<i>\$75,000</i>	<i>\$79,356</i>	<i>\$85,733</i>	<i>\$102,354</i>	<i>\$104,696</i>	<i>\$100,725</i>	<i>\$54,269</i>
2015								
Less than \$15,000	107	1	28	16	24	4	2	32
\$15,000 to \$24,999	129	17	6	8	25	6	20	46
\$25,000 to \$34,999	134	6	16	38	11	17	38	7
\$35,000 to \$49,999	387	7	70	83	51	36	124	17
\$50,000 to \$74,999	1,772	45	453	511	336	232	161	34
\$75,000 to \$99,999	1,757	41	402	627	338	247	64	40
\$100,000 to \$149,999	4,032	46	529	738	1,322	815	509	72
\$150,000 to \$199,999	909	7	34	296	237	235	76	25
\$200,000+	634	4	75	238	93	120	88	17
Total	9,860	173	1,612	2,556	2,436	1,711	1,082	290
<i>Median Income</i>	<i>\$101,477</i>	<i>\$79,817</i>	<i>\$87,111</i>	<i>\$99,696</i>	<i>\$107,964</i>	<i>\$111,221</i>	<i>\$106,420</i>	<i>\$79,499</i>
Change - 2010 to 2015								
Less than \$15,000	-21	0	-3	-14	-14	-9	-1	18
\$15,000 to \$24,999	-46	-2	3	-13	-15	-4	-11	-5
\$25,000 to \$34,999	-37	-0	-5	-17	-11	-6	4	-2
\$35,000 to \$49,999	-165	-2	-38	-58	-49	-28	5	5
\$50,000 to \$74,999	26	9	27	-41	-22	-15	52	16
\$75,000 to \$99,999	3	11	67	-61	-51	-18	34	21
\$100,000 to \$149,999	1,224	12	183	206	390	176	226	30
\$150,000 to \$199,999	394	3	15	144	83	87	44	19
\$200,000+	222	0	22	70	26	43	54	7
Total	1,600	31	271	216	338	226	408	110
<i>Median Income</i>	<i>\$8,797</i>	<i>\$4,817</i>	<i>\$7,755</i>	<i>\$13,963</i>	<i>\$5,610</i>	<i>\$6,525</i>	<i>\$5,695</i>	<i>\$25,230</i>

Sources: ESRI; Maxfield Research Inc.

TABLE A-16 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER SOUTHERN LEG SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	
2010								
Less than \$15,000	1,620	116	223	157	155	139	239	591
\$15,000 to \$24,999	2,062	81	259	216	201	188	301	815
\$25,000 to \$34,999	1,850	107	321	309	280	217	338	278
\$35,000 to \$49,999	3,597	220	751	638	626	496	513	353
\$50,000 to \$74,999	5,599	274	1,122	1,218	1,152	969	550	315
\$75,000 to \$99,999	3,829	121	618	724	982	836	358	189
\$100,000 to \$149,999	3,259	149	385	685	853	602	339	246
\$150,000 to \$199,999	919	56	128	113	177	149	123	172
\$200,000+	395	30	33	41	76	92	58	65
Total	23,130	1,155	3,839	4,101	4,501	3,689	2,820	3,025
<i>Median Income</i>	<i>\$57,332</i>	<i>\$53,235</i>	<i>\$55,527</i>	<i>\$61,978</i>	<i>\$69,963</i>	<i>\$68,971</i>	<i>\$50,554</i>	<i>\$28,213</i>
2015								
Less than \$15,000	1,377	100	199	123	97	107	205	546
\$15,000 to \$24,999	1,493	59	182	144	118	143	241	607
\$25,000 to \$34,999	1,446	79	271	221	184	163	298	229
\$35,000 to \$49,999	2,630	157	575	440	404	351	428	275
\$50,000 to \$74,999	5,727	263	1,191	1,215	1,013	1,000	654	391
\$75,000 to \$99,999	3,815	117	613	745	850	852	404	234
\$100,000 to \$149,999	4,866	216	535	1,037	1,129	919	595	435
\$150,000 to \$199,999	1,463	68	198	181	261	237	230	287
\$200,000+	573	31	37	70	113	143	95	86
Total	23,390	1,090	3,803	4,175	4,169	3,914	3,150	3,090
<i>Median Income</i>	<i>\$67,690</i>	<i>\$61,510</i>	<i>\$60,943</i>	<i>\$73,293</i>	<i>\$81,079</i>	<i>\$79,150</i>	<i>\$62,928</i>	<i>\$42,877</i>
Change - 2010 to 2015								
Less than \$15,000	-244	-17	-24	-34	-58	-32	-33	-45
\$15,000 to \$24,999	-568	-22	-76	-73	-84	-46	-60	-208
\$25,000 to \$34,999	-404	-28	-50	-88	-96	-54	-40	-49
\$35,000 to \$49,999	-968	-63	-176	-198	-222	-146	-86	-78
\$50,000 to \$74,999	127	-11	69	-3	-139	31	104	76
\$75,000 to \$99,999	-14	-5	-5	20	-132	16	45	45
\$100,000 to \$149,999	1,608	67	150	352	277	317	256	189
\$150,000 to \$199,999	545	12	70	68	85	88	107	115
\$200,000+	178	1	4	28	37	51	36	21
Total	260	-65	-36	73	-332	226	329	65
<i>Median Income</i>	<i>\$10,358</i>	<i>\$8,275</i>	<i>\$5,416</i>	<i>\$11,315</i>	<i>\$11,116</i>	<i>\$10,179</i>	<i>\$12,374</i>	<i>\$14,664</i>
Sources: ESRI; Maxfield Research Inc.								

TABLE A-17 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER ST. FRANCIS SUBMARKET (Number of Households) 2010 & 2015								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2010								
Less than \$15,000	64	8	21	8	4	2	13	7
\$15,000 to \$24,999	195	15	50	16	46	34	7	28
\$25,000 to \$34,999	114	5	41	32	7	0	28	0
\$35,000 to \$49,999	371	41	123	40	75	32	43	17
\$50,000 to \$74,999	760	37	315	141	177	68	19	2
\$75,000 to \$99,999	620	35	115	288	109	58	10	4
\$100,000 to \$149,999	428	9	93	163	95	52	9	6
\$150,000 to \$199,999	55	7	6	1	1	20	17	3
\$200,000+	43	1	2	24	10	1	3	1
Total	2,650	160	767	713	525	267	149	68
<i>Median Income</i>	<i>\$65,582</i>	<i>\$54,857</i>	<i>\$57,950</i>	<i>\$81,994</i>	<i>\$65,702</i>	<i>\$73,320</i>	<i>\$42,472</i>	<i>\$24,366</i>
2015								
Less than \$15,000	65	9	18	7	3	2	15	11
\$15,000 to \$24,999	159	13	35	15	29	33	8	26
\$25,000 to \$34,999	97	3	34	24	7	1	28	0
\$35,000 to \$49,999	296	29	86	35	50	32	49	15
\$50,000 to \$74,999	870	46	348	177	178	82	33	8
\$75,000 to \$99,999	702	41	116	340	105	78	14	7
\$100,000 to \$149,999	735	14	149	300	152	85	16	18
\$150,000 to \$199,999	96	10	10	2	1	36	27	10
\$200,000+	76	2	3	43	17	1	7	2
Total	3,095	167	799	943	543	349	197	97
<i>Median Income</i>	<i>\$73,313</i>	<i>\$63,285</i>	<i>\$62,597</i>	<i>\$87,760</i>	<i>\$75,715</i>	<i>\$81,180</i>	<i>\$49,277</i>	<i>\$45,266</i>
Change - 2010 to 2015								
Less than \$15,000	1	0	-2	-2	-1	0	2	4
\$15,000 to \$24,999	-36	-1	-15	-0	-16	-2	0	-2
\$25,000 to \$34,999	-17	-2	-8	-8	-1	1	0	0
\$35,000 to \$49,999	-76	-12	-38	-6	-25	-1	6	-1
\$50,000 to \$74,999	111	8	33	36	1	13	14	6
\$75,000 to \$99,999	82	6	1	52	-3	20	4	2
\$100,000 to \$149,999	306	5	56	137	57	33	7	12
\$150,000 to \$199,999	41	3	4	1	0	16	11	7
\$200,000+	34	1	1	20	7	0	3	1
Total	445	8	32	230	19	81	47	28
<i>Median Income</i>	<i>\$7,730</i>	<i>\$8,428</i>	<i>\$4,647</i>	<i>\$5,766</i>	<i>\$10,013</i>	<i>\$7,860</i>	<i>\$6,805</i>	<i>\$20,900</i>
Sources: ESRI; Maxfield Research Inc.								

**TABLE A-18
HOUSEHOLD TENURE TRENDS
ANOKA COUNTY
1990, 2000, & 2010**

	1990		2000		2010	
	Own	Rent	Own	Rent	Own	Rent
Andover	4,203	227	7,760	347	9,715	371
Anoka	3,597	2,797	4,090	3,172	4,054	3,431
Blaine, Circle Pines, & Lexington	13,640	1,576	16,575	1,867	22,186	2,427
Coon Rapids	13,961	3,488	18,142	4,436	19,460	4,864
East Bethel & Bethel	2,569	103	3,660	96	4,371	84
Ham Lake	2,583	137	3,917	222	4,968	271
Lino Lakes & Centerville	2,957	165	5,688	246	7,279	336
Linwood & Columbus	2,184	91	2,823	83	3,159	67
Oak Grove & Nowthen	2,299	93	3,257	66	4,283	102
Ramsey	3,493	127	5,756	150	8,039	221
Southern Leg*	14,907	6,480	15,660	6,777	16,117	7,013
St. Francis	578	182	1,412	226	2,300	349
Anoka County Total	66,971	15,466	88,740	17,688	105,931	19,536
Homeownership Rate	81.2%		83.4%		84.4%	
Sources: U.S. Census; Maxfield Research Inc.						

**TABLE A-19
HOUSEHOLD TENURE BY INCOME
ANOKA COUNTY
2010**

	< \$15K		\$15K - \$25K		\$25K - \$35K		\$35K - \$50K		\$50K - \$75K		\$75K - \$100K		\$100K - \$150K		> \$150K		Total		
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	
2010																			
Andover	86	31	112	75	150	31	375	65	1,492	68	1,863	29	3,991	48	1,646	24	9,715	371	
Percent	73.5%	26.5%	59.9%	40.1%	82.9%	17.1%	85.2%	14.8%	95.6%	4.4%	98.5%	1.5%	98.8%	1.2%	98.6%	1.4%	96.3%	3.7%	
Anoka	40	569	252	633	201	416	550	676	975	652	948	319	855	86	233	80	4,054	3,431	
Percent	6.6%	93.4%	28.5%	71.5%	32.6%	67.4%	44.9%	55.1%	59.9%	40.1%	74.8%	25.2%	90.9%	9.1%	74.4%	25.6%	54.2%	45.8%	
Blaine, Circle Pines, & Lexington	523	238	642	268	710	195	2,246	535	5,338	695	4,980	337	5,634	120	2,113	39	22,186	2,427	
Percent	68.7%	31.3%	70.5%	29.5%	78.5%	21.5%	80.8%	19.2%	88.5%	11.5%	93.7%	6.3%	97.9%	2.1%	98.2%	1.8%	90.1%	9.9%	
Coon Rapids	463	591	676	679	704	575	2,147	923	4,900	1,228	4,268	580	4,624	267	1,678	21	19,460	4,864	
Percent	43.9%	56.1%	49.9%	50.1%	55.0%	45.0%	69.9%	30.1%	80.0%	20.0%	88.0%	12.0%	94.5%	5.5%	98.8%	1.2%	80.0%	20.0%	
East Bethel & Bethel	108	17	184	7	168	11	515	9	1,222	16	877	17	1,028	0	269	7	4,371	84	
Percent	86.4%	13.6%	96.3%	3.7%	93.9%	6.1%	98.3%	1.7%	98.7%	1.3%	98.1%	1.9%	100.0%	0.0%	97.5%	2.5%	98.1%	1.9%	
Ham Lake	83	28	133	14	119	24	279	66	895	65	1,055	66	1,828	8	576	0	4,968	271	
Percent	74.8%	25.2%	90.5%	9.5%	83.2%	16.8%	80.9%	19.1%	93.2%	6.8%	94.1%	5.9%	99.6%	0.4%	100.0%	0.0%	94.8%	5.2%	
Lino Lakes & Centerville	80	35	203	45	117	44	350	54	1,350	68	1,619	42	2,339	27	1,221	21	7,279	336	
Percent	69.6%	30.4%	81.9%	18.1%	72.7%	27.3%	86.6%	13.4%	95.2%	4.8%	97.5%	2.5%	98.9%	1.1%	98.3%	1.7%	95.6%	4.4%	
Linwood & Columbus	74	0	74	0	131	2	315	28	670	26	646	6	1,002	5	247	0	3,159	67	
Percent	100.0%	0.0%	100.0%	0.0%	98.5%	1.5%	91.8%	8.2%	96.3%	3.7%	99.1%	0.9%	99.5%	0.5%	100.0%	0.0%	97.9%	2.1%	
Oak Grove & Nowthen	55	10	120	11	83	2	259	15	982	40	903	11	1,458	13	423	0	4,283	102	
Percent	84.6%	15.4%	91.6%	8.4%	97.6%	2.4%	94.5%	5.5%	96.1%	3.9%	98.8%	1.2%	99.1%	0.9%	100.0%	0.0%	97.7%	2.3%	
Ramsey	127	2	137	37	160	10	538	15	1,667	78	1,729	25	2,779	29	902	25	8,039	221	
Percent	98.4%	1.6%	78.7%	21.3%	94.1%	5.9%	97.3%	2.7%	95.5%	4.5%	98.6%	1.4%	99.0%	1.0%	97.3%	2.7%	97.3%	2.7%	
Southern Leg*	587	1,034	991	1,071	1,042	809	2,142	1,455	4,085	1,514	3,109	720	2,918	340	1,243	70	16,117	7,013	
Percent	36.2%	63.8%	48.1%	51.9%	56.3%	43.7%	59.5%	40.5%	73.0%	27.0%	81.2%	18.8%	89.6%	10.4%	94.7%	5.3%	69.7%	30.3%	
St. Francis	31	33	82	113	70	44	292	79	699	61	601	19	428	0	97	0	2,300	349	
Percent	48.4%	51.6%	42.1%	57.9%	61.4%	38.6%	78.7%	21.3%	92.0%	8.0%	96.9%	3.1%	100.0%	0.0%	100.0%	0.0%	86.8%	13.2%	
Anoka County Total	2,264	2,592	3,614	2,956	3,663	2,166	10,017	3,922	24,285	4,512	22,608	2,172	28,895	943	10,659	287	106,005	19,550	
Percent	46.6%	53.4%	55.0%	45.0%	62.8%	37.2%	71.9%	28.1%	84.3%	15.7%	91.2%	8.8%	96.8%	3.2%	97.4%	2.6%	84.4%	15.6%	

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

TABLE A-20 HOUSEHOLD TYPE TRENDS ANOKA COUNTY SUBMARKETS 1990, 2000, & 2010						
	NON-FAMILY HHs			FAMILY HHs		
	Total Households	Persons Living Alone	Other (Roommates)	Married w/ Children	Married w/o Children	Other Family
1990						
Andover	4,430	252	124	2,466	1,239	349
Anoka	6,394	1,649	402	1,735	1,610	998
Blaine, Circle Pines, & Lexington	15,216	2,049	826	6,283	3,996	2,062
Coon Rapids	17,449	2,317	971	7,049	4,699	2,413
East Bethel & Bethel	2,672	317	132	1,232	693	298
Ham Lake	2,720	243	135	1,361	725	256
Lino Lakes & Centerville	3,122	282	140	1,597	838	265
Linwood & Columbus	2,275	222	85	1,082	695	191
Oak Grove & Nowthen	2,392	202	84	1,201	713	192
Ramsey	3,620	243	138	2,008	938	293
Southern Leg*	21,387	4,984	1,400	4,997	6,759	3,247
St. Francis	760	75	29	346	157	153
Anoka County Total	82,437	12,835	4,466	31,357	23,062	10,717
2000						
Andover	8,107	677	279	4,027	2,458	666
Anoka	7,262	2,317	536	1,468	1,767	1,174
Blaine, Circle Pines, & Lexington	18,442	3,268	1,163	5,768	5,380	2,863
Coon Rapids	22,578	4,545	1,459	6,485	6,454	3,635
East Bethel & Bethel	3,756	516	195	1,499	1,130	416
Ham Lake	4,139	473	195	1,644	1,417	410
Lino Lakes & Centerville	5,934	635	257	2,929	1,623	490
Linwood & Columbus	2,906	358	134	1,048	1,065	301
Oak Grove & Nowthen	3,323	327	127	1,373	1,207	289
Ramsey	5,906	522	283	2,571	1,963	567
Southern Leg*	22,437	6,667	1,745	3,896	6,510	3,619
St. Francis	1,638	218	119	582	386	333
Anoka County Total	106,428	20,523	6,492	33,290	31,360	14,763
2010						
Andover	10,085	805	465	4,293	3,669	853
Anoka	7,485	811	2,200	1,176	2,123	1,175
Blaine, Circle Pines, & Lexington	24,615	4,299	2,242	6,701	7,615	3,758
Coon Rapids	24,325	4,303	3,267	5,758	7,140	3,857
East Bethel & Bethel	4,455	548	289	1,405	1,661	552
Ham Lake	5,240	481	439	1,808	1,884	628
Lino Lakes & Centerville	7,615	875	358	3,531	2,104	747
Linwood & Columbus	3,225	537	151	827	1,324	386
Oak Grove & Nowthen	4,385	483	321	1,552	1,741	288
Ramsey	8,260	1,045	378	2,898	3,018	921
Southern Leg*	23,130	4,239	4,563	3,807	6,244	4,277
St. Francis	2,650	357	389	851	777	276
Anoka County Total	125,470	18,783	15,062	34,607	39,300	17,718
Percent of All Households in Anoka County						
1990	100.0	15.6	5.4	38.0	28.0	13.0
2000	100.0	19.3	6.1	31.3	29.5	13.9
2010	100.0	15.0	12.0	27.6	31.3	14.1
* Southern Leg includes Spring Lake Park, Columbia Heights, Hilltop and Fridley.						
Sources: U.S. Census Bureau; Maxfield Research Inc.						

**TABLE A-21
EMPLOYMENT GROWTH TRENDS
ANOKA COUNTY SUBMARKETS
1990-2020**

	Estimates and Forecasts					Change			
	1990	2000	2010	2015	2020	2000-2010		2010-2020	
						No.	Pct.	No.	Pct.
Employment									
Andover	1,200	3,583	4,490	4,765	5,040	907	25.3	550	12.2
Anoka	11,755	13,489	14,400	14,800	15,200	911	6.8	800	5.6
Blaine, Circle Pines, & Lexington	12,892	19,541	25,030	27,340	29,650	5,489	28.1	4,620	18.5
Coon Rapids	16,449	21,682	24,200	25,100	26,000	2,518	11.6	1,800	7.4
East Bethel & Bethel	650	1,603	2,330	3,005	3,680	727	45.4	1,350	57.9
Ham Lake	1,820	3,194	3,050	3,125	3,200	-144	-4.5	150	4.9
Lino Lakes & Centerville	1,397	3,034	4,700	5,950	7,200	1,666	54.9	2,500	53.2
Linwood & Columbus	150	661	1,340	1,545	1,750	679	102.7	410	30.6
Oak Grove & Nowthen	459	696	870	975	1,080	174	25.0	210	24.1
Ramsey	1,941	4,008	6,700	7,900	9,100	2,692	67.2	2,400	35.8
Southern Leg*	29,400	37,312	36,050	37,035	38,020	-1,262	-3.4	1,970	5.5
St. Francis	3,019	1,247	1,630	1,765	1,900	383	30.7	270	16.6
Anoka County Total	81,132	110,050	124,790	133,305	141,820	14,740	13.4	17,030	13.6

* Southern Leg includes Spring Lake Park, Columbia Heights, Hilltop and Fridley.

Sources: U.S. Census; Metropolitan Council; ESRI; Maxfield Research Inc.

**TABLE A-22
RESIDENT EMPLOYMENT (ANNUAL AVERAGE)
ANOKA COUNTY
2000 to 2010****

Year	Total Labor Force	Total Employed	Total Unemployed	Unemply. Rate	Minnesota Unemply. Rate	U.S. Unemply. Rate
2000	178,990	174,185	4,805	2.7%	3.1%	4.0%
2001	183,326	176,721	6,605	3.6%	3.8%	4.7%
2002	184,935	176,702	8,233	4.5%	4.5%	5.8%
2003	187,044	178,107	8,937	4.8%	4.9%	6.0%
2004	188,661	180,215	8,446	4.5%	4.6%	5.6%
2005	189,688	182,174	7,514	4.0%	4.2%	5.1%
2006	190,694	183,129	7,565	4.0%	4.1%	4.6%
2007	189,888	181,161	8,727	4.6%	4.6%	4.6%
2008	191,086	180,629	10,457	5.5%	5.4%	5.8%
2009	192,530	176,075	16,455	8.5%	8.0%	9.3%
2010**	192,756	178,306	14,450	7.5%	7.1%	9.6%
Change 2000-09	13,540	1,890	11,650	5.9%	4.9%	5.3%

** 2010 is through the end of November (most current information available) for Anoka County.

Sources: MN Dept. of Employment and Economic Development; Maxfield Research Inc.

	2000		2009		Change			
	Employment	Avg. Wage	Employment	Avg. Wage	No.	Pct.		
Natural Resources & Mining	398	0.4%	\$22,516	363	0.3%	\$27,560	-35	-8.8%
Construction	8,670	8.0%	\$42,328	5,908	5.5%	\$49,140	-2,762	-31.9%
Manufacturing	26,261	24.1%	\$49,608	21,341	19.8%	\$63,648	-4,920	-18.7%
Trade, Transportation, & Utilities	23,101	21.2%	\$28,964	22,958	21.3%	\$35,048	-143	-0.6%
Information	1,221	1.1%	\$29,692	0	0.0%	--	-1,221	-100.0%
Financial Activities	3,456	3.2%	\$26,728	3,264	3.0%	\$43,056	-192	-5.6%
Professional & Business Services	9,140	8.4%	\$29,484	8,563	8.0%	\$38,792	-577	-6.3%
Education & Health Services	19,199	17.6%	\$32,604	24,041	22.3%	\$44,564	4,842	25.2%
Leisure and Hospitality	9,294	8.5%	\$10,920	11,271	10.5%	\$13,988	1,977	21.3%
Other Services	3,791	3.5%	\$18,980	4,222	3.9%	\$24,024	431	11.4%
Public Administration	4,392	4.0%	\$33,904	4,750	4.4%	\$48,256	358	8.2%
Unclassified	0	0.0%	--	1,018	0.9%	--	1,018	n/a
Total	108,923	100%	\$33,904	107,699	100%	\$42,224	-1,224	-1.1%

Sources: Minnesota Department of Employment and Economic Development; Maxfield Research Inc.

Place of Residence	Employment	Count	Percent
Place of Employment for Anoka County Residents			
Anoka County	Anoka County	66,826	41.0%
Anoka County	Hennepin County	57,166	35.1%
Anoka County	Ramsey County	27,545	16.9%
Anoka County	Washington County	3,124	1.9%
Anoka County	Dakota County	2,659	1.6%
Anoka County	Sherburne County	1,313	0.8%
Anoka County	Chisago County	743	0.5%
Anoka County	Isanti County	542	0.3%
Anoka County	Wright County	506	0.3%
Anoka County	Other	2,378	1.2%
		162,802	100.0%
Place of Residence for Workers Commuting to Anoka County			
Anoka County	Anoka County	66,826	61.0%
Hennepin County	Anoka County	16,677	15.2%
Ramsey County	Anoka County	9,129	8.3%
Serburne County	Anoka County	3,386	3.1%
Isanti County	Anoka County	3,231	2.9%
Washington County	Anoka County	2,421	2.2%
Chisago County	Anoka County	1,630	1.5%
Wright County	Anoka County	1,263	1.2%
Dakota County	Anoka County	1,172	1.1%
Other	Anoka County	3,826	3.5%
		109,561	100.0%

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

Market Conditions General Occupancy Rental Housing

Introduction

This section summarizes the current supply of general occupancy rental housing options in Anoka County. Senior rental options are summarized in the following section.

This section looks at the market conditions for general occupancy rental housing in Anoka County by examining data on:

- ▶ performance of market rate rental developments,
- ▶ performance of subsidized rental developments,
- ▶ current usage of Housing Choice Vouchers,
- ▶ planned and proposed rental housing developments, and
- ▶ interviews with housing professionals and municipal staff members familiar with the rental market.

This section of the report includes summary totals for rental housing trends in the County. More detailed information regarding individual rental housing developments is located at the end of this section.

Table B-1: Overall Rental Market Trends

- According to 2010 4th Quarter Market Trends Report that is compiled by GVA Marquette Advisors, the Twin Cities Metro Area overall had a 3.8% vacancy rate, which is an improvement from 7.3% twelve months prior. Average rents increased 0.2% from the previous year.
- The vacancy rate among individual submarkets was as low as 2.3% in Blaine and as high as 5.5% in Anoka/Champlin. Vacancy rates for other submarkets defined in the report were 5.0% in Coon Rapids and 3.0% in Spring Lake Park/Moundsview (area defined by GVA Marquette Advisors).
- The overall average rent price for a unit in the Twin Cities Metro Area was \$908. The average rents in Anoka County submarkets were more affordable than the Metro Area. The following is list of the affordability margin in these submarkets:
 - Spring Lake Park/Moundsview - \$732 (19.4% more affordable than Metro Area)
 - Fridley/Columbia Heights - \$804 (11.5% more affordable)
 - Blaine - \$818 (9.9% more affordable)
 - Anoka/Champlin - \$863 (5.0% more affordable)
 - Coon Rapids - \$868 (4.4% more affordable)

Table B-2: Distribution of Rental Housing in Anoka County

- The survey of rental projects conducted by Maxfield Research Inc. includes all rental buildings that have 24 or more units in larger communities and those that have 12 or more units in smaller rental communities. In total, 8,301 units of rental housing were identified in the County and included in the survey.
- Among the total general occupancy rental housing supply, 7,251 units (87.4%) are market rate housing. Market rate housing includes all rental projects that do not have income restrictions, regardless of actual housing affordability. However, older market rate rental projects often compete with affordable rental developments on a price point basis; this overlap will be discussed later in the analysis.
- The following submarkets have the greatest supply of market rate rental housing units in the County:
 - Coon Rapids – 2,982 units, 41.1% of County
 - Southern Leg – 2,211 units, 30.5% of County
 - Anoka – 1,098 units, 15.1% of County
 - Blaine, Circle Pines, & Lexington – 886 units, 12.2% of County

- A total of 632 units of general occupancy rental units in Anoka County are considered to be shallow subsidy housing. These units are income-restricted to households with low to moderate incomes; more specifically, households qualify for shallow subsidy housing if their incomes fall between 50% and 80% Area Median Income (AMI), depending on the specific housing community.
- The following submarkets have the greatest supply of shallow subsidy rental housing units in the County:
 - Coon Rapids – 191 units, 30.2% of County
 - Blaine, Circle Pines, & Lexington – 130 units, 20.6% of County
 - Anoka – 122 units, 19.3% of County
 - Lino Lakes & Centerville – 60 units, 9.5% of County
- The last category – deep subsidy housing – provides housing to households earning incomes below 50% AMI. Maxfield Research Inc. identified a total of 418 units of deep subsidy housing in Anoka County.
- The following submarkets have the greatest supply of deep subsidy rental housing units in the County:
 - Coon Rapids – 178 units, 42.6% of County
 - Southern Leg – 103 units, 24.6% of County
 - Anoka – 52 units, 12.4% of County
 - Blaine, Circle Pines, & Lexington – 43 units, 10.3% of County

Table B-3: Performance of Market Rate Rental Housing Developments

- Of the 7,251 units of market rate rental housing identified in Anoka County, approximately 5,900 units were successfully surveyed for a total survey participation rate of 81.4%.
- Overall, the vacancy rate in Anoka County is calculated to be 4.7%, which is just below market equilibrium of 5.0%. The vacancy rate within individual submarkets varied, but only one submarket – Ramsey – had a vacancy rate (6.8%) that exceeded market equilibrium; all other submarkets were at or below market equilibrium.
- Market rate rental units in Anoka County are, on average, \$926 per month for 836 square feet, or \$1.11 per square foot.
- Additional detail on each market rate rental development in Anoka County can be found Table B-6 located at the end of this section.

Table B-4: Performance of Subsidized Rental Housing Developments

- A total of 632 units of shallow subsidy housing and 418 units of deep subsidy housing were identified in Anoka County. Surveyed developments had participation rates of 78.0% and 100.0% for shallow and deep subsidy housing, respectively.
- A total of 22 units of shallow subsidy housing were identified as vacant in Anoka County for an overall vacancy rate of 4.5%. This vacancy rate is below market equilibrium (5.0%) and generally indicates a healthy level of shallow subsidy housing in the County. Individual submarkets varied from 0.0% to 7.7% with two submarkets – Blaine, Circle Pines, & Lexington (7.7%) and Anoka (5.6%) – having vacancy rates higher than equilibrium.
- Most of the shallow subsidy units in Anoka County were developed through the Low-Income Housing Tax Credit (LIHTC) program, and are restricted to households with incomes at or below 60% AMI. The 2010 income limits for Anoka County are shown below for one- to four-person households at 60% AMI:

1 Person	\$35,280
2 Person	\$40,320
3 Person	\$45,360
4 Person	\$50,400

- For deep subsidy housing, there were no vacant units in the County. Further, most developments had closed waiting lists with a typical wait of two years. There is significant need for additional deep subsidy housing in Anoka County.
- Deep subsidy developments in Anoka County were nearly all project-based Section 8 housing, which has income-restrictions at 30% AMI and requires rent-based income of a household's adjusted gross income. The following are income limits for Section 8 housing in Anoka County for one- to four-person households:

1 Person	\$17,640
2 Person	\$20,160
3 Person	\$22,680
4 Person	\$25,200

- Additional detail on each subsidized rental development in Anoka County can be found in Table B-7 located at the end of this section.

Table B-5: Housing Choice Voucher Program

- The Housing Choice Voucher Program (also known as Section 8) utilizes the existing private rental market in Anoka County to provide decent, safe, and sanitary housing opportunities for low-income families, elderly, handicapped and disabled persons at an affordable cost. As of December 2010, about 1,395 Housing Choice Vouchers (HCVs) were utilized in Anoka County.

- To be eligible for use in the Housing Choice Voucher program, units must have rents below the Metro HRA payment standard (\$790 for one-bedroom units, \$960 for a two-bedroom units, and \$1,394 for three-bedroom units). Overall, about 80% of the County's market rate units had rents below the payment standard, which indicates the overall affordability of market rate housing in the County as well as the ability for HCVs to be utilized in a range of housing developments.
- Program participants pay a minimum of 30% of their monthly adjusted income toward rent. The program provides rental assistance, which is the difference between the participants rent portion and the contract rent. To be eligible, households must have incomes at or below 50% of median; the following details income restrictions for by household size:

1 Person	\$27,500
2 Person	\$31,400
3 Person	\$35,350
4 Person	\$39,250
- Based on information supplied by the Metro HRA, the submarkets with the highest utilization of HCVs are the following:
 - Southern Leg – 489 units, 35.1% of County
 - Coon Rapids – 478 units, 34.3% of County
 - Anoka – 206 units, 14.8% of County
 - Blaine, Circle Pines, & Lexington – 169 units, 12.1% of County

Pending Rental Developments

One pending rental development was identified in Anoka County. Developer Flaherty & Collins received city approvals in November 2010 for development of a 230-unit general occupancy complex in Ramsey. The development is planned to include 214 luxury rental units, 16 for-sale townhome units, and first floor retail space. According the terms of the development agreement, Flaherty & Collins must start construction of project by June 30, 2011. The project, if it moves forward, is estimated to be substantially complete by June of 2013.

GENERAL OCCUPANCY RENTAL HOUSING TABLES

Community	EFF	1BR	1BR/D	2BR	2BR/D	3BR	Overall Average	Annual Change
Anoka/Champlin								
Rent	\$681	\$789	---	\$894	---	\$1,071	\$863	4.0%
Vacancy Rate	20.0%	7.1%	---	4.5%	---	2.1%	5.5%	0.7%
Blaine								
Rent	---	\$710	---	\$856	---	\$1,085	\$818	-0.2%
Vacancy Rate	---	3.3%	---	2.0%	---	0.0%	2.3%	-2.4%
Coon Rapids								
Rent	\$637	\$739	\$794	\$890	\$1,179	\$1,064	\$868	1.2%
Vacancy Rate	6.7%	4.9%	12.5%	4.9%	15.8%	4.4%	5.0%	-0.6%
Fridley/Columbia Heights								
Rent	\$619	\$710	---	\$844	---	\$967	\$804	0.4%
Vacancy Rate	0.0%	6.4%	---	3.6%	---	5.9%	5.1%	-4.0%
Spring Lake Park/Moundsview								
Rent	---	\$664	\$812	\$798	---	---	\$732	-1.3%
Vacancy Rate	---	3.3%	16.7%	2.4%	---	---	3.0%	-0.7%
Twin Cities Metro Area								
Rent	\$664	\$787	\$1,081	\$985	\$1,398	\$1,268	\$908	0.2%
Vacancy Rate	4.3%	3.7%	4.9%	3.9%	4.7%	4.0%	3.8%	-3.4%

Sources: GVA Marquette Advisors Inc.; Maxfield Research Inc.

	Market Rate	Shallow Subsidy	Deep Subsidy	Total
Andover	0	0	0	0
Anoka	1,098	122	52	1,272
Blaine, Circle Pines, & Lexington	886	130	43	1,059
Coon Rapids	2,982	191	178	3,351
East Bethel & Bethel	0	0	0	0
Ham Lake	0	0	0	0
Lino Lakes & Centerville	0	60	0	60
Linwood & Columbus	0	0	0	0
Oak Grove & Nowthen	0	0	0	0
Ramsey	74	34	0	108
Southern Leg	2,211	41	103	2,355
St. Francis	0	54	42	96
Total	7,251	632	418	8,301

* Includes all units in rental developments with 24+ units.
Source: Maxfield Research Inc.

TABLE B-3
SURVEY AND PERFORMANCE STATISTICS FOR MARKET RATE GENERAL OCCUPANCY UNITS
ANOKA COUNTY SUBMARKETS
4th Quarter 2010

Submarket	Survey Participation & Vacancy Rates					Average Rent				
	Total Units*	Surveyed Units	Partic. Rate	Vacant Units	Vac. Rate	EFF	1BR	2BR	3BR	Average Overall
Andover	0	0	--	0	--	--	--	--	--	--
Anoka	1,098	776	70.7%	40	5.2%	\$510	\$831	\$1,068	\$1,217	\$953
Blaine, Circle Pines, & Lexington	886	814	91.9%	21	2.6%	\$500	\$731	\$975	\$1,270	\$888
Coon Rapids	2,982	2,554	85.6%	127	5.0%	\$522	\$768	\$982	\$1,145	\$931
East Bethel & Bethel	0	0	--	0	--	--	--	--	--	--
Ham Lake	0	0	--	0	--	--	--	--	--	--
Lino Lakes & Centerville	0	0	--	0	--	--	--	--	--	--
Linwood & Columbus	0	0	--	0	--	--	--	--	--	--
Oak Grove & Nowthen	0	0	--	0	--	--	--	--	--	--
Ramsey	74	74	100.0%	5	6.8%	--	--	\$1,250	\$1,313	\$1,281
Southern Leg	2,211	1,685	76.2%	84	5.0%	\$484	\$727	\$964	\$1,174	\$908
St. Francis	0	0	--	0	--	--	--	--	--	--
Total/Average	7,251	5,903	81.4%	277	4.7%	\$510	\$760	\$991	\$1,179	\$926
Submarket	Average Size (Sq. Ft.)					Average Rent/Sq. Ft.				
	EFF	1BR	2BR	3BR	Average Overall	EFF	1BR	2BR	3BR	Average Overall
Andover	--	--	--	--	--	--	--	--	--	--
Anoka	575	767	908	1,154	842	\$0.89	\$1.08	\$1.18	\$1.05	\$1.13
Blaine, Circle Pines, & Lexington	575	695	825	1,034	782	\$0.87	\$1.05	\$1.18	\$1.23	\$1.14
Coon Rapids	604	735	869	1,060	848	\$0.86	\$1.04	\$1.13	\$1.08	\$1.10
East Bethel & Bethel	--	--	--	--	--	--	--	--	--	--
Ham Lake	--	--	--	--	--	--	--	--	--	--
Lino Lakes & Centerville	--	--	--	--	--	--	--	--	--	--
Linwood & Columbus	--	--	--	--	--	--	--	--	--	--
Oak Grove & Nowthen	--	--	--	--	--	--	--	--	--	--
Ramsey	--	--	1,700	1,700	1,700	--	--	\$0.74	\$0.77	\$0.75
Southern Leg	568	682	841	970	802	\$0.85	\$1.07	\$1.15	\$1.21	\$1.13
St. Francis	--	--	--	--	--	--	--	--	--	--
Total/Average	586	718	871	1,065	836	\$0.87	\$1.06	\$1.14	\$1.11	\$1.11

* Includes all units in rental developments with 24+ units.

Source: Maxfield Research Inc.

TABLE B-4
VACANCY RATES FOR AFFORDABLE/SUBSIDIZED GENERAL OCCUPANCY UNITS
ANOKA COUNTY SUBMARKETS
4th Quarter 2010

Submarket	Shallow Subsidy (Affordable)					Deep Subsidy				
	Total Units*	Surveyed Units	Partic. Rate	Vacant Units	Vac. Rate	Total Units*	Surveyed Units	Partic. Rate	Vacant Units	Vac. Rate
Andover	0	0	--	0	--	0	0	--	0	--
Anoka	122	90	73.8%	5	5.6%	52	52	100.0%	0	0.0%
Blaine, Circle Pines, & Lexington	130	130	100.0%	10	7.7%	43	43	100.0%	0	0.0%
Coon Rapids	191	159	83.2%	5	3.1%	178	178	100.0%	0	0.0%
East Bethel & Bethel	0	0	--	0	--	0	0	--	0	--
Ham Lake	0	0	--	0	--	0	0	--	0	--
Lino Lakes & Centerville	60	60	100.0%	0	0.0%	0	0	--	0	--
Linwood & Columbus	0	0	--	0	--	0	0	--	0	--
Oak Grove & Nowthen	0	0	--	0	--	0	0	--	0	--
Ramsey	34	0	0.0%	n/a	n/a	0	0	--	0	--
Southern Leg	41	0	0.0%	n/a	n/a	103	103	100.0%	0	0.0%
St. Francis	54	54	100.0%	2	3.7%	42	42	100.0%	0	0.0%
Total/Average	632	493	78.0%	22	4.5%	418	418	100.0%	0	0.0%

* Includes all units in rental developments with 24+ units.

Source: Maxfield Research Inc.

TABLE B-5
HOUSING CHOICE VOUCHERS
ANOKA COUNTY SUBMARKETS
January 2011

	Units
Andover	20
Anoka	206
Blaine, Circle Pines, & Lexington	169
Coon Rapids	478
East Bethel & Bethel	0
Ham Lake	9
Lino Lakes & Centerville	10
Linwood & Columbus	2
Oak Grove & Nowthen	1
Ramsey	0
Southern Leg	489
St. Francis	11
Total	1,395

Source: Metro HRA; Maxfield Research Inc.

TABLE B-6 MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
ANOKA							
Cutters Grove 2901 Cutters Grove Avenue <i>Anoka</i>	1988	238 4 1.7%	4 - 0BR 99 - 1BR 129 - 2BR 6 - 3BR	675 - 675 810 - 945 1,050 - 1,225 1,260 - 1,260	\$785 - \$785 \$810 - \$980 \$995 - \$1,200 \$1,335 - \$1,435	\$1.16 - \$1.16 \$1.00 - \$1.04 \$0.95 - \$0.98 \$1.06 - \$1.14	Patio/balconies, elevator, unground parking included, outdoor pool, fitness center, tennis court, picnic area, laundry in each bldg.
Dellwood Centre 637 E. River Road <i>Anoka</i>	1985	60 5 8.3%	42 - 1BR 18 - 2BR	870 - 870 1,090 - 1,090	\$780 - \$780 \$880 - \$900	\$0.90 - \$0.90 \$0.83 - \$0.81	Elevator, dishwasher, garbage disposal, off-street parking, underground parking included, fitness center, laundry each floor, secured entrance.
The Haven on Fair oak 2501-2515 Fair oak Avenue <i>Anoka</i>	1982	104 0 0.0%	16 - 1BR 88 - 2BR	875 - 875 1,020 - 1,150	\$650 - \$650 \$730 - \$775	\$0.74 - \$0.74 \$0.67 - \$0.72	Walk-in closet, detached garage, indoor/outdoor pools, community laundry, extra storage.
Lincoln Estates 2620 9th Lane <i>Anoka</i>	1972	209 27 12.9%	4 - 0BR 97 - 1BR 100 - 2BR 8 - 3BR	500 - 550 800 - 900 1,000 - 1,100 1,200 - 1,200	\$585 - \$660 \$735 - \$815 \$860 - \$980 \$1,000 - \$1,025	\$1.20 - \$1.17 \$0.91 - \$0.92 \$0.89 - \$0.86 \$0.83 - \$0.85	Private entrance, walk-in closet, patio/balcony, dishwasher, garb. disp., detached garage = \$50/mo., play area, laundry each floor.
Meadowview 650 East Garfield Street <i>Anoka</i>	1975	60 1 1.7%	22 - 1BR 37 - 2BR 1 - 3BR	650 - 700 800 - 900 1,100 - 1,100	\$669 - \$669 \$769 - \$769 \$899 - \$899	\$0.96 - \$1.03 \$0.85 - \$0.96 \$0.82 - \$0.82	Dishwasher, garb. disp., off-street parking, attached garage = \$45/mo., laundry in building, secured entrance. Undergoing property improvements (I.e. roof, boiler, etc.)
Rainbow Plaza 820 W. Main Street <i>Anoka</i>	1989	105 3 2.9%	15 - 0BR 56 - 1BR 34 - 2BR	462 - 462 675 - 790 898 - 1,176	\$499 - \$515 \$565 - \$615 \$675 - \$750	\$1.08 - \$1.11 \$0.78 - \$0.84 \$0.64 - \$0.75	Previously Section 42 - now 100% market rate; parking lot, garage = \$50/mo., dishwasher, community laundry, garbage disposal, microwaves, patio/balcony, elevator.
Survey Total/Average		776					
Vacant Units		40					
Vacancy Rate		5.2%					
Additional Rental Communities							
David Scott Apartments	Anoka	32					
Dellwood Estates	Anoka	72					
Golfview Apartments	Anoka	36					
Homes on Main	Anoka	52					
Madison Manor	Anoka	26					
Park Terrace	Anoka	80					
Speakman Properties	Anoka	24					
		322					

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
BLAINE, CIRCLE PINES, & LEXINGTON							
Blaine Manor 9901 Polk Street NE <i>Blaine</i>	1983	96 3 3.1%	24 - 1BR 72 - 2BR	810 - 810 1,025 - 1,025	\$685 - \$705 \$785 - \$805	\$0.85 - \$0.87 \$0.77 - \$0.79	Dishwasher, garbage disposal, detached garage = \$40/mo., outdoor pool, play area, community laundry on each floor.
Carriage Oaks 12373 Oak Park Boulevard NE <i>Blaine</i>	1990	336 5 1.5%	105 - 1BR 106 - 2BR 32 - 3BR	717 - 717 950 - 1,032 1,330 - 1,330	\$749 - \$754 \$839 - \$949 \$1,079 - \$1,149	\$1.04 - \$1.05 \$0.88 - \$0.92 \$0.81 - \$0.86	Patio/balcony, elevator, dishwasher, garbage disposal, detached garage = \$60/mo., indoor/outdoor pools, sauna, jacuzzi, fitness center, tennis/vball courts, community laundry.
Cedar Creek 11738 3rd Street <i>Blaine</i>	1993	72 3 4.2%	18 - 1BR 36 - 2BR 18 - 3BR	624 - 624 870 - 910 1,156 - 1,156	\$535 - \$580 \$735 - \$780 \$875 - \$920	\$0.93 - \$0.86 \$0.86 - \$0.84 \$0.76 - \$0.80	Detached garage = \$45/mo., dishwasher, garbage disposal, washer/dryer hook-ups, secured entrance.
Centennial Plaza 10124 Lever Street <i>Blaine</i>	1969	48 3 6.3%	24 - 1BR 24 - 2BR	675 - 675 950 - 950	\$650 - \$650 \$750 - \$750	\$0.96 - \$0.96 \$0.79 - \$0.79	Off-street parking, detached garage = \$50/mo., community laundry, secured entrance. New ownership in early 2009.
Cloverleaf Park 9401 Polk Street NE <i>Blaine</i>	1989	59 2 3.4%	2 - 0BR 26 - 1BR 28 - 2BR 3 - 3BR	500 - 500 768 - 973 1,056 - 1,235 1,316 - 1,316	\$550 - \$600 \$750 - \$775 \$850 - \$875 \$1,000 - \$1,000	\$1.10 - \$1.20 \$0.80 - \$0.98 \$0.71 - \$0.80 \$0.76 - \$0.76	Dishwasher, garbage disposal, detached garage = \$40/mo., play area, community laundry on each floor, secured entrance.
Royal Oaks Apartments 245 99th Avenue NE <i>Blaine</i>	1968	63 0 0.0%	27 - 1BR 36 - 2BR	720 - 720 960 - 960	\$695 - \$695 \$795 - \$795	\$0.97 - \$0.97 \$0.83 - \$0.83	Dishwasher, garbage disposal, detached garage = \$40/mo., outdoor pool, play area, community laundry, secured entrance.
Stonegate 10640-10850 6th Street NE <i>Blaine</i>	1970	140 5 3.6%	92 - 1BR 48 - 2BR	725 - 725 800 - 900	\$599 - \$699 \$779 - \$829	\$0.83 - \$0.96 \$0.97 - \$0.92	Detached garage = \$45/mo., off-street parking, outdoor pool, play area, community laundry, secured entrance.
Survey Total/Average		814					
Vacant Units		21					
Vacancy Rate		2.6%					
Additional Rental Communities							
8941 Syndicate Ave	Circle Pines	56					
8963 Syndicate Ave	Circle Pines	16					
		72					

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
COON RAPIDS							
Baneberry Estates Apts. 11225 Hanson Blvd. <i>Coon Rapids</i>	1990	126 8 6.3%	60 - 1BR 12 - 1BR/D 36 - 2BR 18 - 3BR	594 - 676 800 - 800 900 - 900 1,030 - 1,030	\$550 - \$695 \$725 - \$725 \$825 - \$825 \$925 - \$925	\$0.93 - \$1.03 \$0.91 - \$0.91 \$0.92 - \$0.92 \$0.90 - \$0.90	Detached garage = \$35/mo., outdoor pool, sauna, fitness center, laundry in each building.
Camelot Square 11659 Raven Street <i>Coon Rapids</i>	1987	156 10 6.4%	6 - 0BR 18 - 1BR 108 - 2BR 18 - 3BR	520 - 520 685 - 1,040 810 - 995 960 - 960	\$575 - \$659 \$650 - \$763 \$699 - \$912 \$983 - \$1,072	\$1.11 - \$1.27 \$0.73 - \$0.95 \$0.86 - \$0.92 \$1.02 - \$1.12	Detached garage = \$65/mo., dishwasher, basketball court, play area, laundry in building, secured entrance.
Colonial Estates 11360 Robinson Drive <i>Coon Rapids</i>	1986	192 6 3.1%	60 - 1BR 128 - 2BR 4 - 3BR	738 - 738 952 - 952 1,321 - 1,321	\$709 - \$829 \$799 - \$919 \$1,099 - \$1,099	\$0.96 - \$1.12 \$0.84 - \$0.97 \$0.83 - \$0.83	Elevator, detached garage = \$60/mo., indoor/outdoor pools, sauna, jacuzzi, fitness center, laundry on each floor.
Dakotah Apartments 11644/11670 Dakota Street <i>Coon Rapids</i>	1965	24 2 8.3%	2 - 1BR 22 - 2BR	650 - 650 900 - 900	\$550 - \$550 \$650 - \$650	\$0.85 - \$0.85 \$0.72 - \$0.72	Play area.
Eldorado Maple Apartments 11741 Eldorado Street <i>Coon Rapids</i>	1971	36 4 11.1%	36 - 2BR	850 - 850	\$715 - \$715	\$0.84 - \$0.84	Dishwasher, garbage disposal, garage=\$40/mo., laundry on each floor, additional storage units.
Eldorado Oaks Apartments 11800 Eldorado Street <i>Coon Rapids</i>	1983	45 9 20.0%	6 - 1BR 39 - 2BR	700 - 700 850 - 850	\$665 - \$665 \$715 - \$715	\$0.95 - \$0.95 \$0.84 - \$0.84	Dishwasher, garbage disposal, garage=\$40/mo., laundry on each floor, additional storage units.
Garden Oaks Apartments 9975 Butternut Street <i>Coon Rapids</i>	1974	82 0 0.0%	58 - 1BR 24 - 2BR	720 - 720 980 - 980	\$699 - \$785 \$799 - \$895	\$0.97 - \$1.09 \$0.82 - \$0.91	Dishwasher, garbage disposal, patio/balcony, off-street parking, detached garage = \$45/mo., indoor pool, sauna, play area, laundry each floor, secured entrance.
Heritage Heights 11799 Zea Street NW <i>Coon Rapids</i>	1985	192 29 15.1%	44 - 1BR 148 - 2BR	750 - 750 950 - 950	\$675 - \$725 \$795 - \$850	\$0.90 - \$0.97 \$0.84 - \$0.89	Detached garage=\$40/mo., outdoor pool, jacuzzi, fitness center, community laundry on each floor.
Hidden Point Townhomes 10580 Kumquat Street <i>Coon Rapids</i>	1994	40 2 5.0%	40 - 2BR	1,100 - 1,200	\$940 - \$980	\$0.82 - \$0.85	Detached garbage included, W/D hook-ups, dishwasher, patio (lower unit) and balcony/deck (upper unit).

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
Lofts of Sandcreek 11756 Xeon Street <i>Coon Rapids</i>	1986	41 0 0.0%	15 - 1BR 26 - 2BR	630 - 630 750 - 750	\$730 - \$730 \$850 - \$850	\$1.16 - \$1.16 \$1.13 - \$1.13	Private entry, patio/balcony, dishwasher, detached garage included, play area, stackable in-unit laundry. Temporary rent special of \$650 for 1BR and \$750 for 2BR.
Loftus Apartments 3931 Coon Rapids Boulevard <i>Coon Rapids</i>	1987	30 2 6.7%	28 - 1BR 2 - 2BR	600 - 600 800 - 800	\$650 - \$720 \$800 - \$800	\$1.08 - \$1.20 \$1.00 - \$1.00	Detached garage = \$40/mo., community room, community laundry (each floor), lmt. exercise equipment.
North Cape Townhomes 660 106th Lane <i>Coon Rapids</i>	1989	40 2 5.0%	40 - 2BR	1,100 - 1,200	\$940 - \$980	\$0.85 - \$0.82	Detached garbage included, W/D hook-ups, dishwasher, patio (lower unit) and balcony/deck (upper unit).
Northtown Crossing THs 9105 Alder Street NW <i>Coon Rapids</i>	2004	48 0 0.0%	n/a - 2BR TH n/a - 3BR TH	1,338 - 1,421 1,547 - 1,547	\$1,335 - \$1,385 \$1,545 - \$1,545	\$0.97 - \$1.00 \$1.00 - \$1.00	In-unit W/D, dishwasher, garbage disposal, gas fireplace, attached garage, outdoor play areas, rent includes water, sewer, and trash removal.
Northpointe Apartments 3845 119th Avenue NW <i>Coon Rapids</i>	1990	161 8 5.0%	42 - 1BR 113 - 1BR/D - 2BR 6 - 3BR	775 - 775 1,014 - 1,026 1,026 - 1,026 1,206 - 1,206	\$800 - \$800 \$920 - \$995 \$920 - \$995 \$1,255 - \$1,255	\$1.03 - \$1.03 \$0.91 - \$0.97 \$0.90 - \$0.97 \$1.04 - \$1.04	Elevator, detached garage = \$50/mo., outdoor pool, jacuzzi, fitness center, tennis court, laundry each floor.
Northstar Ridge** 10060 Dogwood Street <i>Coon Rapids</i>	2003	17 1 5.9%	9 - 1BR 26 - 2BR 21 - 3BR	868 - 868 965 - 1,095 1,386 - 1,386	\$855 - \$855 \$975 - \$975 \$1,150 - \$1,150	\$0.99 - \$0.99 \$0.89 - \$1.01 \$0.83 - \$0.83	Mixed-income community - 39 units income-restricted to 60% AMI; remaining units market rate. Includes garage, in-unit W/D, dishwasher, play area.
Oak Grove Apartments 11087 Robinson Drive NW <i>Coon Rapids</i>	1974	80 1 1.3%	20 - 1BR 60 - 2BR	702 - 702 943 - 1,020	\$700 - \$700 \$785 - \$815	\$1.00 - \$1.00 \$0.80 - \$0.83	Dishwasher, garbage disposal, off-street parking, detached garage = \$45/mo, outdoor pool, play area, laundry in building. General unit/grounds updating and maintenance.
Oakmont Apartments 11610 Tulip Street <i>Coon Rapids</i>	1974	48 1 2.1%	6 - 0BR 24 - 1BR 18 - 2BR	475 - 475 760 - 760 1,015 - 1,015	\$550 - \$565 \$640 - \$665 \$740 - \$765	\$1.16 - \$1.19 \$0.84 - \$0.88 \$0.73 - \$0.75	Patio/balcony, dishwasher, garbage disposal, off-street parking, detached garage = \$40/mo., play area, laundry each floor, secured entrance.
Parkside Apartments 750 99th Avenue NW <i>Coon Rapids</i>	1989	36 1 2.8%	22 - 2BR 2 - 2BR/D 12 - 3BR	900 - 900 1,000 - 1,000 1,352 - 1,352	\$900 - \$900 \$925 - \$925 \$1,100 - \$1,100	\$1.00 - \$1.00 \$0.93 - \$0.93 \$0.81 - \$0.81	Detached garage = \$45/mo. (w/o opener) or \$60/mo. (w/ opener), play area, washer/dryer hook-ups, garbage disposal, gas fireplace, open floorplans, secured entrance.

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
Parkview Estates 1430 100th Avenue NW <i>Coon Rapids</i>	1973	144 2 1.4%	72 - 1BR 72 - 2BR	883 - 883 972 - 980	\$650 - \$699 \$750 - \$799	\$0.74 - \$0.79 \$0.77 - \$0.82	Dishwasher, garbage disposal, detached garage = \$50/mo., play area, laundry on each floor.
Pine Point Apartments 10701-10705 Hanson Blvd. <i>Coon Rapids</i>	1986	68 0 0.0%	4 - 0BR 14 - 1BR 50 - 2BR	600 - 600 780 - 780 990 - 990	\$525 - \$595 \$650 - \$675 \$725 - \$765	\$0.88 - \$0.99 \$0.83 - \$0.87 \$0.73 - \$0.77	Dishwasher, garbage disposal, off-street parking, detached garage = \$50/mo., laundry on 1st and 3rd floors.
Pond Dale Apartments 10630 Tamarack Street <i>Coon Rapids</i>	1987	72 14 19.4%	67 - 3BR 5 - 4BR	900 - 1,000 1,000 - 1,000	\$799 - \$899 \$924 - \$924	\$0.89 - \$0.90 \$0.92 - \$0.92	Detached garage = \$50/mo., dishwasher, play area, washer/dryer hook-ups, secured entrance, free wifi.
Robinwood Apartments 3133 109th Lane <i>Coon Rapids</i>	1970	120 0 0.0%	9 - 0BR 63 - 1BR 48 - 2BR	504 - 504 693 - 693 881 - 990	\$623 - \$628 \$673 - \$678 \$776 - \$881	\$1.24 - \$1.25 \$0.97 - \$0.98 \$0.88 - \$0.89	Patio/balcony, dishwasher, garbage disposal, off-street parking, detached garage = \$40/mo., outdoor pool, play area, community laundry, secured entrance.
Summit Oaks 11750 Tulip Street <i>Coon Rapids</i>	1988	110 2 1.8%	53 - 1BR 57 - 2BR	885 - 1,100 1,094 - 1,232	\$840 - \$1,080 \$995 - \$1,105	\$0.95 - \$0.98 \$0.90 - \$0.91	Elevator, underground parking = \$40/mo., outdoor pool, fitness center, laundry on each floor.
Villas of Caroline THs 1450-1589 118th Lane <i>Coon Rapids</i>	1996	30 0 0.0%	30 - 3BR TH	1,000 - 1,000	\$1,160 - \$1,160	\$1.16 - \$1.16	Two-story townhomes with private entrance and attached garages.
Villas of Sand Creek THs 1181 117th Avenue <i>Coon Rapids</i>	2006	38 0 0.0%	14 - 1BR 20 - 2BR 4 - 3BR	1,099 - 1,128 1,520 - 1,520 1,807 - 1,807	\$990 - \$1,100 \$1,250 - \$1,250 \$1,400 - \$1,400	\$0.90 - \$0.98 \$0.82 - \$0.82 \$0.77 - \$0.77	Dishwasher, garbage disposal, in-unit W/D, one-level living, private entrance, pet policy, common area clubhouse, nearby walking/biking trails.
Wedgewood Park 3393 Northdale Boulevard <i>Coon Rapids</i>	1992	104 0 0.0%	2 - 0BR 34 - 1BR 43 - 2BR 8 - 3BR	600 - 600 776 - 776 932 - 980 1,155 - 1,155	\$680 - \$720 \$799 - \$850 \$999 - \$1,200 \$1,199 - \$1,295	\$1.13 - \$1.20 \$1.03 - \$1.10 \$1.07 - \$1.22 \$1.04 - \$1.12	Elevator, detached garage = \$55/mo., outdoor pool, jacuzzi, fitness center, in-unit laundry.
Wedgewood Place Apartments 10303/10313 Hanson Blvd. NW <i>Coon Rapids</i>	1986	58 5 8.6%	22 - 1BR 36 - 2BR	704 - 704 840 - 840	\$695 - \$695 \$725 - \$725	\$0.99 - \$0.99 \$0.86 - \$0.86	Two buildings, detached garage = \$30., community laundry on each floor, dishwasher, garbage disposal, off-street parking, play area, secured entrance.

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
Wellington Ridge 9800 Redwood Street <i>Coon Rapids</i>	1990	142 7 4.9%	50 - 1BR 76 - 2BR 16 - 3BR	615 - 702 891 - 915 1,100 - 1,100	\$696 - \$763 \$871 - \$896 \$1,283 - \$1,283	\$1.09 - \$1.13 \$0.98 - \$0.98 \$1.17 - \$1.17	Elevator, attached garage = \$45/mo., party room, laundry.
Whispering Pines 10400 Jay Street NW <i>Coon Rapids</i>	1990	76 6 7.9%	14 - 1BR 40 - 2BR 22 - 3BR	731 - 731 936 - 936 1,193 - 1,193	\$730 - \$730 \$810 - \$845 \$999 - \$999	\$1.00 - \$1.00 \$0.87 - \$0.90 \$0.84 - \$0.84	Attached garage included, community laundry on each floor, dishwasher, garage disposal.
Woodland North 9240 University Avenue <i>Coon Rapids</i>	1980	198 5 2.5%	38 - 1BR 101 - 2BR 10 - 2BR/D 49 - 3BR	833 - 910 1,041 - 1,111 1,200 - 1,200 1,338 - 1,409	\$690 - \$800 \$850 - \$950 \$1,009 - \$1,009 \$1,141 - \$1,197	\$0.88 - \$0.83 \$0.86 - \$0.82 \$0.84 - \$0.84 \$0.85 - \$0.85	Elevator, underground parking, sauna, party room, fitness center, tennis court, laundry on each floor.
Survey Total/Average		2,554					
Vacant Units		127					
Vacancy Rate		5.0%					
Additional Rental Communities							
Boulevard Villa Apts.	Coon Rapids	53					
Crest Oak Estates	Coon Rapids	59					
Linnett Circle Apts.	Coon Rapids	30					
Meadows of Coon Rapids	Coon Rapids	148					
Winchester Place	Coon Rapids	138					
		428					
RAMSEY							
Evergreen Point Townhomes 5540 153rd Terrace NW	2004	74 5 6.8%	n/a - 2BR TH n/a - 3BR TH	1,700 - 1,700 1,700 - 1,700	\$1,200 - \$1,300 \$1,250 - \$1,375	\$0.71 - \$0.76 \$0.74 - \$0.81	In-unit washer/dryer, attached garage, patio/balcony, dishwasher, microwave, garbage disposal.
Survey Total/Average		74					
Vacant Units		5					
Vacancy Rate		6.8%					
SOUTHERN LEG							
Columbia Place 5100 6th Street NE <i>Columbia Heights</i>	1985	34 0 0.0%	24 - 1BR 10 - 2BR	700 - 700 1,100 - 1,100	\$750 - \$925 \$995 - \$1,165	\$1.07 - \$1.32 \$0.90 - \$1.06	Garbage disposal, microwaves (some units), detached garage included, secured entrance, central A/C, washer/dryer hook-ups, community laundry.
CONTINUED - 6 of 8							

TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
Fireside Apartments 8030 Central Avenue NE <i>Spring Lake Park</i>	1970	46 0 0.0%	23 - 1BR 23 - 2BR	700 - 700 950 - 950	\$630 - \$630 \$730 - \$730	\$0.90 - \$0.90 \$0.77 - \$0.77	Dishwasher, garbage disposal, detached garage = \$40/mo., play area, community laundry.
Highland Park 620 Osborne Road <i>Fridley</i>	1975	77 2 2.6%	11 - 1BR 54 - 2BR 12 - 3BR	800 - 800 980 - 980 1,100 - 1,100	\$625 - \$700 \$795 - \$825 \$1,050 - \$1,050	\$0.78 - \$0.88 \$0.81 - \$0.84 \$0.95 - \$0.95	Garbage disposal, off-street parking, play area, community laundry in each building.
Lucia Lane 6670, 6680, 6690 Lucia Lane NE <i>Fridley</i>	1964	48 4 8.3%	12 - 1BR 36 - 2BR	740 - 740 880 - 880	\$615 - \$625 \$715 - \$725	\$0.83 - \$0.84 \$0.81 - \$0.82	Off-street parking, outdoor pool, play/picnic area, community laundry, storage lockers.
Northtown Village 7879 University <i>Spring Lake Park</i>	1971	161 6 3.7%	77 - 1BR 84 - 2BR	750 - 750 950 - 950	\$650 - \$675 \$799 - \$825	\$0.87 - \$0.90 \$0.84 - \$0.87	Detached garage for an additional fee, outdoor pool, play area, community laundry.
Moore Lake Apartments 995 NE Lynde Drive <i>Fridley</i>	1964	64 2 3.1%	18 - 1BR 46 - 2BR	613 - 613 719 - 719	\$675 - \$675 \$775 - \$775	\$1.10 - \$1.10 \$1.08 - \$1.08	Off-street parking, community laundry in each building.
Oak Hills 5460 7th Street NE <i>Fridley</i>	1963	34 3 8.8%	10 - 1BR 24 - 2BR	650 - 650 950 - 950	\$595 - \$610 \$675 - \$710	\$0.92 - \$0.94 \$0.71 - \$0.75	Off-street parking.
Rice Creek Townhouses 1652 69th Avenue NE <i>Fridley</i>	1971	140 5 3.6%	140 - 3BR	1,200 - 1,200	\$850 - \$850	\$0.71 - \$0.71	Patio, private entry, dishwasher, detached garage included, tennis courts, washer/dryer hook-ups.
River Road East 6450 East River Road <i>Fridley</i>	1970	141 3 2.1%	97 - 1BR 44 - 2BR	660 - 660 960 - 960	\$600 - \$625 \$800 - \$850	\$0.91 - \$0.95 \$0.83 - \$0.89	Dishwasher, garbage disposal, detached garage = \$50/mo., renovated indoor pool, sauna, picnic/play area, community laundry, horseshoe heads.
River Pointe 7855 East River Road <i>Fridley</i>	1972	298 29 9.7%	5 - 0BR 132 - 1BR 144 - 2BR 19 - 3BR	525 - 525 750 - 750 962 - 975 1,100 - 1,100	\$619 - \$619 \$679 - \$719 \$789 - \$839 \$1,099 - \$1,109	\$1.18 - \$1.18 \$0.91 - \$0.96 \$0.82 - \$0.86 \$1.00 - \$1.01	Patio/balcony, dishwasher, garbage disposal, detached garage = \$45/mo., indoor/outdoor pools, fitness center, tennis courts, play area, community laundry, secured entrance.

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TABLE B-6 (continued) MARKET RATE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Rent per Square Foot	Comments/Amenities/Features
Riverwood Apartments 5890 Anna Avenue NE <i>Fridley</i>	1960s	34 1 2.9%	10 - 1BR 24 - 2BR	650 - 650 800 - 800	\$595 - \$650 \$735 - \$800	\$0.92 - \$1.00 \$0.92 - \$1.00	Updated kitchens/flooring, dishwasher, microwave, balcony/patio, detached garage = \$40/mo., community laundry, play area.
Rustic Oaks 1200 72nd Avenue <i>Fridley</i>	1969	42 1 2.4%	24 - 1BR 18 - 2BR	750 - 750 950 - 1,000	\$610 - \$625 \$710 - \$725	\$0.83 - \$0.81 \$0.73 - \$0.75	Patio/balcony, dishwasher, garbage disposal, detached garage, outdoor pool, play area, community laundry on each floor, secured entrance.
Skywood 1200-1290 Cheri Lane NE <i>Fridley</i>	1963	72 1 1.4%	6 - 1BR 60 - 2BR 6 - 3BR	800 - 825 950 - 950 1,200 - 1,200	\$650 - \$650 \$725 - \$725 \$1,000 - \$1,000	\$0.79 - \$0.81 \$0.76 - \$0.76 \$0.83 - \$0.83	Garbage disposal, detached garage = \$55/mo., off-street parking, play area, community laundry on each floor.
South Fridley 1120 52nd Avenue <i>Fridley</i>	1965	68 7 10.3%	24 - 1BR 30 - 2BR 4 - 3BR	900 - 900 1,000 - 1,000 1,300 - 1,300	\$600 - \$700 \$700 - \$800 \$950 - \$1,000	\$0.67 - \$0.78 \$0.70 - \$0.80 \$0.73 - \$0.77	Dishwasher (3BRs only), off-street parking, detached garage = \$35/mo., community laundry, outdoor pool, wall A/C unit.
Springbrook Apartments 111 83rd Avenue NE <i>Fridley</i>	1987	360 20 5.6%	63 - 1BR 241 - 2BR 54 - 3BR 2 - 4BR	719 - 789 980 - 1,094 1,148 - 1,148 1,543 - 1,606	\$799 - \$919 \$939 - \$1,039 \$1,179 - \$1,249 \$1,669 - \$1,869	\$1.11 - \$1.16 \$0.95 - \$0.96 \$1.03 - \$1.09 \$1.08 - \$1.16	Detached garage = \$45/mo., indoor/outdoor pools, sauna, jacuzzi, fitness center, tennis courts, community laundry on each floor, dishwasher, garbage disposal.
Winthrop Court 4630 Central Avenue NE <i>Columbia Heights</i>	1969	66 0 0.0%	6 - 0BR 45 - 1BR 15 - 2BR	450 - 450 700 - 700 900 - 900	\$525 - \$525 \$620 - \$620 \$720 - \$720	\$1.17 - \$1.17 \$0.89 - \$0.89 \$0.80 - \$0.80	Off-street parking, play area, community laundry, secured entrance.
Survey Total/Average		1,685					
Vacant Units		84					
Vacancy Rate		5.0%					
Additional Rental Communities							
Georgetown on the River	Fridley	462					
Pinecrest Apartments	Fridley	32					
Polk Street Apartments	Fridley	32					
		526					
8 of 8							
Source: Maxfield Research Inc.							

TABLE B-7 SUBSIDIZED/AFFORDABLE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Type	Programs/Assistance
ANOKA							
Sunny Acres 2701 11th Avenue N.	1979	52 0 0.0%	6 - 1BR 22 - 2BR 24 - 3BR-TH	740 - 740 930 - 960 1,228 - 1,228	30% AGI	Deep subsidy	Project-based Section 8. Waiting list is closed. Extensively updating units (cabinets, flooring, windows/ doors).
Woodland Park Apartments 2610 Cutters Grove Avenue	1993	90 5 5.6%	9 - 1BR 57 - 2BR 24 - 3BR	600 - 624 810 - 884 1,000 - 1,248	\$675 - \$695 \$779 - \$809 \$939 - \$1,099	Shallow subsidy	LIHTC project. Income-restricted at 60% AMI.
Additional Rental Communities							
Anoka West	Anoka	32 32	ACCAP Housing Program - shallow subsidy				
BLAINE, CIRCLE PINES, & LEXINGTON							
Northgate Woods Townhomes 1530 123rd Lane NE <i>Blaine</i>	1980	43 0 0.0%	26 - 2BR TH 13 - 3BR TH 4 - 4BR TH	n/a	30% of AGI	Deep subsidy	Project-based Section 8. Waiting list closed.
Raven Court Townhomes 1554 126th Ave <i>Blaine</i>	1994	32 0 0.0%	4 - 1BR 20 - 2BR 8 - 3BR	720 - 785 865 - 1,050 970 - 970	\$735 - \$735 \$895 - \$985 \$1,050 - \$1,050	Shallow subsidy	Section 42 - all units income-restricted at 60% AMI.
Woodfield Apartments 3940 Restwood Road <i>Lexington</i>	1961	26 3 11.5%	20 - 1BR 6 - 2BR	600 - 600 950 - 950	\$420 - \$420 \$565 - \$565	Shallow subsidy	Anoka County Community Action Program (ACCAP) - affordable housing.
Westminster 12851 Central Avenue NE <i>Blaine</i>	1992	72 7 9.7%	3 - 1BR 51 - 2BR 18 - 3BR	810 - 810 935 - 1,200 1,300 - 1,300	\$737 - \$737 \$799 - \$933 \$899 - \$1,100	Shallow subsidy	LIHTC project.
COON RAPIDS							
Drake Apartments 10011-10015 Egret Boulevard <i>Coon Rapids</i>	1978	48 0 0.0%	29 - 2BR 19 - 3BR	901 - 901 1,129 - 1,129	30% of AGI	Deep subsidy	Project-based Section 8. Waiting list closed.
Galway Place 11240 Osage Street NW <i>Coon Rapids</i>	1981	34 0 0.0%	28 - 2BR 7 - 3BR 1 - 4BR	669 - 704 735 - 735 809 - 809	30% of AGI	Deep subsidy	Project-based Section 8. Total of 36 units; two tenants paying market rent. Waiting list closed.
Mississippi View 11020 Mississippi Boulevard <i>Coon Rapids</i>	n/a	96 0 0.0%	14 - 1BR 59 - 2BR 23 - 3BR	710 - 710 860 - 860 1,100 - 1,100	30% of AGI	Deep subsidy	Project-based Section 8.
CONTINUED - 1 of 3							

TABLE B-7 (continued) SUBSIDIZED/AFFORDABLE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Type	Programs/Assistance
Northstar Ridge** 10060 Dogwood Street <i>Coon Rapids</i>	2003	39 0 0.0%	9 - 1BR 26 - 2BR 21 - 3BR	868 - 868 965 - 1,095 1,386 - 1,386	\$710 - \$710 \$845 - \$845 \$965 - \$965	Shallow subsidy	Section 42 - 39 units income-restricted at 60% AMI; 17 units MR.
Tralee Terrace 9900 Redwood Street NW <i>Coon Rapids</i>	1993	68 5 7.4%	1 - 0BR 16 - 1BR 34 - 2BR 17 - 3BR	500 - 500 621 - 702 891 - 891 1,131 - 1,240	\$610 - \$610 \$710 - \$720 \$815 - \$815 \$1,090 - \$1,090	Shallow subsidy	Section 42 - income-restricted at 60% AMI. Rehabbed in October 2010.
Villas by Mary T. at Palm 812 98th Avenue NW <i>Coon Rapids</i>	n/a	22 0 0.0%	6 - 2BR 14 - 3BR	1,092 - 1,092 1,246 - 1,246	\$433 - \$825 \$494 - \$1,022 <i>30% AMI - 50% AMI</i>	Shallow subsidy	Section 42 - 4 units at 30% AMI; 10 units at 50% AMI; 6 MR units.
Villas by Mary T. at 118th Lane 1450-1589 118th Lane NW <i>Coon Rapids</i>	1996	30 0 0.0%	8 - 1BR 10 - 2BR 12 - 3BR	728 - 728 907 - 907 1,213 - 1,246	\$725 - \$725 \$895 - \$895 \$1,050 - \$1,050	Shallow subsidy	Section 42 - all units at 60% AMI.
Additional Rental Communities							
Oak Manor Townhomes	Coon Rapids	32 <input type="text" value="32"/>	ACCAP Housing Program - shallow subsidy				
LINO LAKES & CENTERVILLE							
Lakewood Apartments 705 Town Center Parkway <i>Lino Lakes</i>	2007	60 0 0.0%	15 - 2BR 45 - 3BR	1,028 - 1,056 1,270 - 1,377	\$780 - \$845 \$979 - \$979	Shallow subsidy	LIHTC - all units at 60% AMI.
RAMSEY							
Additional Rental Communities							
Sunwood Townhomes	Ramsey	34 <input type="text" value="34"/>	ACCAP Housing Program - shallow subsidy				
SOUTHERN LEG							
Village Green 460 Mississippi Street NE/ 6303 5th Street NE <i>Fridley</i>	1982	103 0 0.0%	49 - 1BR 42 - 2BR TH 12 - 3BR TH	616 - 616 700 - 1,200 1,200 - 1,200	30% of AGI	Deep subsidy	Project-based Section 8. Senior (93 units) and family (103 units) housing. WL open for 1BR units.
Additional Rental Communities							
Columbia Court Townhomes	C. Heights	11	ACCAP Housing Program - shallow subsidy				
Theater Heights	C. Heights	22	ACCAP Housing Program - shallow subsidy				
Tyler Heights	C. Heights	8	ACCAP Housing Program - shallow subsidy				
		<input type="text" value="41"/>					
CONTINUED - 2 of 3							

TABLE B-7 (continued) SUBSIDIZED/AFFORDABLE GENERAL OCCUPANCY RENTAL PROJECTS ANOKA COUNTY 4th Quarter 2010							
Project Name/Location	Year Built	Units/ Vacant	Unit Mix	Unit Size	Monthly Rent	Type	Programs/Assistance
ST. FRANCIS							
Abbey Field 3911 233rd Avenue NW <i>St. Francis</i>	1983	42 0 <i>0.0%</i>	30 - 2BR 12 - 3BR	900 - 900 1,000 - 1,000	30% of AGI	Deep subsidy	Project-based Section 8. Waitlist always open; currently 2 years for 2BR, 3 years for 3BR.
St. Francis Apartments 23559 Degardener Circle <i>St. Francis</i>	1978	24 0 <i>0.0%</i>	3 - 1BR 21 - 2BR	600 - 600 750 - 750	\$512 - \$512 \$660 - \$660	Shallow subsidy	Rural Dev. Income-restricted at 80% of AMI. Four units have rental assistance; remaining MR.
Turtle Ridge Townhomes 2648 230th Court NW <i>St. Francis</i>	2001	30 2 <i>6.7%</i>	10 - 2BR 20 - 3BR	1,050 - 1,050 1,180 - 1,180	\$830 - \$830 \$930 - \$930	Shallow/deep subsidy	22 units are Section 42; remaining 8 units are project-based Section 8 (Metro HRA).
3 of 3							
Source: Maxfield Research Inc.							

Market Conditions Senior Housing

Introduction

This section evaluates the market conditions for senior housing in Anoka County by examining data on:

- ▶ performance of market rate and subsidized senior housing developments,
- ▶ planned and proposed senior housing developments, and
- ▶ interviews with housing professionals who are familiar with senior housing trends.

This section of the report was adapted from the *Senior Housing Demand Analysis for Submarkets in Anoka County, Minnesota* that was completed by Maxfield Research Inc. in September 2010. It includes summary data of current market conditions. It is important to note that submarket designations differ slightly between the two analyses.

More detailed information regarding each community's senior housing stock is located at the end of this section.

Table C-1: Distribution of Senior Housing in Anoka County

- The survey of rental projects conducted by Maxfield Research Inc. includes all age-restricted developments located in Anoka County. A total of 3,670 senior housing units were identified.
- Senior housing is classified into six main categories ranging from active adult/no services housing to very service-intensive housing products. The following is a distribution of units by housing type in the County:
 - Subsidized/affordable active adult rental – 1,172 units
 - Market rate active adult rental – 1,049 units
 - Market rate active adult ownership – 240 units
 - Limited-services/congregate – 490 units
 - Service-intensive/assisted living – 555 units
 - Service-intensive/memory care – 164 units
- The following submarkets have the greatest supply of senior housing units in the County:
 - Southern Leg – 1,213 units, 33.1% of County
 - Coon Rapids – 812 units, 22.1% of County
 - Blaine, Circle Pines, & Lexington – 530 units, 14.4% of County
 - Anoka – 490 units, 13.4% of County

Table C-2: Performance of Senior Housing Developments

- Strongly performing markets are those with vacancy rates at or below the following levels: 5% for active adult rental housing; 2% for active adult owner housing; 5% for congregate housing; 7% for assisted living housing; and 7% for memory care housing. Assessed together, these rates typically equate to an overall vacancy rate of below 6%. As Table C-2 shows, most submarkets in Anoka County are performing very well in the various housing product types and for the vacancy overall.
- Submarkets with higher vacancies rates include the Oak Grove & Nowthen submarket due to the underperforming Oaks at Lake George project in Oak Grove that has struggled to reach full occupancy. Although the project opened for occupancy in fall of 2006, it had only achieved about 60% occupancy by October 2007 and maintained that rate through October 2008. To our knowledge, its current occupancy rate just below 80% is the highest in its history. As growth continues to expand northward in Anoka County, Oak Grove will be more capable of capturing higher demand for senior housing products, which will increase its ability to support existing and future senior housing developments.
- Several other communities – particularly those in Columbia Heights – have vacancy rates that are much higher than other senior housing communities located in the given submarket and County. In order to obtain the most accurate measure of performance, we excluded these projects from the vacancy analysis to derive the adjusted vacancy rate. Projects that were

excluded are Boulevard Apartments, Crest View on 42nd, and Royce Place, all of which are located in Columbia Heights. There are variety of factors that may contribute to the atypically high vacancy rates at these complexes, including the overall desirability of senior housing in Columbia Heights and at the specific communities, management issues, ineffective marketing campaigns, and less competitive positioning, among other factors.

- Calculating the adjusted vacancy rate reveals that all service-levels have vacancy rates below market equilibrium except for market rate senior rental and congregate products. Due to the economic recession and slowdown in the housing market, these two product types specifically have experienced soft demand. Improved economic and housing market conditions will undoubtedly have a positive impact on the performance of market rate active adult and limited-services projects in Anoka County.
- With the exception of Oak Grove (due to the Oaks of Lake George project), all submarkets are performing near or below market equilibrium. Some submarkets have no vacancies, including Andover, Ramsey, and St. Francis. The highest overall vacancy rate is 8.1% in the Southern Leg submarket, which is just slightly above market equilibrium. Overall, the low vacancy rates indicate that excess demand for senior housing exists in nearly all Anoka County submarkets.

Table C-3: Deep Subsidy Active Adult Senior Housing

- Anoka County has a total of 16 age-restricted housing communities that offer deep subsidy senior housing. Together, these buildings supply 935 units of deep subsidy senior housing to the market.
- The Southern Leg submarket contains the highest percentage of deep subsidy units in the County (48%), followed by Anoka (23%), Coon Rapids (19%), and Blaine, Circle Pines & Lexington (9%).
- Deep subsidy senior housing communities in the County were built between 1977 (Dublin Park – Coon Rapids) and 2002 (North Gables – Blaine) and have an average year built of 1984.
- Currently, there are no vacant units at any of the County’s subsidized senior housing communities. Most communities maintain a waiting list with a typical wait of about one year.

Table C-4 and Table C-5: Affordable/Shallow Subsidy Active Adult Senior Housing

- There are a total of six affordable senior housing communities in Anoka County, which together supply the market with 237 units.
- The greatest percentage of affordable senior housing is located in the Southern Leg submarket (44%), followed by Blaine, Circle Pines, & Lexington (20%), Lino Lakes & Centerville (20%), and Coon Rapids (16%).

- Affordable senior housing projects in Anoka County were built between 1993 (Cottages of Spring Lake Park) and 2000 (Banfill Crossing – Fridley). The average year built is 1996.
- There are a total of eight vacant units for an overall vacancy rate of 3.4% in Anoka County. This vacancy rate is below market equilibrium for affordable senior housing (5%), which indicates health in the market and potential pent-up demand for additional affordable senior housing.
- Affordable senior housing communities generally include limited common spaces such as a community room and garage parking. Units feature full kitchens and occasionally have walk-in closets and a patio or balcony.

Table C-4 and Table C-5 (continued): Market Rate Active Adult Senior Housing

- Including both ownership and rental product types, Anoka County has a total of 1,289 units located at three ownership communities and 17 rental communities.
- The Southern Leg submarket contains the highest percentage of market rate active adult housing in the County (30%), followed by Blaine, Circle Pines, & Lexington (22%) and Coon Rapids (13%).
- The years in which market rate active adult housing was built ranges from 1969 (Apache Village – Columbia Heights) to 2010 (Historic Rum River Condominiums 2nd Phase – Anoka). The average year built is 1999.
- The current vacancy rate for ownership product is 3.0% and for rental product is 5.6%. These vacancy rates are at market equilibrium for market rate active adult housing (5%), indicating overall market health but potentially limited current excess demand. The slowdown in the housing market and the economic recession has had the greatest impact on market rate active adult housing, which has resulted in some recent softness in the market. Until conditions improve, vacancies among market rate active adult housing communities may remain above typical levels.
- Historic Rum River Condominiums opened the first 22-unit phase in 2010 and the second 18-unit phase in September 2010. The marketing period for the second phase launched in March; since, the project has sold six of the 18 units in the second phase. This project is not included in the vacancy calculation since it is still in the initial lease-up stage.
- On a weighed average basis, one-bedroom active adult rental units have a monthly rent of \$873 for 824 square feet, or \$1.06 per square foot. Two-bedroom units average \$1,186 for a 1,166 square foot unit, or \$1.02 per square foot. Pricing varies between communities based on several factors, including location, age of community, level of finishing, type/size of unit, building amenities, and unit features.
- Market rate active adult housing communities typically offer a greater array of common area amenities than subsidized and affordable housing, including more common area spaces (i.e.,

fitness center, library, and craft/hobby room). Units feature full kitchens, walk-in closets (some units), and private patios or balconies (some units). Occasionally, limited services such as an optional daily meal or housekeeping can be arranged for additional fees.

Table C-4 and Table C-5 (continued): Congregate Senior Housing

- There are a total of six communities that offer congregate senior housing in Anoka County, which together supply the market with 490 units.
- Thirty-seven percent of the congregate housing supply is located in Coon Rapids and 34% is located in Anoka. The remaining units are located in the Southern Leg (16%) and Andover (13%).
- The average year built for congregate senior housing in Anoka County is 1991 with a range between 1987 (Margaret Place – Coon Rapids) and 1998 (Farmstead Terrace – Andover).
- There are a total of 41 vacant units for an overall vacancy rate of 8.4% in Anoka County. However, Boulevard Apartments is an outlier with 32 units vacant for a project-specific vacancy rate of 41.6%. Since this project does not mirror the performance of other congregate properties in Anoka County, we exclude it from the vacancy calculation to arrive at an overall 2.2% vacancy rate. This vacancy rate is below market equilibrium for congregate senior housing (7%), which indicates health in the market and potential pent-up demand for additional congregate senior housing.
- On a weighed average basis, one-bedroom congregate units have a monthly rent of \$1,129 for 684 square feet, or \$1.65 per square foot. Two-bedroom units average \$1,476 for a 961 square foot unit, or \$1.54 per square foot.
- The surveyed congregate developments feature several common areas, underground parking and guest suites for additional fees, transportation, activities, optional meals, and housekeeping. Typically, residents pay for electricity, phone, and cable service. Walker Plaza and Margaret Place include one meal per day in the monthly rents, and River Oaks includes ten meals per month. Meals are optional at the other developments.

Table C-4 and Table C-5 (continued): Assisted Living Senior Housing

- Anoka County has a total of 15 senior housing communities that offer assisted living housing, including the recently opened Lino Lakes Assisted Living community. Together, these communities supply 555 units of assisted living housing to the market.
- Coon Rapids contains the highest percentage of assisted living housing in the County (36%), followed by the Southern Leg (27%) and Blaine, Circle Pines, & Lexington (18%).
- Surveyed communities were built between 1990 (Walker Plaza – Anoka) and 2009 (Lighthouse of Columbia Heights and White Pine – Blaine). Additionally, Lino Lakes Assisted Living opened in November 2010. The average year built is 2001.

- Overall, assisted living housing currently has a 6.7% vacancy rate. However, the majority of assisted living properties have no or only one vacancy, with the exception of Crest View on 42nd (14 vacant units, or a 34.1% vacancy rate) and Royce Place (13 vacant units, or a 20.3% vacancy rate). The market overall appears to be performing very well with a 0.9% vacancy rate after excluding the two atypically high projects.
- Monthly rents for service-intensive housing (assisted living and memory care) vary widely between communities due to the differing levels of personal care and other services included in the monthly rents. In Anoka County, base assisted living rents for an efficiency unit begin at about \$1,800 and range up to \$4,000.
- Most facilities include three meals per day, weekly housekeeping, flat linen services, activities, and scheduled transportation. However, the facilities vary considerably on the number and level of personal care services included in the monthly fees.

Table C-4 and Table C-5 (continued): Memory Care Senior Housing

- There are eight communities with a total of 164 units that offer memory care senior housing in Anoka County, including the recently opened Lino Lakes community. Currently, there are no vacant memory care units among the surveyed facilities (except those in initial lease-up).
- Memory care housing is one the newest senior housing alternatives, evidenced by the young age of memory care housing facilities. Six of the eight memory care facilities were in the last decade. Overall, the average year built for memory care housing is 2004.
- Monthly rents at Anoka County memory care facilities typically range from \$4,500 to \$5,000 after factoring in a moderate level of services in addition to monthly rent. All considered, however, pricing can reach as high as \$6,500 per month for memory care housing with all-inclusive (or high acuity) specialized memory care services.
- The surveyed facilities typically include some services in the monthly rent and have additional services available in tiered packages. Every facility includes most utilities, three meals per day, snacks, weekly housekeeping, laundry services, activities, and scheduled transportation in the monthly rent.

Pending Senior Housing Developments

Anoka

- Volunteers of America is finalizing plans on a 221-unit continuum of care campus in Anoka called The Homestead. Phase I will consist of a building containing 29 congregate and 29 assisted living units and 120 skilled nursing units followed by Phase II with 43 units at an unspecified service level. The Homestead is expected to break ground in Spring 2011.

Blaine

- Suite Senior Living (formerly known as Comforts of Home) of White Bear Lake is under construction on an expansion of their current campus located on the northeast corner of Cloud Drive NE and 125th Avenue NE in Blaine. The expansion includes 20 assisted living units and 12 memory care units in a completely separate building.
- Two large senior developments in Blaine have been approved for about two years. However, both developments have been unable to obtain financing; it is uncertain if either development will move forward. It is most likely that if one moves forward, the other would not. The following are descriptions of the two approved developments:
 - 1) Crest View Senior Communities received City approval to develop a 174-unit campus at Ulysses Street and Paul Parkway. The campus would include 100 congregate units, 54 assisted living units, and 20 memory care units. Crest View has been unable to secure financing and thus, the development has been stalled for about two years.
 - 2) Welsh Companies received City approval to develop the Hipp Farm property on 125th Avenue west of Highway 65 with senior housing. As proposed, the development would contain 45 congregate units, 46 assisted living units, 16 memory care units, and 32 skilled care beds. The development was to be called Afilius Senior Living and managed by Walker Elder Care. However, the developer was unable to obtain financing and the project stalled in spring 2010. It is uncertain if the developer will continue to pursue this development.

Columbia Heights

- There is an affordable age-restricted building proposed by 37th and Central LLC. The proposed building, Heights Gateway, would be located on the northwest intersection of Central Avenue and 37th Avenue (or directly on the border with Minneapolis). As proposed, Heights Gateway would have between 50 and 60 units located on four floors above ground floor retail and parking. Currently, this project has stalled and its development potential remains uncertain.

Coon Rapids

- RKL Land Holdings received planning council approval of the site plan and plat map for a senior housing development to be located in the southeast quadrant of the City, on a parcel west of University Avenue and south of Coon Rapids Boulevard. The development is planned as a 181-unit complex consisting of 91 congregate units, 48 assisted living units, 10 high acuity assisted living units, and 32 memory care units. We understand that RKL Land Holdings has yet to secure financing and a contract

with a management company. Thus, the timing of this development remains uncertain.

- We understand that Shamrock Development owns land in southeastern Coon Rapids near the RKL Land Holdings site. They too are contemplating developing senior housing on this site. No formal application has been submitted to the City and we understand that they have not secured financing or contracted with a management company. Thus the timing of this development, if built, is also uncertain. It is unlikely that both the Shamrock Development and RKL Land Holdings would be built at the same time.

Fridley

- Faulkner Development Group purchased a parcel of land at Old Central Avenue and Moore Lake Drive East from the Fridley HRA and received City approval to develop senior housing. The proposed senior housing community, White Pines, is planned to include both assisted living and memory care housing. The project will be developed in two phases, the first being a 40-unit building with 18 assisted living units and 22 memory care units. The second is planned as 19 units of memory care housing. Construction on the first phase recently commenced; estimated completion is January 2011.
- The owner of the Columbia Arena on University Avenue and 71st Avenue in Fridley has been marketing the 12-acre site for redevelopment for several years. Senior housing has been the proposed redevelopment use and so far, several potential management firms/developers have explored the potential to partner in the development, but nothing has proceeded. Most recently, Ebenezer has been in discussions with the owner. No concept or project size has been determined and the timing of the proposed development is uncertain, if it moves forward at all.
- Trident Development received approval in June 2010 for a senior housing development to be located on the intersection of Old Central Avenue and Mississippi Street. The project is planned as a 72-unit, three-story senior housing facility with eight congregate units, 50 assisted living units, and 14 memory care units. More specifically, the congregate and assisted living components will feature one- and two-bedroom units with 580 to 880 sq. ft. and the memory care component will be all studio units with 380 sq. ft.

Ramsey

- Edgewood Management Group, LLC and EMG Financial Inc. are exploring the potential to build a senior housing community, to be named Edgewood Vista, on a site in Ramsey. Several potential sites located in Ramsey Town Center are being explored at this point; no one site has been identified. The concept for the project is still uncertain, but is very preliminarily planned as a 65-unit development with 40

units of assisted living, five enhanced care suites (high acuity assisted living), and 20 memory care units.

- Comforts of Home has had one senior housing project on hold indefinitely and nothing is expected to move forward in the near future. The property owners have disagreed over which level of service to provide as half want a rental project offering varying levels of service and the other half want owner-occupied units.

Spring Lake Park

- There are no planned senior housing buildings in Spring Lake Park. In 2003, a 90-unit senior building was planned on a parcel at the intersection of Osborne Road and Madison Street across from Unity Hospital. According to the City of Spring Lake Park, the proposed building never progressed because the developer was unable to secure financing. Since then, developers occasionally inquire about the site but no proposal has formally entered the planning process.

SENIOR HOUSING TABLES

	Sub/Aff Rental	MR Senior Rental	MR Senior Owner	Congregate	Assisted Living	Memory Care	Total
Andover	0	6	100	66	51	17	240
Anoka	211	57	40	168	14	0	490
Blaine, Circle Pines, & Lexington	128	287	0	0	102	13	530
Coon Rapids	210	64	100	179	198	61	812
East Bethel & Bethel	0	0	0	0	0	0	0
Ham Lake	0	99	0	0	0	0	99
Lino Lakes & Centerville	47	47	0	0	42	28	164
Linwood & Columbus	0	0	0	0	0	0	0
Oak Grove & Nowthen	0	51	0	0	0	0	51
Ramsey	0	50	0	0	0	0	50
Southern Leg	555	388	0	77	148	45	1,213
St. Francis	21	0	0	0	0	0	21
Total	1,172	1,049	240	490	555	164	3,670

Source: Maxfield Research Inc.

	Sub/Aff Rental	MR Senior Rental	MR Senior Owner	Congregate	Assisted Living	Memory Care	Overall Vacancy Rate	Adjusted Vacancy Rate
Andover	--	0.0%	n/a	0.0%	0.0%	0.0%	0.0%	--
Anoka	0.0%	3.5%	n/a	3.6%	0.0%	--	1.8%	--
Blaine, Circle Pines, & Le	5.5%	1.0%	--	--	5.1%	0.0%	2.9%	--
Coon Rapids	0.0%	12.5%	3.0%	1.7%	0.5%	0.0%	1.8%	--
East Bethel & Bethel	--	--	--	--	--	--	--	--
Ham Lake	--	1.0%	--	--	--	--	1.0%	--
Lino Lakes & Centerville	0.0%	6.4%	--	--	n/a	n/a	3.2%	--
Linwood & Columbus	--	--	--	--	--	--	--	--
Oak Grove & Nowthen	--	23.5%	--	--	--	--	23.5%	--
Ramsey	--	0.0%	--	--	--	--	0.0%	--
Southern Leg	0.2%	6.7%	--	41.6% ^	18.2% ^	0.0% ^	8.1%	3.1%
St. Francis	0.0%	--	--	--	--	--	0.0%	--
Overall Vacancy Rate*	0.8%	5.6%	3.0%	8.4%	6.7%	0.0%	4.3%	--
Adjusted Vacancy Rate^	--	--	--	2.2%	0.9%	--	--	2.6%

* White Pine - Blaine (AL), Lighthouse of Columbia Heights (MC), and Lino Lakes Assisted Living (AL & MC) are not included since they are still in initial lease-up.

^ Adjusted vacancy rate for congregate excludes Boulevard Apartments due to atypical market performance. Adjusted assisted living vacancy rate excludes Crest View on 42nd and Royce Place for the same reason.

Source: Maxfield Research Inc.

**TABLE C-3
DEEP SUBSIDY SENIOR HOUSING COMMUNITIES
ANOKA COUNTY
4th Quarter 2010**

Project Name	Year Built	Units/ Vacant	Unit Mix	Base Monthly Fee	Resident Profile	Amenities/ Comments
Bridge Square <i>Anoka</i>	1978	100 <i>0.0%</i>	100 - 1BR	30% AGI	62+ or disabled.	Nine-story building. Community room; beauty shop. Waiting list of 100 names.
Columbia Village <i>Columbia Heights</i>	2000	39 <i>0.0%</i>	39 - 1BR	30% AGI	All residents are 62+.	Three-story building. Two meals/day available; community and activity room; attached to Crest View nursing home.
Dublin Park <i>Coon Rapids</i>	1977	89 <i>0.0%</i>	80 - 1BR 9 - 2BR	30% AGI	62+ or disabled.	Three-story building. Community, billiard, & craft rooms; library; beauty shop. Maintains waiting list.
Franklin Lane <i>Anoka</i>	1974	66 <i>0.0%</i>	56 - 1BR 10 - 2BR	30% AGI	62+ or disabled.	Three-story building. Community room; community laundry on each floor. Maintains waiting list (currently about one year).
Grasslands <i>Coon Rapids</i>	1982	24 <i>0.0%</i>	18 - 1BR 6 - 2BR	30% AGI	62+ or disabled.	Two-story building. Community room; patios; walking paths.
Heights Manor <i>Columbia Heights</i>	1977	85 <i>0.0%</i>	78 - 1BR 7 - 2BR	30% AGI	95% elderly (62+).	Three-story building. Beauty shop; library. Maintains waiting list.
North Gables <i>Blaine</i>	2002	50 <i>0.0%</i>	50 - 1BR	30% AGI	All residents are 62+.	3-story building. Units at 50% AMI. Community and computer/crafts rooms; laundry on each floor; outdoor patio. Waiting list = 40 names.
Northgate Woods <i>Blaine</i>	1980	30 <i>0.0%</i>	29 - 1BR 1 - 2BR	30% AGI	Avg. age = 80.	Three-story building. Community room. Maintains waiting list; currently not accepting applications.
Norwood Square <i>Fridley</i>	1994	51 <i>0.0%</i>	50 - 1BR 1 - 2BR	30% AGI	All residents are 62+; avg. age = 75.	3-story building; community room; community laundry. Waiting list of about one year.
Osborne Apartments <i>Spring Lake Park</i>	1982	60 <i>0.0%</i>	56 - 1BR 4 - 2BR	30% AGI	95% elderly (62+).	5-story building. Community room; community laundry; off-street parking only. Waiting list of about one year.
Oxbowl Bend <i>Coon Rapids</i>	1983	60 <i>0.0%</i>	60 - 1BR	30% AGI	90% elderly (62+).	3-story building. Community room; garden/patio areas. Waiting list (at least 6 months).
Parkview Villa North <i>Columbia Heights</i>	1974	100 <i>0.0%</i>	100 - 1BR	30% AGI	60% elderly (62+).	9-story building. Community and dining rooms; beauty shop. Preference for City residents (4 month WL); non-city residents WL of 3-8 yrs.
Rum River Square <i>St. Francis</i>	1990	21 <i>0.0%</i>	21 - 1BR	30% AGI	62+ or disabled.	Two-story building. Community room. Very little turnover. Maintains waiting list.
Theater Heights <i>Columbia Heights</i>	--	22 <i>n/a</i>	11 - EFF 11 - 1BR	\$437 - \$437 \$531 - \$531	n/a	Rent must equal twice monthly income (\$10,500 and 12,750, respectively).
Village Green <i>Fridley</i>	1978	93 <i>n/a</i>	142 - 1BR	30% AGI	62+ or disabled.	Five-story building. Community and activity rooms; beauty shop; community laundry.
Walker on the River <i>Anoka</i>	1987	45 <i>0.0%</i>	45 - 1BR	30% AGI	All residents are 62+; Avg. age = 77; singles.	Six story building. Community and party rooms; patio; bus to/from grocery store. Waiting list of approximately 6 months.
Total Units		935				
Overall Vacancy Rate		0.0%				

Source: Maxfield Research Inc.

TABLE C-4 EXISTING SENIOR HOUSING FACILITIES ANOKA COUNTY 4th Quarter 2010								
Project Name	Year Built	Units/ Vacant	Unit Mix	Unit Size	Base Monthly Fee	Payment for Services	Resident Profile	
Affordable/Shallow Subsidy Senior Rental								
Banfill Crossing 8310 University Avenue NE <i>Fridley</i>	2000	11 0 0.0%	72 - 1BR 38 - 2BR	697 - 790 947 - 1,205	\$774 - \$894 \$1,051 - \$1,338	Accepts Section 8 vouchers	All 55+; Avg. age = 76; couples and singles.	
Cottages of Coon Creek 2637 110th Lane <i>Coon Rapids</i>	1997	37 0 0.0%	15 - 1BR 32 - 2BR	700 - 700 882 - 882	\$779 - \$779 \$949 - \$949		Avg. age = 72; 8 couples.	
Oak Crest 1639 Highway 10 NE <i>Spring Lake Park</i>	1997	8 0 0.0%	76 - 1BR 35 - 2BR	725 - 883 1,002 - 1,219	\$797 - \$1,042 \$1,097 - \$1,339		Avg. age = 90.	
Cottages of Willow Pond 101 Willow Pond Trail <i>Lino Lakes</i>	1996	47 0 0.0%	6 - 1BR 41 - 2BR	728 - 728 878 - 930	\$730 - \$730 \$850 - \$850	Accepts Section 8 vouchers	Avg. age 70s; couples and singles.	
Oak Hills Manor 820 Civic Heights Drive <i>Circle Pines</i>	1995	48 7 14.6%	12 - 1BR 36 - 2BR	705 - 774 863 - 970	\$645 - \$645 \$703 - \$730	Accepts Section 8 vouchers	Age range from 50's to 80s.	
Cottages of Spring Lake Park 8263 Fillmore Street <i>Spring Lake Park</i>	1993	86 1 1.2%	30 - 1BR 56 - 2BR	730 - 730 950 - 950	\$675 - \$675 \$775 - \$775		Avg. age = 70.	
		Total Units	237					
		Overall Vacancy Rate	3.4%					
Market Rate Senior Ownership								
Grey Oaks Community 15550 Linnet Street NW <i>Andover</i>	2003	100 n/a	30 - 1BR 60 - 2BR 10 - 2BR TH	875 - 875 1,050 - 1,450 1,272 - 1,272	\$128,900 - \$151,900 + \$144 - \$144 \$145,900 - \$216,900 + \$144 - \$144 \$218,900 - \$259,900 \$163 - \$163		Avg. age = 65; 70% couples.	
Historic River Rum District 220 Second Avenue North <i>Anoka</i>	2009/ 2010	40 12 30.0%	6 - 1BR 34 - 2BR	828 - 928 1,343 - 1,760	n/a - n/a \$250,000 - \$300,000		55+. Sold 6 of 18 units in the 2nd Phase.. No 1BRs left.	
Realife Cooperative 1555 Main Street NW <i>Coon Rapids</i>	2002	100 3 3.0%	3 - 1BR 58 - 1BR/D 39 - 2BR	805 - 805 962 - 1,200 1,091 - 1,512	\$25,589 - \$25,589 \$708 - \$708 \$35,687 - \$45,334 \$858 - \$1,120 \$40,578 - \$53,503 \$977 - \$1,308		Avg. age = 79. Seven units for- sale (only 3 are unoccupied).	
		Total Units	240					
		Overall Vacancy Rate**	3.0%					**Excludes Grey Oaks Community, since vacancy information was not available and excludes Historic Rum River District - still in initial lease-up of 2nd phase.
Market Rate Senior Rental								
Oaks of Lake George 21201 Lake George Boulevard <i>Oak Grove</i>	2006	51 12 23.5%	13 - 1BR 18 - 1BR/D 14 - 2BR 6 - 2BR/D	691 - 800 887 - 877 935 - 1,060 1,225 - 1,225	\$796 - \$902 \$958 - \$1,008 \$1,001 - \$1,140 \$1,327 - \$1,327		Avg. age = mid 70s; some couples.	
Pine Manor Estates 96 South Drive <i>Circle Pines</i>	2005	44 1 2.3%	18 - 1BR 6 - 1BR/D 20 - 2BR	732 - 732 832 - 832 978 - 1,264	\$830 - \$830 \$1,030 - \$1,030 \$1,130 - \$1,315		Avg. age = 80; 5 couples.	
CONTINUED (1 of 5)								

TABLE C-4 (continued) EXISTING SENIOR HOUSING FACILITIES ANOKA COUNTY 4th Quarter 2010							
Project Name	Year Built	Units/ Vacant	Unit Mix	Unit Size	Base Monthly Fee	Payment for Services	Resident Profile
Blaine Town Square 2401 108th Lane <i>Blaine</i>	2005	87 n/a	15 - 1BR 12 - 1BR/D 42 - 2BR 18 - 2BR/D	721 - 909 788 - 862 1,043 - 1,282 1,249 - 1,381	\$699 - \$745 \$825 - \$825 \$899 - \$999 \$999 + \$1,220		Avg. age = 80s.
Chauncey Barrett Gardens 7026 Centerville Road <i>Centerville</i>	2004/ 1998	47 3 6.4%	10 - 1BR 19 - 1BR/D 18 - 2BR	703 - 786 907 - 970 964 - 1,024	\$743 - \$920 \$804 - \$902 \$874 - \$1,011		Avg. age = 70. Age range 60-91.
Majestic Greens 13633 Van Buren Street NE <i>Ham Lake</i>	2002	50 1 2.0%	16 - 1BR 2 - 1BR/D 20 - 2BR 12 - 2BR/D	703 - 793 982 - 982 978 - 1,067 1,207 - 1,207	\$795 - \$950 \$1,030 - \$1,030 \$1,025 - \$1,230 \$1,195 - \$1,290		Avg. age = 73.
Redwood Terrace 9950 Redwood Street NW <i>Coon Rapids</i>	2000	54 8 14.8%	14 - 1BR 40 - 2BR	738 - 769 915 - 980	\$850 - \$850 \$950 - \$950		Avg. age = 70; age range 50-98.
Banfill Crossing 8310 University Avenue NE <i>Fridley</i>	2000	99 5 5.1%	72 - 1BR 38 - 2BR	697 - 790 947 - 1,205	\$774 - \$894 \$1,051 - \$1,338	Accepts Section 8 vouchers	All 55+; Avg. age = 76; couples and singles.
Cloverleaf Courts 1011 Cloverleaf Parkway <i>Blaine</i>	2000	102 1 1.0%	9 - EFF 71 - 1BR 22 - 2BR	566 - 579 702 - 830 886 - 1,030	\$530 - \$530 \$700 - \$803 \$967 - \$1,241		Avg. age = 78; 12 couples.
Savannah Oaks 14351 Dysprosium Stret <i>Ramsey</i>	1999	50 0 0.0%	18 - 1BR 20 - 1BR/D 12 - 2BR	705 - 705 908 - 956 1,020 - 1,020	\$734 - \$734 \$865 - \$895 \$1,060 - \$1,060		Most residents age 70+; some couples.
Farmstead Cottages 13742 Marigold Street <i>Andover</i>	1998	6 0 0.0%	6 - 2BR	1,520 - 1,520	\$1,888 - \$1,935		Avg. age = 80; 4 couples (btw. Aff and MR).
Cottages of Coon Creek 2637 110th Lane <i>Coon Rapids</i>	1997	10 0 0.0%	15 - 1BR 32 - 2BR	700 - 700 882 - 882	\$779 - \$779 \$949 - \$949		Avg. age = 72; 8 couples.
Willows, The 845 Bunker Lake Boulevard NE <i>Ham Lake</i>	1997	49 0 0.0%	26 - 1BR 11 - 1BR/D 12 - 2BR	660 - 854 920 - 920 1,037 - 1,220	\$647 - \$839 \$853 - \$853 \$1,059 - \$1,059		Avg. age = 76; mostly singles.
Oak Crest 1639 Highway 10 NE <i>Spring Lake Park</i>	1997	101 11 10.9%	76 - 1BR 35 - 2BR	725 - 883 1,002 - 1,219	\$797 - \$1,042 \$1,097 - \$1,339		Avg. age = 90.
Dellwood Estates 749 East River Road <i>Anoka</i>	1992	57 2 3.5%	n/a - 1BR n/a - 2BR	940 - 940 1,085 - 1,295	\$729 - \$799 \$888 - \$900		Avg. age = 58; mix of couples and singles.
Parkview Villa South 965 40th Avenue NE <i>Columbia Heights</i>	1991	43 0 0.0%	39 - 1BR 4 - 2BR	600 - 600 n/a - n/a	\$562 - \$562 \$715 - \$715		Avg. age = 75.
Blaine Courts 701 85th Ave NE <i>Blaine</i>	1991	54 0 0.0%	43 - 1BR 11 - 2BR	696 - 835 833 - 933	\$631 - \$648 \$741 - \$762		Avg. age = 80; 20% couples.

CONTINUED (2 of 5)

TABLE C-4 (continued)								
EXISTING SENIOR HOUSING FACILITIES								
ANOKA COUNTY								
4th Quarter 2010								
Project Name	Year Built	Units/ Vacant	Unit Mix	Unit Size	Base Monthly Fee	Payment for Services	Resident Profile	
Apache Village	1969	145	97 - 1BR	650 - 650	\$740 - \$740		Avg. age = 65; mix of couples and singles.	
3839 Hart Boulevard		10	48 - 2BR	840 - 840	\$810 - \$740			
<i>Columbia Heights</i>		6.9%						
Total Units		1,049						
Overall Vacancy Rate		5.6%						
Congregate								
Farmstead Terrace - Affordable	1998	27	27 - 1BR	670 - 726	\$755 - \$755		Avg. age = 80; 4 couples (btw. Aff and MR).	
13742 Marigold Street		0						
<i>Andover</i>		0.0%						
Farmstead Terrace - Market Rate	1998	39	9 - 1BR	736 - 906	\$1,017 - \$1,415		Avg. age = 80; 4 couples (btw. Aff and MR).	
13742 Marigold Street		0	14 - 1BR/D	948 - 948	\$1,453 - \$1,453			
<i>Andover</i>		0.0%	16 - 2BR	1,072 - 1,280	\$1,622 - \$1,850			
Epiphany Pines	1994	107	75 - 1BR	604 - 897	\$841 - \$1,145		Avg. age = 80; some couples.	
1900 111th Ave NW		0	32 - 2BR	918 - 1,084	\$1,184 - \$1,330			
<i>Coon Rapids</i>		0.0%						
Walker Plaza	1990	88	6 - EFF	462 - 486	\$1,140 - \$1,155		Avg. age = 85; 10 couples.	
131 Monroe Street		1	64 - 1BR	542 - 750	\$1,350 - \$1,670			
<i>Anoka</i>		1.1%	18 - 2BR	847 - 1,219	\$1,895 - \$2,230			
River Oaks	1988	80	4 - EFF	418 - 418	\$1,081 - \$1,081		Avg. age = 80; 3 couples.	
910 Western Street		5	60 - 1BR	550 - 788	\$1,206 - \$1,350			
<i>Anoka</i>		6.3%	16 - 2BR	814 - 924	\$1,506 - \$1,709			
Margaret Place	1987	72	48 - 1BR	641 - 652	\$975 - \$975		n/a	
1555 118th Lane NW		3	24 - 2BR	849 - 898	\$1,095 - \$1,095			
<i>Coon Rapids</i>		4.2%						
Boulevard Apartments	1984	77	55 - 1BR	660 - 660	\$1,010 - \$1,010	Accepts up to 10 Section 8 vouchers.	Avg. age = 81.	
4458 Reservoir Boulevard NE		32	22 - 2BR	850 - 850	\$1,320 - \$1,575			
<i>Columbia Heights</i>		41.6%						
Total Units		490						
Overall Vacancy Rate		8.4%						
Adjusted Vacancy Rate **		2.2%						
** Excludes Boulevard Apartments due to atypical market performance.								
Assisted Living								
Lighthouse of Columbia Hght.	2009	43	6 - EFF	382 - 429	\$2,450 - \$2,650	Private EW	Avg. age = 82.	
3801 Hart Boulevard		0	35 - 1BR	409 - 628	\$2,550 - \$3,450			
<i>Columbia Heights</i>		0.0%	2 - 2BR	840 - 840	\$4,300 - \$4,500			
White Pine - Blaine	Nov. 2009	63	10 - EFF	404 - 404	\$1,925 - \$1,925	Private EW Cadi	Avg. age 65; 50% utilizing non-private payment.	
12446 Jamestown Street NE		16	51 - 1BR	627 - 627	\$2,325 - \$2,325			
<i>Blaine</i>		25.4%	2 - 2BR	732 - 732	\$2,825 - \$2,825			
Select Senior Living	2008	76	23 - EFF	448 - 529	\$2,631 - \$2,694	Private EW Cadi	Avg. age = 78- 80.	
11350 Martin Street		0	22 - 1BR	526 - 801	\$2,824 - \$3,147			
<i>Coon Rapids</i>		0.0%	2 - 1BR/D	1,147 - 1,147	\$3,416 - \$3,416			
			29 - 2BR	966 - 1,268	\$3,630 - \$3,732			
Creekside Cottages	2006	12	12 - EFF	125 - 125	\$3,800 - \$4,000	Private EW Cadi	Avg. age = 80. AL/MC = 50%/50%.	
1190 117th Avenue NW		0						
<i>Coon Rapids</i>		0.0%						

CONTINUED (3 of 5)

TABLE C-4 (continued) EXISTING SENIOR HOUSING FACILITIES ANOKA COUNTY 4th Quarter 2010								
Project Name	Year Built	Units/ Vacant	Unit Mix	Unit Size	Base Monthly Fee	Payment for Services	Resident Profile	
Suite Living 10669 Ulysses Street NE <i>Blaine</i>	2004	19 1 5.3%	16 - EFF 3 - 1BR	350 - 350 450 - 450	\$2,175 - \$2,175 \$2,900 - \$2,900	Private EW Cadi		
Crest View on 42nd 900 42nd Avenue NE <i>Columbia Heights</i>	2002	41 14 34.1%	10 - Shared 14 - EFF 12 - 1BR 5 - 2BR	495 - 545 309 - 364 420 - 480 673 - 680	\$1,565 - \$1,565 \$2,015 - \$2,055 \$2,055 - \$2,230 \$2,900 - \$2,940	Private EW	Avg age = 83.	
Epiphany Assisted Living 10955 Hanson Boulevard <i>Coon Rapids</i>	2001	50 0 0.0%	1 - EFF 45 - 1BR 2 - 1BR/D 2 - 2BR	385 - 385 505 - 730 770 - 770 1,025 - 1,230	\$2,270 - \$2,270 \$2,361 - \$2,866 \$3,212 - \$3,212 \$3,507 - \$3,620	Private EW Cadi	Avg. age = 83; 10% couples.	
Farmstead Commons 13733 Quay street <i>Andover</i>	1998	51 0 0.0%	13 - EFF 33 - 1BR 5 - 2BR	449 - 518 539 - 703 906 - 960	\$2,303 - \$2,491 \$2,632 - \$2,901 \$3,357 - \$3,357	Private	Avg. age = 83; 1 couple.	
Homestead at Coon Rapids 11372 Robbinson Drive <i>Coon Rapids</i>	1998	36 0 0.0%	n/a - Shared n/a - EFF n/a - 1BR	400 - 500 300 - 400 500 - 500	\$2,645 - \$3,980 \$3,090 - \$4,265 \$3,880 - \$5,055	Private EW	Avg. age = 85; no couples.	
Sterling House of Blaine 1005 Paul Parkway <i>Blaine</i>	1997	20 1 5.0%	2 - Shared 18 - EFF	300 - 300 200 - 200	\$2,175 - \$2,175 \$2,900 - \$2,900	Private	Avg. age = 83.	
Eagle Street Catered Living 12009 Eagle Street <i>Coon Rapids</i>	1997	12 0 0.0%	10 - Shared 2 - EFF	200 - 250	\$3,800 - \$4,000	Private EW Cadi	Avg. age = 80.	
Demar Catered Living 11777 Xeon Boulevard <i>Coon Rapids</i>	1995	12 1 8.3%	6 - Shared 6 - EFF	300 - 300 200 - 350	\$3,800 - \$3,800 \$4,000 - \$4,600	Private EW Cadi	Avg. age = 80.	
Royce Place 1515 44th Avenue NE <i>Columbia Heights</i>	1991	64 13 20.3%	28 - Shared* 21 - EFF 15 - 1BR	235 - 235 325 - 433 470 - 470	\$1,535 - \$1,535 \$1,570 - \$1,890 \$2,060 - \$2,060	Private EW	Avg. age = 70; age range 55 - 100.	
Walker Plaza 131 Monroe Street <i>Anoka</i>	1990	14 0 0.0%	14 - EFF	121 - 150	\$1,065 - \$1,065	Private	Avg. age = 85.	
** Lino Lakes Assisted Living opened in November 2010 and added 42 assisted living units to the market.								
		Total Units	555					
		Overall Vacancy Rate*	6.7%	* Excludes White Pine (initial lease-up) and Lino Lakes Assisted Living.				
		Adjusted Vacancy Rate**	0.8%	** Excludes Crest View on 42nd and Royce Place due to atypical performance.				
Memory Care								
Lighthouse of Columbia Hght. 3801 Hart Boulevard <i>Columbia Heights</i>	2009	36 10 27.8%	27 - EFF 7 - 1BR 2 - 2BR	211 - 342 340 - 380 435 - 435	\$4,850 - \$5,050 \$5,350 - \$5,450 \$8,000 - \$8,000	Private EW	Avg. age 82; 2BR typically has two occupants.	
Select Senior Living 11350 Martin Street <i>Coon Rapids</i>	2008	14 0 0.0%	10 - EFF 4 - 1BR	485 - 580 592 - 663	\$4,687 - \$4,750 \$4,880 - \$5,617	Private	Avg. age = 78- 80.	
Suite Living 10669 Ulysses Street NE <i>Blaine</i>	2004	13 0 0.0%	13 - EFF	350 - 350	\$5,125 - \$5,125	Private	n/a	

CONTINUED (4 of 5)

TABLE C-4 (continued) EXISTING SENIOR HOUSING FACILITIES ANOKA COUNTY 4th Quarter 2010								
Project Name	Year Built	Units/ Vacant	Unit Mix	Unit Size	Base Monthly Fee	Payment for Services	Resident Profile	
Crest View on 42nd 900 42nd Avenue NE <i>Columbia Heights</i>	2002	9 0 0.0%	3 - Shared 6 - EFF	495 - 545 309 - 364	\$2,785 - \$2,785 \$3,230 - \$3,255	Private EW	Avg. age = 83.	
Epiphany Memory Care 10955 Hanson Boulevard <i>Coon Rapids</i>	2001	23 0 0.0%	23 - EFF	330 - 350	\$2,270 - \$2,313	Private EW Cadi	Avg. age = 83.	
Farmstead Arbor 13733 Quay Street <i>Andover</i>	1998	17 0 0.0%	n/a - EFF n/a - 1BR	449 - 518 539 - 539	\$4,431 - \$6,183 \$4,763 - \$6,323	Private	Avg. age = 82; no couples.	
Homestead at Coon Rapids 1770 113th Lane <i>Coon Rapids</i>	1998	24 0 0.0%	24 - EFF	300 - 400	\$4,315 - \$5,300	Private EW	Avg. age = 82.	
** Lino Lakes Assisted Living opened in November 2010 and added 28 memory care units to the market.								
Total Units		164						
Overall Vacancy Rate*		0.0%						* Excludes Lighthouse of Columbia Heights and Lino Lakes Assisted Living.
5 of 5								
Source: Maxfield Research Inc.								

**TABLE C-5
UNIT FEATURES/BUILDING AMENITIES/SERVICES
COMPARABLE SENIOR HOUSING PROPERTIES
4th Quarter 2010**

	Unit Features			Building Amenities								Services				Other
	Full/Partial Kitchen	Walk-in Closet	Balcony or Patio	Community Room	Dining Room	Craft/Hobby Room	Library	Fitness Room	Storage	Workshop	Garage Parking	Meals	Housekeeping	Home health care	Transportation	
Affordable Senior Rental																
Banfill Crossing	F	Y	N	Y	N	Y	Y	N	N	Y	U	--	--	--	--	Guest suite; comm. laundry.
Cottages of Coon Creek	F	N	Y	Y	N	N	N	N	N	N	A	--	--	--	--	W/D hook-ups.
Oak Crest (active adult)	F	Y	N	Y	Y	N	Y	Y	N	N	U	5/week	Opt.	Opt.	Lmt.	Opt. services thru Pres Homes.
Cottages of Willow Pond	Y	N	Y	Y	N	N	N	N	Y	N	A	--	--	--	--	Guest suite; hook-ups.
Oak Hills Manor	F	Y	N	Y	N	N	N	N	Y	N	D	--	--	--	--	
Cottages of Spring Lake Park	F	Y	N	Y	N	Y	Y	Y	Y	N	A	--	--	--	--	Guest suite; comm. laundry.
Market Rate Senior Rental																
Oaks of Lake George	F	Y	Y	Y	N	N	Y	Y	Y	Y	U	--	--	--	--	In-unit W/D; guest suite; car wash.
Pine Manor Estates	F	Y	Y	Y	N	N	Y	Y	N	N	U	--	--	--	--	In-unit W/D; terrace/sundeck.
Blaine Town Square	F	N	N	Y	Y	N	Y	Y	Y	N	U	--	--	--	--	Pool; kids playroom; outdoor patio.
Chauncey Baret Gardens	F	S	Y	Y	N	N	N	N	Y	N	A	--	--	--	--	In-unit W/D; walking paths.
Majestic Greens	F	S	S	Y	N	Y	Y	Y	Y	N	U	--	--	--	--	Garden plots.
Redwood Terrace	F	Y	N	Y	N	N	Y	Y	Y	N	A	--	--	--	--	Guest suite; W/D hook-ups.
Banfill Crossing	F	Y	N	Y	N	Y	Y	N	N	Y	U	--	--	--	Sched.	2BR have W/D; guest suite; store.
Cloverleaf Courts	F	S	N	Y	N	N	Y	Y	Y	Y	U	--	--	--	Sched.	Garden plots; sundeck; comm. laundry.
Savannah Oaks	F	S	Y	Y	N	N	N	N	Y	N	U	--	--	--	--	In-unit W/D; guest suite; sundeck.
Farmstead Cottages	F	Y	Y	Y	Y	Y	Y	Y	Y	N	A	Opt.	Opt.	--	Sched.	In-unit W/D; guest suite.
Cottages of Coon Creek	F	N	Y	Y	N	N	N	N	N	N	D	--	--	--	--	W/D hookups.
Willows, The	F	S	Y	Y	N	N	Y	N	Y	N	U	--	--	--	--	In-unit W/D; guest room.
Oak Crest (active adult)	F	Y	N	Y	Y	N	Y	Y	N	N	U	5/week	Opt.	Opt.	Lmt.	Opt. services thru Pres Homes.
Dellwood Estates	F	Y	Y	Y	N	N	Y	Y	Y	N	U	--	--	--	--	Pool; gazebo; comm. laundry.
Parkview Villa South	F	Y	Y	Y	Y	N	N	N	N	N	U	--	--	--	--	Noon meal available from VOA.
Blaine Court	F	S	S	Y	N	Y	Y	N	Y	N	D	--	--	--	--	
Apache Village	F	S	Y	Y	N	Y	N	Y	Y	N	U/D	--	--	--	Lmt.	Pool and sauna.

CONTINUED (1 of 3)

TABLE C-5 (continued)
UNIT FEATURES/BUILDING AMENITIES/SERVICES
COMPARABLE SENIOR HOUSING PROPERTIES
4th Quarter 2010

	Unit Features			Building Amenities							Services				Other	
	Full/Partial Kitchen	Walk-in Closet	Balcony or Patio	Community Room	Dining Room	Craft/Hobby Room	Library	Fitness Room	Storage	Workshop	Garage Parking	Meals	Housekeeping	Home health care		Transportation
Congregate																
Farmstead Terrace	F	Y	N	Y	Y	Y	Y	Y	Y	N	U	Opt.	Opt.	Opt.	Sched.	Comm. laundry; guest suite; sundeck.
Walker Plaza	F	Y	N	Y	Y	Y	Y	N	Y	Y	U	1/day	Opt.	Opt.	Sched.	
Epiphany Pines	F	N	N	Y	Y	Y	Y	N	Y	Y	U	Opt.	Opt.	--	Sched.	W/D hook-ups.
River Oaks	F	S	S	Y	Y	Y	Y	Y	Y	N	U	10/mo	Weekly	Opt.	Sched.	Opt. services; comm. laundry.
Margaret Place	F	S	N	Y	Y	Y	Y	N	Y	N	D	1/day	Opt.	Opt.	Sched.	Cont. breakfast included.
Boulevard Apartments	F	Y	N	Y	Y	Y	Y	N	N	N	U	Opt.	Opt.	Opt.	Sched.	Guest suite.
Assisted Living																
Lighthouse of Columbia Heights	P	S	N	Y	Y	N	Y	N	Y	N	U	3/day	Weekly	Some	Sched.	Two loads of laundry/week; service pkgs.
White Pine - Blaine	P	S	N	Y	Y	N	Y	Y	Y	N	U	3/day	Weekly	Opt.	Sched.	W/D in-unit; service packages.
Select Senior Living	F	N	N	Y	Y	Y	Y	Y	N	N	U	3/day	Weekly	Some	Lmt.	Service packages.
Creekside Cottages	N	N	N	Y	Y	N	N	N	N	N	-	3/day	Weekly	Some	Sched.	Two loads of laundry/week.
Suite Living	P	S	N	Y	Y	Y	Y	N	N	N	-	3/day	Weekly	Some	--	Two loads of laundry/week; packages.
Crest View on 42nd	P	N	N	Y	Y	Y	N	N	N	N	-	2/day	Weekly	Opt.	Sched.	Flat linen service; free comm. laundry.
Epiphany	F	Y	N	Y	Y	Y	Y	N	Y	N	-	2/day	Weekly	Some	Sched.	Terrace/sundeck; Opt. laundry service.
Farmstead Commons	P	S	N	Y	Y	Y	Y	Y	Y	N	U	2/day	Weekly	Some	Sched.	Service packages.
Homestead at Coon Rapids	N	Y	N	Y	Y	Y	Y	N	N	N	-	3/day	Weekly	Some	Sched.	Service packages.
Oak Crest (AL)	F	Y	N	Y	Y	N	Y	Y	N	N	U	2/day	Weekly	Some	Sched.	Services thru Pres Homes.
Sterling House of Blaine	P	N	N	N	Y	N	Y	Y	Y	N	-	3/day	Weekly	Some	Sched.	Service packages.
Eagle Street Catered Living	N	N	N	N	Y	N	N	N	N	N	-	3/day	Weekly	All	Lmt.	All inclusive; sundeck/terrace.
Demar Catered Living	N	N	N	N	Y	N	N	N	N	N	-	3/day	Weekly	All	Lmt.	All inclusive; mostly EW residents.
Royce Place	N	S	N	Y	Y	Y	N	Y	N	N	-	3/day	Opt.	Opt.	Sched.	Fee-for-service - personal care and assist.
Walker Plaza	F	Y	N	Y	Y	Y	Y	N	Y	Y	U	10/mo.	Opt.	Opt.	Sched.	Service packages.
Memory Care																
Lighthouse of Columbia Heights	N	S	N	Y	Y	N	Y	N	Y	N	U	3/day	Weekly	Some	Sched.	Two loads of laundry/week; service pkgs.
Select Senior Living	P	N	N	Y	Y	Y	Y	Y	N	N	-	3/day	Weekly	Some	Lmt.	Service packages.

CONTINUED (2 of 3)

TABLE C-5 (continued)
UNIT FEATURES/BUILDING AMENITIES/SERVICES
COMPARABLE SENIOR HOUSING PROPERTIES
4th Quarter 2010

	Unit Features			Building Amenities								Services				Other
	Full/Partial Kitchen	Walk-in Closet	Balcony or Patio	Community Room	Dining Room	Craft/Hobby Room	Library	Fitness Room	Storage	Workshop	Garage Parking	Meals	Housekeeping	Home health care	Transportation	
Suite Living	P	S	N	Y	Y	Y	Y	N	N	N	-	3/day	Weekly	Some	--	Two loads of laundry/week; packages.
Crest View on 42nd	P	N	N	Y	Y	Y	N	N	N	N	-	3/day	Weekly	Opt.	Sched.	Flat linen service; free comm. laundry.
Epiphany	P	Y	N	Y	Y	Y	Y	N	Y	N	-	3/day	Weekly	Incl.	Sched.	Tiered service packages; outdoor area.
Farmstead Arbor	P	N	N	Y	Y	Y	Y	Y	Y	N	-	3/day	Weekly	Some	Sched.	Service packages.
Homestead at Coon Rapids	N	Y	N	Y	Y	Y	Y	N	N	N	-	3/day	Weekly	Some	Sched.	Service packages.

Y = Yes; N = No; S = Some; F= Full Kitchen; P = Partial kitchen (kitchenette); A = Attached Garage; U = Underground Parking; D = Detached Garage.

Source: Maxfield Research Inc.

Market Conditions For-Sale Housing

Introduction

This section of the report summarizes recent trends and the current supply of for-sale housing in Anoka County, including single-family and multifamily housing products.

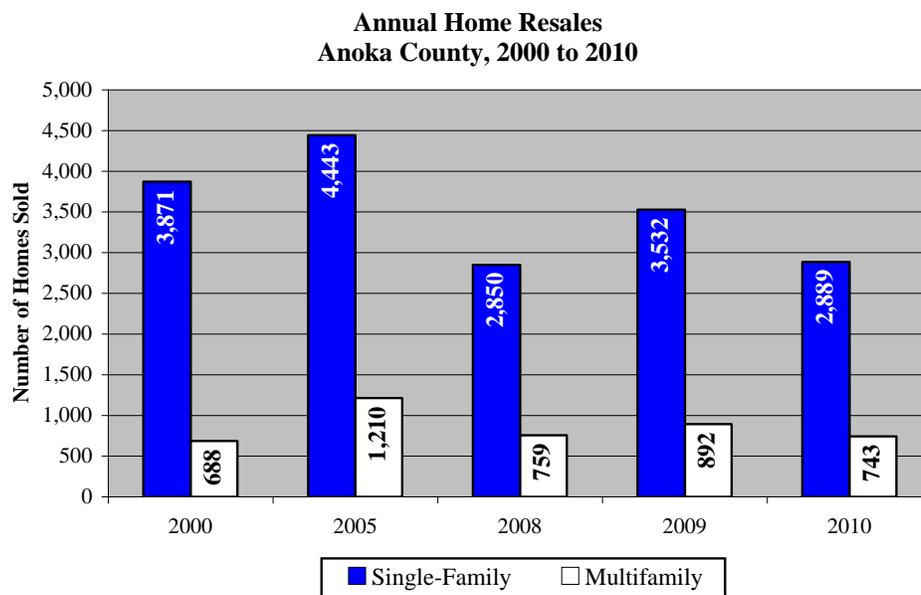
This section examines the market conditions for for-sale housing in Anoka County by examining data on:

- ▶ home resale value trends since 2000,
- ▶ distribution and price of residential sales by traditional, short-sale, and foreclosure transaction types,
- ▶ statistics on new construction activity since 2006,
- ▶ review and analysis of actively marketing subdivisions, and
- ▶ interviews with housing professionals and municipal staff members who are familiar with for-sale housing trends.

Detailed information on actively marketing single-family and multifamily subdivisions is presented at the end of this section.

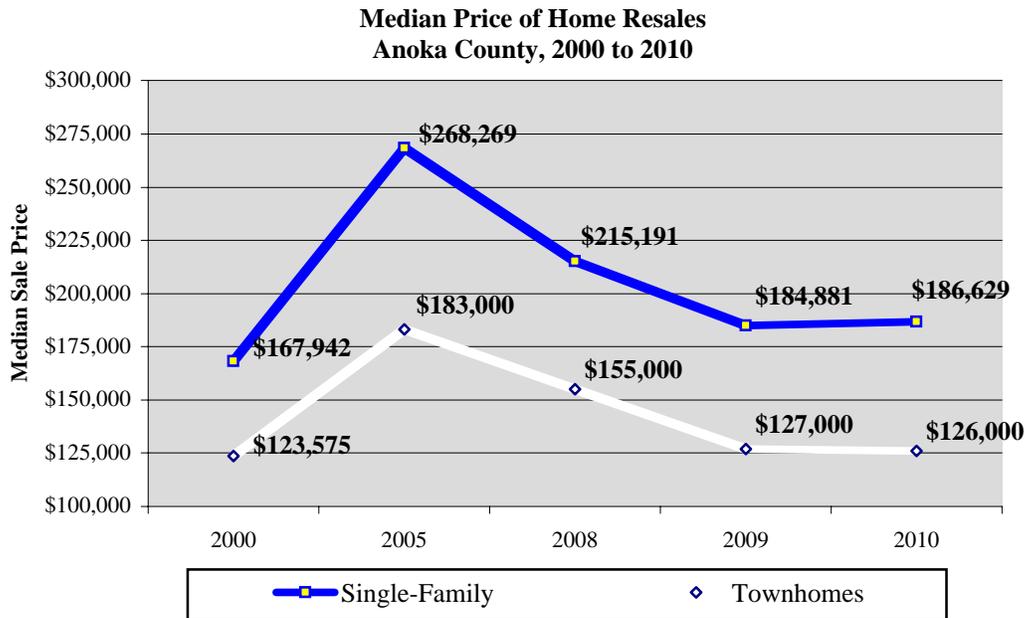
Table D-1 and Table D-2: Single-Family and Townhome Resale Values

- The total market activity in Anoka County has been fluctuating over the past decade. Among the assessed years, activity was highest in 2005 at the peak of the housing boom with about 5,655 home resales and lowest in 2008 and 2010 with just over 3,600 homes sale in both years. Resales among specific housing types – single-family and townhomes – followed the same activity patterns.
- In a given year, approximately 80% of home resales are single-family homes and the remaining 20% are townhomes. The highest percentage of townhomes was resold in Blaine, Circle Pines, & Lexington (30%), Coon Rapids (30%), and Ramsey (30%).



- As of 2010, the following submarkets led market activity for single-family resales:
 - Blaine, Circle Pines, & Lexington – 574 resales, 19.9% of County
 - Coon Rapids – 467 resales, 16.2% of County
 - Southern Leg – 434 resales, 15.0% of County
 - Andover – 333 resales, 11.5% of County
- The following submarkets had the highest median resale price for single-family homes in 2010:
 - Oak Grove & Nowthen - \$235,000
 - Lino Lakes & Centerville - \$226,500
 - Ham Lake - \$219,900
 - Andover - \$217,300

- The following submarkets had the lowest median resale price for single-family homes in 2010:
 - Southern Leg - \$129,650
 - Anoka - \$134,500
 - Coon Rapids - \$145,000
 - St. Francis - \$145,000



- The median resale price of a single-family home in Anoka County increased by +8.8% (\$13,500) from 2000 to 2010. At the peak in 2005, however, the resale price reached \$236,900, following which it declined -41.9% (-\$69,900) to \$167,000 in 2010. Overall, median resale prices only experienced modest gains over the last decade.
- Similarly, the median resale price of townhomes in Anoka County increased only +1.9% (\$2,425) over the decade. The peak for median resale prices among Anoka County townhomes was reached in 2005 at \$183,000, following which the median resale prices declined -31.1% (-\$57,000) to \$126,000 in 2010. Virtually no appreciation was experienced last decade among townhomes in Anoka County.
- Although the majority of submarkets experienced little or no appreciation gains over the last decade, some submarkets had very strong appreciation. The chart on the following page visually displays appreciation or depreciation by submarket for the decade.
- The median resale price of townhomes was about \$40,000 less than the resale price of single-family homes. Overall, townhomes provide a more affordable housing alternative to single-family homes and often attract entry-level buyers. Assuming that households can generally afford to purchase a home priced at 3.0 times their income (not taking into account savings or

debt that households may have), an annual income of about \$42,000 would be needed to afford a median priced townhome while an annual income of \$56,000 would be needed to afford a median priced single-family home.

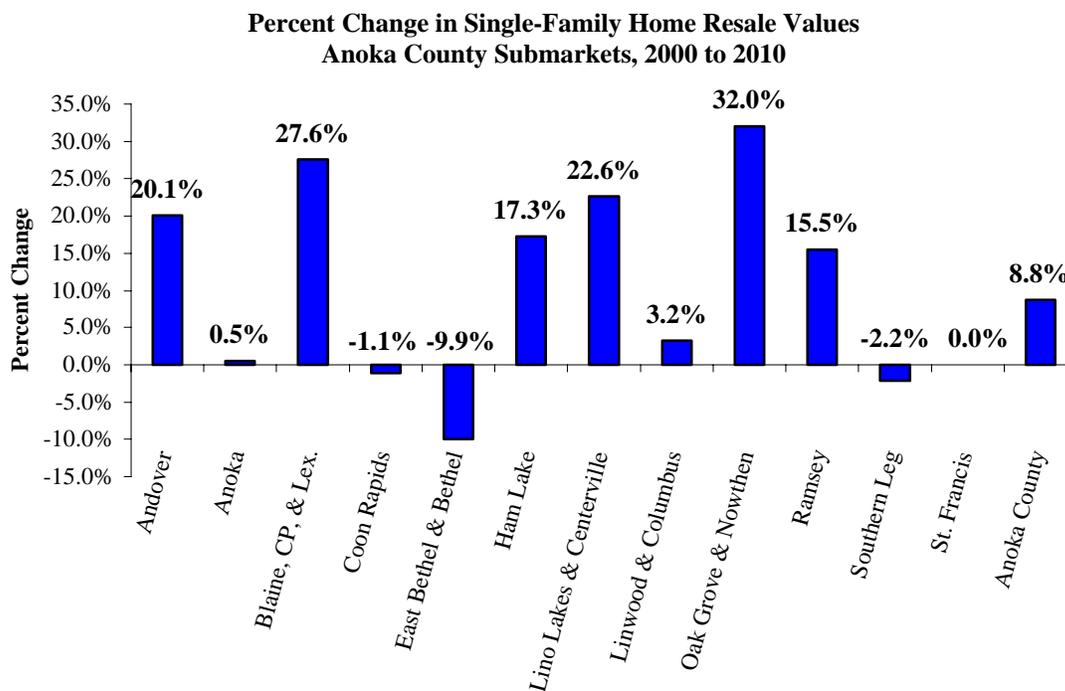


Table D-3: Residential Sale Trends by Type

- Over the past several years, non-traditional sales (foreclosures and short-sales) have been accounting for a larger percentage of total resale activity across the Metro Area. In Anoka County, traditional transactions accounted for 59% of all resales in 2008 but decreased to 46% and 50% in 2009 and 2010, respectively.
- Foreclosures account for about 75% of non-traditional sales in most years while short-sales account for the remaining 25%.
- On average, foreclosures sell for about 70% the median price of traditional sales and short sales sell for about 79% of the median price of traditional sales. In 2010, traditional sales had a median price of \$185,000 while foreclosures were at \$125,000 and short sales were at \$140,450.
- The charts on the following page summarize activity and median prices by each for each transaction type.

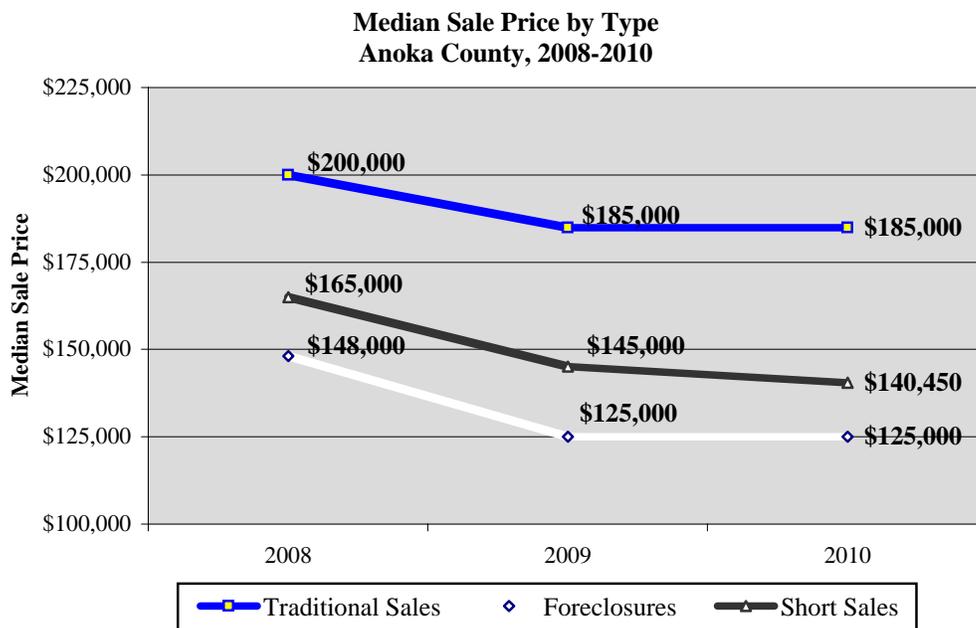
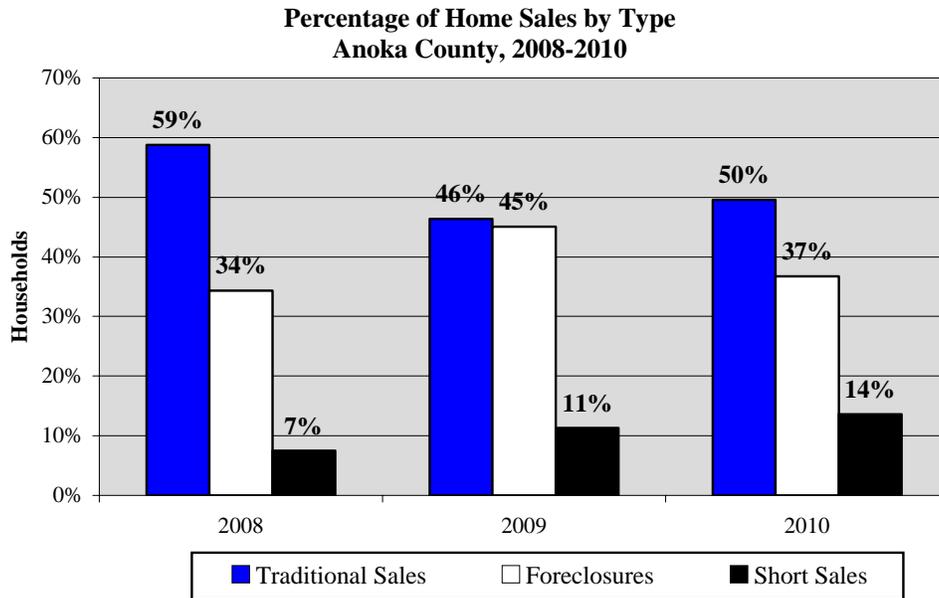
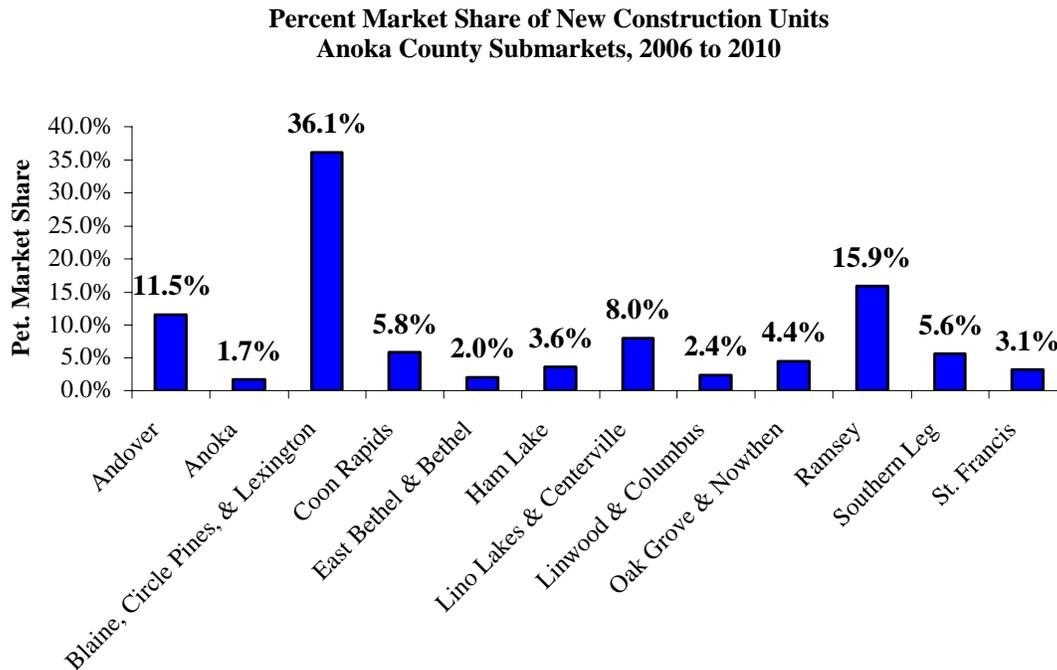


Table D-4: New Construction Housing Activity Statistics

- From 2006 to 2010, an average of 1,095 units of new construction housing have closed annually. The slowdown in the housing market is evident in these figures, as activity in 2010 (726 units) was only about 40% of the activity in 2006 (1,873 units).
- Annual average new construction home closings vary among Anoka County submarkets from only about 20 units to nearly 400 units annually. Last year (2010), Blaine, Circle Pines,

& Lexington accounted for nearly half of all home closings in the County. In each assessed year, the Blaine, Circle Pines, & Lexington submarket was always the leader for closed units.

- The following chart visually displays the percent market share of annual average home closings in Anoka County submarkets from 2006 to 2010.



- Due to decreased demand for new construction units, inventory levels of vacant developed lots increased in 2007 and 2008 before developers began to decrease the number of new lots delivered annually. Even though the number of new developed lots delivered to the market has nearly halted, inventory levels have been and will continue to be high until the housing market is further into recovery. Numerically, in 2006 the ratio of closed units to vacant developed lots was 0.53 for the County overall; this figure decreased to 0.17 in 2009 and has improved slightly to 0.21 in 2010.
- Based on the ratio of closed units to vacant development lots, the below listed submarkets are estimated to have the longest absorption periods of existing lots:
 - East Bethel & Bethel– 0.05 (ratio of closed units to VDLs)
 - Oak Grove & Nowthen – 0.09
 - St. Francis – 0.10
 - Ham Lake – 0.11
- Conversely, based on the ratio of closed units to vacant development lots, the below listed submarkets are estimated to have the quickest absorption periods of existing lots:
 - Coon Rapids – 0.46 (ratio of closed units to VDLs)

- Southern Leg – 0.26
- Blaine, Circle Pines, & Lexington – 0.20
- Andover – 0.18

Table D-5, Table D-6, & Table D-7: Actively Marketing Subdivisions

- The following terms are used in the actively marketing subdivision tables:
 - **Vacant Developed Lot (VDL):** The subdivision is considered developed after subdivision streets are paved and vehicles can physically drive in front of the lot.
 - **Closing:** A home closing is recorded after the housing unit becomes occupied.
 - **Home Inventory:** A vacant developed lot becomes home inventory after the housing slab or foundation has been poured. It remains in the home inventory status until a closing has been recorded.
 - **Future Lots Inventory:** Future lots are recorded after a preliminary plat or site plan has been submitted for consideration by the city.
 - **Total Lots:** A summation of all lots platted in a subdivision, including those closed, under construction, and vacant.
- In Anoka County overall, there are a total of 2,410 vacant developed single-family lots. The following submarkets have the largest lot inventories:
 - Anoka – 691 lots, 28.7% of County
 - Andover – 349 lots, 14.5% of County
 - Ramsey – 296 lots, 12.3% of County
 - Oak Grove & Nowthen – 250 units, 10.4% of County
- For multifamily housing, a total of 1,095 vacant developed lots were identified with the largest inventories located in the following submarkets:
 - Blaine, Circle Pines, & Lexington – 525 lots, 48.0% of County
 - Ramsey – 238 lots, 21.8% of County
 - St. Francis – 107 lots, 9.8% of County

Table D-8: Pending Developments

- Pending developments include future phases of actively marketing subdivisions as well as site plans that are under consideration and/or approved. Table D-8 identifies lot types falling into each of these categories and provides a sum of all future lots by submarket.

FOR-SALE HOUSING TABLES

TABLE D-1 SINGLE-FAMILY HOME RESALE VALUES ANOKA COUNTY SUBMARKETS 2000, 2005, 2008, 2009 & 2010					
	Year	Sales	Average Sale Price	Median Sale Price	Avg. DOM
Andover	2000	583	\$194,691	\$180,900	41
	2005	524	\$296,147	\$279,525	68
	2008	302	\$243,871	\$228,050	84
	2009	367	\$224,360	\$209,000	75
	2010	333	\$228,330	\$217,300	81
Anoka	2000	196	\$135,739	\$133,850	25
	2005	244	\$209,659	\$203,100	61
	2008	148	\$161,659	\$160,750	82
	2009	221	\$132,269	\$130,000	72
	2010	144	\$128,823	\$134,500	60
Blaine, Circle Pines & Lexington	2000	552	\$162,442	\$148,900	28
	2005	817	\$284,767	\$255,000	70
	2008	557	\$248,030	\$217,000	80
	2009	675	\$211,557	\$185,000	70
	2010	574	\$214,084	\$190,000	64
Coon Rapids	2000	725	\$152,433	\$146,600	23
	2005	817	\$239,765	\$221,500	65
	2008	462	\$184,358	\$174,950	70
	2009	589	\$157,337	\$153,000	60
	2010	467	\$153,613	\$145,000	64
East Bethel & Bethel	2000	195	\$169,327	\$167,000	40
	2005	192	\$277,216	\$266,975	77
	2008	127	\$188,860	\$175,000	89
	2009	171	\$165,919	\$152,500	75
	2010	111	\$157,060	\$150,400	94
Ham Lake	2000	165	\$215,743	\$187,500	41
	2005	190	\$359,104	\$350,000	79
	2008	106	\$288,781	\$271,000	84
	2009	153	\$245,430	\$235,000	81
	2010	144	\$235,224	\$219,900	74
Lino Lakes & Centerville	2000	292	\$210,808	\$184,700	36
	2005	309	\$325,572	\$297,000	71
	2008	179	\$273,547	\$236,000	92
	2009	191	\$252,997	\$238,000	82
	2010	183	\$242,853	\$226,500	88
Linwood & Columbus	2000	31	\$174,374	\$155,000	27
	2005	66	\$278,326	\$272,100	86
	2008	39	\$181,823	\$178,500	76
	2009	53	\$193,159	\$187,900	107
	2010	56	\$164,987	\$160,000	92
Oak Grove & Nowthen	2000	47	\$204,451	\$178,000	78
	2005	41	\$366,022	\$328,000	103
	2008	27	\$260,144	\$262,545	171
	2009	40	\$219,889	\$223,500	93
	2010	21	\$229,650	\$235,000	84
Ramsey	2000	253	\$173,034	\$155,800	32
	2005	325	\$275,060	\$246,000	84
	2008	226	\$239,784	\$223,605	85
	2009	248	\$191,930	\$184,850	70
	2010	245	\$198,554	\$180,000	67
Southern Leg	2000	554	\$133,911	\$132,500	21
	2005	674	\$212,510	\$205,950	58
	2008	503	\$158,885	\$154,900	78
	2009	618	\$136,475	\$133,000	71
	2010	434	\$130,861	\$129,650	67
St. Francis	2000	125	\$147,630	\$145,000	56
	2005	140	\$222,610	\$217,250	77
	2008	87	\$181,874	\$169,150	95
	2009	116	\$153,451	\$145,350	71
	2010	81	\$147,210	\$145,000	75
Anoka County Overall	2000	3,871	\$167,942	\$153,500	32
	2005	4,443	\$268,269	\$236,900	69
	2008	2,850	\$215,191	\$192,950	82
	2009	3,532	\$184,881	\$167,500	72
	2010	2,889	\$186,629	\$167,000	71

Sources: Northstar MLS; Maxfield Research Inc.

TABLE D-2 TOWNHOME RESALE VALUES ANOKA COUNTY SUBMARKETS 2000, 2005, 2008, 2009 & 2010					
	Year	Sales	Average Sale Price	Median Sale Price	Avg. DOM
Andover	2000	0	--	--	--
	2005	39	\$273,974	\$259,900	145
	2008	26	\$200,747	\$177,000	123
	2009	38	\$198,502	\$183,895	97
	2010	42	\$182,314	\$164,950	94
Anoka	2000	12	\$125,000	\$115,450	27
	2005	37	\$213,250	\$182,900	82
	2008	19	\$178,834	\$168,000	77
	2009	37	\$125,078	\$115,900	87
	2010	18	\$112,925	\$98,500	58
Blaine, Circle Pines & Lexington	2000	168	\$125,583	\$120,000	40
	2005	385	\$194,411	\$187,385	71
	2008	273	\$172,469	\$165,000	90
	2009	290	\$150,176	\$142,700	80
	2010	252	\$154,343	\$140,000	80
Coon Rapids	2000	298	\$126,557	\$120,508	23
	2005	403	\$190,845	\$178,205	69
	2008	173	\$140,182	\$135,000	97
	2009	234	\$111,601	\$108,975	70
	2010	208	\$116,928	\$114,450	60
East Bethel & Bethel	2000	0	--	--	--
	2005	0	--	--	--
	2008	0	--	--	--
	2009	0	--	--	--
	2010	0	--	--	--
Ham Lake	2000	2	\$216,250	\$216,250	21
	2005	9	\$358,868	\$373,310	81
	2008	8	\$351,102	\$333,530	163
	2009	4	\$249,234	\$253,000	156
	2010	14	\$294,121	\$291,715	113
Lino Lakes & Centerville	2000	73	\$136,409	\$125,950	30
	2005	81	\$199,932	\$188,000	68
	2008	31	\$164,088	\$146,000	90
	2009	47	\$147,616	\$127,700	79
	2010	48	\$142,493	\$130,750	77
Linwood & Columbus	2000	0	--	--	--
	2005	0	--	--	--
	2008	0	--	--	--
	2009	0	--	--	--
	2010	0	--	--	--
Oak Grove & Nowthen	2000	0	--	--	--
	2005	0	--	--	--
	2008	0	--	--	--
	2009	0	--	--	--
	2010	0	--	--	--
Ramsey	2000	14	\$133,586	\$124,700	52
	2005	164	\$186,913	\$178,000	95
	2008	111	\$144,856	\$139,900	63
	2009	118	\$113,760	\$110,500	69
	2010	82	\$101,046	\$104,825	74
Southern Leg	2000	83	\$131,581	\$127,000	27
	2005	74	\$183,098	\$183,400	67
	2008	102	\$160,622	\$159,450	78
	2009	84	\$132,039	\$133,700	92
	2010	60	\$135,500	\$135,700	64
St. Francis	2000	16	\$118,261	\$115,500	50
	2005	31	\$171,607	\$162,600	103
	2008	14	\$120,260	\$125,500	96
	2009	43	\$108,793	\$102,500	61
	2010	21	\$99,569	\$89,500	95
Anoka County Overall	2000	688	\$127,158	\$123,575	29
	2005	1,210	\$195,961	\$183,000	77
	2008	759	\$161,128	\$155,000	87
	2009	892	\$133,010	\$127,000	78
	2010	743	\$137,457	\$126,000	74

Sources: Northstar MLS; Maxfield Research Inc.

**TABLE D-3
RESIDENTIAL SALE TRENDS BY TYPE
ANOKA COUNTY COMMUNITIES
2008-2010**

	MEDIAN PRICE								
	Traditional			Foreclosure			Short Sale		
	2008	2009	2010	2008	2009	2010	2008	2009	2010
Andover	\$245,000	\$228,000	\$238,000	\$189,000	\$171,050	\$163,900	\$184,775	\$175,000	\$170,000
Anoka	\$170,000	\$165,000	\$163,900	\$129,900	\$110,000	\$85,000	\$157,750	\$134,000	\$135,000
Bethel	\$154,400	\$145,750	\$199,900	\$165,000	\$61,700	\$115,800	\$165,000	\$0	\$156,600
Blaine	\$209,000	\$189,509	\$204,000	\$147,250	\$135,050	\$132,000	\$177,700	\$148,450	\$147,639
Centerville	\$226,500	\$247,000	\$203,000	\$148,000	\$150,000	\$140,000	\$144,000	\$123,500	\$135,750
Circle Pines	\$182,310	\$160,000	\$148,750	\$149,900	\$117,250	\$137,500	\$158,000	\$138,000	\$135,000
Columbia Heights	\$165,400	\$156,500	\$143,000	\$111,450	\$85,600	\$94,000	\$128,500	\$128,000	\$113,500
Columbus	\$265,000	\$240,000	\$232,450	\$179,500	\$154,000	\$239,000	\$417,500	\$189,500	\$135,000
Coon Rapids	\$179,900	\$160,000	\$155,500	\$135,000	\$110,000	\$115,000	\$150,000	\$135,100	\$120,000
East Bethel	\$207,900	\$188,638	\$169,450	\$158,000	\$137,700	\$134,900	\$164,994	\$165,000	\$153,000
Fridley	\$179,900	\$160,000	\$160,000	\$134,000	\$113,000	\$117,700	\$156,500	\$144,450	\$119,550
Ham Lake	\$322,000	\$248,688	\$280,215	\$200,000	\$204,782	\$145,000	\$312,500	\$275,000	\$232,500
Hilltop	\$53,750	\$0	\$0	\$50,000	\$120,000	\$30,000	\$0	\$120,000	\$40,000
Lexington	\$175,000	\$184,150	\$138,000	\$177,291	\$110,977	\$117,050	\$0	\$150,000	\$127,000
Lino Lakes	\$242,500	\$240,750	\$236,000	\$165,500	\$157,750	\$155,000	\$199,000	\$182,000	\$209,250
Linwood Township	\$227,450	\$226,000	\$182,450	\$127,950	\$135,000	\$112,200	\$190,000	\$122,500	\$160,000
Nowthen	\$0	\$274,000	\$220,500	\$0	\$187,500	\$165,000	\$0	\$250,500	\$212,450
Oak Grove	\$250,000	\$232,450	\$240,500	\$246,000	\$185,650	\$174,900	\$272,950	\$212,000	\$194,500
Ramsey	\$206,950	\$192,000	\$212,000	\$148,500	\$128,298	\$118,000	\$183,200	\$124,750	\$144,900
Spring Lake Park	\$172,700	\$179,750	\$153,900	\$145,000	\$115,000	\$122,000	\$170,000	\$119,000	\$121,550
St. Francis	\$175,000	\$154,068	\$163,950	\$154,000	\$124,750	\$119,500	\$158,000	\$134,000	\$132,000
Anoka County Total	\$200,000	\$185,000	\$185,000	\$148,000	\$125,000	\$125,000	\$165,000	\$145,000	\$140,450

	CLOSED SALES								
	Traditional			Foreclosure			Short Sale		
	2008	2009	2010	2008	2009	2010	2008	2009	2010
Andover	202	215	217	115	160	112	29	51	58
Anoka	83	91	77	58	113	63	14	26	21
Bethel	7	6	3	5	9	3	3	0	2
Blaine	523	500	454	201	299	223	44	96	91
Centerville	32	27	21	19	10	12	7	3	12
Circle Pines	38	37	30	13	28	15	7	10	6
Columbia Heights	153	147	118	114	149	97	24	38	27
Columbus	17	24	6	5	6	5	2	2	1
Coon Rapids	366	375	301	271	410	327	50	105	100
East Bethel	52	48	42	54	93	46	8	18	16
Fridley	182	157	105	84	114	73	12	37	26
Ham Lake	63	63	77	41	75	61	11	21	18
Hilltop	1	0	0	1	1	1	0	1	1
Lexington	13	6	4	6	8	6	0	3	4
Lino Lakes	118	116	119	26	55	47	11	30	22
Linwood Township	21	28	26	14	19	22	4	6	7
Nowthen	0	4	12	0	6	8	0	2	4
Oak Grove	35	38	36	42	62	37	9	6	16
Ramsey	210	155	136	114	178	135	24	42	52
Spring Lake Park	42	38	41	26	42	21	7	9	4
St. Francis	43	54	30	49	102	56	14	11	17
Anoka County Total	2,216	2,135	1,854	1,270	1,949	1,376	282	520	507
Percentage of Sales	59%	46%	50%	34%	45%	37%	7%	11%	14%

Source: Minneapolis Area Association of Realtors; Maxfield Research Inc.

TABLE D-4 NEW CONSTRUCTION HOUSING ACTIVITY STATISTICS ANOKA COUNTY SUBMARKETS 2006-2010							
	Annual Statistics					Annual Average 2006-2010	Avg. Market Share 2006-2010
	2006	2007	2008	2009	2010		
Annual Closings (4th Qtr-3rd Qtr)							
Andover	254	158	83	62	75	126	11.5%
Anoka	35	29	0	6	21	18	1.7%
Blaine, Circle Pines, & Lexington	668	382	284	305	336	395	36.1%
Coon Rapids	110	53	67	38	51	64	5.8%
East Bethel & Bethel	51	20	13	19	6	22	2.0%
Ham Lake	70	48	33	20	26	39	3.6%
Lino Lakes & Centerville	128	126	103	35	44	87	8.0%
Linwood & Columbus	31	34	40	11	13	26	2.4%
Oak Grove & Nowthen	77	67	44	29	23	48	4.4%
Ramsey	315	193	215	80	69	174	15.9%
Southern Leg	74	102	64	29	36	61	5.6%
St. Francis	60	38	24	23	26	34	3.1%
Anoka County Total	1,873	1,250	970	657	726	1,095	100.0%
Vacant Developed Lots (3rd Qtr)							
Andover	382	377	343	339	373	363	9.4%
Anoka	39	23	23	0	0	17	0.4%
Blaine, Circle Pines, & Lexington	1,054	1,333	1,550	1,514	1,216	1,333	34.6%
Coon Rapids	65	70	85	82	78	76	2.0%
East Bethel & Bethel	143	142	140	134	130	138	3.6%
Ham Lake	241	275	272	258	244	258	6.7%
Lino Lakes & Centerville	261	257	265	254	225	252	6.6%
Linwood & Columbus	145	165	137	130	120	139	3.6%
Oak Grove & Nowthen	264	299	285	268	250	273	7.1%
Ramsey	663	766	649	598	534	642	16.7%
Southern Leg	53	160	138	113	77	108	2.8%
St. Francis	248	208	275	271	257	252	6.5%
Anoka County Total	3,558	4,075	4,162	3,961	3,504	3,852	100.0%
Percent Annual Homes Closed to Vacant Developed Lots							
Andover	0.66	0.42	0.24	0.18	0.20		
Anoka	0.90	1.26	0.00	--	--		
Blaine, Circle Pines, & Lexington	0.63	0.29	0.18	0.20	0.28		
Coon Rapids	1.69	0.76	0.79	0.46	0.65		
East Bethel & Bethel	0.36	0.14	0.09	0.14	0.05		
Ham Lake	0.29	0.17	0.12	0.08	0.11		
Lino Lakes & Centerville	0.49	0.49	0.39	0.14	0.20		
Linwood & Columbus	0.21	0.21	0.29	0.08	0.11		
Oak Grove & Nowthen	0.29	0.22	0.15	0.11	0.09		
Ramsey	0.48	0.25	0.33	0.13	0.13		
Southern Leg	1.40	0.64	0.46	0.26	0.47		
St. Francis	0.24	0.18	0.09	0.08	0.10		
Anoka County Total	0.53	0.31	0.23	0.17	0.21		
Definitions: "closing" defined as housing unit becoming occupied; "vacant developed lot" defined as completion of subdivision streets and ability to physically drive in front of the lot.							
Sources: Metrostudy; Maxfield Research Inc.							

**TABLE D-5
SUMMARY OF ACTIVELY MARKETING SUBDIVISIONS
ANOKA COUNTY SUBMARKETS
4th Quarter 2010**

Submarket	Single-Family			Multifamily				
	Home Inventory	VDLs	Future Lots**	Total Lots	Home Inventory	VDLs	Future Lots**	Total Lots
Andover	32	349	108	1,147	2	24	6	44
Anoka	0	0	0	0	0	0	0	0
Blaine, Circle Pines, & Lexington	92	691	391	2,296	92	525	163	1,831
Coon Rapids	3	26	63	428	37	52	26	408
East Bethel & Bethel	2	130	61	351	0	0	0	0
Ham Lake	10	220	79	698	0	24	0	111
Lino Lakes & Centerville	7	163	0	403	14	62	0	490
Linwood & Columbus	6	120	0	237	0	0	0	0
Oak Grove & Nowthen	5	250	0	624	0	0	0	0
Ramsey	23	296	149	825	0	238	77	554
Southern Leg	2	16	0	34	24	61	0	282
St. Francis	2	150	0	225	2	107	0	209
Total	184	2,411	851	7,268	171	1,093	272	3,929

****Includes only future lots in actively market subdivisions. Additional future lots are currently identified in new subdivisions in the pipeline.**

Source: Metrostudy; Maxfield Research Inc.

**TABLE D-6
ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY
ANOKA COUNTY SUBMARKETS
4th Quarter 2010**

Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Andover								
Country Oaks West	Andover	3Q05	80' - 80'	\$310 - \$650	7	17	0	82
Sophies South	Andover	4Q05	80' - 80'	\$178 - \$223	2	46	0	85
Millers Woods	Andover	1Q05	80' - 80'	\$248 - \$325	6	14	49	86
Hickory Meadows	Andover	1Q09	90' - 90'	\$194 - \$340	4	22	0	34
Cardinal Ridge	Andover	3Q06	80' - 80'	\$235 - \$400	1	11	0	48
Kensington Estates	Andover	1Q07	90' - 90'	\$210 - \$278	0	7	0	12
Silver Meadows West	Andover	1Q06	300' - 300'	\$505 - \$805	1	7	0	15
Stacks Woods	Andover	2Q06	290' - 290'	\$360 - \$1,000	2	15	0	20
White Pines Wilderness	Andover	4Q06	75' - 75'	\$350 - \$1,074	1	6	46	61
Woodlands Crossings	Andover	2Q06	80' - 80'	\$400 - \$645	0	3	0	18
Shaws Glen	Andover	2Q06	80' - 80'	\$310 - \$371	1	3	0	11
Sophies Manor	Andover	4Q04	85' - 85'	\$155 - \$250	0	2	0	51
Woodland Estates	Andover	3Q97	90' - 90'	\$299 - \$392	1	87	13	432
Andover Station/Parkside	Andover	3Q06	50' - 50'	\$147 - \$169	3	60	0	88
Andover Station/Parkside	Andover	4Q06	55' - 55'	\$220 - \$244	2	31	0	33
Brook Crossing	Andover	1Q06	210' - 210'	\$392 - \$440	0	7	0	10
Constance Corners	Andover	1Q05	80' - 80'	\$200 - \$250	1	2	0	42
Deer Oaks	Andover	1Q05	300' - 300'	\$500 - \$650	0	5	0	7
Maple Hollow	Andover	2Q05	120' - 120'	\$304 - \$550	0	2	0	6
Prairie Cove	Andover	3Q05	80' - 80'	\$250 - \$330	0	2	0	6
<i>Andover Subtotal (SF)</i>					0	4	0	12
Anoka								
<i>No actively marketing multifamily subdivisions</i>								
Blaine, Circle Pines & Lexington								
Crescent Ponds/Centex	Blaine	3Q06	55' - 55'	\$210 - \$250	11	35	0	112
Willowbrook	Blaine	4Q07	65' - 80'	\$214 - \$335	3	47	0	100
Shade Tree Cove of Blaine	Blaine	1Q06	70' - 70'	\$230 - \$264	3	33	0	77
Savanna Grove	Blaine	1Q06	85' - 85'	\$267 - \$362	4	33	0	99
Lakes/Aspen Bay	Blaine	2Q04	85' - 85'	\$375 - \$700	9	51	0	208
CONTINUED (1 of 6)								

TABLE D-6 (continued)
ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY
ANOKA COUNTY SUBMARKETS
4th Quarter 2010

Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Lakes/Crown Woods	Blaine	4Q05	70' - 70'	\$231 - \$444	11	35	0	92
Crescent Ponds/Pulte	Blaine	3Q06	75' - 75'	\$270 - \$313	5	36	0	120
Preserve at Legacy	Blaine	3Q08	65' - 65'	\$350 - \$500	4	12	48	73
Lakes/East Woods	Blaine	3Q05	80' - 80'	\$250 - \$314	2	13	0	50
Woodland Village	Blaine	4Q06	85' - 85'	\$525 - \$800	3	42	69	119
Preserve at Legacy	Blaine	3Q08	50' - 50'	\$216 - \$400	7	14	33	58
Rice Creek Woods	Blaine	3Q98	80' - 80'	\$285 - \$370	1	1	0	77
Lakes/Aspen Woods	Blaine	2Q05	90' - 90'	\$520 - \$1,250	4	26	0	63
Lakes/Copper Bay	Blaine	4Q05	80' - 80'	\$400 - \$1,000	6	52	0	67
Lakes/Emerald Gardens	Blaine	2Q10	50' - 50'	\$197 - \$240	5	14	34	53
Lakes/Northwest Shores	Blaine	3Q04	85' - 85'	\$550 - \$890	2	11	0	61
Lakes/Crown Shores	Blaine	4Q04	110' - 110'	\$250 - \$400	1	3	0	86
Blaine Haven	Blaine	4Q07	140' - 140'	\$260 - \$277	3	22	0	35
Rife Estates	Blaine	4Q07	80' - 80'	\$190 - \$264	2	0	0	15
Shade Tree Court	Blaine	4Q05	60' - 60'	\$203 - \$242	1	0	0	10
Shade Tree Cove Woods	Blaine	1Q05	70' - 70'	\$234 - \$285	1	9	0	26
Harpers Street Woods	Blaine	4Q06	85' - 85'	\$360 - \$550	0	26	50	99
Harpers Street Meadows	Blaine	1Q06	90' - 90'	\$248 - \$485	1	6	0	34
Quail Creek/Oak Hill	Blaine	3Q03	95' - 95'	\$452 - \$505	2	12	125	198
Sanctuary of Blaine	Blaine	3Q03	135' - 135'	\$396 - \$998	0	50	4	191
St. Andrews Village	Blaine	4Q06	65' - 65'	\$727 - \$1,195	1	45	0	61
Cherry Pointe Estates	Blaine	4Q07	80' - 80'	\$300 - \$500	0	13	28	41
Cloud Ridge	Blaine	3Q05	65' - 65'	\$364 - \$400	0	3	0	11
Coral Sea Crossing	Blaine	3Q05	180' - 180'	\$301 - \$427	0	2	0	10
Harpers Grove	Blaine	1Q09	90' - 90'	\$300 - \$500	0	13	0	13
Woodland Village	Blaine	4Q06	65' - 65'	\$365 - \$535	0	32	0	37
<i>Blaine Subtotal (SF)</i>					92	691	391	2296
Coon Rapids								
The Fountains	Coon Rapids	4Q09	85' - 85'	\$271 - \$300	1	10	63	81
Wexford	Coon Rapids	3Q03	85' - 85'	\$275 - \$340	1	9	0	333
Mississippi Bluffs	Coon Rapids	2Q05	100' - 100'	\$400 - \$565	0	3	0	7
Tamarack Woods	Coon Rapids	4Q06	75' - 75'	\$343 - \$456	1	4	0	7
<i>Coon Rapids Subtotal (SF)</i>					3	26	63	428
CONTINUED (2 of 6)								

TABLE D-6 (continued) ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY ANOKA COUNTY SUBMARKETS 4th Quarter 2010								
Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
East Bethel & Bethel								
Bear Hollow	East Bethel	2Q04	150' - 150'	\$300 - \$395	1	6	0	31
Oak Brook Acres	East Bethel	1Q03	200' - 200'	\$235 - \$335	0	5	0	56
Whispering Aspen	East Bethel	1Q04	100' - 100'	\$185 - \$335	1	52	61	157
Dellwood Acres	East Bethel	4Q03	190' - 190'	\$240 - \$310	0	7	0	19
Meadows of Fish Lake	East Bethel	4Q04	200' - 200'	\$230 - \$334	0	36	0	63
Norlyn Farms	East Bethel	3Q06	200' - 200'	\$290 - \$331	0	4	0	5
Oak Glen Estates	East Bethel	3Q07	90' - 90'	\$300 - \$600	0	7	0	7
Peterson Ridge	East Bethel	1Q07	165' - 165'	\$225 - \$250	0	8	0	8
Woodcroft	East Bethel	3Q07	325' - 325	\$300 - \$600	0	5	0	5
<i>East Bethel & Bethel Subtotal (SF)</i>					<u>2</u>	<u>130</u>	<u>61</u>	<u>351</u>
Ham Lake								
Deer Haven Hills	Ham Lake	4Q01	150' - 150'	\$450 - \$900	2	11	0	61
Hidden Forest West	Ham Lake	1Q03	200' - 200'	\$650 - \$812	2	7	0	41
Larsons Heritage Oaks West	Ham Lake	3Q01	200' - 200'	\$398 - \$525	1	9	0	59
Enchanted Estates	Ham Lake	3Q05	290' - 290'	\$593 - \$1,019	0	16	0	27
Heritage Forest	Ham Lake	4Q05	200' - 200'	\$800 - \$952	0	9	0	17
Highland Bluffs	Ham Lake	1Q02	200' - 200'	\$350 - \$600	1	0	0	51
Homestead Estates	Ham Lake	2Q07	200' - 200'	\$400 - \$500	1	5	0	6
Pine Run	Ham Lake	3Q06	200' - 200'	\$328 - \$380	0	10	0	13
Whitetail Run	Ham Lake	4Q06	200' - 200'	\$291 - \$375	0	39	0	44
Acorn Ridge	Ham Lake	4Q06	100' - 100'	\$241 - \$400	0	6	0	7
Alexa Woods	Ham Lake	2Q05	160' - 160'	\$400 - \$444	0	2	0	8
Bluegrass Estates	Ham Lake	2Q06	340' - 340'	\$440 - \$550	0	29	21	52
Concord Woods	Ham Lake	2Q05	245' - 245'	\$475 - \$600	0	3	0	8
Deer Way Preserve	Ham Lake	4Q05	135' - 135'	\$300 - \$500	0	3	0	7
Eagle Ridge Estate South	Ham Lake	2Q03	200' - 200'	\$350 - \$400	2	1	0	22
Fox Run	Ham Lake	2Q07	200' - 200'	\$400 - \$500	0	11	0	13
Harmony Estates	Ham Lake	3Q08	175' - 175'	\$350 - \$400	0	12	58	70
Hidden Meadows	Ham Lake	3Q06	350' - 350'	\$400 - \$549	0	9	0	12
Livgard	Ham Lake	3Q06	200' - 200'	\$530 - \$630	0	3	0	9
Serenity Meadows	Ham Lake	1Q06	150' - 150'	\$325 - \$675	1	7	0	15
CONTINUED (3 of 6)								

TABLE D-6 (continued)
ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY
ANOKA COUNTY SUBMARKETS
4th Quarter 2010

Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Westlunds Creekside	Ham Lake	2Q04	170' - 170'	\$260 - \$524	0	6	0	45
Woodland Bluffs	Ham Lake	3Q02	200' - 200'	\$400 - \$1,200	0	4	0	88
Woodland Preserve	Ham Lake	1Q06	195' - 195'	\$650 - \$707	0	18	0	23
<i>Ham Lake Subtotal (SF)</i>					10	220	79	698
Lino Lakes & Centerville								
Pine Glen	Lino Lakes	3Q06	100' - 100'	\$236 - \$308	1	18	0	73
Foxborough	Lino Lakes	4Q05	90' - 90'	\$440 - \$670	2	41	0	57
Hunters Crossing	Lino Lakes	3Q03	85' - 85'	\$412 - \$510	0	43	0	80
Grandview	Lino Lakes	1Q09	100' - 100'	\$400 - \$500	2	6	0	8
Marshan Meadows	Lino Lakes	2Q06	80' - 80'	\$350 - \$500	2	14	0	21
Century Farm North	Lino Lakes	2Q03	85' - 85'	\$280 - \$355	0	4	0	48
Clearwater Creek Estates	Centerville	4Q07	100' - 100'	\$276 - \$352	0	4	0	5
Oakwood View	Lino Lakes	4Q05	60' - 60'	\$350 - \$500	0	5	0	10
Peltier Preserve	Centerville	1Q03	110' - 110'	\$549 - \$725	0	3	0	19
Pheasant Marsh	Centerville	2Q01	85' - 85'	\$380 - \$380	0	21	0	77
Vaughan Addition	Lino Lakes	1Q06	90' - 90'	\$500 - \$525	0	4	0	5
<i>Lino Lakes & Centerville Subtotal (SF)</i>					7	163	0	403
Linwood & Columbus								
Lyons Den	Linwood	3Q05	220' - 220'	\$175 - \$280	2	8	0	28
Boettcher Farm Preserve	Linwood	3Q06	100' - 100'	\$190 - \$389	4	35	0	93
Carlos Avery Estates	Columbus Twp	1Q05	75' - 75'	\$665 - \$700	0	5	0	17
Cattail Pond	Linwood	1Q07	205' - 205'	\$280 - \$350	0	3	0	6
Deer Marsh	Columbus Twp	3Q07	225' - 225'	\$270 - \$375	0	5	0	5
Deer Trail Acres	Columbus Twp	4Q05	425' - 425'	\$325 - \$420	0	10	0	15
Delmonico Preserve	Columbus Twp	2Q06	130' - 130'	\$390 - \$450	0	2	0	6
Evans Estates	Linwood	1Q05	170' - 170'	\$350 - \$550	0	3	0	7
Prairie Meadow Farms	Columbus Twp	2Q06	325' - 325'	\$462 - \$562	0	4	0	7
Rolling Oak Meadows	Linwood	3Q06	190' - 190'	\$235 - \$391	0	4	0	5
Shadow Ridge Overlook	Linwood	3Q05	150' - 150'	\$320 - \$460	0	36	0	43
Skoogs Oak View Estates	Columbus Twp	1Q10	215' - 215'	\$300 - \$500	0	5	0	5
<i>Linwood & Columbus Subtotal (SF)</i>					6	120	0	237
CONTINUED (4 of 6)								

TABLE D-6 (continued) ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY ANOKA COUNTY SUBMARKETS 4th Quarter 2010								
Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Oak Grove & Nowthen								
The Ponds	Oak Grove	3Q02	85' - 85'	\$216 - \$365	1	57	0	206
Bailey Estates	Nowthen	4Q05	200' - 200'	\$336 - \$545	1	18	0	23
Beaver Ponds	Oak Grove	3Q07	275' - 275'	\$250 - \$325	0	12	0	13
Deer Ridge of Oak Grove	Oak Grove	4Q05	320' - 320'	\$228 - \$270	0	12	0	46
Langmade Estates	Nowthen	2Q07	300' - 300'	\$215 - \$270	0	7	0	11
Milestone Prairie	Oak Grove	1Q05	195' - 195'	\$255 - \$378	1	8	0	30
Nicholas South Bay	Oak Grove	1Q03	125' - 125'	\$265 - \$347	0	3	0	35
Preserve at Cedar Creek	Oak Grove	3Q07	90' - 90'	\$300 - \$450	1	38	0	41
Timber Ridge of Oak Grove	Oak Grove	2Q00	200' - 200'	\$330 - \$600	0	10	0	53
West Lake George Addition	Oak Grove	4Q06	80' - 80'	\$210 - \$650	0	12	0	21
Cedar Brook Estates	Oak Grove	3Q05	150' - 150'	\$238 - \$375	1	2	0	10
Country Meadows	Nowthen	1Q01	400' - 400'	\$395 - \$500	0	14	0	26
Hoffman Hills	Nowthen	4Q05	300' - 300'	\$270 - \$310	0	8	0	15
Milestone Crossing	Oak Grove	3Q05	285' - 285'	\$160 - \$220	0	20	0	35
Milestone Ponds	Nowthen	3Q06	300' - 300'	\$400 - \$500	0	11	0	13
Quiet Meadows	Nowthen	3Q06	300' - 300'	\$280 - \$386	0	3	0	14
Shade Tree Commons	Oak Grove	1Q05	440' - 440'	\$250 - \$300	0	15	0	32
<i>Oak Grove & Nowthen Subtotal (SF)</i>					5	250	0	624
Ramsey								
Silver Oaks	Ramsey	1Q06	90' - 90'	\$200 - \$243	9	5	0	92
Sweet Bay Ridge	Ramsey	3Q07	80' - 80'	\$345 - \$550	4	41	97	165
The Meadow	Ramsey	1Q07	70' - 70'	\$205 - \$245	3	31	0	47
Ramsey TC/Parkside	Ramsey	4Q05	60' - 60'	\$270 - \$375	4	33	0	61
Alpine Woods	Ramsey	2Q05	85' - 85'	\$276 - \$315	0	2	0	28
Amber Ridge	Ramsey	1Q09	80' - 80'	\$250 - \$400	2	3	0	5
Brookfield Addition	Ramsey	4Q06	85' - 85'	\$265 - \$405	0	81	52	216
Town Center Gardens	Ramsey	2Q06	60' - 60'	\$270 - \$292	1	8	0	19
Northfork in Ramsey	Ramsey	1Q00	195' - 195'	\$400 - \$555	0	5	0	61
Shade Tree Creek	Ramsey	2Q08	260' - 260'	\$280 - \$300	0	16	0	16
Village of Sunfish Lake	Ramsey	1Q05	60' - 60'	\$350 - \$399	0	43	0	79
Village of Sunfish Lake	Ramsey	4Q04	50' - 50'	\$330 - \$370	0	28	0	36
<i>Ramsey Subtotal (SF)</i>					23	296	149	825
CONTINUED (5 of 6)								

TABLE D-6 (continued)
ACTIVELY MARKETING SUBDIVISIONS - SINGLE-FAMILY
ANOKA COUNTY SUBMARKETS
4th Quarter 2010

Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Southern Leg								
Gateway West	Fridley	1Q06	65' - 65'	\$270 - \$325	0	9	0	16
Lakeside Lofts	Spring Lake Pk	3Q05	75' - 75'	\$312 - \$390	2	7	0	18
<i>Southern Leg Subtotal (SF)</i>					<u>2</u>	<u>16</u>	<u>0</u>	<u>34</u>
St. Francis								
Rum River Bluffs	St. Francis	4Q07	120' - 120'	\$150 - \$239	1	63	0	76
Dellwood Meadows	St. Francis	3Q05	210' - 210'	\$402 - \$523	0	18	0	21
Greenwing Trail	St. Francis	2Q05	85' - 85'	\$179 - \$250	1	14	0	40
Hobby Acres	St. Francis	2Q06	280' - 280'	\$350 - \$500	0	7	0	7
Norhill Estates	St. Francis	2Q05	200' - 200'	\$264 - \$330	0	7	0	23
Smith Lake Wildlife Estates	St. Francis	2Q05	210' - 210'	\$300 - \$400	0	41	0	58
<i>St. Francis Subtotal (SF)</i>					<u>2</u>	<u>150</u>	<u>0</u>	<u>225</u>
Anoka County Total (SF)					152	2,066	743	6,133

(6 of 6)

Source: Metrostudy; Maxfield Research Inc.

TABLE D-7 ACTIVELY MARKETING SUBDIVISIONS - MULTIFAMILY ANOKA COUNTY SUBMARKETS 4th Quarter 2010								
Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range <i>(in thousands)</i>	Home Inventory	VDL	Future Lots	Total Lots
Andover								
Woodland Crossing (DTH)	Andover	1Q07	60' - 60'	\$400 - \$410	1	11	6	26
Country Oaks West (TW)	Andover	3Q05	88' - 88'	\$200 - \$250	1	13	0	18
<i>Andover Subtotal (MF)</i>					2	24	6	44
Anoka								
<i>No actively marketing multifamily subdivisions</i>								
Blaine, Circle Pines & Lexington								
Lakes/Waterstone	Blaine	4Q04	20' - 20'	\$148 - \$163	14	0	0	260
Granville Villas (DTH)	Blaine	4Q06	80' - 80'	\$300 - \$350	4	23	0	39
Savanna Grove/Coach (TH)	Blaine	1Q06	35' - 35'	\$165 - \$175	9	18	0	106
Club West/Coach (TH)	Blaine	3Q07	28' - 28'	\$180 - \$200	6	0	32	64
Lakes/North Shore (DTH)	Blaine	2Q07	60' - 60'	\$228 - \$280	12	39	0	81
Lakes/Crown Cove/Garden (TH)	Blaine	3Q05	25' - 25'	\$190 - \$190	3	0	0	72
Lakes/Sunset Bay (DTH)	Blaine	1Q05	60' - 60'	\$359 - \$580	8	15	0	50
Lakes/Crown Cove/Easton (TH)	Blaine	3Q09	25' - 25'	\$180 - \$190	3	20	14	38
Lakes/Crown Meadows (TH)	Blaine	4Q04	25' - 25'	\$140 - \$201	4	14	0	143
Lakes/Emerald Bay (DTH)	Blaine	4Q07	60' - 60'	\$400 - \$630	3	43	0	52
Lakes/Emerald Glen (DTH)	Blaine	2Q06	60' - 60'	\$247 - \$330	3	26	0	41
Lakes/Cottages of Aspen (DTH)	Blaine	2Q07	60' - 60'	\$300 - \$700	1	30	0	46
Deacons Forest (DTH)	Blaine	3Q04	65' - 65'	\$339 - \$400	2	2	0	42
Deacons Pond (DTH)	Blaine	3Q10	70' - 70'	\$300 - \$400	1	0	30	31
Amen Corner of Blaine (DTH)	Blaine	4Q02	60' - 60'	\$486 - \$610	0	16	0	53
Blaine Town Square, Bridges (TH)	Blaine	2Q05	25' - 25'	\$215 - \$273	0	56	87	155
Lakes/Cascades North (TH)	Blaine	4Q04	25' - 25'	\$160 - \$190	17	0	0	210
Lakes/Crown Bay (DTH)	Blaine	4Q04	60' - 60'	\$270 - \$350	0	4	0	18
Lakes/East Woods (DTH)	Blaine	1Q05	80' - 80'	\$275 - \$350	0	3	0	41
Lakes/Echo Bay (DTH)	Blaine	2Q05	60' - 60'	\$363 - \$575	2	0	0	59
Lakes/Villas	Blaine	2Q09	40' - 40'	\$185 - \$195	0	105	0	104
Preserve at Legacy Creek	Blaine	4Q07	23' - 23'	\$150 - \$160	0	86	0	101
Shadow Ponds (TH)	Blaine	4Q06	36' - 36'	\$250 - \$325	0	25	0	25
<i>Blaine Subtotal (MF)</i>					92	525	163	1,831
CONTINUED (1 of 3)								

<p style="text-align: center;">TABLE D-7 (continued) ACTIVELY MARKETING SUBDIVISIONS - MULTIFAMILY ANOKA COUNTY SUBMARKETS 4th Quarter 2010</p>								
Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Coon Rapids								
Woods on the Park/Weston (DTH)	Coon Rapids	3Q01	43' - 43'	\$305 - \$316	3	0	0	204
Alexandras Cove (DTH)	Coon Rapids	1Q06	50' - 50'	\$245 - \$269	19	26	26	108
Huntington Cove (TH)	Coon Rapids	4Q06	25' - 25'	\$145 - \$155	6	5	0	24
Oak Pointe (TW)	Coon Rapids	3Q05	40' - 40'	\$160 - \$170	2	2	0	36
Villas on the Boulevard (DTH)	Coon Rapids	4Q06	50' - 50'	\$138 - \$162	7	19	0	36
<i>Coon Rapids Subtotal (MF)</i>					<u>37</u>	<u>52</u>	<u>26</u>	<u>408</u>
East Bethel & Bethel								
<i>No actively marketing multifamily subdivisions</i>								
Ham Lake								
Highland Bluffs (TW)	Ham Lake	2Q02	55' - 55'	\$289 - \$337	0	6	0	72
Cottages of Heritage Oaks (DTH)	Ham Lake	4Q04	45' - 45'	\$325 - \$472	0	18	0	39
<i>Ham Lake Subtotal (MF)</i>					<u>0</u>	<u>24</u>	<u>0</u>	<u>111</u>
Lino Lakes & Centerville								
Century Farm North (TH)	Lino Lakes	1Q05	25' - 25'	\$190 - \$220	6	16	0	114
Century Farm North (DTH)	Lino Lakes	3Q04	30' - 30'	\$240 - \$272	3	5	0	51
Stoneybrook (DTH)	Lino Lakes	4Q03	90' - 90'	\$322 - \$560	1	1	0	103
Highland Meadows East (TH)	Lino Lakes	3Q05	35' - 35'	\$195 - \$208	1	2	0	18
Millers Crossroads (TH)	Lino Lakes	4Q04	40' - 40'	\$220 - \$226	1	12	0	151
Ravens Hollow (DTH)	Lino Lakes	4Q04	50' - 50'	\$230 - \$250	1	3	0	22
Ravens Hollow (TW)	Lino Lakes	4Q04	50' - 50'	\$300 - \$358	0	6	0	8
Turnberry Crossing (TH)	Lino Lakes	1Q06	45' - 45'	\$245 - \$260	1	17	0	23
<i>Lino Lakes & Centerville Subtotal (MF)</i>					<u>14</u>	<u>62</u>	<u>0</u>	<u>490</u>
Linwood & Columbus								
<i>No actively marketing multifamily subdivisions</i>								
Oak Grove & Nowthen								
<i>No actively marketing multifamily subdivisions</i>								
CONTINUED (2 of 3)								

TABLE D-7 (continued) ACTIVELY MARKETING SUBDIVISIONS - MULTIFAMILY ANOKA COUNTY SUBMARKETS 4th Quarter 2010								
Subdivision Name	City	Initial Site Activity	Lot Sizes	Price Range (in thousands)	Home Inventory	VDL	Future Lots	Total Lots
Ramsey								
Ramsey TC/Gables (TH)	Ramsey	2Q05	25' - 25'	\$164 - \$169	0	11	77	176
Ramsey TC/Parkside (TH)	Ramsey	4Q05	30' - 30'	\$213 - \$257	0	78	0	90
Ramsey TC/Preserve (TH)	Ramsey	1Q06	25' - 25'	\$190 - \$195	0	24	0	32
Ramsey	Ramsey	4Q05	20' - 20'	\$129 - \$140	0	98	0	154
Ponds of Ramsey (TH)	Ramsey	2Q02	35' - 35'	\$180 - \$250	0	16	0	91
Sunflower Ridge (TH)	Ramsey	4Q08	30' - 30'	\$170 - \$180	0	11	0	11
<i>Ramsey Subtotal (MF)</i>					0	238	77	554
Southern Leg								
Park View/Carriage (TH)	Columbia Hghts	4Q05	25' - 25'	\$168 - \$193	19	51	0	195
Grand Central Lofts (CO)	Columbia Hghts	1Q05	0' - 0'	\$130 - \$170	4	0	0	67
Grand Central (TH)	Columbia Hghts	1Q05	35' - 35'	\$319 - \$375	1	10	0	20
<i>Southern Leg Subtotal (MF)</i>					24	61	0	282
St. Francis								
Stone House Ridge (TW)	St. Francis	3Q01	35' - 35'	\$190 - \$200	2	14	0	38
Chelsey Gardens (TH)	St. Francis	3Q06	30' - 30'	\$85 - \$89	0	10	0	36
Rum River Terrace (DTH)	St. Francis	4Q04	55' - 55'	\$120 - \$150	0	15	0	23
Rum River Terrace (TW)	St. Francis	1Q05	50' - 50'	\$80 - \$90	0	22	0	46
Meadows of St. Francis	St. Francis	1Q05	30' - 30'	\$100 - \$120	0	46	0	66
<i>St. Francis Subtotal (MF)</i>					2	107	0	209
Anoka County Total (MF)					171	1,093	272	3,929
(3 of 3)								
Source: Metrostudy; Maxfield Research Inc.								

TABLE D-8 SUMMARY OF FUTURE LOTS ANOKA COUNTY SUBMARKETS 4th Quarter 2010						
Submarket	Single-Family			Townhome/Twinhome		
	Existing Subdivisions	Future Subdivisions	Total Future Lots	Existing Subdivisions	Future Subdivisions	Total Future Lots
Andover	108	42	150	6	0	6
Anoka	0	0	0	0	0	0
Blaine, Circle Pines, & Lexington	391	1,224	1,615	163	0	163
Coon Rapids	63	7	70	26	246	272
East Bethel & Bethel	61	15	76	0	0	0
Ham Lake	79	88	167	0	0	0
Lino Lakes & Centerville	0	37	37	0	0	0
Linwood & Columbus	0	14	14	0	0	0
Oak Grove & Nowthen	0	19	19	0	0	0
Ramsey	149	1,791	1,940	77	573	650
Southern Leg	0	0	0	0	0	0
St. Francis	0	27	27	0	0	0
Total	851	3,264	4,115	272	819	1,091
Source: Metrostudy; Maxfield Research Inc.						

Conclusions and Recommendations

Introduction

This section of the report presents calculations of demand for various types of housing in Anoka County from 2010 to 2020. Recommendations are provided for each submarket based on calculated demand and proposed/planned development currently identified. All calculations and recommendations synthesize data presented earlier in this analysis, including demographic and employment trends, performance of existing product, and land/housing stock characteristics across the County.

Demand for senior housing is adapted from the *Senior Housing Demand Analysis for Submarkets in Anoka County, Minnesota* that was completed by Maxfield Research Inc. in September 2010.

This section includes:

- ▶ housing demand calculations by product type for each submarket from 2010 to 2020,
- ▶ overall housing recommendations for Anoka County, and
- ▶ specific housing recommendations for each submarket.

Demographic Profile and Housing Demand

The demographic profile in Anoka County will affect housing demand and the types of housing that are needed. The various household types are:

1. *Entry-level householders*
 - Often prefer to rent basic, inexpensive apartments
 - Usually singles or couples in their early 20's without children
 - Will often “double-up” with roommates in apartment setting
2. *First-time homebuyers and move-up renters*
 - Often prefer to purchase modestly-priced single-family homes and townhomes or rent more upscale apartments
 - Usually married or cohabiting couples, some with children, in their mid-20's or 30's
3. *Move-up homebuyers*
 - Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
 - Typically families with children where householders are in their late 30's to 40's
4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
 - Prefer owning and some will move to alternative lower-maintenance housing products
 - Generally couples in their 50's or 60's
5. *Younger independent seniors*
 - Prefer owning but will consider renting their housing
 - Some will move to alternative lower-maintenance housing products
 - Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce their responsibilities for upkeep and maintenance
 - Generally in their late 60's or 70's
6. *Older seniors*
 - May need to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
 - Generally single females (widows) in their mid-70's or older

Demand for housing can come from several sources including: household growth, changes in housing preferences, and replacement need. Household growth necessitates building new housing unless there is enough desirable vacant housing available to absorb the increase in

households. Demand is also affected by shifting demographic factors such as the aging of the population, which dictates the type of housing preferred. New housing to meet replacement needs is required, even in the absence of household growth, when existing units no longer meet the needs of the population and when renovation is not feasible because the structure is physically or functionally obsolete. These three factors – household growth, replacement need, and demographic changes – impact housing need in Anoka County and are considered in the following demand analysis.

It should be emphasized that to the extent that households are mobile and different market segments are willing to seek out various housing products in adjacent submarkets, or even outside the County, the demand figures presented herein may experience fluctuations between submarkets. Higher mobility is especially common among senior households who move to be near healthcare, retail, services, and family members. Adjustments for mobility (referred to as migration patterns) have been factored into the demand calculations by submarket for senior housing products.

General Occupancy Housing Demand

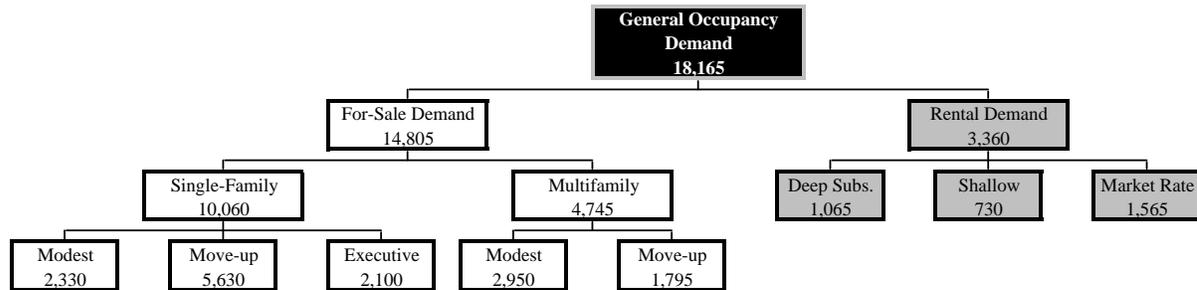
Table E-1 shows demand calculations for general occupancy housing in Anoka County by submarket between 2010 and 2020. The following details the demand methodology used to derive these figures:

- The primary source of housing demand in Anoka County submarkets will be from projected household growth. Over the next decade, Anoka County overall is projected to add 18,670 households.
- A segment of total household growth will be among senior-aged household that comprise the target market for senior housing products. Demand calculations for senior housing units are presented in Table E-2 and are deducted from the market potential for general occupancy housing. Based on the calculations, Anoka County is estimated to need 2,275 units of senior housing over the next decade, which leaves 16,395 units remaining to accommodate general occupancy households.
- In addition to household growth, additional demand will be generated from the replacement needs of the existing housing stock that has become functionally or physically obsolete, including both for-sale homes and rental complexes. It is estimated that 0.5% of all homes that are 50 years and older (built before 1960) will need to be replaced on an annual basis. The annual replacement need, multiplied by the ten years considered in this demand analysis, equates to an additional need for 1,770 general occupancy housing units through 2020.
- Considering both household growth (less senior households) and housing replacement needs, **Anoka County is calculated to need an additional 18,165 general occupancy housing units over the next decade.**

- Based on homeownership trends in 2000 and 2010 in Anoka County submarkets and specifically among non-senior households, the total housing demand is apportioned between renter and owner products. The rate of homeownership ranges 5% to 60% depending on the characteristics and demographic patterns of each submarket. Demand in Anoka County overall is calculated for about 3,360 general occupancy rental units (18.5%) and 14,805 general occupancy ownership units (81.5%).
- For rental housing, demand is calculated for deep subsidy (less than 50% AMI), shallow subsidy (50% to 80% AMI), and market rate (greater than 80% AMI) housing products. Percentages are calculated based on current income limits for the various housing products and tenure by income rates in each submarket as of 2010 (Table A-19). Further, adjustments were calculated by Maxfield Research Inc. to account for utilization of Housing Choice Vouchers (Section 8) at market rate properties and the age of existing market rate properties, which increase the affordability of existing developments and therefore indirectly satisfy subsidized housing demand. All considered, **general occupancy rental demand in Anoka County is calculated for about 1,565 market rate units, 730 shallow subsidy units, and 1,065 deep subsidy units.**
- For for-sale housing, demand is calculated by product type (single-family and multifamily) and price point. First, an analysis of building permit trends by submarket, resale trends, and recent new home closings offers insight into the demand for single-family and multifamily product types. These statistics are also considered in light of land availability in the various submarkets to accommodate different housing products. **Demand from 2010 to 2020 is calculated for 10,060 single-family units (68.0%) and 4,745 multifamily units (32.0%) in Anoka County.**
- Single-family housing is classified into three primary categories: modest or entry-level housing, which includes housing below \$250,000; move-up housing, which ranges from \$250,000 to \$450,000; and executive housing, which has a housing cost of \$450,000 or greater. Based on a review of household income by tenure (Table A-19) and trends among actively marketing subdivisions, percentages are assigned to each price point in each submarket. In Anoka County overall, **demand is calculated for about 2,330 modest single-family units (23.1%), 5,630 move-up single-family units (56.0%), and 2,100 executive single-family units (20.9%) through 2020.**
- Similarly, multifamily housing is also classified into categories: modest or entry-level multifamily housing includes homes below \$225,000 and move-up multifamily housing includes homes above \$225,000. Based on a review of household income by tenure (Table A-19) and trends among actively marketing subdivisions, percentages are assigned to each price point in each submarket. In Anoka County overall, **demand is calculated for about 2,950 modest multifamily units (62.3%) and 1,785 move-up multifamily units (37.7%) through 2020.**

The figure on the following page displays a summary of demand calculations for various general occupancy housing products in Anoka County from 2010 to 2020.

Anoka County General Occupancy Housing Demand
2010 to 2020



Senior Housing Demand

Table E-2 shows demand calculations for general occupancy housing in Anoka County by submarket between 2010 and 2020. Demand methodology employed by Maxfield Research utilizes capture and penetration rates that blend national senior housing trends with local market characteristics, preferences, and patterns. Our demand calculations consider the following target market segments for each product type:

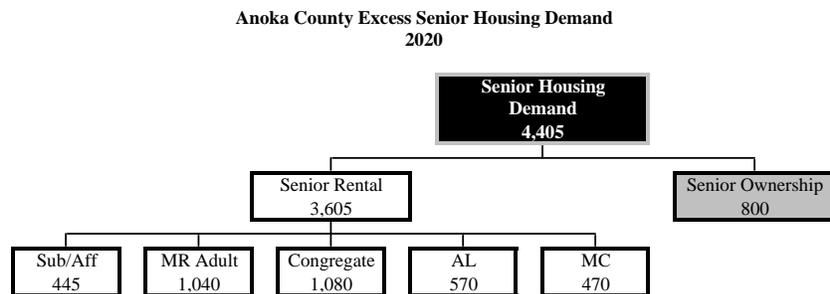
- **Affordable Active Adult Rental Housing:** Target market base includes age 55+ older adults and seniors who do not exceed income-qualified for affordable (shallow subsidy) housing. Excludes seniors who would exceed income-restrictions after the proceeds from a home sale are considered.
- **Market Rate Active Adult Rental and Ownership Housing:** Target market base includes age 55+ older adult and senior households who exceed income-restrictions for affordable housing products and would be able to pay market rent/sales price. Includes seniors with lesser incomes who income-qualify after the proceeds from a home sale are considered.
- **Congregate Housing:** Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with congregate housing. Income-ranges considered capable of paying for congregate housing are the same as for active adult housing.
- **Assisted Living Housing:** Target market base includes older seniors (age 75+) who would be financially able to pay for private pay assisted living housing. Additional demand for subsidized assisted living units is not included in this demand analysis but would result in greater demand for assisted living housing if considered.
- **Memory Care Housing:** Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with memory care housing. Income-ranges considered capable of paying for memory care housing are higher than other service levels due to the increased cost of care.

After calculating the number of age- and income-qualified seniors for different housing products, specific market penetration and capture rates are applied to each age cohort in order to quantify the demand potential for various housing products. We consider the following factors when assigning appropriate penetration and capture rates across the age cohorts and for various housing products:

- Anoka County household incomes, household tenure, and home values in comparison to other Metro Area communities;
- Metro-wide penetration and capture rates and comparisons to other geographies that are similar to Anoka County;
- Existing competitive inventory of senior housing communities, including the age of existing facilities, absorption of new product, and overall market performance;
- Information made available from surveys with senior housing communities, including draw patterns and resident profiles; and
- Statistical information from reputable sources about the percentage of seniors by age cohort who reside in senior housing alternatives and for what length of time.

Lastly, in addition to demand being generated by within Anoka County, we also account for a percentage of demand (approximately 15%) that results from the positive net movement of seniors to Anoka County from other areas of the State or Nation. The locations of adult caregivers, quality and accessibility of healthcare services and retail, community orientation patterns, personal preferences, and quality and availability of senior housing alternatives in Anoka County will all aid in attracting seniors from outside the County.

The figure below displays a summary of demand calculations for various senior housing products in Anoka County in 2020. Demand figures are presented as excess demand and include both unmet demand as of 2010 and demand generate from household growth in senior aged



cohorts from 2010 to 2010.

Senior Housing Demand Adjusted for Migration

The second step of our analysis accounts for the migration patterns of seniors between communities by applying a rigorous analysis of the locations to which seniors in a given submarket will move. First, we employ our demand methodology by submarket to calculate the demand being generated by the senior populations in each submarket. After these figures have been calculated, we assign capture rates to each submarket to calculate the net movement of

seniors between various geographies. In addition to demographic factors, which are an inherent part of any demand analysis, other factors that influenced our analysis of migration patterns include the following:

- Interviews with property managers;
- Location of medical services and retail;
- Residences and places of employment of adult caregivers;
- Main transportation routes and typical transportation patterns;
- Community orientation patterns;
- Market perceptions of different geographies and overall attractiveness for senior housing in a given submarket;
- Location of existing senior housing supply;
- Performance of existing senior housing communities; and
- Depth of demand for senior housing in a given market and its ability to support a multi-level senior housing campus.

Using the above criteria as a guide, Maxfield Research Inc. calculated the percentage of excess Anoka County demand by service level that could realistically be captured in each submarket. These figures are a more accurate representation of the senior housing demand that could be realized in each submarket over the next decade and are quantified by submarket in the following discussion.

Additional information on senior housing demand calculations can be found in the *Senior Housing Demand Analysis for Submarkets in Anoka County, Minnesota* study that was completed by Maxfield Research Inc. in September 2010.

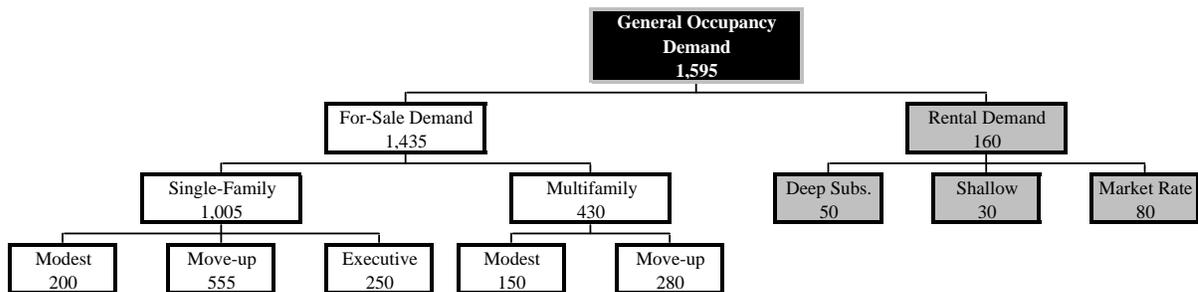
Andover Submarket Recommendations

Andover is a south-central Anoka County community located near population and employment concentrations in fully developed suburbs along the County's southern border. While employment within Andover has been increasing incrementally, there are roughly seven residents for one local job, which results in a strong dependence on employment markets in nearby communities. With land available for new development and reasonable proximity to the urban core, Andover is poised for moderate growth next over the next decade with the addition of 1,735 households (+17.2%).

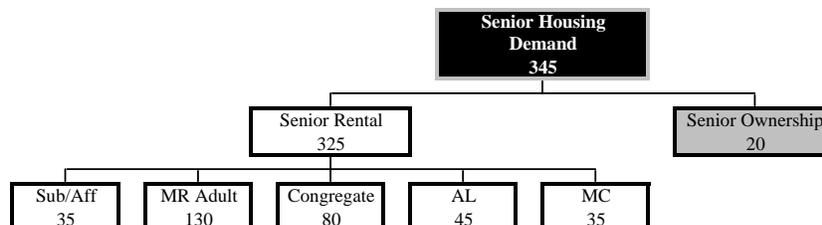
As a percentage of total submarket households, the Andover submarket has the highest percentage of family households in the County (87.5%) and the third youngest population base (69.6% are under the age of 45). Median incomes, median home resale prices, and homeownership rates continue to exceed those in Anoka County overall. In light of these demographic trends, housing needs in Andover will continue to be strong for single-family homes, but other types – such as rental and senior housing products – will be increasingly demanded as the population ages and diversifies.

ANDOVER SUBMARKET SUMMARY						
	Andover			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	26,588 -	32,380 -	35,850	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	8,107 -	10,085 -	11,820	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)	1,735			18,670		
Median Household Income (2010)	\$101,615			\$74,497		
Pct. Population Age 55+ (2000 / 2015 / 2020)	9.0% -	14.5% -	19.9%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)	96.3%			84.4%		
For-Sale Housing						
Median single-family home resale price (2010)	\$217,300			\$167,000		
Median townhome resale price (2010)	\$165,950			\$126,000		
Average number of new construction units closed annually	126			1,095		
Existing vacant developed lots (3rd Quarter 2010)	373			3,504		
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.66 -	0.24 -	0.20	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	0	--		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit	--			\$926		
Average square footage for market rate unit	--			836		
Average rent per square foot	--			\$1.11		
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	-	--	1,172	-	0.8%
Market rate active adult - rental	6	-	0.0%	1,049	-	5.6%
Market rate active adult - ownership	100	-	n/a	240	-	3.0%
Congregate	66	-	0.0%	490	-	2.2%
Assisted living	51	-	0.0%	555	-	0.9%
Memory care	17	-	0.0%	164	-	0.0%

Andover Submarket General Occupancy Housing Demand
2010 to 2020



Andover Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Currently, Andover has approximately 350 vacant developed single-family lots and an additional 150 future single-family lots, which together will meet about half of the demand for single-family homes through 2020. With the existing and pipeline lots, new single-family lots beyond those currently identified will not need to be delivered until the later half of the decade.

For multifamily housing, only 30 lots are existing or planned. Future phases at the Grey Oaks condominium community may satisfy some of this demand, although the certainty and target market of future phases is unknown. New multifamily housing developments - particularly at the move-up price point - could be delivered as early as 2012. We recommend being initially conservative in the delivery of new multifamily lots and building up to higher lot inventory levels later in the decade.

Rental Housing: Demand for a total of 160 general occupancy rental units is calculated for Andover through 2020. With strongest demand for market rate rental housing, we recommend prioritizing development of market rate rental housing with the possibility of a mixed-income community, which could also meet a segment of shallow and deep subsidy demand. Further, since housing choice vouchers are portable, very low-income households could potentially reside in a new market rate rental development while utilizing the voucher program.

Senior Housing: A total of 345 units of senior housing demand is calculated for Andover through 2020, of which approximately 170 units could be supported within the next five years. With no proposed senior housing developments, we recommend first considering an active adult market rate housing community (by 2015) and reassessing demand for service-enhanced housing later in the decade.

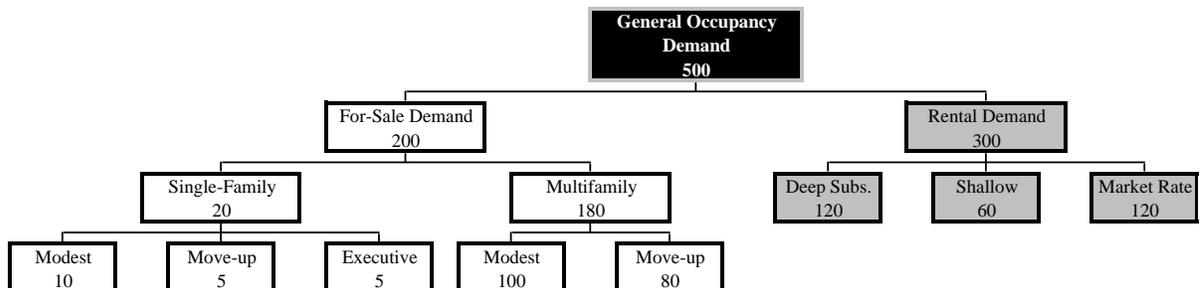
Anoka Submarket Recommendations

Anoka is a fully developed suburb located along the Anoka-Hennepin County border with a strong local employment base. Demographically, Anoka is an older community with the second highest percentage of older adults and seniors in the County (23.7% of the population is age 55+). Further, Anoka has the lowest rate of homeownership in the County and has median incomes and housing prices below County levels, which results in price sensitivity among the resident population.

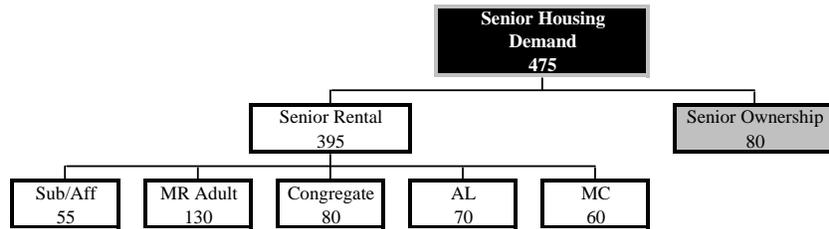
With limited household growth (+420 households from 2010 to 2020), the housing priorities in Anoka will be to meet the needs of the aging population base and to rehabilitate/replace housing units that become functionally or physically obsolete, including both for-sale and rental housing units. The majority of new housing units will be the result of redevelopment and infill development as limited land is available to accommodate new housing.

ANOKA SUBMARKET SUMMARY						
	Anoka			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	18,076 -	18,015 -	18,470	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	7,262 -	7,485 -	7,905	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)	420			18,670		
Median Household Income (2010)	\$53,940			\$74,497		
Pct. Population Age 55+ (2000 / 2015 / 2020)	19.5% -	23.7% -	29.0%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)	74.4%			84.4%		
For-Sale Housing						
Median single-family home resale price (2010)	\$134,500			\$167,000		
Median townhome resale price (2010)	\$98,500			\$126,000		
Average number of new construction units closed annually	18			1,095		
Existing vacant developed lots (3rd Quarter 2010)	0			3,504		
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.90 -	0.00 -	0.00	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	1,098	-	5.2%	7,251	-	4.7%
Shallow subsidy	122	-	5.6%	632	-	4.5%
Deep subsidy	52	-	0.0%	418	-	0.0%
Average rent for market rate unit	\$953			\$926		
Average square footage for market rate unit	842			836		
Average rent per square foot	\$1.13			\$1.11		
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	211	-	0.0%	1,172	-	0.8%
Market rate active adult - rental	57	-	3.5%	1,049	-	5.6%
Market rate active adult - ownership	40	-	n/a	240	-	3.0%
Congregate	168	-	3.6%	490	-	2.2%
Assisted living	14	-	0.0%	555	-	0.9%
Memory care	0	-	--	164	-	0.0%

Anoka Submarket General Occupancy Housing Demand
2010 to 2020



Anoka Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Anoka currently has no existing lot inventory for new single-family or multifamily homes, which is partially the consequence of limited land availability for new development. The proposed Rum River District Condominium project will meet some demand for multifamily housing; additionally, we recommend development of single-level twinhomes and multistory townhomes as redevelopment parcels come available. Single-family development will be the result of replacing existing homes that are no longer inhabitable.

Rental Housing: Demand for a total of 300 general occupancy rental units is calculated for Anoka through 2020. With existing rental housing (market rate and shallow subsidy) performing at vacancy levels near market equilibrium, we recommend delaying development of new rental housing in the near term. Over time, the existing rental housing stock will become increasingly affordable, which will indirectly satisfy demand for shallow subsidy housing. We recommend prioritizing a new market rate development in 2013 or later.

Senior Housing: A total of 475 units of senior housing demand is calculated for Anoka through 2020, of which approximately 280 units could be supported within the next five years. The continuum of care senior housing campus proposed by Volunteers of America would meet a large portion of potential demand. In addition to the project proposed by Volunteers of America, additional assisted living and memory care housing is likely to be needed in Anoka.

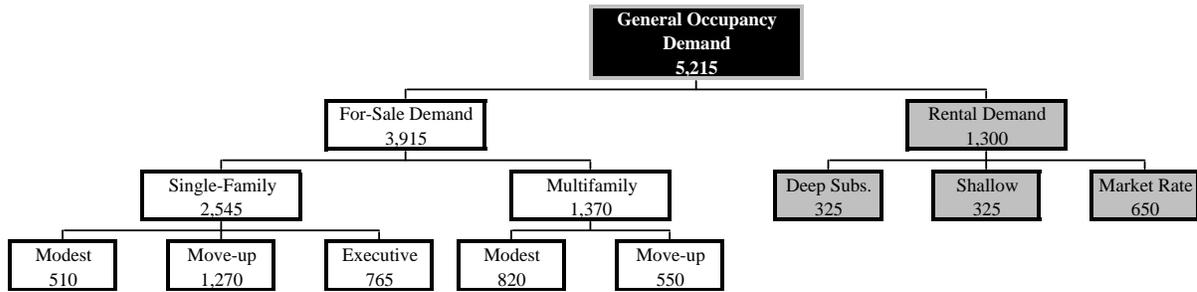
Blaine, Circle Pines, & Lexington Submarket Recommendations

Blaine, Circle Pines, & Lexington experienced the strongest growth (numerically) last decade and is forecast to continue to be the growth leader in the County through 2020. Over the next ten years, this submarket is projected to add 5,480 households (+22.3%), which is approximately 30% of the total household growth projected for Anoka County overall. Strong household growth is anchored by equally strong employment growth. Over the next decade, employment growth is forecast for 4,780 jobs – the highest numerical growth in the County.

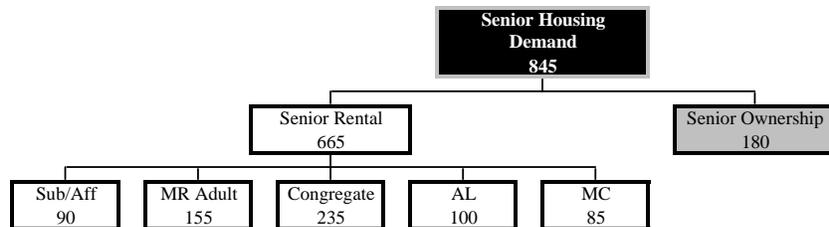
Although less than 20% of the population is age 55+, Blaine, Circle Pines, & Lexington has the third highest numerical concentration of seniors in the County. Existing senior housing product has been strongly performing in the submarket and significant new construction activity is identified in the pipeline. The guiding housing priority in Blaine will be to develop a variety of housing products across the product and price point spectrum so that housing supply will meet demand from the growing, diverse household base.

BLAINE, CIRCLE PINES, & LEXINGTON SUBMARKET SUMMARY						
	Blaine, C.P., & Lexington			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	51,819 -	67,405 -	79,485	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	18,442 -	24,615 -	30,095	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)	5,480			18,670		
Median Household Income (2010)	\$76,092			\$74,497		
Pct. Population Age 55+ (2000 / 2015 / 2020)	13.4% -	18.5% -	23.8%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)	98.2%			84.4%		
For-Sale Housing						
Median single-family home resale price (2010)	\$190,000			\$167,000		
Median townhome resale price (2010)	\$140,000			\$126,000		
Average number of new construction units closed annually	395			1,095		
Existing vacant developed lots (3rd Quarter 2010)	1,216			3,504		
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.63 -	0.18 -	0.28	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	886	-	2.6%	7,251	-	4.7%
Shallow subsidy	130	-	7.7%	632	-	4.5%
Deep subsidy	43	-	0.0%	418	-	0.0%
Average rent for market rate unit	\$888			\$926		
Average square footage for market rate unit	782			836		
Average rent per square foot	\$1.14			\$1.11		
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	128	-	5.5%	1,172	-	0.8%
Market rate active adult - rental	287	-	1.0%	1,049	-	5.6%
Market rate active adult - ownership	0	-	--	240	-	3.0%
Congregate	0	-	--	490	-	2.2%
Assisted living	102	-	5.1%	555	-	0.9%
Memory care	13	-	0.0%	164	-	0.0%

Blaine, Circle Pines, & Lexington Submarket General Occupancy Housing Demand
2010 to 2020



Blaine, Circle Pines, & Lexington Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Currently, the Blaine, Circle Pines, & Lexington submarket has approximately 700 vacant developed single-family lots and 525 vacant development multifamily lots. An additional 1,615 single-family lots and 165 multifamily lots are identified in the future pipeline. Based on the inventory of existing and future lots, approximately 1,600 single-family lots and 610 multifamily lots will need to be delivered to satisfy all for-sale housing needs in the submarket through 2020. Lots beyond the currently identified existing and future supply will not need to be brought to market until the later half of the decade.

Existing inventory levels (vacant developed only) will be sufficient for approximately 2.5 years for single-family homes and 5.0 years for multifamily homes.

Rental Housing: An additional 1,300 units of general occupancy rental housing are calculated for the Blaine, Circle Pines, & Lexington submarket through 2020. There are no rental developments currently proposed that will meet demand for general occupancy rental housing.

Senior Housing: Demand for senior housing is calculated for 845 units through 2020, of which approximately 500 units could be supported within the next five years. Several projects are proposed in Blaine that may come on-line to meet market demand, including the following:

- Expansion of Suite Senior Living (formerly Comforts of Home) with 20 assisted living and 12 memory care units;

- Development of Crest View Senior Communities campus with a total of 174 units, including 100 congregate units, 54 assisted living units, and 20 memory care units; and
- Development of the Hipp Farm site by Welch Companies with 45 congregate units, 46 assisted living units, 16 memory care units, and 32 skilled care beds.

Should all three projects move forward, residual demand in Blaine would be approximately 200 units through 2015. However, only the first (Suite Senior Living) is certain to move forward at this time, so strong development potential still exists for a campus-style senior housing project in Blaine within the next five years.

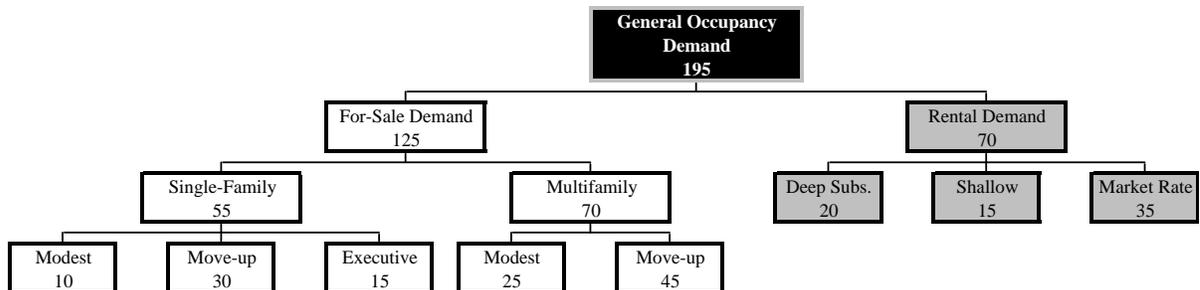
Coon Rapids Submarket Recommendations

Coon Rapids is a fully developed suburb located along the Anoka-Hennepin County border. Second in the County to the Southern Leg submarket, Coon Rapids has a significant concentration of older adults and seniors (19.4% of County) and an aged demographic overall with 20.3% of the total population base age 55+. Household growth in Coon Rapids is limited to land availability for new housing development; over the next decade, the submarket is forecast to grow by only 170 households (+0.7%).

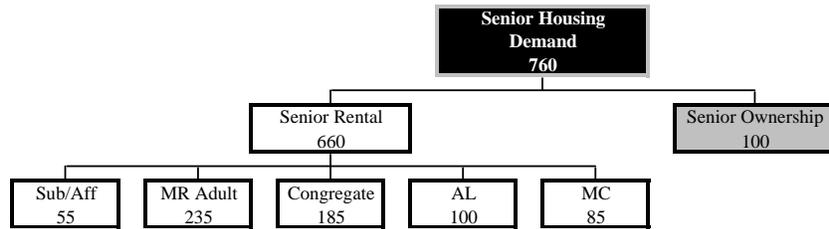
The housing priorities in Coon Rapids will be to meet the needs of the aging population base and to rehabilitate/replace housing units that become functionally or physically obsolete, including both for-sale and rental housing products. The majority of new housing units will be the result of redevelopment and infill development as limited land is available to accommodate new housing.

COON RAPIDS SUBMARKET SUMMARY						
	Coon Rapids			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	61,607	-	64,395	-	64,825	298,189 - 344,250 - 387,445
Households (2000 / 2010 / 2020)	22,578	-	24,325	-	24,495	106,476 - 125,470 - 144,140
Household Growth (2010 to 2020)			170			18,670
Median Household Income (2010)			\$70,017			\$74,497
Pct. Population Age 55+ (2000 / 2015 / 2020)	15.5%	-	20.3%	-	25.6%	15.0% - 19.6% - 24.6%
Homeownership Rate (2010)			98.8%			84.4%
For-Sale Housing						
Median single-family home resale price (2010)			\$145,000			\$167,000
Median townhome resale price (2010)			\$114,450			\$126,000
Average number of new construction units closed annually			64			1,095
Existing vacant developed lots (3rd Quarter 2010)			78			3,504
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	1.69	-	0.79	-	0.65	0.53 - 0.23 - 0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	2,982	-	5.0%			7,251 - 4.7%
Shallow subsidy	191	-	3.1%			632 - 4.5%
Deep subsidy	178	-	0.0%			418 - 0.0%
Average rent for market rate unit			\$931			\$926
Average square footage for market rate unit			848			836
Average rent per square foot			\$1.10			\$1.11
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	210	-	0.0%			1,172 - 0.8%
Market rate active adult - rental	64	-	12.5%			1,049 - 5.6%
Market rate active adult - ownership	100	-	3.0%			240 - 3.0%
Congregate	179	-	1.7%			490 - 2.2%
Assisted living	198	-	0.5%			555 - 0.9%
Memory care	61	-	0.0%			164 - 0.0%

Coon Rapids Submarket General Occupancy Housing Demand
2010 to 2020



Coon Rapids Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: For-sale housing in Coon Rapids is calculated for 125 units, including both single-family and multifamily product types. Coupled with rehabilitation/replacement of inhabitable units, existing vacant developed lots will satisfy for-sale housing needs in Coon Rapids for the decade. It is important to note that in developed submarkets like Coon Rapids, household growth forecasts are calculated based on the geography’s ability to accommodate new households. If more land is made available through redevelopment, realized household growth could easily exceed current forecasts.

Rental Housing: Demand for 70 general occupancy rental units is calculated for Coon Rapids through 2020. This demand would best be satisfied through replacement/rehabilitation of older rental properties in the submarket.

If more land is made available through redevelopment, demand for general occupancy rental housing in Coon Rapids could easily exceed current calculations. Demand for such a development would be the result of Coon Rapid’s ability to capture household growth that is forecast for adjacent submarkets, which would easily be accomplished due to its market position and desirable location.

Senior Housing: A total of 760 units of senior housing demand is calculated for Coon Rapids through 2020, of which approximately 450 units could be supported within the next five years. The two pending campus-style developments identified in Coon Rapids may satisfy a segment of total demand, particularly the approved 191-unit RKL Land Holding project. Should the RLK project move forward, 250 units of residual demand is calculated through 2015 and would grow to over 550 units of unmet demand by 2020. In addition to service-enhanced housing, affordable and/or market rate active adult housing (ownership and/or rental) may be considered in Coon Rapids as housing market conditions improve.

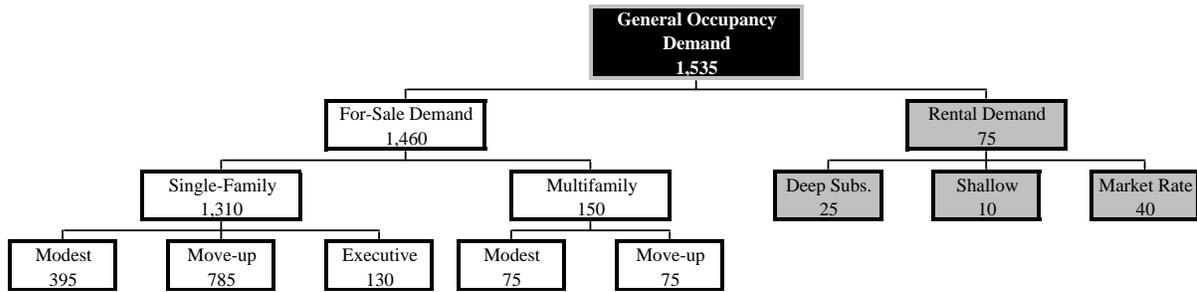
East Bethel & Bethel Submarket Recommendations

The East Bethel & Bethel submarket is located in northeast Anoka County and is one of the areas of the County with the lowest population density. As growth continues to push northward from the urban core, East Bethel & Bethel will be positioned for increased development activity. Over the next decade, household growth by percentage is projected to be the second highest in the County (+35.7%). Numerically, however, growth in relation to other submarkets will be moderate with the addition of 1,590 households (8.5% of the County). Median incomes and median home resale prices are similar to figures for Anoka County overall.

Due to its low-density nature, for-sale single-family homes dominate the existing housing stock. Over the next decade, approximately 85% of new housing units demanded will be for-sale single-family homes. For-sale townhomes and/or twinhomes will also be successful in small numbers in the East Bethel & Bethel submarket. Later in the decade, demand for rental product may increase to a level that could support a moderately priced market rate rental community. The City of East Bethel is currently expanding sewer and water connections that would be needed for multifamily housing development.

EAST BETHEL & BETHEL SUBMARKET SUMMARY						
	East Bethel & Bethel			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	11,384 -	13,055 -	17,015	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	3,756 -	4,455 -	6,045	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		1,590			18,670	
Median Household Income (2010)		\$72,079			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	11.1% -	15.6% -	20.7%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		97.5%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$150,400			\$167,000	
Median townhome resale price (2010)		---			\$126,000	
Average number of new construction units closed annually		22			1,095	
Existing vacant developed lots (3rd Quarter 2010)		130			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.36 -	0.09 -	0.05	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	0	--		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit		--			\$926	
Average square footage for market rate unit		--			836	
Average rent per square foot		--			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	--		1,172	-	0.8%
Market rate active adult - rental	0	--		1,049	-	5.6%
Market rate active adult - ownership	0	--		240	-	3.0%
Congregate	0	--		490	-	2.2%
Assisted living	0	--		555	-	0.9%
Memory care	0	--		164	-	0.0%

East Bethel & Bethel Submarket General Occupancy Housing Demand
2010 to 2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Currently, the East Bethel & Bethel submarket has 130 vacant developed single-family lots and an additional 75 future single-family lots; no vacant or future multifamily lots are currently identified. In order to meet all for-sale housing needs in the East Bethel & Bethel submarket, approximately 1,100 single-family lots and 150 multifamily lots will need to be delivered through 2020.

Existing inventory levels of single-family lots (vacant developed only) will be sufficient for approximately 1.5 years.

Rental Housing: Although demand for 75 units of general occupancy rental housing is calculated, we recommend delaying development of a rental community until much later in the decade (2017 or later). At that time, market support for moderately priced market rate housing development will likely be sufficient to support a 40- to 50-unit community.

Senior Housing: Demand is not sufficient to support a senior housing community in the East Bethel & Bethel submarket. In the near term, senior households residing in East Bethel & Bethel are migrating to facilities in southern Anoka County in order to find senior housing alternatives that meet their needs.

The senior population is growing significantly and may provide sufficient support for a senior housing community by mid-decade. At that time, demand would be greatest for an affordable and/or market rate active adult rental development.

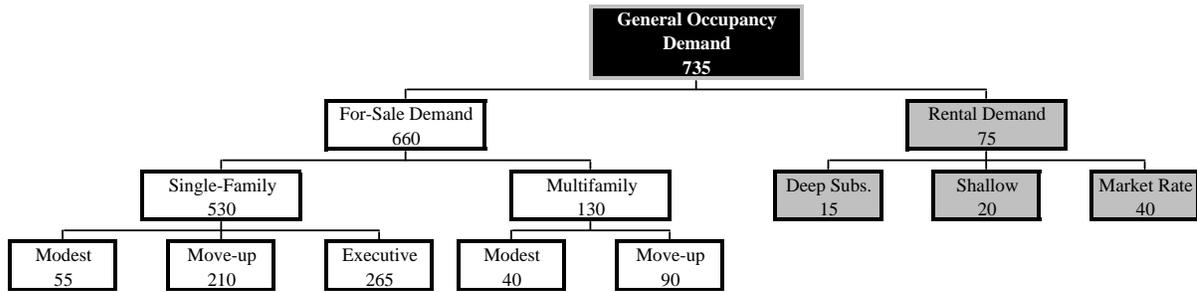
Ham Lake Submarket Recommendations

Located in central Anoka County, Ham Lake is a low-density community that has ample land available to accommodate new housing. Over the next decade, household growth is forecasted for 850 households (+16.2). The median resale price of single-family homes in Ham Lake is higher than in Anoka County overall due to single-family homes that have large lot sizes and acreage. As development continues in Ham Lake, smaller lot sizes will become acceptable.

Although the percentage of older adults and seniors in Ham Lakes is the same as in the County overall (19.6%), sufficient demand does not exist to support additional senior housing in Ham Lake. Instead, for-sale single-family homes will continue to dominate the housing stock. Over the next decade, approximately 70% of new housing units demanded will be for-sale single-family homes. For-sale townhomes and/or twinhomes will also be successful in Ham Lake. Later in the decade, demand for rental product may build to a level that could support a moderately priced market rate rental community.

HAM LAKE SUBMARKET SUMMARY						
	Ham Lake			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	12,710 -	15,575 -	17,375	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	4,139 -	5,240 -	6,090	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		850			18,670	
Median Household Income (2010)		\$92,118			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	11.8% -	19.6% -	26.8%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		100.0%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$219,900			\$167,000	
Median townhome resale price (2010)		\$291,715			\$126,000	
Average number of new construction units closed annually		39			1,095	
Existing vacant developed lots (3rd Quarter 2010)		244			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.29 -	0.12 -	0.11	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	0	--		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit		--			\$926	
Average square footage for market rate unit		--			836	
Average rent per square foot		--			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	--		1,172	-	0.8%
Market rate active adult - rental	99	-	1.0%	1,049	-	5.6%
Market rate active adult - ownership	0	--		240	-	3.0%
Congregate	0	--		490	-	2.2%
Assisted living	0	--		555	-	0.9%
Memory care	0	--		164	-	0.0%

Ham Lake Submarket General Occupancy Housing Demand
2010 to 2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Currently, Ham Lake has 220 vacant developed single-family lots and an additional 165 future single-family lots, which together account for approximately 70% of total demand for-sale single-family demand for the decade. The existing inventory level of single-family lots (vacant developed only) will be sufficient through 2015.

For multifamily housing, there are about 25 vacant developed lots and no future lots identified. Inventory levels of multifamily housing will deplete within about 2.5 to 3.0 years, and an additional 100 lots will need to be delivered by the end of the decade in order to meet all demand for multifamily units.

Rental Housing: Although demand for 75 units of general occupancy rental housing is calculated, we recommend delaying development of a rental community until much later in the decade (2017 or later). At that time, market support for moderately priced market rate housing development will likely be sufficient to support a 40- to 50-unit community.

Senior Housing: Demand is not sufficient to support additional senior housing in the Ham Lake submarket. Although the existing senior housing project is performing well, development of additional senior housing could saturate the market for senior housing and should not be considered in the near term. By mid-decade, however, the senior population is projected to grow to a level that could support additional senior housing product in Ham Lake.

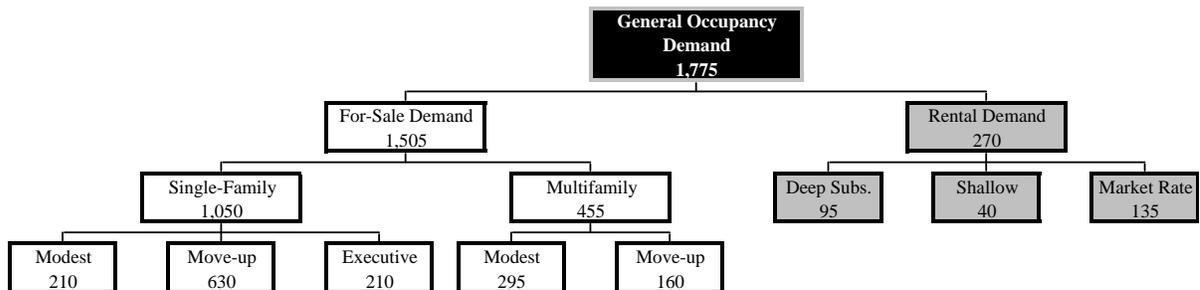
Lino Lakes & Centerville Submarket Recommendations

Lino Lakes & Centerville is located at the southeastern corner of Anoka County and borders both Washington and Ramsey counties. The submarket is moderately built out but still has ample developable land to accommodate new housing. Strong household growth is forecast for the submarket with the addition of 1,835 households (+24.1%) by 2020, which equates to about 10% of total household growth in Anoka County. Median incomes are second highest among submarkets in the County and median resale prices of single-family homes are the highest as of 2010.

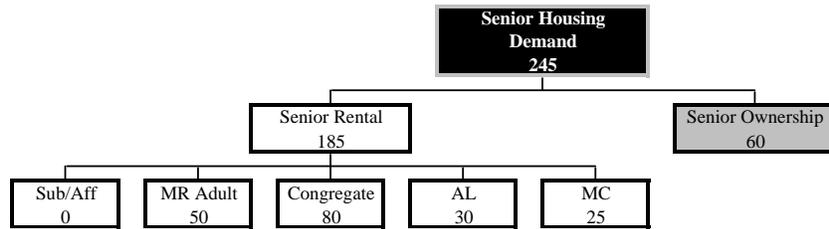
Demographically, Lino Lakes & Centerville is a younger submarket with about 73% of the population age 45 and younger (the second highest percentage among the submarkets). Strong job growth will continue to attract working-age households into the foreseeable future. Through 2020, growth of 2,500 jobs (+53.2%) is forecast in the submarket, which is the second strongest growth by percentage and numerically in the County. These factors will continue to strengthen demand for various housing products – and specifically for general occupancy housing – in Lino Lakes & Centerville.

LINO LAKES & CENTERVILLE SUBMARKET SUMMARY						
	Lino Lakes & Centerville			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	19,993 -	24,925 -	29,225	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	5,934 -	7,615 -	9,450	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		1,835			18,670	
Median Household Income (2010)		\$94,442			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	7.8% -	11.9% -	16.7%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		98.3%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$226,500			\$167,000	
Median townhome resale price (2010)		\$130,750			\$126,000	
Average number of new construction units closed annually		87			1,095	
Existing vacant developed lots (3rd Quarter 2010)		225			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.49 -	0.39 -	0.20	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	60	0.0%		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit		--			\$926	
Average square footage for market rate unit		--			836	
Average rent per square foot		--			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	47	-	0.0%	1,172	-	0.8%
Market rate active adult - rental	47	-	6.4%	1,049	-	5.6%
Market rate active adult - ownership	0	--		240	-	3.0%
Congregate	0	--		490	-	2.2%
Assisted living	42		n/a	555	-	0.9%
Memory care	28		n/a	164	-	0.0%

Lino Lakes & Centerville Submarket General Occupancy Housing Demand
2010 to 2020



Lino Lakes & Centerville Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: The Lino Lakes & Centerville submarket has approximately 165 vacant developed single-family lots and 60 vacant development multifamily lots. An additional 35 single-family lots are identified in the future pipeline. Based on the inventory of existing and future lots, approximately 850 single-family lots and 400 multifamily lots will need to be delivered to satisfy all for-sale housing needs in the submarket through 2020.

Existing inventory levels (vacant developed only) will be sufficient for approximately 2.5 years for single-family homes and 2.0 years for multifamily homes.

Rental Housing: Demand for 270 units of general occupancy rental housing is calculated for Lino Lakes & Centerville through 2020.

Senior Housing: Demand for senior housing is calculated for 245 units through 2020, of which approximately 150 units could be supported within the next five years. The recent completion of the hotel conversion project to assisted living and memory care will satisfy much of the service-enhanced housing demand calculated through 2015. Additional senior housing should not be considered until later in the decade, at which point demand for an active adult ownership community will likely be strongest depending on development activity in nearby markets.

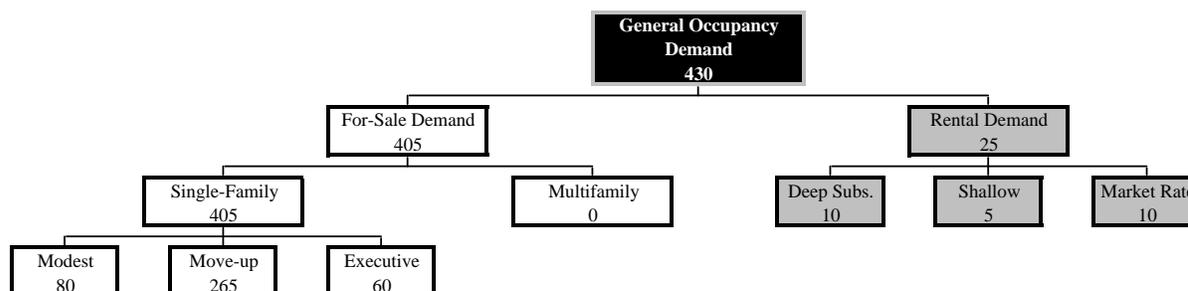
Linwood & Columbus Submarket Recommendations

Located in the northeast corner of Anoka County, Linwood & Columbus is a low-density submarket that will experience moderate growth (+14.4%) with the addition of 465 households by 2020. Linwood & Columbus has limited employment and instead serves as a residential area for workers commuting to nearby concentrations of employment, including to jobs located in more developed areas of southern Anoka County.

Although the percentage of older adults and seniors in Linwood & Columbus (22.8%) is higher than the County overall, sufficient demand does not exist to support senior housing in Linwood & Columbus. Instead, for-sale single-family homes will continue to dominate the housing stock.

LINWOOD & COLUMBUS SUBMARKET SUMMARY						
	Linwood & Columbus			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	8,625 -	9,240 -	10,100	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	2,906 -	3,225 -	3,690	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		465			18,670	
Median Household Income (2010)		\$83,790			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	14.0% -	22.8% -	30.7%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		100.0%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$160,000			\$167,000	
Median townhome resale price (2010)		---			\$126,000	
Average number of new construction units closed annually		26			1,095	
Existing vacant developed lots (3rd Quarter 2010)		120			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.21 -	0.29 -	0.11	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	0	--		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit		--			\$926	
Average square footage for market rate unit		--			836	
Average rent per square foot		--			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	--		1,172	-	0.8%
Market rate active adult - rental	0	--		1,049	-	5.6%
Market rate active adult - ownership	0	--		240	-	3.0%
Congregate	0	--		490	-	2.2%
Assisted living	0	--		555	-	0.9%
Memory care	0	--		164	-	0.0%

Linwood & Columbus Submarket General Occupancy Housing Demand
2010 to 2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: Currently, Linwood & Columbus has 120 vacant developed single-family lots and an additional 15 future single-family lots, which together account for approximately one-third of the total demand for-sale single-family demand through 2020. Based on the inventory of existing and future lots, an additional 170 single-family lots will be needed to satisfy all for-sale housing needs in the submarket through 2020.

Existing inventory levels (vacant developed only) will be sufficient for approximately 4.0 years for single-family homes.

Rental Housing: Demand is not sufficient to support general occupancy rental housing in the Linwood & Columbus submarket.

Senior Housing: Demand is not sufficient to support senior housing in the Linwood & Columbus submarket. Senior households residing in this submarket will need to relocate to other submarkets in order to reside in senior housing alternatives.

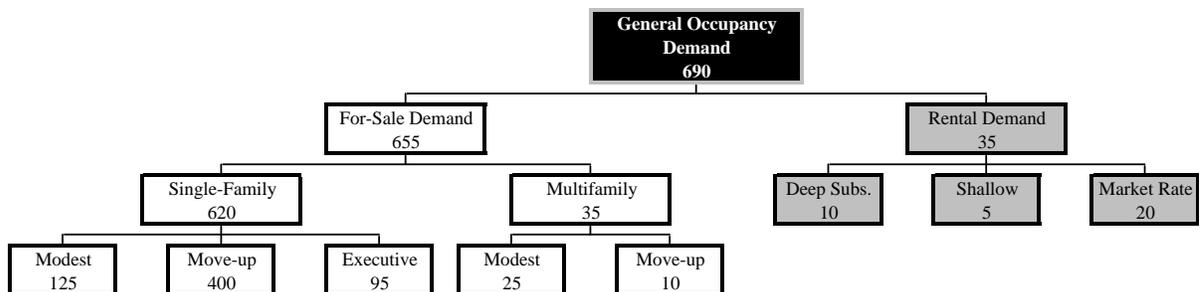
Oak Grove & Nowthen Submarket Recommendations

Through 2020, Oak Grove & Nowthen is projected to grow by 785 households (+17.9%). The majority of growth will result in demand for single-family homes, which is consistent with the low-density character of the submarket. Oak Grove & Nowthen has limited employment and instead serves as a residential area for workers commuting to nearby concentrations of employment, including to jobs located in more developed areas of southern Anoka County.

As a result of large lot sizes and acreage, the median resale price of single-family homes is the highest in Anoka County. As the submarket builds out, smaller lot sizes will become more acceptable to the target markets for for-sale housing. Oak Grove & Nowthen has a strong percentage of family households – 86.3% – which is the third highest percentage in the County. Single-family homes, particularly at mid-range price points, will continue to be the most demanded housing type in Oak Grove & Nowthen.

OAK GROVE & NOWTHEN SUBMARKET SUMMARY						
	Oak Grove & Nowthen			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	10,460 -	13,335 -	14,835	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	3,323 -	4,385 -	5,170	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		785			18,670	
Median Household Income (2010)		\$90,549			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	12.2% -	19.8% -	27.8%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		100.0%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$235,000			\$167,000	
Median townhome resale price (2010)		---			\$126,000	
Average number of new construction units closed annually		48			1,095	
Existing vacant developed lots (3rd Quarter 2010)		250			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.29 -	0.15 -	0.09	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	--		7,251	-	4.7%
Shallow subsidy	0	--		632	-	4.5%
Deep subsidy	0	--		418	-	0.0%
Average rent for market rate unit	--			\$926		
Average square footage for market rate unit	--			836		
Average rent per square foot	--			\$1.11		
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	--		1,172	-	0.8%
Market rate active adult - rental	51	-	23.5%	1,049	-	5.6%
Market rate active adult - ownership	0	--		240	-	3.0%
Congregate	0	--		490	-	2.2%
Assisted living	0	--		555	-	0.9%
Memory care	0	--		164	-	0.0%

Oak Grove & Nowthen Submarket General Occupancy Housing Demand
2010 to 2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: The Oak Grove & Nowthen submarket has 250 vacant developed single-family lots and an additional 20 future single-family lots, which together account for approximately 45% of the total demand for-sale single-family demand through 2020. No existing or future multifamily lots are identified. Based on the inventory of existing and future lots, an additional 350 single-family lots and 35 multifamily lots will be needed to satisfy all for-sale housing needs in the submarket through 2020.

Existing inventory levels (vacant developed only) will be sufficient for approximately 5.0 to 5.5 years for single-family homes.

Rental Housing: Demand is not sufficient to support general occupancy rental housing in the Oak Grove & Nowthen submarket.

Senior Housing: Demand is not sufficient to support senior housing in the Oak Grove & Nowthen submarket. Senior households residing in this submarket will need to relocate to other submarkets in order to reside in senior housing alternatives.

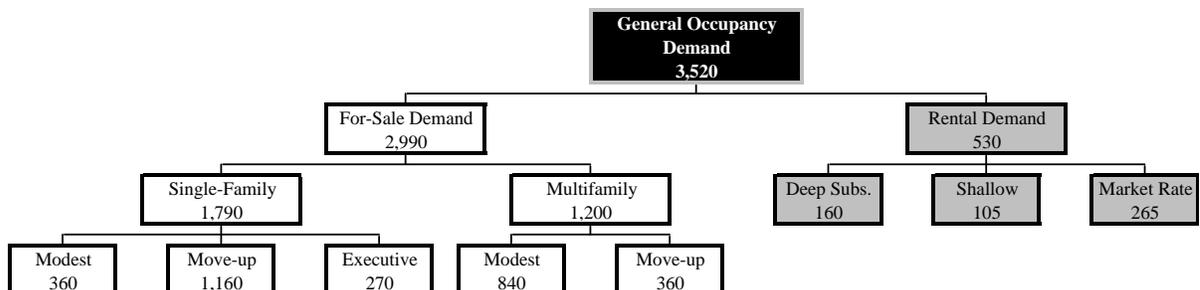
Ramsey Submarket Recommendations

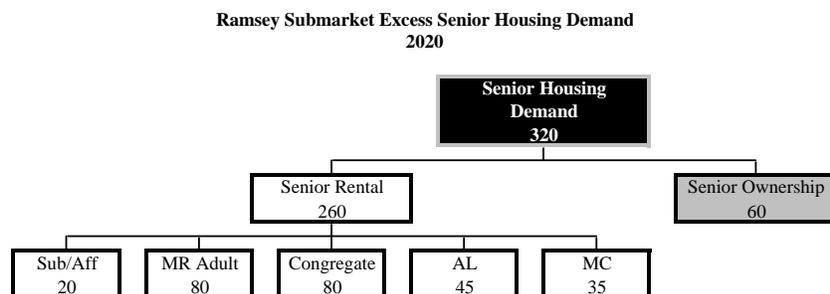
Over the decade, household growth in Ramsey is projected to be the highest by percentage (+45%) and the second highest numerically (3,715 households), which accounts for about 20% of total growth expected in Anoka County. Strong household growth is anchored by equally strong employment growth. Over the next decade, employment growth is forecast for 2,400 jobs – the third highest numerical growth in the County.

The demographic profile of Ramsey tends toward younger households with 86.4% of all households distributed among family household types (the second highest in the County) and 67.5% of the population under the age of 45 (the fourth highest in the County). Traditionally, new construction in Ramsey has been single-family homes and townhomes. However, as the household base continues to grow and age, a greater array of housing product types could be supported and successful in Ramsey.

RAMSEY SUBMARKET SUMMARY						
	RAMSEY			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	18,510 -	24,970 -	34,580	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	5,906 -	8,260 -	11,975	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		3,715			18,670	
Median Household Income (2010)		\$92,680			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	10.2% -	16.8% -	21.5%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		97.3%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$180,000			\$167,000	
Median townhome resale price (2010)		\$104,825			\$126,000	
Average number of new construction units closed annually		174			1,095	
Existing vacant developed lots (3rd Quarter 2010)		534			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.48 -	0.33 -	0.13	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	74	-	6.8%	7,251	-	4.7%
Shallow subsidy	34	-	0.0%	632	-	4.5%
Deep subsidy	0	-	--	418	-	0.0%
Average rent for market rate unit		\$1,281			\$926	
Average square footage for market rate unit		1,700			836	
Average rent per square foot		\$0.75			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	0	-	--	1,172	-	0.8%
Market rate active adult - rental	50	-	0.0%	1,049	-	5.6%
Market rate active adult - ownership	0	-	--	240	-	3.0%
Congregate	0	-	--	490	-	2.2%
Assisted living	0	-	--	555	-	0.9%
Memory care	0	-	--	164	-	0.0%

Ramsey Submarket General Occupancy Housing Demand
2010 to 2020





Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: The Ramsey submarket currently has 300 vacant developed single-family lots and 240 vacant development multifamily lots. An additional 1,940 single-family lots and 650 multifamily lots are identified in the future pipeline. The existing and future lot supply in Ramsey will be sufficient for demand for-sale single-family housing through 2020. Approximately 310 multifamily lots (beyond the existing and future lots) will need to be delivered to satisfy all for-sale multifamily housing needs in the submarket through 2020.

Existing inventory levels (vacant developed only) will be sufficient for approximately 2.5 years for single-family homes and 3.0 years for multifamily homes.

Rental Housing: Considerable rental demand is calculated for Ramsey (530 units) through 2020. Approximately half of this demand is for market rate rental housing with the remaining demand distributed between shallow and deep rental housing.

The current general occupancy rental development proposed by Flaherty & Collins could satisfy some of the demand; however, demand for the project will also need to be generated from nearby submarkets as Ramsey alone does not have enough market support for the number of high-end/luxury units proposed. No pending developments are currently identified that will meet demand for moderate market rate or subsidized general occupancy rental housing.

Senior Housing: Demand for senior housing is calculated for 320 units through 2020, of which approximately 190 units could be supported within the next five years. The Ramsey submarket is positioned to support a sizable campus-style senior housing development. The senior housing development proposed by Suite Living may come on-line and meet a portion of demand for senior housing in Ramsey. Preliminary plans indicate an 84-unit concept that focuses on service-enhanced housing products. If Suite Living does not move forward, a sizable campus-style senior housing community with all service levels could be supported in Ramsey.

In addition, a stand-alone market rate ownership (i.e. cooperative) or a second market rate rental project could be supported in Ramsey.

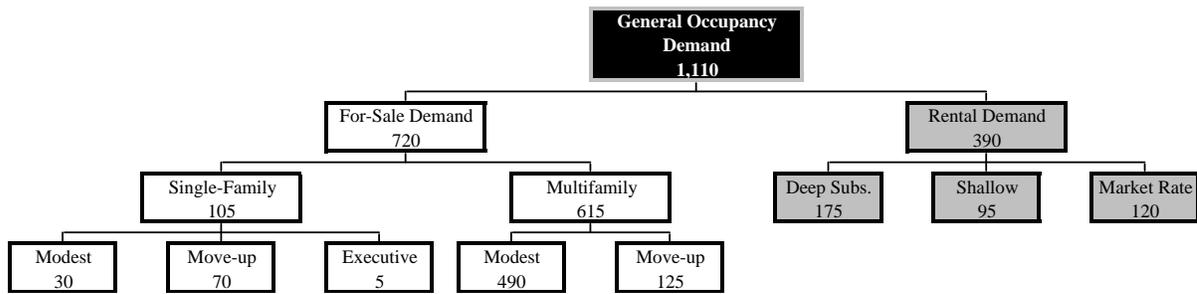
Southern Leg Submarket Recommendations

The Southern Leg submarket is the third largest in the Anoka County and accounts for about 16% of the County's total population. The submarket is predominately build out, which results in limited household growth projected for the next decade (735 households, or 3.2%). Should additional land become available through infill and redevelopment parcels, more household growth could be realized in the Southern Leg submarket. The submarket is stabilized by a strong concentration of jobs, which leads all other submarkets in the County (36,050 jobs in 2010).

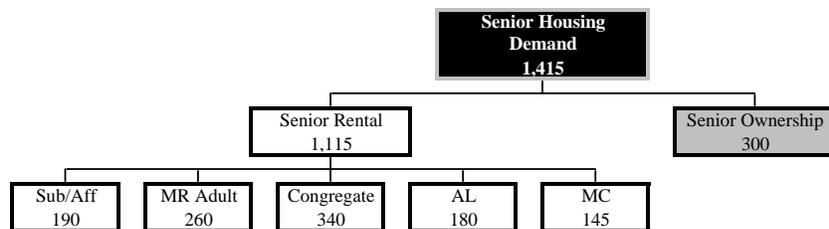
A key housing priority in the Southern Leg submarket will be to meet the needs of the aging population base as the highest concentration of age 55+ households (22.4% of the County) is located in the Southern Leg. The submarket possesses many desirable qualities for senior housing such as proximity to healthcare, retail, adult children/families, and services, which will further support demand. A second priority will be to rehabilitate/replace older housing units that become functionally or physically obsolete.

SOUTHERN LEG SUBMARKET SUMMARY						
	Southern Leg			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	53,507 -	53,400 -	56,050	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	22,485 -	23,130 -	23,865	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		735			18,670	
Median Household Income (2010)		\$57,332			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	24.7% -	28.2% -	33.1%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		69.7%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$129,650			\$167,000	
Median townhome resale price (2010)		\$135,700			\$126,000	
Average number of new construction units closed annually		61			1,095	
Existing vacant developed lots (3rd Quarter 2010)		77			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	1.40 -	0.46 -	0.47	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	2,211	-	5.0%	7,251	-	4.7%
Shallow subsidy	41	-	n/a	632	-	4.5%
Deep subsidy	103	-	0.0%	418	-	0.0%
Average rent for market rate unit		\$908			\$926	
Average square footage for market rate unit		802			836	
Average rent per square foot		\$1.13			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	555	-	0.2%	1,172	-	0.8%
Market rate active adult - rental	388	-	6.7%	1,049	-	5.6%
Market rate active adult - ownership	0	-	--	240	-	3.0%
Congregate	77	-	41.5%	490	-	2.2%
Assisted living	148	-	18.2%	555	-	0.9%
Memory care	45	-	0.0%	164	-	0.0%
** After excluding senior housing properties that are performing atypically, the Southern Leg submarket has an overall senior housing vacancy rate of 3.1%.						

Southern Leg Submarket General Occupancy Housing Demand
2010 to 2020



Southern Leg Submarket Excess Senior Housing Demand
2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: For-sale housing in the Southern Leg submarket is calculated for 720 units, including both single-family and multifamily product types. There are currently 15 single-family and 60 multifamily vacant developed lots in the Southern Leg.

The majority of demand – particularly for single-family – will be met through the rehabilitation/replacement of inhabitable housing units. As larger tracts of land become available for redevelopment, we recommend focusing on multifamily housing products, including townhomes, twinhomes, and condominium units. The proposed Park View condominium project (210 units) would satisfy approximately one-third of total for-sale multifamily housing demand over the decade.

Rental Housing: Demand for 390 general occupancy rental units is calculated for the Southern Leg submarket through 2020. With existing rental housing developments (market rate and shallow subsidy) performing near market equilibrium, we recommend delaying development of new rental housing for at least 18 months. As the housing market conditions improve, support for new rental housing will strengthen.

Over time, the existing rental housing stock will become increasingly affordable, which will indirectly satisfy demand for shallow subsidy housing. We recommend prioritizing a new market rate development in 2013 or later.

Senior Housing: A total of 1,415 units of senior housing demand is calculated for the Southern Leg submarket through 2020, of which approximately 825 units could be supported within the next five years.

Several pending and planned developments are proposed that would satisfy some demand for senior housing in the Southern Leg. These developments are summarized below:

- Development of a 50- to 60-unit affordable active housing development by 37th and Central LLC in Columbia heights;
- Completion of White Pines by Faulkner Development Group will add 18 assisted living units and 41 memory care units between two phases (the first phase is currently underway);
- Development of the project proposed by Trident Development would add a total of 72 units of service-enhanced senior housing, including 8 congregate units, 50 assisted living units, and 14 memory care units; and
- Redevelopment of the Columbia Arena site could potentially add senior housing, although the project and its concept remain very preliminary at this time.

Partially contingent on the completion of these projects, residual demand would likely remain for the development of additional senior housing in the Southern Leg communities of Columbia Heights, Fridley, and/or Spring Lake Park. A more detailed discussion of demand and development potential in each city can be found in the earlier senior housing report completed by Maxfield Research titled *Senior Housing Demand Estimates for Submarkets in Anoka County, Minnesota*.

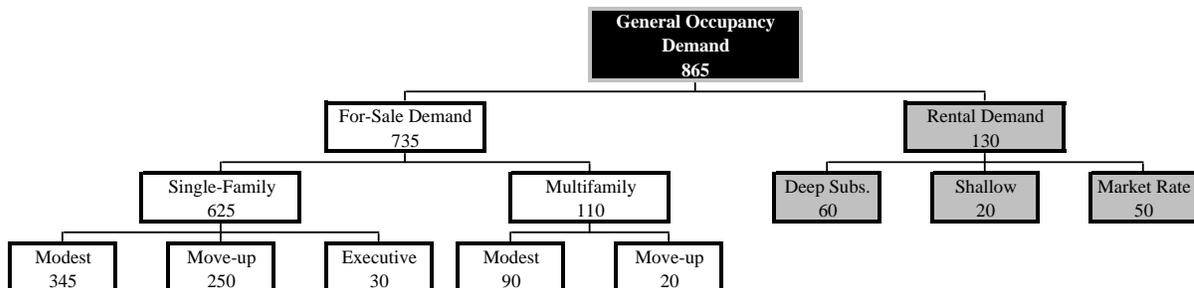
St. Francis Submarket Recommendations

St. Francis is located in the northwestern corner of Anoka County and has experienced rates of growth that are higher than surrounding submarkets. Last decade, St. Francis posted the highest growth by household percentage (+61.8%), which is forecast to continue – though less robustly – through 2020 (+33.6%). By 2020, St. Francis is estimated to add 890 households to the 2010 base of 2,650 households.

The St. Francis submarket has the youngest age profile among the submarkets with 78% of the population under the age of 45. Median incomes and median home resale prices remain slightly below the County overall as of 2010. Housing needs in St. Francis will continue to be strong for for-sale housing products over the next decade. Rental housing in St. Francis currently performs near equilibrium; by the end of the decade, however, rental demand is calculated to grow to a point where another rental community may be supported.

ST. FRANCIS SUBMARKET SUMMARY						
	St. Francis			Anoka County		
Demographics						
Population (2000 / 2010 / 2020)	4,910 -	7,555 -	9,635	298,189 -	344,250 -	387,445
Households (2000 / 2010 / 2020)	1,638 -	2,650 -	3,540	106,476 -	125,470 -	144,140
Household Growth (2010 to 2020)		890			18,670	
Median Household Income (2010)		\$65,582			\$74,497	
Pct. Population Age 55+ (2000 / 2015 / 2020)	8.8% -	9.9% -	12.7%	15.0% -	19.6% -	24.6%
Homeownership Rate (2010)		100.0%			84.4%	
For-Sale Housing						
Median single-family home resale price (2010)		\$145,000			\$167,000	
Median townhome resale price (2010)		\$89,500			\$126,000	
Average number of new construction units closed annually		34			1,095	
Existing vacant developed lots (3rd Quarter 2010)		257			3,504	
Ratio closings to vacant developed lots (2006 / 2008 / 2010)	0.24 -	0.09 -	0.10	0.53 -	0.23 -	0.21
General Occupancy Housing						
Distribution and vacancy rate of rental units by type						
Market rate	0	-	--	7,251	-	4.7%
Shallow subsidy	54	-	4.3%	632	-	4.5%
Deep subsidy	42	-	0.0%	418	-	0.0%
Average rent for market rate unit		--			\$926	
Average square footage for market rate unit		--			836	
Average rent per square foot		--			\$1.11	
Senior Housing						
Distribution and vacancy rate** of senior housing units by type						
Affordable active adult	21	-	0.0%	1,172	-	0.8%
Market rate active adult - rental	0	-	--	1,049	-	5.6%
Market rate active adult - ownership	0	-	--	240	-	3.0%
Congregate	0	-	--	490	-	2.2%
Assisted living	0	-	--	555	-	0.9%
Memory care	0	-	--	164	-	0.0%

St. Francis Submarket General Occupancy Housing Demand
2010 to 2020



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities, these demand figures may experience fluctuations.

For-Sale Housing: The St. Francis submarket has approximately 150 vacant developed single-family lots and 105 vacant developed multifamily lots. An additional 25 single-family lots are identified in the future pipeline. Based on the inventory of existing and future lots, approximately 450 single-family lots will need to be delivered to satisfy all for-sale housing needs in the submarket through 2020. The existing vacant lot inventory of multifamily lots is calculated to be sufficient for demand in St. Francis through 2020.

Existing inventory levels (vacant developed only) of single-family homes will deplete in approximately 2.5 years.

Rental Housing: Demand for 130 units of general occupancy rental housing are calculated for St. Francis through 2020.

Senior Housing: Demand is not sufficient to support additional senior housing in the St. Francis submarket. Although the existing senior housing project is performing well, development of additional senior housing is not recommended for at least the next five years.

CONCLUSIONS AND RECOMMENDATIONS TABLES

TABLE E-1 DEMAND FOR GENERAL OCCUPANCY HOUSING ANOKA COUNTY SUBMARKETS 2010 to 2020					
	Andover	Anoka	Blaine, C.P. & Lex.	Coon Rapids	East Bethel & Bethel
Household growth, 2010 to 2020	1,735	420	5,480	170	1,590
(Minus) Senior housing demand	(180)	(95)	(525)	(310)	(95)
(equals) Demand for general occupancy housing from growth	1,555	325	4,955	(140)	1,495
Housing units built before 1960	861	3,515	5,287	6,569	742
(Times) Estimated replacement rate annually	0.5%	0.5%	0.5%	0.5%	0.5%
(Times) Number of years, 2010 to 2020	10	10	10	10	10
(equals) Demand from replacement needs	43	176	264	328	37
Total demand for general occupancy housing	1,598	501	5,219	188	1,532
RENTAL HOUSING					
Estimated renter rate	10%	60%	25%	35%	5%
Demand for new general-occupancy rental housing	160	300	1,305	66	77
Percent demand by type:					
Market rate	50%	40%	50%	50%	50%
Shallow subsidy (50-80% AMI)	20%	20%	25%	20%	15%
Deep Subsidy (<50% AMI)	30%	40%	25%	30%	35%
Numerical demand by type:					
Market rate	80	120	652	33	38
Shallow subsidy (50-80% AMI)	32	60	326	13	11
Deep Subsidy (<50% AMI)	48	120	326	20	27
FOR-SALE HOUSING					
Estimated homeownership rate	90%	40%	75%	65%	95%
Demand for new for-sale housing	1,438	200	3,915	122	1,455
Estimated percent demand for SF units					
Demand for new SF units	1,007	20	2,544	55	1,310
Percent demand by type:					
Modest (<\$250K)	20%	55%	20%	20%	30%
Move-up (\$250K-\$450K)	55%	35%	50%	55%	60%
Executive (>\$450K)	25%	10%	30%	25%	10%
Numerical demand by type:					
Modest (<\$250K)	201	11	509	11	393
Move-up (\$250K-\$450K)	554	7	1,272	30	786
Executive (>\$450K)	252	2	763	14	131
Estimated percent demand for MF units					
Demand for new MF units	431	180	1,370	67	146
Percent demand by type:					
Modest (<\$225K)	35%	55%	60%	35%	50%
Move-up (>\$225K)	65%	45%	40%	65%	50%
Numerical demand by type:					
Modest (<\$225K)	151	99	822	24	73
Move-up (>\$225K)	280	81	548	44	73

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TABLE E-1 (continued)				
DEMAND FOR GENERAL OCCUPANCY HOUSING				
ANOKA COUNTY SUBMARKETS				
2010 to 2020				
	Ham Lake	Lino Lakes & Centerville	Linwood & Columbus	Oak Grove & Nowthen
Household growth, 2010 to 2020	850	1,835	465	785
(Minus) Senior housing demand	(155)	(100)	(80)	(130)
(equals) Demand for general occupancy housing from growth	695	1,735	385	655
Housing units built before 1960	777	757	829	654
(Times) Estimated replacement rate annually	0.5%	0.5%	0.5%	0.5%
(Times) Number of years, 2010 to 2020	10	10	10	10
(equals) Demand from replacement needs	39	38	41	33
Total demand for general occupancy housing	734	1,773	426	688
RENTAL HOUSING				
Estimated renter rate	10%	15%	5%	5%
Demand for new general-occupancy rental housing	73	266	21	34
Percent demand by type:				
Market rate	55%	50%	50%	50%
Shallow subsidy (50-80% AMI)	25%	15%	15%	15%
Deep Subsidy (<50% AMI)	20%	35%	35%	35%
Numerical demand by type:				
Market rate	40	133	11	17
Shallow subsidy (50-80% AMI)	18	40	3	5
Deep Subsidy (<50% AMI)	15	93	7	12
FOR-SALE HOUSING				
Estimated homeownership rate	90%	85%	95%	95%
Demand for new for-sale housing	660	1,507	405	653
Estimated percent demand for SF units				
Demand for new SF units	528	1,055	405	621
Percent demand by type:				
Modest (<\$250K)	10%	20%	20%	20%
Move-up (\$250K-\$450K)	40%	60%	65%	65%
Executive (>\$450K)	50%	20%	15%	15%
Numerical demand by type:				
Modest (<\$250K)	53	211	81	124
Move-up (\$250K-\$450K)	211	633	263	403
Executive (>\$450K)	264	211	61	93
Estimated percent demand for MF units				
Demand for new MF units	132	452	0	33
Percent demand by type:				
Modest (<\$225K)	30%	65%	--	70%
Move-up (>\$225K)	70%	35%	--	30%
Numerical demand by type:				
Modest (<\$225K)	40	294	0	23
Move-up (>\$225K)	92	158	0	10

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TABLE E-1 (continued)				
DEMAND FOR GENERAL OCCUPANCY HOUSING				
ANOKA COUNTY SUBMARKETS				
2010 to 2020				
	Ramsey	Southern Leg	St. Francis	Anoka County Total
Household growth, 2010 to 2020	3,715	735	890	18,670
(Minus) Senior housing demand	(225)	(355)	(35)	(2,275)
(equals) Demand for general occupancy housing from growth	3,490	380	855	16,395
Housing units built before 1960	593	14,616	200	35,400
(Times) Estimated replacement rate annually	0.5%	0.5%	0.5%	0.5%
(Times) Number of years, 2010 to 2020	10	10	10	10
(equals) Demand from replacement needs	30	731	10	1,770
Total demand for general occupancy housing	3,520	1,111	865	18,165
RENTAL HOUSING				
Estimated renter rate	15%	35%	15%	18.5%
Demand for new general-occupancy rental housing	528	389	130	3,360
Percent demand by type:				
Market rate	50%	30%	40%	46.6%
Shallow subsidy (50-80% AMI)	20%	25%	15%	21.7%
Deep Subsidy (<50% AMI)	30%	45%	45%	31.7%
Numerical demand by type:				
Market rate	264	117	52	1,565
Shallow subsidy (50-80% AMI)	106	97	19	730
Deep Subsidy (<50% AMI)	158	175	58	1,065
FOR-SALE HOUSING				
Estimated homeownership rate	85%	65%	85%	81.5%
Demand for new for-sale housing	2,992	722	735	14,805
Estimated percent demand for SF units				
Demand for new SF units	1,795	108	625	10,060
Percent demand by type:				
Modest (<\$250K)	20%	30%	55%	23.1%
Move-up (\$250K-\$450K)	65%	65%	40%	56.0%
Executive (>\$450K)	15%	5%	5%	20.9%
Numerical demand by type:				
Modest (<\$250K)	359	32	344	2,330
Move-up (\$250K-\$450K)	1,167	70	250	5,630
Executive (>\$450K)	269	5	31	2,100
Estimated percent demand for MF units				
Demand for new MF units	1,197	614	110	4,745
Percent demand by type:				
Modest (<\$225K)	70%	80%	80%	62.3%
Move-up (>\$225K)	30%	20%	20%	37.7%
Numerical demand by type:				
Modest (<\$225K)	838	491	88	2,950
Move-up (>\$225K)	359	123	22	1,785
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Source: Maxfield Research Inc.				

TABLE E-2 TOTAL EXCESS SENIOR HOUSING DEMAND ANOKA COUNTY 2010 to 2020						
	2010					
	ACTIVE ADULT			SERVICE-ENHANCED		
	Aff. Rental	MR Rental	MR Owner	Cong.	Assisted Living	Memory Care
Total demand from Anoka County	444	1,052	525	745	575	357
Plus demand from outside Anoka County	67	158	79	112	86	54
Less existing units	(225)	(997)	(235)	(466)	(413)	(153)
<i>Equals total excess demand</i>	286	213	369	391	248	258
	2015					
Total demand from Anoka County	380	1,336	667	973	649	414
Plus demand from outside Anoka County	57	200	100	146	97	62
Less existing units	(225)	(997)	(235)	(466)	(413)	(153)
<i>Equals total excess demand</i>	212	539	532	653	333	323
	2020					
Total demand from Anoka County	584	1,771	900	1,344	854	542
Plus demand from outside Anoka County	88	266	135	202	128	81
Less existing units	(225)	(997)	(235)	(466)	(413)	(153)
<i>Equals total excess demand</i>	446	1,040	800	1,080	569	470
	Growth - 2010 to 2020					
<i>Numerical growth in excess demand</i>	160	827	431	689	321	213
<p>* Existing units are subtracted at market equilibrium -- 95% occupancy for active adult rental housing, 98% occupancy for active adult owner housing, 95% occupancy for congregate housing, 93% occupancy for assisted living housing, and 93% occupancy for memory care housing. In addition, only 80% of the assisted living housing is considered competitive due to a portion of these units that are occupied by seniors utilizing non-private payment sources (i.e. Elderly Waiver, CADI Waiver, etc.)</p> <p>** 2015 and 2020 figures do not account for any proposed or planned senior housing projects. The impact of proposed/planned developments are discussed by submarket in the study.</p>						