

2022

Housing Counts



November 2023



FAMILY HOUSING
FUND

HousingLink 

Housing Counts Data 2022

About The Housing Counts Report Series

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

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

To compare to previous years, view HousingLink’s visualization of the data over time at <https://housinglink.org/Research/Counts>.

A Note on 2022 Housing Production Data

Housing Counts has been possible through the years in large part due to willing statewide, regional, and local contributors of data that help us tally initial counts and subsequently review our findings, offering additional detail as necessary on projects within their respective jurisdictions. Our process evolved and simplified this year as we partnered with the Metropolitan Council to utilize data from its annual Housing Production Survey. This partnership reduced the overall reporting burden on local government partners and increased the scope of our data inputs.

We recognize that with improved data reporting processes, better data can establish new baselines that call into question the usefulness of long-term data trends. At the same time, this year’s data is consistent with the robust production totals we’ve observed in Housing Counts reports over the past few years. Even so, this year’s change in data collection warrants a footnote on year-to-year visualizations going forward.

Housing Counts 2022: Key Themes

Acknowledging that the new data collection process may influence our year-over-year comparison, overall 2022 rental housing production totals (5,488 units) are more or less in line with recent years’ totals (less than 7,491 units in 2021, yet more than 4,683 in 2020). In 2022, new production accounted for the majority of affordable units counted in Minneapolis and Saint Paul, whereas the majority of units counted in 2021 were affordability preservation of existing units. New construction in Minneapolis and Saint Paul increased from just 20% of affordable units created in 2021 to 59% of affordable units counted in 2022. Without strong enrollment of new 4D participants (a continuing success story), that new production/preservation reversal would have been even more stark.

Even with these successes, the need for affordable housing far outstrips availability, and we continue to see the loss of “naturally occurring affordable housing” (NOAH) stock. However, it is important to note that the Twin Cities region is experiencing a sustained period of strong affordable rental production; since 2016, each year is exceeding any total we’ve seen since our metro-wide reporting began in 2004.

Minneapolis 2022

* Senior housing

Affordable Units with Financing Closed

30% AMI	50% AMI	60% AMI
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New Production: Rental

	30% AMI	50% AMI	60% AMI	
1301 Lake Street West	30	41	49	
901 Cedar Avenue Apartments	43	54	60	
Agate Housing	39	11	0	
Calvary Apartments	41	0	0	
Canvas Apartments	24	0	116	
Currie Commons	45	61	81	
The Flats at Malcolm Yards	16	84	43	
Ladder 260	5	13	72	
Midtown Crossing	11	14	61	
MPHA Family Housing Expansion Project	64	0	20	
Northstar East	0	44	0	
Olson Court - Park Plaza	50	76	124	
Upper Harbor Terminal	55	72	63	
*Wirth on the Woods	10	90	0	
New Production: Rental	433	560	689	1,682

New Production: Homeownership

Single-Family (City of Lakes Community Land Trust)	0	3	0	
New Production: Homeownership	0	3	0	3

Preservation/Stabilization: Rental

Bimosedaa	12	0	0	
James R. Heltzer Manor	109	0	0	
1821 1st Avenue South	0	13	8	
2022 Park Avenue South (NOAH)	0	0	58	
3121 3rd Ave South (NOAH)	0	0	8	
3635 1st Avenue South	0	3	4	
5700-5712 34th Avenue South (NOAH)	0	5	19	
7 and 11 W 35th Street (NOAH)	0	0	7	
New 4D program participants (188 addresses)	0	0	557	
Preservation/Stabilization of Existing Units: Rental	121	21	661	803
GRAND TOTAL	554	584	1,350	2,488

Demolitions in Minneapolis (includes affordable and market rate units)

218

Saint Paul 2022

* Senior housing

Affordable Units with Financing Closed

30% AMI	50% AMI	60% AMI
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	30% AMI	50% AMI	60% AMI	
New Production: Rental				
*The Lumin at Highland Bridge	60	0	0	
Dunedin Homes	4	0	0	
Restoring Waters	60	0	0	
Nellie Francis Court	0	15	60	
*Stryker Senior Housing	43	14	0	
Twelve-22 Apartments	15	0	40	
Soul Apartments	35	0	143	
James Ave Apartments	0	0	11	
Marshall Ave Lofts	0	0	6	
Dale Street Place	130	20	0	
New Production: Rental	347	49	260	656
New Production: Homeownership	0	0	0	0
Preservation/Stabilization: Rental				
American House	0	0	70	
Wabasha Hi-Rise	40	0	0	
Valley Hi-Rise	158	0	0	
Selby Wilkins	23	0	30	
653 Artist Lofts	0	18	18	
New 4D program participants (64 addresses)	0	50	407	
Preservation/Stabilization of Existing Units: Rental	221	68	525	814
GRAND TOTAL	568	117	785	1,470

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

28

Suburban Metro 2022

* Senior housing

Affordable Units with Financing Closed

30% AMI | 50% AMI | 60% AMI

New Production: Rental

COUNTY	CITY	PROPERTY	30% AMI	50% AMI	60% AMI	
Anoka	Columbia Heights	800 42nd Site	0	0	62	
Anoka	Fridley	Sherman-Affordable Project	0	0	73	
Dakota	Burnsville	*Villas at Pleasant Avenue (Gateway Housing Senior)	0	0	150	
Hennepin	Bloomington	Carbon 31	0	0	36	
Hennepin	Bloomington	Noble Apartments	0	14	0	
Hennepin	Bloomington	*Oxboro Heights	9	23	43	
Hennepin	Brooklyn Center	C Allan Homes	0	0	7	
Hennepin	Brooklyn Center	The Crest 2 Addition	0	22	26	
Hennepin	Eden Prairie	*Baker Road Assisted Living	0	11	0	
Hennepin	Eden Prairie	GTS Multifamily	0	85	0	
Hennepin	Eden Prairie	*Suite Living	0	4	0	
Hennepin	Eden Prairie	The Ellie	0	48	0	
Hennepin	Edina	*Cornelia View	6	52	43	
Hennepin	Edina	The Eddi	0	0	20	
Hennepin	Minnetonka	*Amira Minnetonka	0	10	9	
Hennepin	Minnetonka	Minnetonka Station	0	28	0	
Hennepin	Minnetonka	Shady Oak Crossing	0	0	23	
Hennepin	Minnetonka	The Alcott	0	18	17	
Hennepin	Minnetonka	Townline	0	23	0	
Hennepin	Richfield	NorthBay	0	0	16	
Hennepin	Richfield	Richfield Flats	18	19	18	
Hennepin	St Louis Park	Beltline Blvd Station	5	0	77	
Hennepin	St Louis Park	Rise on 7	19	43	58	
Hennepin	St Louis Park	Union Park Flats	10	0	40	
Hennepin	St Louis Park	Via Sol	0	22	0	
Ramsey	Lauderdale	*The Fern	10	90	0	
Ramsey	Little Canada	Litmore Phase I	6	0	0	
Ramsey	Little Canada	Litmore Phase II	6	0	0	
Scott	Belle Plaine	Belle Court Apartments - Phase II	0	7	0	
Washington	Mahtomedi	Vista House	0	0	43	
New Production: Rental			89	519	761	1,369

Suburban Metro 2022

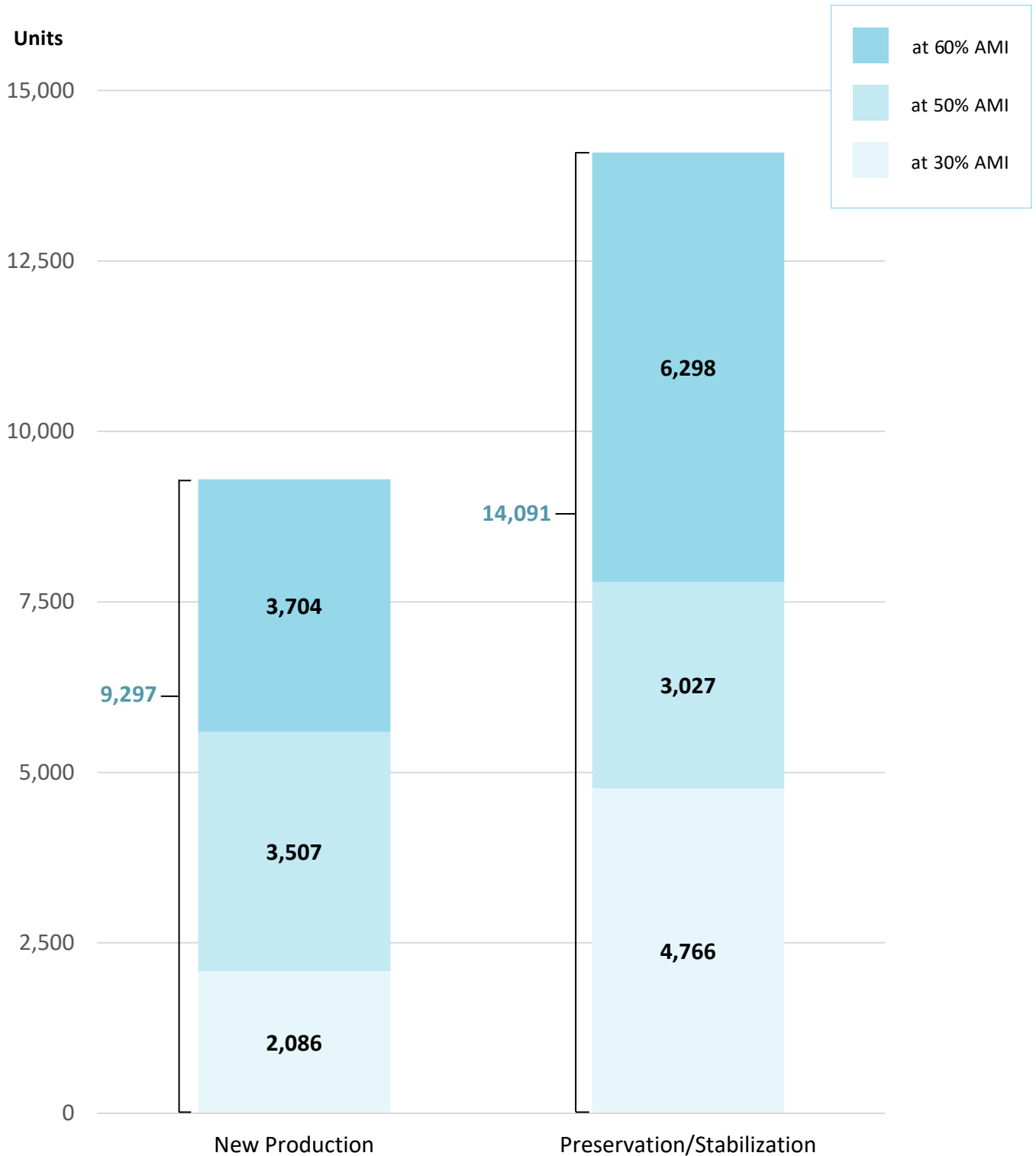
			Affordable Units with Financing Closed			
			30% AMI	50% AMI	60% AMI	
New Production: Homeownership						
COUNTY	CITY	PROPERTY				
Dakota	Hastings	Single-Family (Twin Cities Habitat for Humanity)	0	1	0	
Dakota	South St Paul	Single-Family (Twin Cities Habitat for Humanity)	0	1	0	
Hennepin	Bloomington	Single-Family (Homes Within Reach)	0	2	0	
Hennepin	Crystal	Single-Family (Homes Within Reach)	0	0	1	
Hennepin	Eden Prairie	Single-Family (Homes Within Reach)	0	0	1	
Hennepin	Edina	Single-Family (Homes Within Reach)	0	2	0	
Hennepin	Oak Park Heights	Single-Family (Two Rivers Community Land Trust)	0	1	0	
Hennepin	Richfield	Single-Family (Homes Within Reach)	0	1	0	
Hennepin	St Louis Park	Single-Family (Homes Within Reach)	0	0	2	
Washington	Oakdale	Single-Family (Two Rivers Community Land Trust)	0	1	0	
New Production: Homeownership			0	9	4	13
Preservation/Stabilization: Rental						
Hennepin	Hopkins	Dow Towers	76	0	0	
Carver	Norwood Young America	*Peace Villa Apartments, Inc	0	0	0	
Hennepin	Brooklyn Park	Evergreen Apartments	24	0	0	
Ramsey	Roseville	Sun Place Apartments	0	0	30	
Ramsey	White Bear Lake	East Metro Place	0	0	34	
Preservation/Stabilization of Existing Units: Rental			100	0	64	164
GRAND TOTAL			189	528	829	1,546

Demolitions in Suburban Metro (includes affordable and market rate units)

410

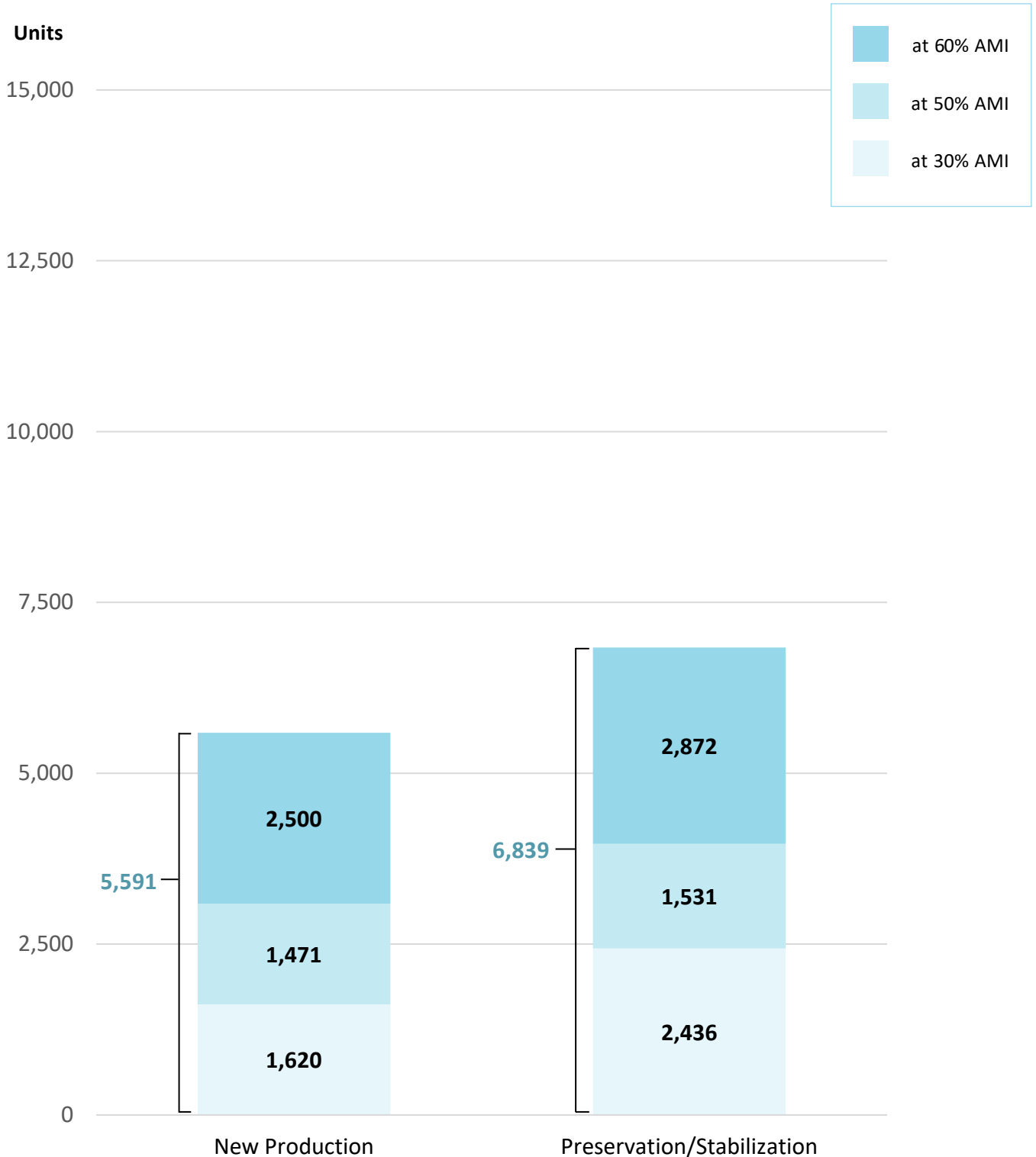
Minneapolis 2002-2022

Affordable Units with Financing Closed



Saint Paul 2002-2022

Affordable Units with Financing Closed



Suburban Metro 2004-2022

Affordable Units with Financing Closed

