

2023

Housing Counts



December 2024



FAMILY HOUSING
FUND

HousingLink 

Housing Counts Data 2023

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. Like last year, Housing Counts 2023 is largely based on data from the Metropolitan Council’s annual Housing Production Survey.

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

Housing Counts 2023

Due to a combination of factors ranging from construction costs to higher interest rates, we have been observing over the past year a softening of the multifamily development market, and evidence of that is seen in our new release of Housing Counts.

The Twin Cities’ 3,589 total units of affordable rental housing produced in 2023 was down 35 percent from the previous year’s total of 5,488, coming in at its lowest total since prior to the pandemic (3,156 units were produced in 2019). New units fell most starkly, down 72 percent from 2022 (1,044 total units, down from 3,707), but preservation totals actually rose (up 43% from 1,781 to 2,545). This was in large part due to the growing number successes among communities offering standalone 4D programs, including an impressive 464 units opting into St. Louis Park’s program, leading to a 291% increase of units preserved in the suburbs year-over-year.

In the face of a market perpetually short of housing units and with an uncertain housing construction climate looking forward, cities and developers will have to continue to explore creative market-driven solutions to increase and preserve our affordable rental supply.

Minneapolis 2023

* Senior housing

Affordable Units with Financing Closed

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

3030 Nicollet Phase One	12	97	0	
Agra	46	47	62	
Olson Park	0	82	10	
Shelby Commons	15	25	0	
Waadag Commons	0	33	6	

New Production: Rental

73	284	78	435
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New Production: Homeownership

Single-Family (Habitat for Humanity)	0	1	6	
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New Production: Homeownership

0	1	6	7
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Preservation/Stabilization: Rental

*Little Earth (phase VI)	0	212	0	
Many Rivers West	0	10	0	
Passages (aka Passage Community Housing)	17	0	0	
Whittier Community Housing	0	85	0	
New 4D Participants (66 addresses)	0	0	333	

Preservation/Stabilization of Existing Units: Rental

17	307	333	657
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GRAND TOTAL

90	592	417	1,099
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Demolitions in Minneapolis (includes affordable and market rate units)

152

Saint Paul 2023

* 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				
CB Ford Site II	45	15	0	
Kimball Court addition	22	0	0	
Lofts on Rose	8	68	0	
New Production: Rental	75	83	0	158
New Production: Homeownership				
Single-Family (Habitat for Humanity)	0	0	1	
New Production: Homeownership	0	0	1	1
Preservation/Stabilization: Rental				
*Jackson Street Village (fka Family Project)	0	24	1	
*Redeemers Arms (aka Dale Street Place)	0	41	0	
Sherman-Forbes Housing	0	0	103	
St Paul Residence	120	0	0	
Wilkins Townhomes	23	0	20	
New 4D Participants (86 addresses)	0	112	803	
Preservation/Stabilization of Existing Units: Rental	143	177	927	1,247
GRAND TOTAL	218	260	928	1,406

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

16

Suburban Metro 2023

* Senior housing

Affordable Units with Financing Closed

30% AMI | 50% AMI | 60% AMI

New Production: Rental

COUNTY	CITY	PROPERTY	30% AMI	50% AMI	60% AMI	
Carver	Carver	*Carver Oaks Senior Residence	13	30	0	
Hennepin	Crystal	5240 Apartments	3	38	17	
Hennepin	Edina	The Sound on 76th (fka 4100 Apartments)	8	35	27	
Hennepin	Richfield	The Chamberlain	0	64	0	
Ramsey	Roseville	The Edison II	0	44	16	
Hennepin	St. Louis Park	Union Park Flats (Union Congregation Church)	16	27	17	
Ramsey	Maplewood	Gladstone Crossing	23	17	0	
Ramsey	Maplewood	Gladstone II	6	29	21	
New Production: Rental			69	284	98	451

New Production: Homeownership

COUNTY	CITY	PROPERTY	30% AMI	50% AMI	60% AMI	
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New Production: Homeownership			0	0	0	0

Preservation/Stabilization: Rental

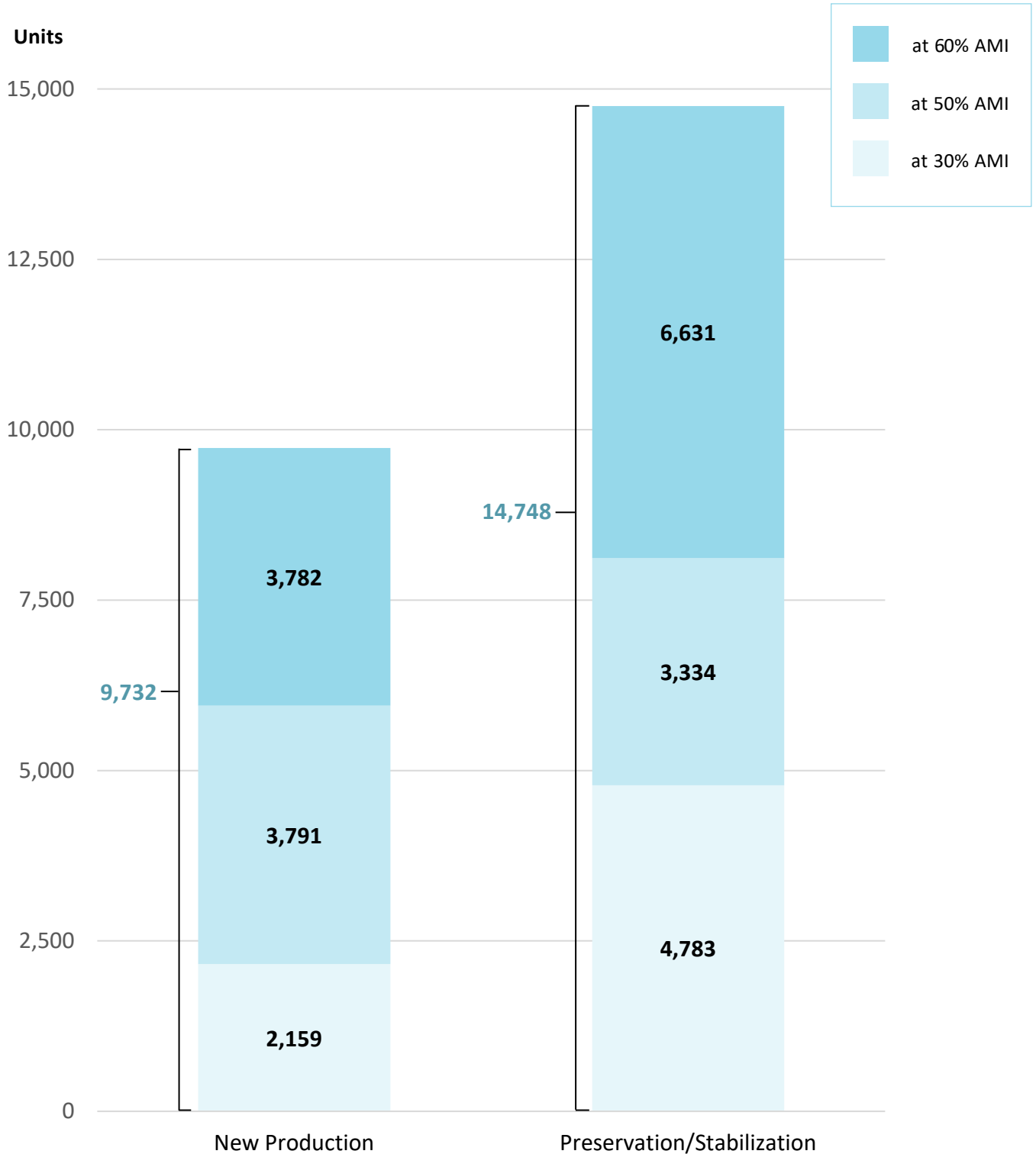
Dakota	Burnsville	Horizon Heights	0	25	0	
Dakota	South St. Paul	Scott-Carver-Dakota CAP Agency - Bryant Ave	8	0	0	
Hennepin	Edina	5512 Warden Avenue	0	0	1	
Hennepin	Edina	Willow Greens Apartments	0	0	5	
Hennepin	Edina	New 4D Parciticpants (2 addresses)	0	0	6	
Hennepin	Golden Valley	Calvary Center Apartments	0	80	0	
Hennepin	St. Louis Park	New 4D Parciticpants (4 addresses)	0	0	464	
Hennepin	Minnetonka	Cedar Hills Townhomes	30	0	0	
Washington	Woodbury	*Cobble Hill Apartments	0	5	17	
Preservation/Stabilization of Existing Units: Rental			38	110	493	641
GRAND TOTAL			107	394	591	1,092

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

384

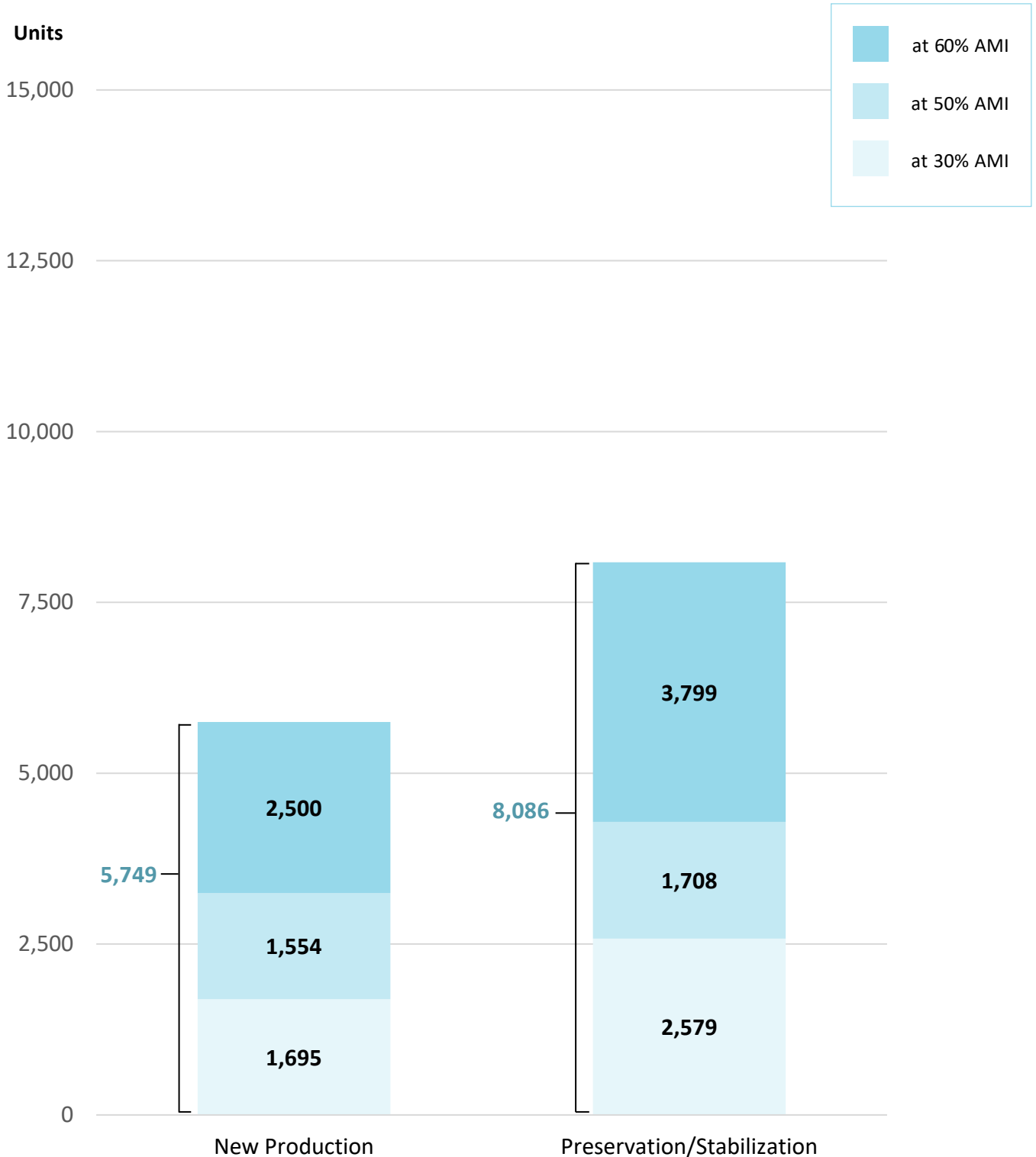
Minneapolis 2002-2023

Affordable Units with Financing Closed



Saint Paul 2002-2023

Affordable Units with Financing Closed



Suburban Metro 2004-2023

Affordable Units with Financing Closed

