

Comprehensive Housing Needs For Anoka County, Minnesota

Prepared For:
Anoka County HRA
Anoka, MN

December 2023



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December 1, 2023

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Ms. Skepper:

Attached is the *Comprehensive Housing Needs Assessment for Anoka County, Minnesota* conducted by Maxfield Research and Consulting. The analysis projects housing demand for the submarkets in Anoka County from 2023 to 2040. It also provides recommendations on the amount and types of housing that could be built to satisfy demand from current and future residents over the next decade and beyond.

The Comprehensive Housing Needs Assessment finds the rental market in Anoka County is tight with a vacancy rate of 2.4% and for-sale home prices have increased dramatically over the past three years. Housing affordability for owned housing and for rental housing continues to decrease for many owner and renter households in Anoka County, but particularly for low- and moderate-income households.

The study identifies a potential demand for 15,253 new housing units in Anoka County to 2030. Demand is spread across all product types. Detailed information regarding housing demand by submarket and recommended housing types can be found in the *Conclusions and Recommendations* section at the end of the report.

We have enjoyed the opportunity to be able to assist you as you consider housing needs and specific initiatives for Anoka County. If you need additional information, please contact us.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING, LLC

Mary C. Bujold
President

Attachment

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This section highlights key findings from the Comprehensive Housing Needs Assessment completed for the Anoka County Housing and Redevelopment Authority. Calculations of projected housing demand are provided to 2040 and recommendations for housing products to meet demand over the short-term by community are found at the end of the report.

Key Findings

1. Household growth continues to be robust in Anoka County and throughout the Twin Cities Metro Area despite the downturn from the pandemic and slower than expected employment growth. The Twin Cities Metro Area continues to have labor shortages in many industry segments and shortages in in-person industries is expected to continue for some time. There was relative strong development of new rental housing in many cities in Anoka County although communities furthest from the core still have need for more rental housing and more affordable rental housing. Although new product is offering some concessions, more affordable rentals are almost entirely full with limited vacancies.
2. Housing Demand
 - a. General occupancy demand is projected for an estimated 8,316 owned housing units and 6,937 rental units between 2023 and 2030.
 - b. Of the 6,937 rental units, 58% will be for market rate units, 29% for affordable units and 13% for subsidized units.

i. Market Rate	=	4,033 units (58%)
ii. Affordable	=	2,006 units (29%)
iii. Subsidized	=	898 units (13%)
 - c. There is also demand for 8,238 senior housing units by 2030. Senior housing demand is in addition to general occupancy demand.
3. Anoka County is a jobs exporter as the ratio of employed residents to jobs is 0.58. Many residents commute from Anoka County to jobs in Ramsey or Hennepin County for higher-paying jobs. Although the median household income in Anoka County was \$90,027 in 2023, the average wage was \$64,012 (2022 annual) for jobs in the county. Average rents in Anoka County are generally more affordable than in other portions of the Twin Cities Metro Area, but new construction most new construction rents for new two-bedroom units exceed \$1,600 per month. As a result, many Anoka County workers cannot afford market rate housing in Anoka County unless they have two or more incomes in the household. For example, a household would need to earn \$76,000 to be able to afford the average new construction two-bedroom monthly rent of \$1,900. The addition of more affordable housing would make it easier for workers to live closer to

their place of employment. From an employer's perspective, it makes it easier – and less costly – to recruit and retain employees when affordable housing is available.

4. A higher proportion of Anoka County renter households are housing cost-burdened than owner households. The Department of Housing and Urban Development has a general benchmark of 30% of a household's adjusted gross income as affordable. In Anoka County, an estimated 42% of all renter households pay 30% or more of their income for rent. An estimated 22% of all renter households pay 50% or more of their income for rent and are considered "severely" cost-burdened. For renter households with incomes at or less than \$35,000 annually, 82% are cost-burdened (30% or more of income for rent) and 60% are severely cost-burdened (50% or more of income for rent).
5. Among owner households in Anoka County, 18% of all owner households are cost-burdened as of 2023 (paying 30% or more of income on housing) and 6% are "severely cost-burdened (paying 50% or more of income on housing). For owner households with incomes at or less than \$50,000 annually, 58% are cost-burdened (30% or more of income for housing costs) and 32% are "severely" cost-burdened (50% or more of income for housing costs).
6. Anoka County needs to increase the production of affordable housing. There are currently 3,083 affordable units in properties that are income-restricted. From 2023 to 2030, another 2,006 affordable/subsidized units are needed to meet demand to 2030. To satisfy this need, public and private sector efforts will be necessary.
7. Some communities in Anoka County are experiencing significant growth in new subdivisions to meet demand for for-sale housing, while others are lagging. In some submarkets, there remains a need to plat additional lots to meet demand in the short-term (next three years) to have a sufficient lot supply available. In certain categories, such as townhomes and small lot single-family development, demand has increased, but there is still a lack of this product in the market to meet demand. Some of the issue is density and land costs, but developers are focused on meeting demand where they can cover costs and make a reasonable profit. This has increased the amount of product in the luxury home category.
8. The aging baby boomer generation is substantially impacting the composition of Anoka County's population. This demographic is projected to have the highest growth and will be aging into their young senior years later this decade. This shift will result in demand for alternative housing products such as association-maintained villa product and twinhomes. At the same time household sizes are shrinking while non-family households are increasing. This shift is expected to continue due to changing demographics (i.e. delayed marriages, fewer children, aging of the population, etc.)

9. Rental vacancy rates have hit new lows in some communities and tightening vacancies and increasing rents have resulted in low- and moderate-income households experiencing greater challenges to secure affordable housing.
10. Development of market rate rental housing has been generally limited in suburban locations as the recovery has ensued. Developers have continued to focus on inner-city locations where households have been willing to pay higher rents for new apartments. Most of the new rental development in Anoka County, however has been distributed relatively evenly across the County, although far northern communities have had challenges attracting new rental housing. Low vacancy rates indicate that continued pent-up demand exists for additional market rate rental units across the county. New market rate move-up apartments are needed among renter households, opening up more affordable units to low- and moderate-income households.

According to the Minneapolis Area Association of Realtors, which monitors the majority of home sales in the Twin Cities Metro Area, the median resale single-family price in 2023 was \$416,870, up 46% from 2018. Anoka County posted the second lowest median resale price in 2023 (\$378,000), just in front of Ramsey County at \$329,000. Market times for existing homes continue to post new lows in the Twin Cities Metro Area and entry-level for-sale homes are often in bidding wars. The median sales price for new construction single-family homes is at \$500,000 in the Metro Area.

Study Impetus

Maxfield Research and Consulting, LLC was engaged by the Anoka County Housing and Redevelopment Authority (Anoka County HRA) to conduct a comprehensive housing needs assessment for Anoka County.

The housing needs assessment calculates demand from 2023 to 2040 for various housing products in each community within Anoka County. Housing demand crossover is expected to occur in the county from the general movement of people and households back and forth within the areas where people are likely to consider searching for housing. Recommendations are provided on the amount and types of housing that could be developed over the next 18 years.

Scope of Work

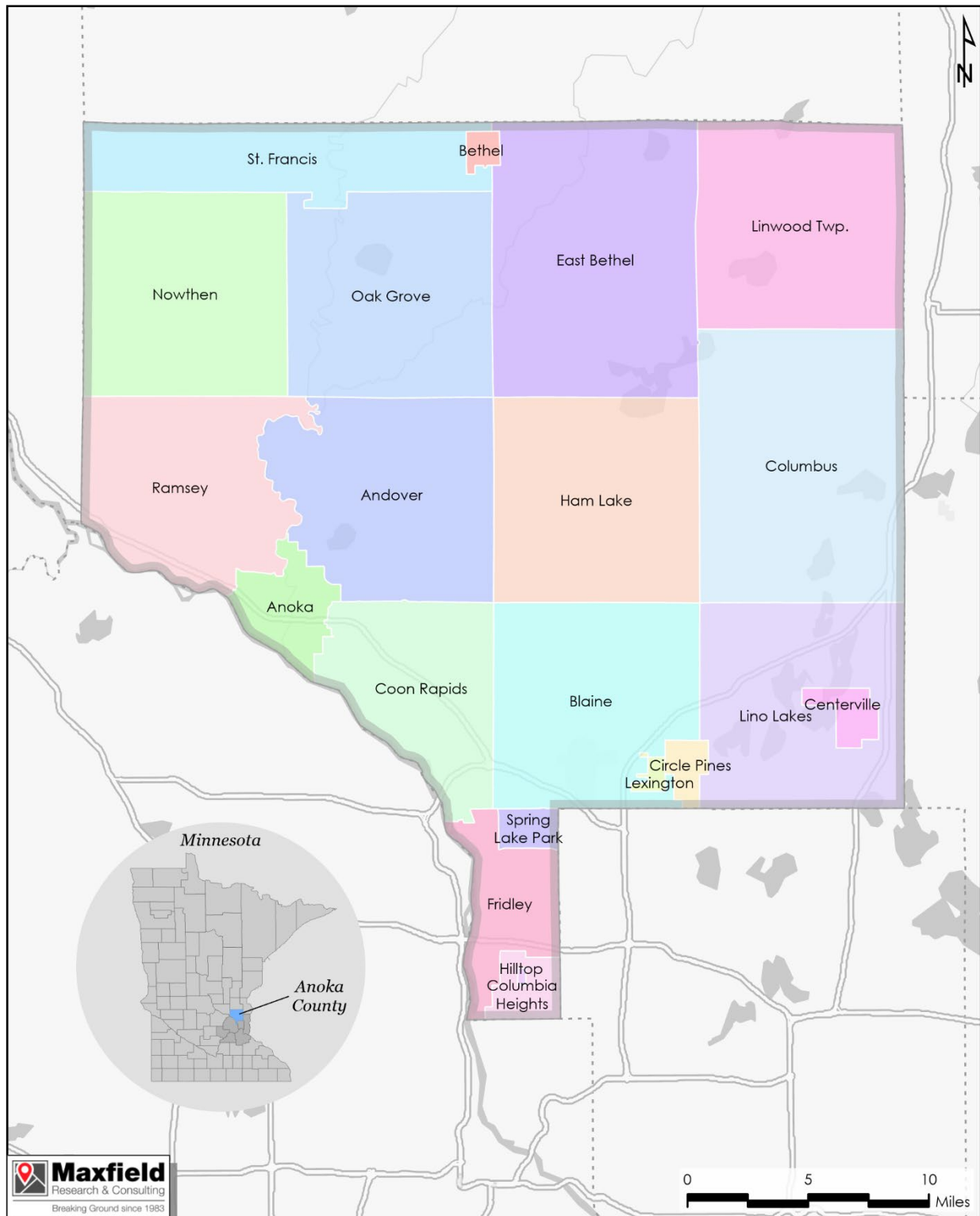
The scope of this study includes:

- an analysis of population, household and employment growth trends by city/township, Anoka County and the seven county Twin Cities Metro Area to 2040;
- an analysis of demographic characteristics of the population and household base with five-year or longer-term projections in most cases where available;
- an assessment of current housing characteristics in the county including age of housing stock to 2023;
- an analysis of the for-sale housing market in the county;
- an analysis of the rental housing market in the county;
- an analysis of the senior housing market in the county;
- affordability calculations and projections;
- demand estimates for various housing product types in the county through 2040; and
- recommendations of housing price points and products to meet current and future needs of County residents.

The report contains primary and secondary research. Primary research includes interviews with rental property managers/owners, builders/developers, City staff and others involved in the housing market in Anoka County. All the market data on existing/pending housing developments was collected by Maxfield Research and is accurate to the best of our knowledge. Secondary data, such as the U.S. Census Bureau, is credited to the source, and is used as a basis for analysis.

Data was collected and analyzed for each community. The following map shows the location of the communities in Anoka County.

Anoka County Communities



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 are analyses of:

- ▶ Population and household growth trends and projections,
- ▶ age distribution of the population,
- ▶ income distribution of households,
- ▶ household types,
- ▶ household tenure (owner/renters),
- ▶ net worth,
- ▶ race and ethnicity, and
- ▶ household size.

This section of the report includes totals for each of the communities in the county. Graphs and charts summarize the data presented in the demographic tables. The detailed tables are provided at the end of the section. A review of these characteristics provides insight into the demand for various types of housing in the county.

Population and Household Growth Trends and Projections

This section discusses historic and projected population and household growth trends, a comparison of actual versus previously forecast population and household totals for geographies in Anoka County and a review of average household size.

Tables A-1 and A-2: Population and Household Growth Trends and Projections

Tables A-1 and A-2 presents the population and household growth for each incorporated city in Anoka County and for the unincorporated Township. Data from 2000, 2010 and 2020 is sourced to the U.S. Census. Estimates for 2023 and projections to 2040 are based on estimates from the Metropolitan Council benchmarked to the 2020 Census with adjustments by Maxfield Research based on local trends.

Population

- Anoka County experienced solid growth from 2000 to 2010 when the population increased by 11%. By comparison, the Seven County Metro Area grew by 7.9% during that same period.
- Population during this past decade increased by 10% from 2010 to 2020.
- Population growth is expected to continue to 2040, with forecasted growth of 8.7% from 2020 to 2030 and 10.3% from 2030 to 2040.
- As of 2020, Blaine remains the largest city in Anoka County with an estimated population of 70,222. Blaine's projected population for 2040 is 87,300.
- From 2010 to 2020, the largest proportional growth occurred in Hilltop. The City of Hilltop grew by 28.8% during the decade. From 2020 to 2030, the largest proportional population growth is expected in Ramsey, which is projected to increase its population by 20.5%.
- From 2030 to 2040, St. Francis, Columbus, Bethel, and East Bethal are expected to experience the largest proportional increases in population, estimated at 24.4%, 22.7%, 22%, and 21.6%, respectively, in each city.

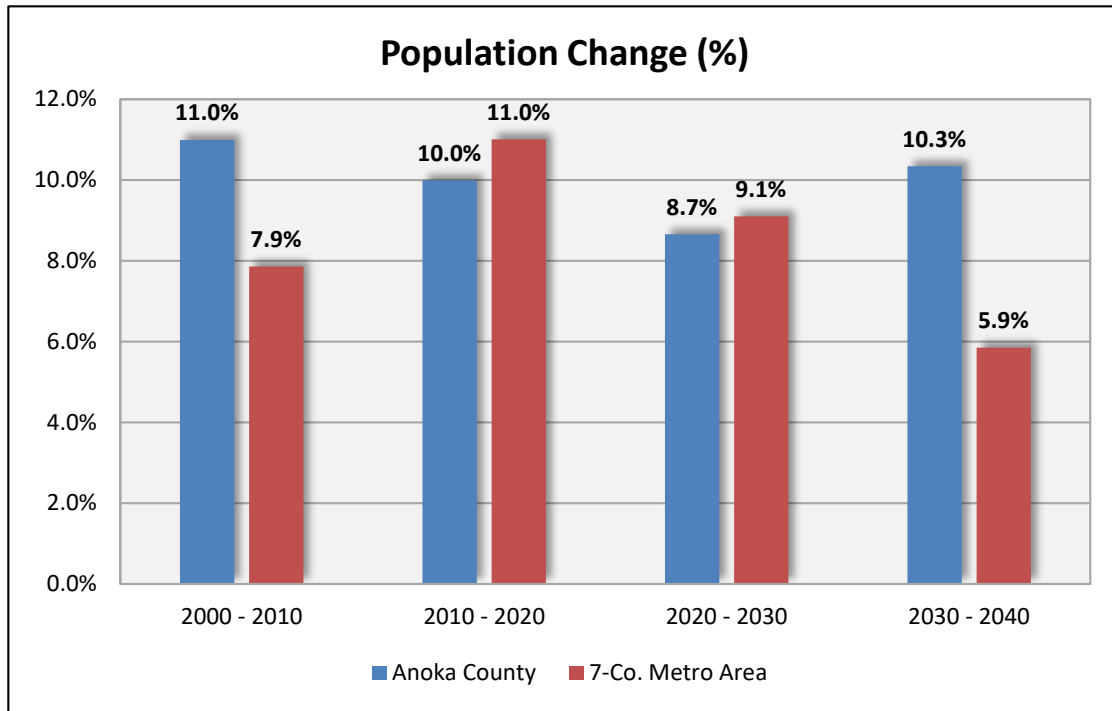


TABLE A-1
POPULATION GROWTH TRENDS
ANOKA COUNTY
2000 TO 2040

Geography	Population						Change							
	2000	Census		Estimate 2023	Forecast		2000 - 2010		2010 - 2020		2020 - 2030		2030 - 2040	
		2010	2020		2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Andover	26,588	30,598	32,601	32,933	34,000	38,000	4,010	15.1%	2,003	6.5%	1,399	4.3%	4,000	11.8%
Anoka	18,076	17,142	17,921	18,230	18,950	21,000	-934	-5.2%	779	4.5%	1,029	5.7%	2,050	10.8%
Bethel	408	466	476	481	500	610	58	14.2%	10	2.1%	24	5.0%	110	22.0%
Blaine ¹	44,934	57,186	70,222	72,726	78,570	87,300	12,252	27.3%	13,036	22.8%	8,348	11.9%	8,730	11.1%
Centerville	3,205	3,792	3,896	3,920	4,000	4,200	587	18.3%	104	2.7%	104	2.7%	200	5.0%
Circle Pines	4,663	4,918	5,025	5,054	5,120	5,280	255	5.5%	107	2.2%	95	1.9%	160	3.1%
Columbia Heights	18,512	19,496	21,973	22,131	22,500	24,000	984	5.3%	2,477	12.7%	527	2.4%	1,500	6.7%
Columbus ²	3,957	3,914	4,159	4,179	4,400	5,400	-43	-1.1%	245	6.3%	241	5.8%	1,000	22.7%
Coon Rapids	61,627	61,476	63,599	64,236	68,400	72,100	-151	-0.2%	2,123	3.5%	4,801	7.5%	3,700	5.4%
East Bethel	10,941	11,626	11,786	12,049	12,660	15,400	685	6.3%	160	1.4%	874	7.4%	2,740	21.6%
Fridley	27,449	27,208	29,590	30,148	31,600	32,500	-241	-0.9%	2,382	8.8%	2,010	6.8%	900	2.8%
Ham Lake	12,741	15,296	16,464	16,554	17,670	18,670	2,555	20.1%	1,168	7.6%	1,206	7.3%	1,000	5.7%
Hilltop	774	744	958	972	1,005	1,100	-30	-3.9%	214	28.8%	47	4.9%	95	9.5%
Lexington	2,222	2,049	2,248	2,255	2,350	2,500	-173	-7.8%	199	9.7%	102	4.5%	150	6.4%
Lino Lakes	16,770	20,216	21,399	21,788	23,000	28,000	3,446	20.5%	1,183	5.9%	1,601	7.5%	5,000	21.7%
Nowthen ³	3,557	4,443	4,536	4,705	5,100	5,500	886	24.9%	93	2.1%	564	12.4%	400	7.8%
Oak Grove	7,030	8,031	8,929	9,189	9,600	10,500	1,001	14.2%	898	11.2%	671	7.5%	900	9.4%
Ramsey	18,490	23,668	27,646	29,245	33,300	39,100	5,178	28.0%	3,978	16.8%	5,654	20.5%	5,800	17.4%
St. Francis ¹	4,805	7,218	8,142	8,388	9,000	11,200	2,413	50.2%	924	12.8%	858	10.5%	2,200	24.4%
Spring Lake Park ¹	6,667	6,234	6,983	7,352	8,200	8,400	-433	-6.5%	749	12.0%	1,217	17.4%	200	2.4%
Linwood Township	4,668	5,123	5,334	5,354	5,450	5,500	455	9.7%	211	4.1%	116	2.2%	50	0.9%
Anoka County	298,084	330,844	363,887	371,888	395,375	436,260	32,760	11.0%	33,043	10.0%	31,488	8.7%	40,885	10.3%
Seven County Metro Area	2,642,062	2,849,567	3,163,104	3,249,473	3,451,000	3,653,000	207,505	7.9%	313,537	11.0%	287,896	9.1%	202,000	5.9%

¹ Partially located outside of Anoka County.

² Formerly Columbus Township (Changed in 2006).

³ Formerly Burns Township (Changed in 2008).

Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting, LLC

Households

- Household growth trends are usually a more accurate indicator of housing needs than population growth since a household is, by definition, an occupied housing unit. Additional housing demand however, can result from changing demographics of the population base, which results in demand for different housing products.
- Anoka County added nearly 15,000 households during the 2000s (13.9%), increasing its household base to 121,227 households as of 2010. Similar to population changes, households did not increase as much in the 2010s as they did in the 2000s. Households grew by 10.4% (12,652 households) from 2010 to 2020.
- The largest proportional household growth occurred in Blaine and Ramsey from 2010 to 2020, both cities increased its households by 19.4% during the decade. The largest numerical household increase also occurred in Blaine, which added 4,095 households.
- The household growth rate mirrored the population growth rate in Anoka County from 2010 to 2020. Anoka County's population increased 10.0% compared to a 10.4% increase in households. The average household size in the county remained stable at 2.7 persons per household.
- From 2020 to 2030, Anoka County's household base is expected to continue growing, increasing by 10.7% (14,391 households). Population during this time is expected to grow by 8.7%.
- Cities forecast to have the highest proportional rates of household growth are Hilltop, Ramsey, St. Francis, and Lino Lakes. The household bases in each of these communities are projected to increase by between 20% and 28% between 2020 and 2030.

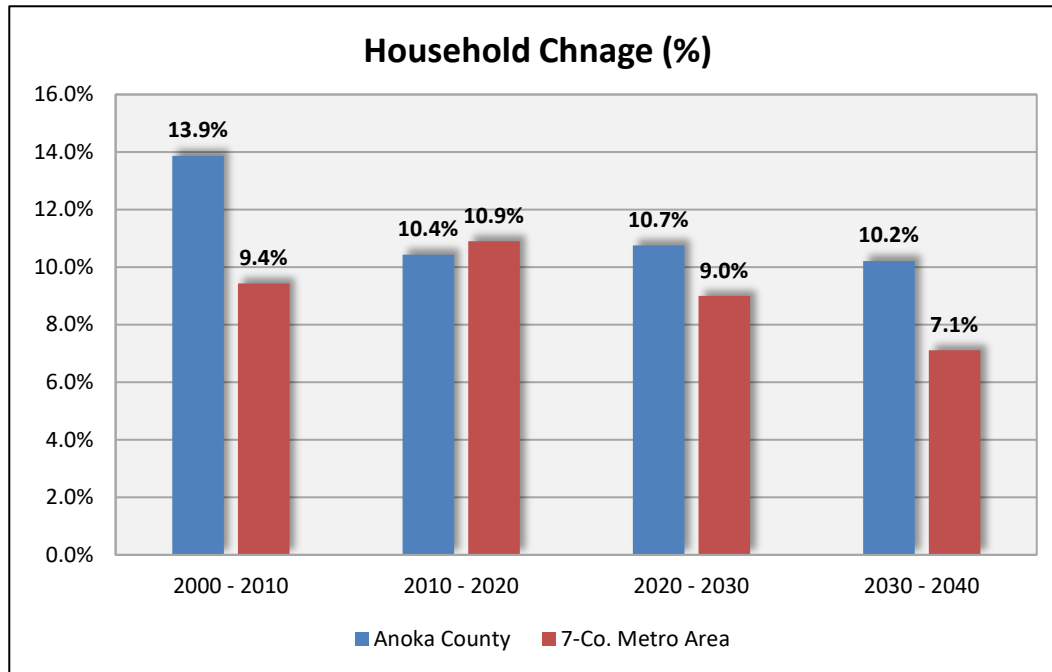


TABLE A-2
HOUSEHOLD GROWTH TRENDS
ANOKA COUNTY
2000 TO 2040

Geography	Households						Change							
	Census			Estimate	Forecast		2000 - 2010		2010 - 2020		2020 - 2030		2030 - 2040	
	2000	2010	2020	2023	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Andover	8,124	9,811	10,782	11,043	11,700	13,050	1,687	20.8%	971	9.9%	918	8.5%	1,350	11.5%
Anoka	7,284	7,060	7,578	7,686	8,000	8,500	-224	-3.1%	518	7.3%	422	5.6%	500	6.3%
Bethel	129	174	186	191	210	225	45	34.9%	12	6.9%	24	12.9%	15	7.1%
Blaine ¹	15,821	21,077	25,172	26,311	29,200	33,300	5,256	33.2%	4,095	19.4%	4,028	16.0%	4,100	14.0%
Centerville	1,082	1,315	1,411	1,441	1,510	1,550	233	21.5%	96	7.3%	99	7.0%	40	2.6%
Circle Pines	1,693	2,005	2,037	2,053	2,090	2,180	312	18.4%	32	1.6%	53	2.6%	90	4.3%
Columbia Heights	8,029	7,926	8,777	8,814	8,900	9,300	-103	-1.3%	851	10.7%	123	1.4%	400	4.5%
Columbus ²	1,340	1,416	1,553	1,583	1,700	2,000	76	5.7%	137	9.7%	147	9.5%	300	17.6%
Coon Rapids	22,625	23,532	24,518	24,839	25,590	27,500	907	4.0%	986	4.2%	1,072	4.4%	1,910	7.5%
East Bethel	3,606	4,060	4,262	4,427	4,830	5,500	454	12.6%	202	5.0%	568	13.3%	670	13.9%
Fridley	11,331	11,110	11,695	11,818	12,750	13,300	-221	-2.0%	585	5.3%	1,055	9.0%	550	4.3%
Ham Lake	4,156	5,171	5,718	5,837	6,200	6,800	1,015	24.4%	547	10.6%	482	8.4%	600	9.7%
Hilltop	405	380	391	424	500	550	-25	-6.2%	11	2.9%	109	27.9%	50	10.0%
Lexington	844	787	916	926	950	980	-57	-6.8%	129	16.4%	34	3.7%	30	3.2%
Lino Lakes	4,808	6,174	6,957	7,385	8,400	9,000	1,366	28.4%	783	12.7%	1,443	20.7%	600	7.1%
Nowthen ³	1,119	1,450	1,510	1,524	1,650	1,880	331	29.6%	60	4.1%	140	9.3%	230	13.9%
Oak Grove	2,222	2,744	3,078	3,207	3,500	4,000	522	23.5%	334	12.2%	422	13.7%	500	14.3%
Ramsey	5,926	8,033	9,591	10,298	11,900	13,800	2,107	35.6%	1,558	19.4%	2,309	24.1%	1,900	16.0%
St. Francis ¹	1,656	2,520	2,877	3,009	3,500	4,500	864	52.2%	357	14.2%	623	21.7%	1,000	28.6%
Spring Lake Park ¹	2,676	2,597	2,877	2,884	3,100	3,300	-79	-3.0%	280	10.8%	223	7.8%	200	6.5%
Linwood Township	1,592	1,884	1,993	2,022	2,090	2,200	292	18.3%	109	5.8%	97	4.9%	110	5.3%
Anoka County	106,468	121,227	133,879	137,721	148,270	163,415	14,759	13.9%	12,652	10.4%	14,391	10.7%	15,145	10.2%
Seven County Metro Area	1,021,456	1,117,749	1,239,526	1,272,968	1,351,000	1,447,000	96,293	9.4%	121,777	10.9%	111,474	9.0%	96,000	7.1%

¹ Partially located outside of Anoka County.

² Formerly Columbus Township (Changed in 2006).

³ Formerly Burns Township (Changed in 2008).

Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting, LLC

Average Household Size

Table A-3: Average Household Size

Average household size is calculated by dividing the number of people in households by the number of households, excluding group quarters. Nationally, the average number of people per household has been declining for over a century, with sharp declines starting in the 1960s and 1970s. The number of people per household in the U.S. was about 4.5 in 1916, which declined to 3.2 in the 1960s. Over the past 50 years, it dropped to 2.57 as of the 2000 Census.

The long-term decline in household size (past 50 years) has been caused by many factors, including aging of the total population, higher divorce rates, smaller family sizes, lifestyle trends in marriage, etc. Most of these changes have resulted from shifts in societal values, the economy, and improvements in health care that have influenced how people organize their lives. During the 2010s, many geographies experienced modest increases in household size, due to economic changes and people in their late 20s through 30s choosing to have children.

During and shortly after the economic recession in the late 2000s and early 2010s, the trend of declining average household size was temporarily reversed in many areas as renters and laid-off employees “doubled-up” and the Millennial generation started families, modestly increasing household sizes. In 2010, the average household size in the Twin Cities 7-County Metro Area was 2.55 people. That figure remained the same as of 2020, with average household sizes continuing to decrease in Hennepin and Ramsey Counties while suburban counties experienced increases in average household size. The average household size in Anoka County remained stable.

Table A-3 and the following chart shows household size for each geography in Anoka County.

- In 2020, the average household size in Anoka County was 2.80 people, which was on the higher end across the core Metro Area (7-County). The average household size in Anoka County is expected to remain stable to 2030 with young and middle age households in Anoka County and households relocating to communities in Anoka County having children. By 2040, household sizes are anticipated to decline modestly with overall demographic shifts trending toward fewer children and smaller household sizes with lower growth among the younger population and expected fewer large families. The average household size is anticipated to be 2.67 people as of 2030 and will remain stable through 2040.
- Most of the communities in Anoka County may see slight increases in their household sizes due to attracting more single-family development, which tends to attract more family households.

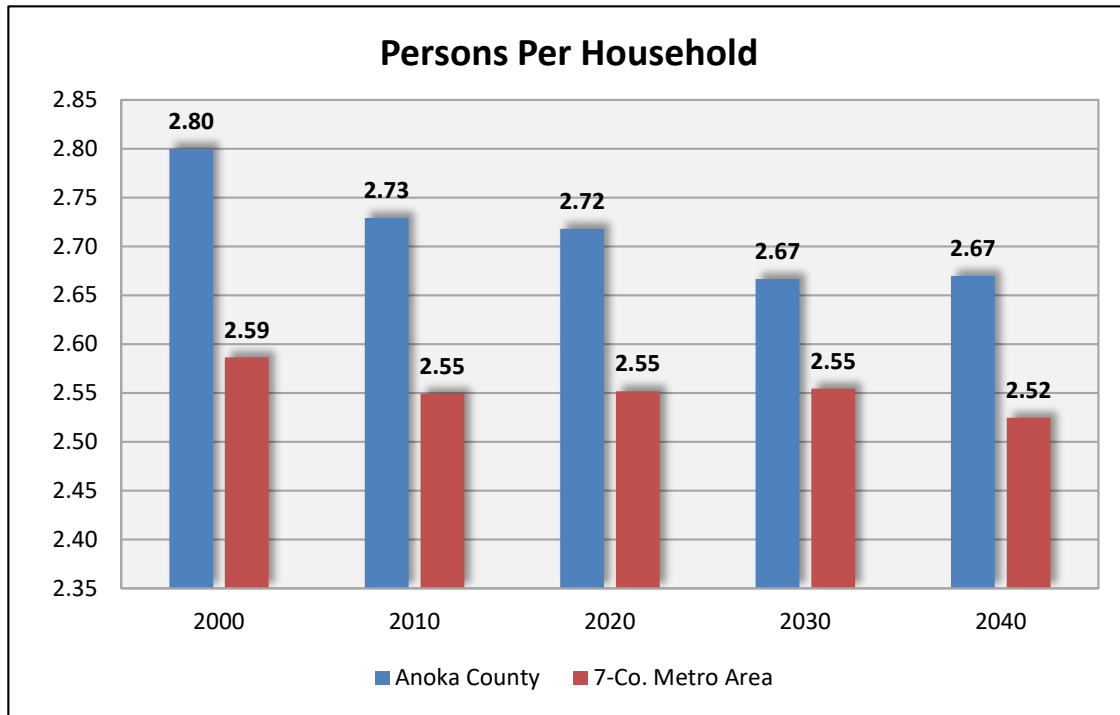


TABLE A-3
AVERAGE HOUSEHOLD SIZE
ANOKA COUNTY
2000 TO 2040

Geography	U.S. Census			Estimate	Forecast	Forecast
	2000	2010	2020	2023	2030	2040
Andover	3.27	3.12	3.02	2.98	2.91	2.91
Anoka	2.48	2.43	2.36	2.37	2.37	2.47
Bethel	3.16	2.68	2.56	2.52	2.38	2.71
Blaine ¹	2.84	2.71	2.79	2.76	2.69	2.62
Centerville	2.96	2.88	2.76	2.72	2.65	2.71
Circle Pines	2.75	2.45	2.47	2.46	2.45	2.42
Columbia Heights	2.31	2.46	2.50	2.51	2.53	2.58
Columbus ²	2.95	2.76	2.68	2.64	2.59	2.70
Coon Rapids	2.72	2.61	2.59	2.59	2.67	2.62
East Bethel	3.03	2.86	2.77	2.72	2.62	2.80
Fridley	2.42	2.45	2.53	2.55	2.48	2.44
Ham Lake	3.07	2.96	2.88	2.84	2.85	2.75
Hilltop	1.91	1.96	2.45	2.29	2.01	2.00
Lexington	2.63	2.60	2.45	2.43	2.47	2.55
Lino Lakes	3.49	3.27	3.08	2.95	2.74	3.11
Nowthen ³	3.18	3.06	3.00	3.09	3.09	2.93
Oak Grove	3.16	2.93	2.90	2.87	2.74	2.63
Ramsey	3.12	2.95	2.88	2.84	2.80	2.83
St. Francis ¹	2.90	2.86	2.83	2.79	2.57	2.49
Spring Lake Park ¹	2.49	2.40	2.43	2.55	2.65	2.55
Linwood Township	2.93	2.72	2.68	2.65	2.61	2.50
Anoka County	2.80	2.73	2.72	2.70	2.67	2.67
Seven County Metro Area	2.59	2.55	2.55	2.55	2.55	2.52

¹ Partially located outside of Anoka County.

² Formerly Columbus Township (Changed in 2006).

³ Formerly Burns Township (Changed in 2008).

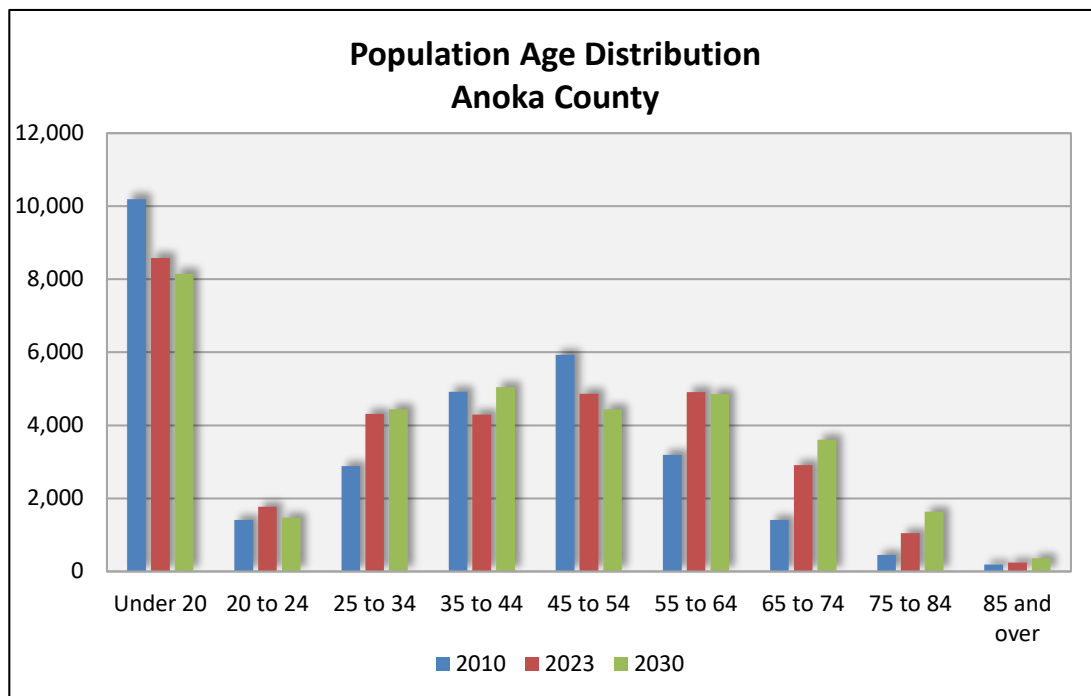
Sources: U.S. Census, Metropolitan Council, Maxfield Research and Consulting, LLC

Population Age Distribution Trends

Table A-4: Age Distribution Trends

Table A-4 shows the distribution of persons in nine age cohorts for the cities and township in the Anoka County in 2000 and 2010 with estimates for 2023 and projections for 2030. The 2000 and 2010 age distribution are from the U.S. Census Bureau. Maxfield Research derived the 2023 estimates and 2030 projections by adjustments made to data obtained from ESRI, the Metropolitan Council and local trends. The following are key points from the Table.

- In 2010, the largest adult cohort in Anoka County was 45 to 54, totaling 55,929 people (17% of the total population). The second and third largest age groups were the 35 to 44 and 25 to 34 cohorts, which accounted for a similar proportion of Anoka County population, 15% and 13% respectively.
- In 2023, the largest adult age cohort remained those age 35 to 44, accounting for 14% of the population.
- The largest proportional growth occurred in the senior age cohorts from 2010 to 2023. The 65 to 74 age cohort grew by 85%, the 75 to 84 age cohort grew by 66%, and the 85 and older age cohort increased by 51%. The growth in the older adult and senior cohorts from 2010 to 2023 reflects the aging of the large Baby Boom generation.
- From 2023 to 2030, growth in the age cohorts over age 65 will continue to outpace the younger age cohorts, with the largest growth occurring in the 75 to 84 age cohort (38%).



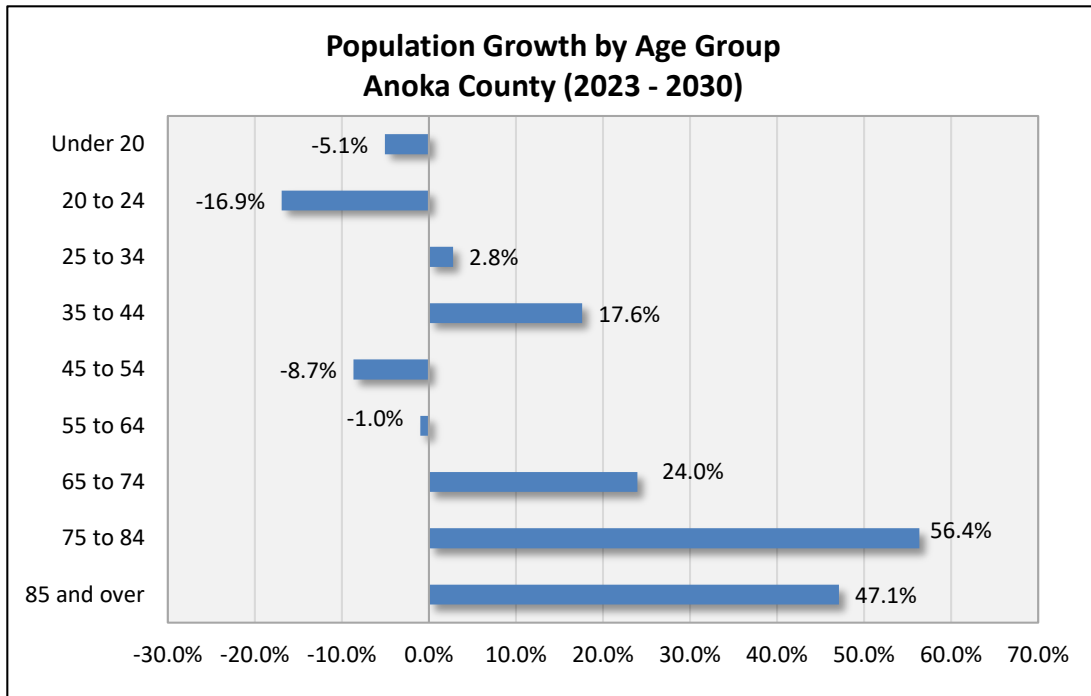


TABLE A-4 POPULATION AGE DISTRIBUTION ANOKA COUNTY 2000 to 2030										
Age	Census		Estimate	Projection	Change					
	2000	2010	2023	2030	2000-2010		2010-2023		2023-2030	
	No.	No.	No.	No.	No.	Pct.	No.	Pct.	No.	Pct.
Andover										
Under 20	10,051	10,194	8,586	8,150	143	1.4	-1,608	-15.8	-436	-5.1
20 to 24	985	1,406	1,772	1,472	421	42.7	366	26.0	-300	-16.9
25 to 34	3,849	2,884	4,317	4,435	-965	-25.1	1,433	49.7	119	2.8
35 to 44	5,832	4,922	4,291	5,047	-910	-15.6	-631	-12.8	756	17.6
45 to 54	3,489	5,932	4,864	4,442	2,443	70.0	-1,068	-18.0	-422	-8.7
55 to 64	1,623	3,194	4,907	4,858	1,571	96.8	1,713	53.6	-49	-1.0
65 to 74	459	1,409	2,909	3,606	950	207.0	1,500	106.5	697	24.0
75 to 84	214	454	1,044	1,633	240	112.1	590	130.0	589	56.4
85 and over	86	192	243	357	106	123.3	51	26.5	114	47.1
Subtotal	26,588	30,587	32,933	34,000	3,999	15.0	2,346	7.1	1,067	3.2
Anoka										
Under 20	4,984	4,202	4,189	4,406	-782	-15.7	-13	-0.3	217	5.2
20 to 24	1,468	1,170	962	1,013	-298	-20.3	-208	-17.8	51	5.3
25 to 34	2,877	2,664	2,664	2,497	-213	-7.4	0	0.0	-167	-6.3
35 to 44	2,952	2,251	2,576	2,787	-701	-23.7	325	14.4	211	8.2
45 to 54	2,266	2,573	2,083	2,223	307	13.5	-490	-19.1	140	6.7
55 to 64	1,436	1,936	2,310	2,154	500	34.8	374	19.3	-156	-6.8
65 to 74	988	1,206	1,884	1,999	218	22.1	678	56.2	115	6.1
75 to 84	782	747	1,075	1,339	-35	-4.5	328	43.9	264	24.6
85 and over	323	404	488	532	81	25.1	84	20.7	44	9.0
Subtotal	18,076	17,153	18,230	18,950	-923	-5.1	1,077	5.9	720	3.9
Blaine										
Under 20	14,314	16,369	20,035	21,631	2,055	14.4	3,666	22.4	1,596	8.0
20 to 24	2,705	3,004	3,377	3,625	299	11.1	373	12.4	248	7.3
25 to 34	7,090	8,643	9,455	9,603	1,553	21.9	812	9.4	148	1.6
35 to 44	8,566	8,851	11,295	12,171	285	3.3	2,444	27.6	876	7.8
45 to 54	6,382	8,871	9,295	10,276	2,489	39.0	424	4.8	981	10.6
55 to 64	3,499	6,571	8,930	8,716	3,072	87.8	2,359	35.9	-215	-2.4
65 to 74	1,657	3,219	6,799	7,538	1,562	94.3	3,580	111.2	739	10.9
75 to 84	632	1,346	2,810	4,030	714	113.0	1,464	108.8	1,220	43.4
85 and over	97	308	730	980	211	217.5	422	136.9	251	34.3
Subtotal	44,942	57,182	72,726	78,570	12,240	27.2	15,544	21.4	5,844	8.0
Columbia Heights										
Under 20	4,275	4,873	5,455	5,499	598	14.0	582	12.0	44	0.8
20 to 24	1,170	1,143	1,200	1,323	-27	-2.3	57	5.0	123	10.3
25 to 34	2,663	3,196	2,994	2,935	533	20.0	-202	-6.3	-60	-2.0
35 to 44	2,897	2,498	3,329	3,099	-399	-13.8	831	33.3	-230	-6.9
45 to 54	2,340	2,703	2,454	2,810	363	15.5	-249	-9.2	356	14.5
55 to 64	1,720	2,062	2,672	2,352	342	19.9	610	29.6	-320	-12.0
65 to 74	1,670	1,328	2,151	2,351	-342	-20.5	823	62.0	200	9.3
75 to 84	1,325	1,119	1,254	1,464	-206	-15.5	135	12.1	210	16.7
85 and over	460	574	621	666	114	24.8	47	8.2	45	7.3
Subtotal	18,520	19,496	22,131	22,500	976	5.3	2,635	11.9	369	1.7
-- TABLE CONTINUED --										

TABLE A-4 POPULATION AGE DISTRIBUTION ANOKA COUNTY 2000 to 2030										
Age	Census		Estimate	Projection	Change					
	2000	2010	2023	2030	2000-2010		2010-2023		2023-2030	
	No.	No.	No.	No.	No.	Pct.	No.	Pct.	No.	Pct.
Coon Rapids										
Under 20	19,369	16,664	15,632	16,634	-2,705	-14.0	-1,032	-6.2	1,002	6.4
20 to 24	3,830	3,839	3,364	3,479	9	0.2	-475	-12.4	116	3.4
25 to 34	9,367	8,796	9,330	9,029	-571	-6.1	534	6.1	-301	-3.2
35 to 44	11,154	8,118	9,073	10,260	-3,036	-27.2	955	11.8	1,187	13.1
45 to 54	8,364	9,849	7,611	8,146	1,485	17.8	-2,238	-22.7	535	7.0
55 to 64	5,027	7,265	8,548	8,077	2,238	44.5	1,283	17.7	-471	-5.5
65 to 74	2,805	3,986	6,496	7,301	1,181	42.1	2,510	63.0	805	12.4
75 to 84	1,334	2,237	3,143	4,133	903	67.7	906	40.5	990	31.5
85 and over	357	722	1,041	1,341	365	102.2	319	44.2	300	28.9
Subtotal	61,607	61,476	64,236	68,400	-131	-0.2	2,760	4.3	4,164	6.5
Fridley										
Under 20	6,859	7,004	7,178	7,467	145	2.1	174	2.5	290	4.0
20 to 24	2,118	1,763	1,869	2,009	-355	-16.8	106	6.0	140	7.5
25 to 34	4,217	4,106	4,212	4,254	-111	-2.6	106	2.6	42	1.0
35 to 44	4,289	3,485	4,005	4,313	-804	-18.7	520	14.9	308	7.7
45 to 54	3,674	3,882	3,492	3,618	208	5.7	-390	-10.0	126	3.6
55 to 64	3,011	3,098	3,832	3,748	87	2.9	734	23.7	-84	-2.2
65 to 74	2,127	2,144	3,072	3,266	17	0.8	928	43.3	195	6.3
75 to 84	910	1,400	1,877	2,164	490	53.8	477	34.1	287	15.3
85 and over	244	326	611	760	82	33.6	285	87.5	149	24.3
Subtotal	27,449	27,208	30,148	31,600	-241	-0.9	2,940	9.8	1,452	4.8
Lino Lakes										
Under 20	6,029	6,365	5,866	5,906	336	5.6	-499	-7.8	40	0.7
20 to 24	722	1,029	1,215	1,137	307	42.5	186	18.0	-77	-6.4
25 to 34	2,381	2,157	2,898	2,919	-224	-9.4	741	34.4	20	0.7
35 to 44	4,303	3,314	3,098	3,610	-989	-23.0	-216	-6.5	511	16.5
45 to 54	2,054	4,396	3,389	3,372	2,342	114.0	-1,007	-22.9	-17	-0.5
55 to 64	753	1,986	3,094	2,925	1,233	163.7	1,108	55.8	-170	-5.5
65 to 74	327	668	1,574	2,115	341	104.3	906	135.6	541	34.4
75 to 84	182	236	498	808	54	29.7	262	111.1	310	62.2
85 and over	40	65	155	208	25	62.5	90	139.1	53	33.9
Subtotal	16,791	20,216	21,788	23,000	3,425	20.4	1,572	7.2	1,212	5.6
Ramsey										
Under 20	6,438	7,385	7,792	8,702	947	14.7	407	5.5	911	11.7
20 to 24	814	1,254	1,484	1,489	440	54.1	230	18.4	5	0.3
25 to 34	2,974	3,228	4,004	4,384	254	8.5	776	24.1	379	9.5
35 to 44	3,596	3,751	4,333	5,112	155	4.3	582	15.5	779	18.0
45 to 54	2,805	3,744	3,924	4,197	939	33.5	180	4.8	273	7.0
55 to 64	1,371	2,721	3,794	4,162	1,350	98.5	1,073	39.4	368	9.7
65 to 74	344	1,207	2,787	3,286	863	250.9	1,580	130.9	499	17.9
75 to 84	129	300	982	1,700	171	132.6	682	227.2	718	73.1
85 and over	39	78	145	268	39	100.0	67	85.6	123	84.9
Subtotal	18,510	23,668	29,245	33,300	5,158	27.9	5,577	19.1	4,055	13.9
-- TABLE CONTINUED --										

TABLE A-4 POPULATION AGE DISTRIBUTION ANOKA COUNTY 2000 to 2030										
Age	Census		Estimate	Projection	Change					
	2000	2010	2023	2030	2000-2010		2010-2023		2023-2030	
	No.	No.	No.	No.	No.	Pct.	No.	Pct.	No.	Pct.
Spring Lake Park										
Under 20	1,708	1,379	1,428	1,604	-329	-19.3	49	3.5	176	12.3
20 to 24	431	393	332	343	-38	-8.8	-61	-15.5	11	3.4
25 to 34	928	837	999	991	-91	-9.8	162	19.4	-8	-0.8
35 to 44	1,044	806	1,015	1,164	-238	-22.8	209	26.0	148	14.6
45 to 54	982	927	887	1,073	-55	-5.6	-40	-4.3	186	21.0
55 to 64	767	855	988	1,036	88	11.5	133	15.5	49	4.9
65 to 74	467	609	933	1,012	142	30.4	324	53.2	79	8.4
75 to 84	283	316	581	719	33	11.7	265	83.8	138	23.7
85 and over	57	112	189	259	55	96.5	77	68.9	70	36.8
Subtotal	6,667	6,234	7,352	8,200	-433	-6.5	1,118	15.2	848	11.5
Remainder of County										
Under 20	19,960	19,787	17,986	18,136	-173	-0.9	-1,801	-9.1	150	0.8
20 to 24	2,738	3,479	3,714	3,467	741	27.1	235	6.7	-247	-6.7
25 to 34	8,229	7,121	9,054	9,129	-1,108	-13.5	1,933	27.1	75	0.8
35 to 44	12,425	10,299	9,699	11,193	-2,126	-17.1	-600	-5.8	1,494	15.4
45 to 54	8,457	13,052	10,432	9,912	4,595	54.3	-2,620	-20.1	-520	-5.0
55 to 64	4,381	8,366	11,473	10,974	3,985	91.0	3,107	37.1	-499	-4.3
65 to 74	1,778	3,780	7,623	9,259	2,002	112.6	3,843	101.7	1,636	21.5
75 to 84	807	1,381	2,613	4,006	574	71.1	1,232	89.2	1,393	53.3
85 and over	159	359	505	779	200	125.8	146	40.7	274	54.2
Subtotal	58,934	67,624	73,099	76,855	8,690	14.7	5,475	7.5	3,756	5.1
Anoka County										
Under 20	93,987	94,222	94,145	98,135	235	0.3	-77	-0.1	3,990	4.2
20 to 24	16,981	18,480	19,288	19,358	1,499	8.8	808	4.4	69	0.4
25 to 34	44,575	43,632	49,928	50,175	-943	-2.1	6,296	14.4	248	0.5
35 to 44	57,058	48,295	52,714	58,756	-8,763	-15.4	4,419	9.2	6,042	11.5
45 to 54	40,813	55,929	48,430	50,069	15,116	37.0	-7,499	-13.4	1,639	3.4
55 to 64	23,588	38,054	50,549	49,003	14,466	61.3	12,495	32.8	-1,546	-3.1
65 to 74	12,622	19,556	36,228	41,732	6,934	54.9	16,672	85.3	5,505	15.2
75 to 84	6,598	9,536	15,877	21,996	2,938	44.5	6,341	66.5	6,119	38.5
85 and over	1,862	3,140	4,728	6,150	1,278	68.6	1,588	50.6	1,422	30.1
Total	298,084	330,844	371,888	395,375	32,760	11.0	41,044	11.0	23,487	6.3
Sources: U.S. Census Bureau; ESRI; Maxfield Research & Consulting, LLC										

Household Income by Age of Householder

The estimated distribution of household incomes of the major cities in Anoka County for 2023 and 2030 are shown in Tables A-5. The data was estimated by Maxfield Research based on income trends provided by ESRI. The data helps ascertain the demand for different housing products based on the size of the market at specific cost levels.

The Department of Housing and Urban Development defines affordable housing costs as 30% of a household's adjusted gross income. For example, a household with an income of \$50,000 per year would be able to afford a monthly housing cost of about \$1,250. Maxfield Research utilizes 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 rent payments.

A generally accepted standard for affordable owner-occupied housing is that a typical household can afford to pay 3.0 to 3.5 times their annual income on a single-family home. Thus, a \$50,000 income would translate to an affordable single-family home of \$150,000 to \$175,000. The higher end of this range assumes that the person has adequate funds for down payment and closing costs, but also does not include savings or equity in an existing home which would allow them to purchase a higher priced home.

- In 2023, the median household income in Anoka County is estimated to be \$90,027 and is projected to climb by 18% to \$106,359 in 2030.
- As households age through the lifecycle, their household incomes tend to peak in their late 40s and early 50s. This trend is apparent in Anoka County as households in the 45 to 54 age group have the highest median household income of \$110,769.
- Lino Lakes and Andover reported the highest incomes among major cities, at \$125,139 and \$122,437, respectively in 2023. Among major cities, Columbia Heights (\$65,871) and Fridley (\$67,502) reported the lowest incomes in 2023.
- The highest percent median household income growth rates from 2023 to 2030 are forecast for the cities of Columbia Heights and Lino Lakes. These cities are estimated to have increases in median household incomes of 20.6%.

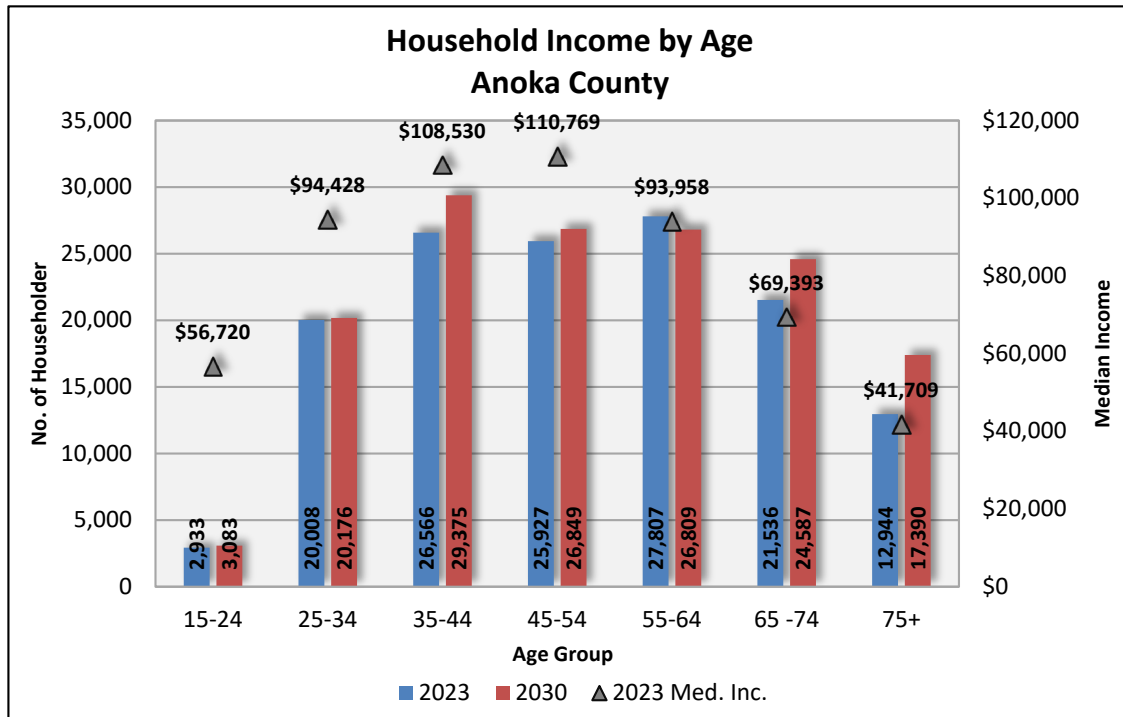


TABLE A-5
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
ANOKA COUNTY
2023 & 2030

	Age of Householder														Total No.	Median HH Income
	15-24		25-34		35-44		45-54		55-64		65 -74		75+			
	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income		
2023																
Andover	97	\$69,681	1,501	\$126,207	2,063	\$146,065	2,511	\$151,423	2,547	\$125,494	1,630	\$82,872	694	\$53,658	11,043	\$122,437
Anoka	288	\$48,158	1,189	\$70,245	1,414	\$81,254	1,195	\$81,202	1,383	\$68,466	1,202	\$59,578	1,014	\$40,100	7,686	\$74,343
Blaine	504	\$61,314	3,877	\$101,919	5,777	\$115,260	5,026	\$112,376	4,860	\$93,437	4,069	\$67,963	2,198	\$40,679	26,311	\$95,439
Columbia Heights	263	\$48,105	1,235	\$69,941	1,722	\$86,154	1,397	\$85,895	1,631	\$67,640	1,323	\$53,139	1,244	\$34,348	8,814	\$65,871
Coon Rapids	644	\$54,205	3,922	\$83,300	4,681	\$93,927	4,174	\$94,366	4,826	\$83,071	3,866	\$65,351	2,726	\$39,422	24,839	\$79,038
Fridley	358	\$53,544	1,842	\$70,068	2,120	\$81,944	1,968	\$82,059	2,109	\$74,117	1,792	\$59,820	1,629	\$41,906	11,818	\$67,502
Lino Lakes	63	\$57,728	987	\$118,057	1,436	\$141,425	1,781	\$154,704	1,808	\$135,177	962	\$84,073	348	\$50,727	7,385	\$125,139
Ramsey	203	\$70,629	1,612	\$108,501	2,214	\$112,226	2,071	\$114,020	1,997	\$105,296	1,586	\$78,767	616	\$51,505	10,298	\$103,524
Spring Lake Park	55	\$58,874	363	\$83,752	455	\$88,998	424	\$88,675	531	\$79,925	558	\$62,746	499	\$38,118	2,884	\$75,851
Anoka County	2,933	\$56,720	20,008	\$94,428	26,566	\$108,530	25,927	\$110,769	27,807	\$93,958	21,536	\$69,393	12,944	\$41,709	137,721	\$90,027
2030																
Andover	71	\$82,204	1,520	\$153,074	2,373	\$165,560	2,260	\$170,495	2,474	\$154,436	1,960	\$103,654	1,042	\$65,151	11,700	\$144,679
Anoka	319	\$54,606	1,120	\$80,829	1,505	\$97,099	1,275	\$95,788	1,285	\$83,719	1,278	\$72,026	1,218	\$48,760	8,000	\$78,107
Blaine	578	\$73,004	4,068	\$115,000	6,320	\$130,245	5,700	\$129,488	4,849	\$111,480	4,585	\$81,852	3,099	\$51,588	29,200	\$110,118
Columbia Heights	273	\$55,605	1,203	\$81,070	1,588	\$100,362	1,584	\$103,200	1,421	\$83,112	1,430	\$64,006	1,401	\$40,801	8,900	\$79,414
Coon Rapids	654	\$60,702	3,654	\$96,417	5,063	\$108,199	4,287	\$108,541	4,391	\$98,155	4,155	\$78,884	3,387	\$47,384	25,590	\$90,675
Fridley	372	\$60,656	1,917	\$79,390	2,339	\$93,772	2,092	\$94,809	2,116	\$84,601	1,953	\$68,302	1,960	\$48,838	12,750	\$78,120
Lino Lakes	65	\$66,837	1,030	\$141,643	1,753	\$165,432	1,866	\$176,352	1,775	\$166,037	1,334	\$106,252	577	\$64,133	8,400	\$150,899
Ramsey	227	\$81,436	1,781	\$125,279	2,590	\$125,858	2,222	\$128,089	2,174	\$124,929	1,850	\$95,276	1,056	\$65,351	11,900	\$118,146
Spring Lake Park	59	\$68,823	343	\$98,631	498	\$105,286	491	\$104,270	529	\$96,011	575	\$80,858	606	\$51,772	3,100	\$89,582
Anoka County	3,083	\$64,575	20,176	\$109,208	29,375	\$123,403	26,849	\$126,109	26,809	\$112,777	24,587	\$84,205	17,390	\$52,420	148,270	\$106,359

Sources: ESRI; Maxfield Research & Consulting, LLC

Tenure by Household Income

Table A-6 shows household tenure by income for Anoka County in 2023. Data is an estimate from the American Community Survey (2017 – 2021). Household tenure information is important to assess the propensity for owner-occupied or renter-occupied housing options based on household affordability. As stated earlier, the Department of Housing and Urban Development determines affordable housing as not exceeding 30% of the household's income. The higher the income, the lower percentage a household typically allocates to housing. Many lower income households, as well as many young and senior households, spend more than 30% of their income, while mid-age households in their prime earning years typically allocate 20% to 25% of their income.

- As income increases, so does the rate of homeownership. This can be seen in Anoka County where the homeownership rate increases from 50% of households with incomes below \$15,000 to 96% of households with incomes above \$150,000.
- A portion of renter households that are referred to as “lifestyle” renters, who are financially able to own but choose to rent, have household incomes at or above \$50,000 (about 52% of Anoka County's renters in 2023). Households with incomes below \$15,000 are typically a market for deep subsidy rental housing (11% of Anoka County's renters in 2023).
- Median household incomes for owner households were higher in every community compared to renter households, except for Linwood Township which has a median owner income of \$98,392 and a renter income of \$112,981. In Anoka County, the median income of owner households was \$104,579 compared to a median income of \$54,496 for renter households.
- Ham Lake reported the largest difference in median incomes. Owner households in Ham Lake had a median income of \$115,624 compared to the median income of renter households of \$42,798, a difference of \$72,826.
- The difference in median incomes in Hilltop was the lowest, as owner households had a median income of \$42,900 compared to renter households with \$41,879.
- Nowthen reported the highest median income for owner households at \$148,526 and Linwood Township reported the highest for renter households at \$112,981.

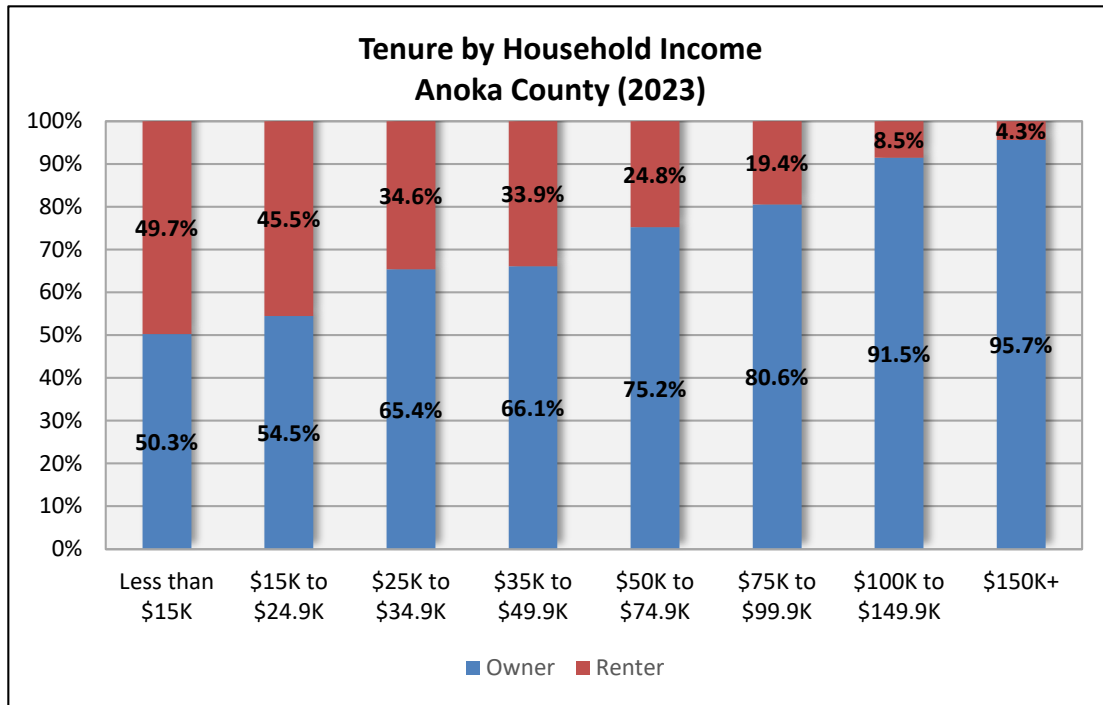
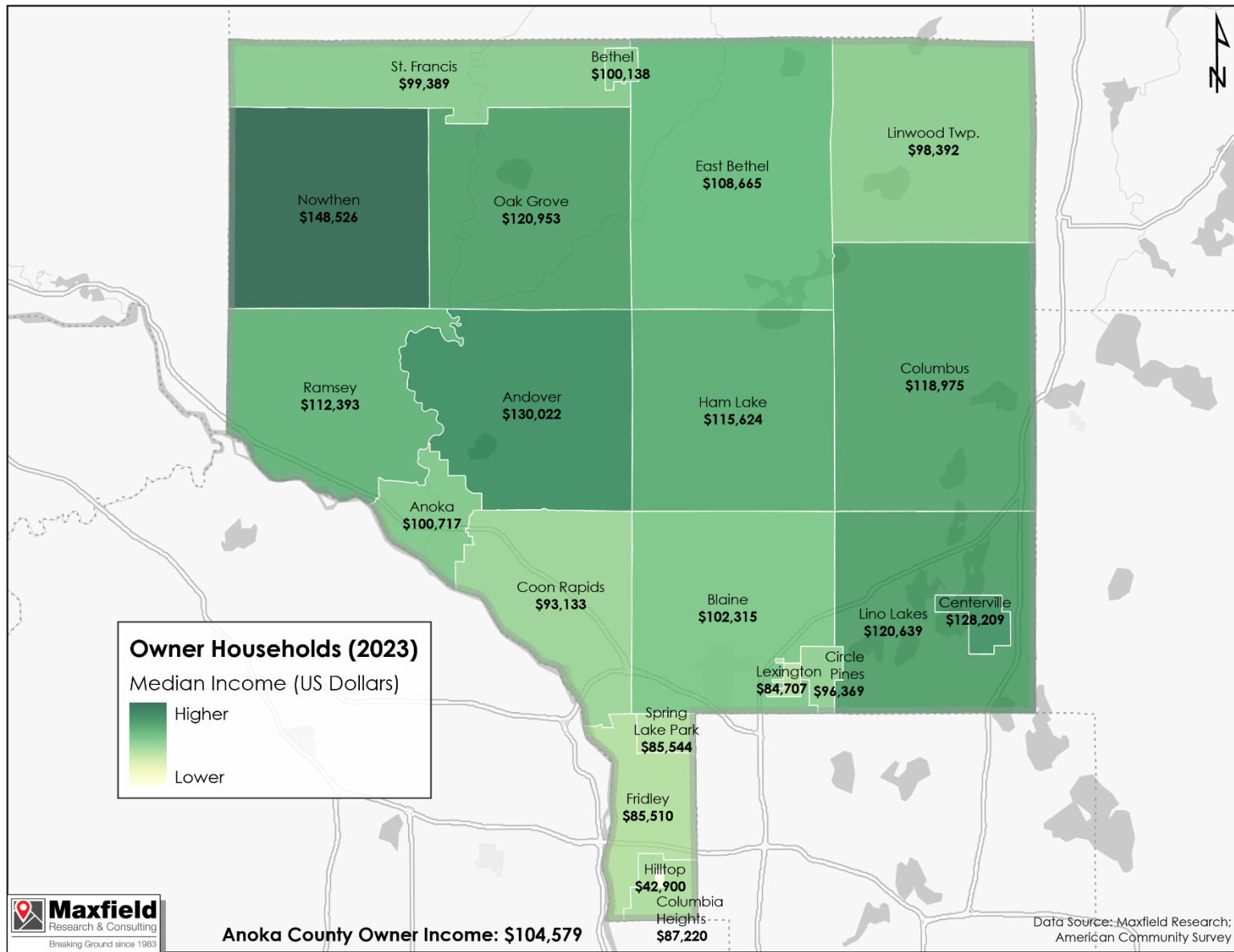


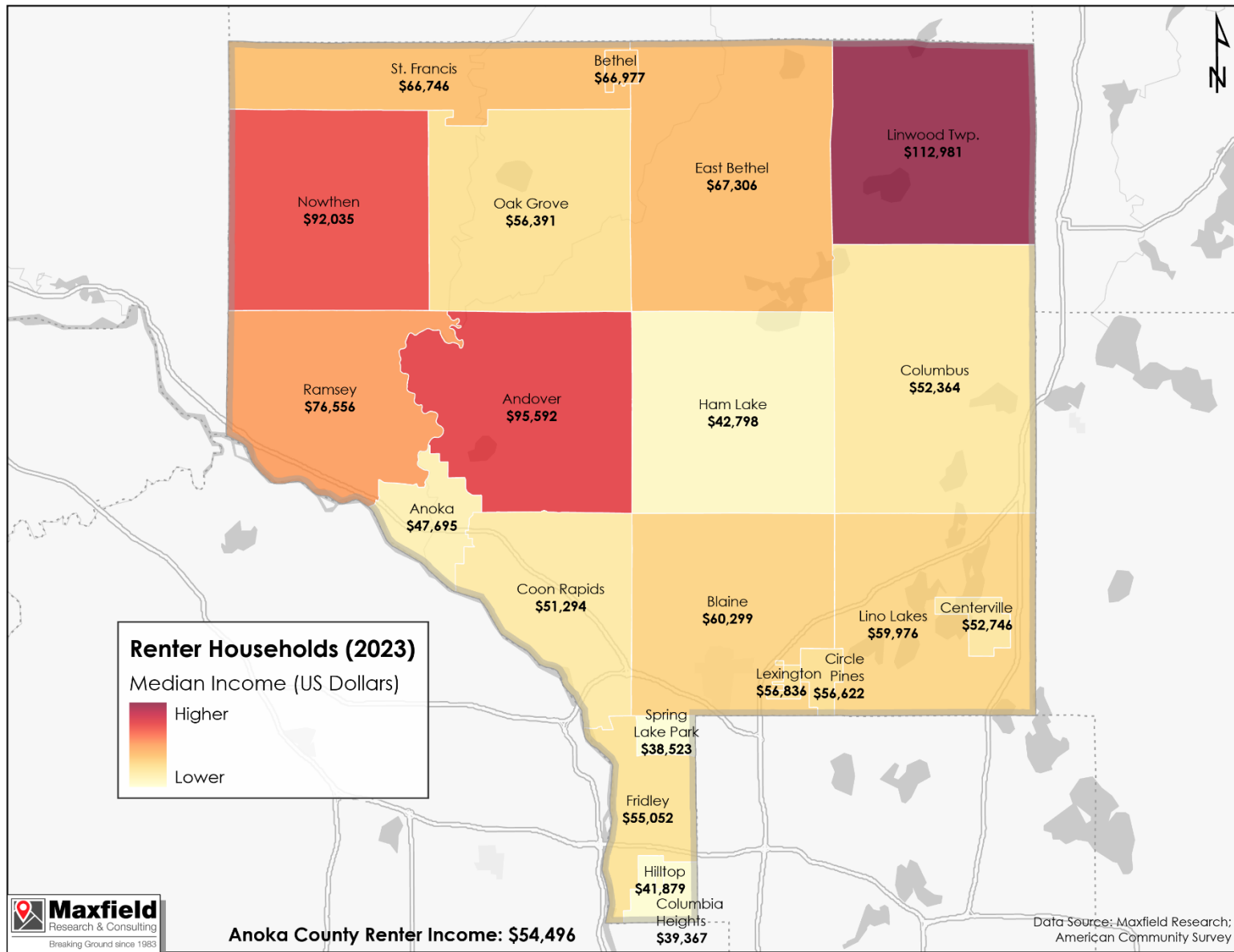
TABLE A-6
TENURE BY HOUSEHOLD INCOME
ANOKA COUNTY
2023

	Andover				Anoka				Bethel				Blaine				Centerville				Circle Pines			
	Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.		
Less than \$15,000	209	92.7	16	7.3	68	15.1	382	84.9	0	0.0	1	100.0	818	66.4	414	33.6	13	100.0	0	0.0	34	50.8	33	49.2
\$15,000 to \$24,999	139	68.2	65	31.8	238	33.3	477	66.7	0	0.0	6	100.0	641	67.2	313	32.8	37	76.6	11	23.4	44	75.9	14	24.1
\$25,000 to \$34,999	334	96.7	11	3.3	220	35.1	408	64.9	10	100.0	0	0.0	1,104	85.7	184	14.3	27	70.3	11	29.7	113	75.2	37	24.8
\$35,000 to \$49,999	575	94.9	31	5.1	293	30.9	655	69.1	10	69.2	5	30.8	1,796	76.3	557	23.7	51	84.5	9	15.5	79	52.5	71	47.5
\$50,000 to \$74,999	1,141	90.0	126	10.0	732	47.0	827	53.0	27	76.7	8	23.3	3,680	81.7	827	18.3	183	81.9	40	18.1	323	77.6	93	22.4
\$75,000 to \$99,999	1,325	87.5	189	12.5	726	65.7	379	34.3	38	89.2	5	10.8	3,504	82.6	738	17.4	141	72.0	55	28.0	366	85.6	62	14.4
\$100,000 to \$149,999	2,592	93.1	193	6.9	1,302	89.9	147	10.1	57	84.5	10	15.5	5,876	94.3	357	5.7	385	100.0	0	0.0	369	94.0	23	6.0
\$150,000+	4,034	98.4	64	1.6	735	88.2	98	11.8	14	100.0	0	0.0	5,268	95.8	233	4.2	469	98.5	7	1.5	355	90.3	38	9.7
Total	10,348	93.7	695	6.3	4,314	56.1	3,372	43.9	156	81.8	35	18.2	22,688	86.2	3,623	13.8	1,306	90.7	135	9.3	1,681	81.9	372	18.1
Median Household Income	\$130,022		\$95,592		\$100,717		\$47,695		\$100,138		\$66,977		\$102,315		\$60,299		\$128,209		\$52,746		\$96,369		\$56,622	
	Columbia Heights				Columbus				Coon Rapids				East Bethel				Fridley				Ham Lake			
	Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.		
Less than \$15,000	250	30.9	558	69.1	19	50.0	19	50.0	379	38.2	613	61.8	43	89.6	5	10.4	163	26.1	460	73.9	95	77.4	28	22.6
\$15,000 to \$24,999	294	36.1	521	63.9	0	0.0	0	0.0	641	56.8	487	43.2	64	100.0	0	0.0	406	54.4	341	45.6	140	81.5	32	18.5
\$25,000 to \$34,999	272	41.4	385	58.6	37	100.0	0	0.0	893	50.3	882	49.7	169	100.0	0	0.0	365	48.4	389	51.6	220	91.0	22	9.0
\$35,000 to \$49,999	684	64.1	383	35.9	121	64.7	66	35.3	1,877	60.0	1,254	40.0	292	89.5	34	10.5	912	50.1	907	49.9	497	79.8	126	20.2
\$50,000 to \$74,999	934	68.4	431	31.6	218	95.7	10	4.3	3,647	75.8	1,166	24.2	633	89.8	72	10.2	1,495	54.0	1,271	46.0	752	95.9	32	4.1
\$75,000 to \$99,999	968	70.7	400	29.3	219	78.4	60	21.6	3,493	75.7	1,121	24.3	811	97.1	24	2.9	1,357	66.5	682	33.5	632	98.6	9	1.4
\$100,000 to \$149,999	1,375	83.8	266	16.2	479	98.4	8	1.6	4,399	87.6	622	12.4	1,374	98.2	25	1.8	1,590	84.9	283	15.1	1,248	96.1	51	3.9
\$150,000+	941	86.0	153	14.0	327	100.0	0	0.0	3,190	94.8	176	5.2	834	94.7	46	5.3	1,093	91.1	107	8.9	1,940	99.3	14	0.7
Total	5,717	64.9	3,097	35.1	1,420	89.7	163	10.3	18,519	74.6	6,320	25.4	4,220	95.3	207	4.7	7,380	62.4	4,438	37.6	5,525	94.6	312	5.4
Median Household Income	\$87,220		\$39,367		\$118,975		\$52,364		\$93,133		\$51,294		\$108,665		\$67,306		\$85,510		\$55,052		\$115,624		\$42,798	
	Hilltop				Lexington				Lino Lakes				Nowthen				Oak Grove				Ramsey			
	Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.		
Less than \$15,000	39	48.8	41	51.2	6	17.2	26	82.8	88	71.7	35	28.3	48	78.6	13	21.4	98	100.0	0	0.0	347	92.5	28	7.5
\$15,000 to \$24,999	32	66.0	16	34.0	28	32.5	57	67.5	187	53.5	162	46.5	62	100.0	0	0.0	33	100.0	0	0.0	152	65.5	80	34.5
\$25,000 to \$34,999	37	79.6	10	20.4	55	50.5	54	49.5	407	87.9	56	12.1	52	100.0	0	0.0	101	89.1	12	10.9	277	78.9	74	21.1
\$35,000 to \$49,999	74	64.7	40	35.3	73	93.0	6	7.0	254	79.8	64	20.2	53	100.0	0	0.0	204	93.4	14	6.6	585	69.0	262	31.0
\$50,000 to \$74,999	49	54.8	40	45.2	116	52.8	104	47.2	877	98.5	13	1.5	87	100.0	0	0.0	397	91.0	39	9.0	1,137	70.5	476	29.5
\$75,000 to \$99,999	15	64.0	9	36.0	60	52.4	54	47.6	999	93.8	66	6.2	121	65.1	65	34.9	496	100.0	0	0.0	1,324	89.6	153	10.4
\$100,000 to \$149,999	11	55.0	9	45.0	169	89.5	20	10.5	1,659	96.4	62	3.6	342	100.0	0	0.0	879	97.8	20	2.2	2,456	86.6	380	13.4
\$150,000+	2	50.0	2	50.0	78	78.0	22	22.0	2,346	95.6	109	4.4	675	99.0	7	1.0	912	100.0	0	0.0	2,476	96.5	91	3.5
Total	258	60.8	166	39.2	583	63.0	343	37.0	6,817	92.3	568	7.7	1,439	94.4	85	5.6	3,121	97.3	86	2.7	8,754	85.0	1,544	15.0
Median Household Income	\$42,900		\$41,879		\$84,707		\$56,836		\$120,639		\$59,976		\$148,526		\$92,035		\$120,953		\$56,391		\$112,393		\$76,556	
	St. Francis				Spring Lake Park				Linwood Township				Anoka County											
	Owner		Renter		Owner		Renter		Owner		Renter		Owner		Renter									
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.								
Less than \$15,000	45	62.1	27	37.9	62	27.6	163	72.4	88	88.4	11	11.6	2,903	50.3	2,869	49.7								
\$15,000 to \$24,999	54	69.0	24	31.0	56	29.4	134	70.6	39	72.5	15	27.5	3,281	54.5	2,743	45.5								
\$25,000 to \$34,999	189	68.3	88	31.7	169	58.8	119	41.2	139	100.0	0	0.0	5,183	65.4	2,739	34.6								
\$35,000 to \$49,999	198	80.1	49	19.9	243	77.5	70	22.5	118	91.1	11	8.9	9,007	66.1	4,617	33.9								
\$50,000 to \$74,999	383	75.7	123	24.3	365	77.8	104	22.2	357	100.0	0	0.0	17,541	75.2	5,773	24.8								
\$75,000 to \$99,999	487	88.1	66	11.9	402	74.2	140	25.8	262	95.4	13	4.6	17,752	80.6	4,278	19.4								
\$100,000 to \$149,999	776	96.2	31	3.8	446	88.0	61	12.0	440	89.6	51	10.4	28,211	91.5	2,620	8.5								
\$150,000+	460	97.9	10	2.1	299	85.0	53	15.0	478	100.0	0	0.0	26,977	95.7	1,226	4.3								
Total	2,591	86.1	418	13.9	2,041	70.8	843	29.2	1,921	95.0	101	5.0	110,856	80.5	26,865	19.5								
Median Household Income	\$99,389		\$66,846		\$85,544		\$38,523		\$98,392		\$112,981		\$104,579		\$54,496									

Owner-Occupied Household Median Income (2023)



Renter-Occupied Household Median Income (2023)

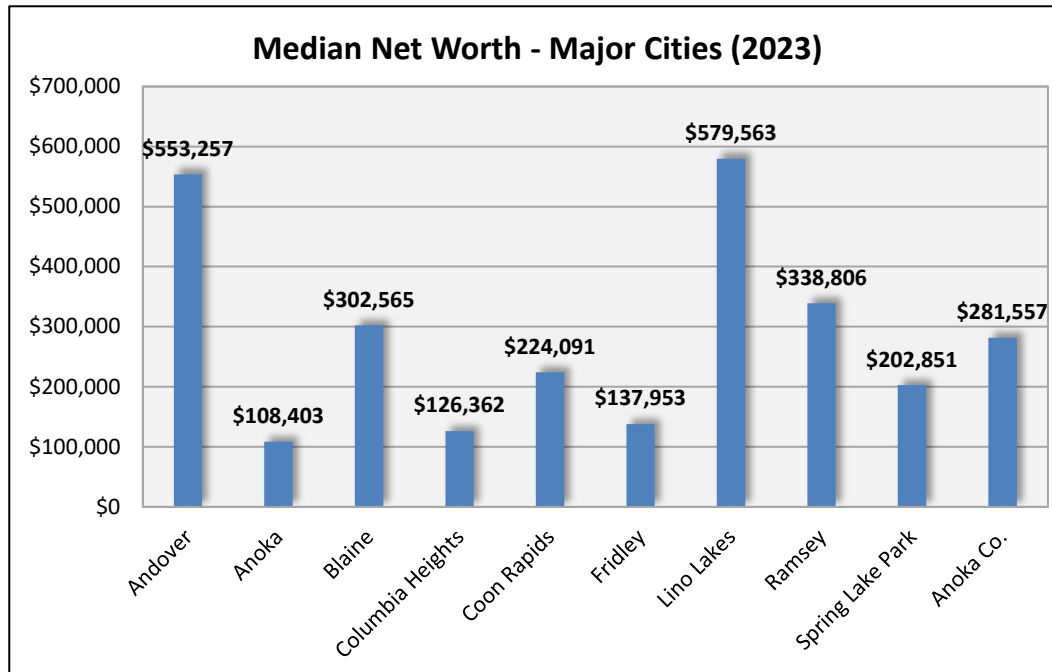


Net Worth

Table A-7 shows household net worth in Anoka County in 2023. Simply stated, net worth is the difference between assets and liabilities, or the total value of assets after the debt is subtracted. The data was compiled and estimated by ESRI based on the Survey of Consumer Finances and Federal Reserve Board data.

Based on research from the 2019 Federal Reserve Survey of Consumer Finances (the most recent survey, the average American homeowner has a net worth about 40 times greater than that of a renter. Data showed the average net worth of a homeowner was \$254,900 (a 10.1% increase since 2016), whereas the average net worth of a renter was \$6,300 (a 17.5% decrease from 2016).

- Anoka County had an average net worth of \$1,195,292 in 2023 and a median net worth of \$281,557. Median net worth is generally a more accurate depiction of wealth than the average figure. A few households with very large net worth can significantly skew the average. The significant difference between the average and median net worth reflects a smaller number of very high net worth households that would skew the average far above the median.
- Similar to household income, net worth increases as households age and decreases after they pass their peak earning years and move into retirement. Average net worth peaked in the 55 to 64 age cohort, posting an average net worth of \$1,732,123, while median net worth peaked in the 65 to 74 age cohort at \$475,237 in Anoka County.
- In Anoka County, Lino Lakes had the highest median net worth at \$579,563 followed by Andover at \$553,257. Conversely, Anoka had the lowest median net worth at \$108,403, followed by Columbia Heights at \$126,362.



**TABLE A-7
ESTIMATED NET WORTH BY AGE OF HOUSEHOLDER
ANOKA COUNTY
2023**

	Age of Householder							
	Total		15-24		25-34		35-44	
	Average	Median	Average	Median	Average	Median	Average	Median
Andover	\$2,051,999	\$553,257	\$107,340	\$84,097	\$313,254	\$187,676	\$1,798,166	\$506,993
Anoka	\$610,719	\$108,403	\$39,047	\$13,323	\$81,063	\$21,679	\$470,237	\$71,849
Blaine	\$1,232,040	\$302,565	\$90,031	\$77,276	\$221,705	\$127,393	\$1,147,385	\$288,835
Centerville	\$1,963,306	\$512,118	\$149,055	\$94,239	\$301,901	\$176,821	\$2,594,895	\$555,528
Columbia Heights	\$540,050	\$126,362	\$63,607	\$29,193	\$93,190	\$42,758	\$408,520	\$106,598
Coon Rapids	\$779,762	\$224,091	\$56,307	\$25,884	\$132,703	\$75,027	\$576,252	\$179,607
Fridley	\$549,944	\$137,953	\$41,804	\$14,639	\$74,438	\$19,227	\$301,683	\$77,938
Ham Lake	\$2,374,269	\$560,228	\$114,812	\$85,392	\$340,954	\$184,664	\$1,695,983	\$524,951
Lino Lakes	\$2,232,361	\$579,563	\$69,046	\$62,752	\$316,568	\$181,491	\$1,330,116	\$480,541
Ramsey	\$1,393,760	\$338,806	\$111,959	\$86,953	\$246,286	\$144,709	\$1,143,964	\$266,945
St. Francis	\$565,244	\$227,430	\$93,613	\$80,931	\$160,308	\$113,534	\$464,837	\$221,428
Spring Lake Park	\$641,672	\$202,851	\$75,350	\$64,895	\$133,091	\$88,626	\$323,166	\$166,297
Anoka County	\$1,195,292	\$281,557	\$72,378	\$44,993	\$188,482	\$101,520	\$964,807	\$238,898

	Age of Householder							
	45-54		55-64		65-74		75+	
	Average	Median	Average	Median	Average	Median	Average	Median
Andover	\$2,668,435	\$671,725	\$2,842,923	\$835,349	\$2,066,507	\$678,277	\$1,672,631	\$510,953
Anoka	\$578,536	\$146,690	\$798,513	\$154,741	\$1,040,019	\$233,969	\$862,467	\$227,029
Blaine	\$1,653,731	\$405,043	\$1,688,774	\$429,280	\$1,457,809	\$479,076	\$1,106,647	\$306,260
Centerville	\$2,419,747	\$616,133	\$1,955,775	\$600,507	\$2,152,644	\$625,285	\$1,858,529	\$507,340
Columbia Heights	\$655,877	\$178,038	\$653,807	\$146,497	\$609,679	\$166,273	\$913,370	\$223,907
Coon Rapids	\$922,197	\$279,561	\$1,092,792	\$325,843	\$1,085,591	\$419,387	\$1,024,945	\$291,163
Fridley	\$537,722	\$163,122	\$702,649	\$200,216	\$845,019	\$308,141	\$1,014,931	\$312,629
Ham Lake	\$3,033,116	\$755,208	\$3,334,996	\$822,785	\$2,581,196	\$643,771	\$1,661,070	\$403,862
Lino Lakes	\$2,915,925	\$733,964	\$3,434,970	\$1,000,001	\$2,377,741	\$724,021	\$1,628,936	\$497,454
Ramsey	\$1,457,058	\$404,503	\$2,117,001	\$553,221	\$1,877,934	\$615,935	\$1,913,177	\$516,414
St. Francis	\$729,403	\$316,497	\$814,714	\$315,927	\$898,339	\$389,624	\$729,386	\$287,879
Spring Lake Park	\$656,550	\$271,800	\$879,404	\$273,661	\$854,456	\$288,709	\$860,216	\$251,928
Anoka County	\$1,556,576	\$371,035	\$1,732,123	\$414,451	\$1,453,899	\$475,237	\$1,171,854	\$315,069

Sources: ESRI; Maxfield Research & Consulting, LLC

Tenure by Age of Householder

Table A-8 shows estimated 2023 tenure data for each of the geographies in Anoka County from the U.S. Census Bureau. This data is useful in determining demand for certain types of housing since housing preferences change throughout an individual's life cycle. The following are key findings from Table A-8.

- In 2023, it is estimated that 80.5% of all households in Anoka County owned their housing. This compares to 69% for the Twin Cities Metro Area.
- As households progress through their life cycle, housing needs change. Typically, the proportion of renter households decreases as households age. As young adults age, they tend to invest in owned housing versus rental housing. This pattern is apparent in Anoka County. The highest proportion of renters are households under the age of 25 (75%). The proportion of renter households declines through the mid-age cohorts, reaching a low of 12% for households age 55 to 64.
- As households age, the proportion of household renting rises again, increasing to 16.7% among households age 65 and older. The increase in rental households reflects changing lifestyle preferences, as households become empty nesters and older households prefer to or need to reduce their responsibility for upkeep and maintenance most often associated with homeownership.
- The lowest proportion of renters are in Oak Grove at 2.7%. Anoka had the highest proportion of renter households in 2023, reporting 44% of all households, followed by Fridley with 38%.

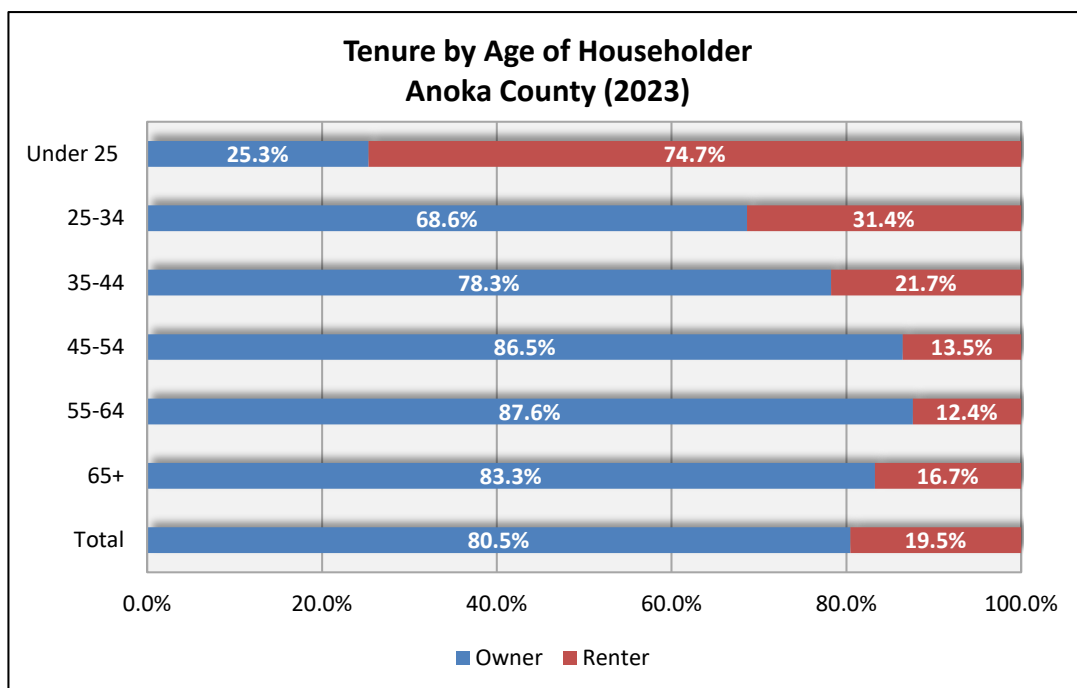


TABLE A-8
TENURE BY AGE OF HOUSEHOLDER
ANOKA COUNTY
2023

Age		Andover		Anoka		Bethel		Blaine		Centerville		Circle Pines		Columbia Heights		Columbus		Coon Rapids		East Bethel		Fridley	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Under 25	Own	32	34.8	47	10.5	2	100.0	107	20.7	0	0.0	52	80.3	64	34.4	0	0.0	123	19.7	47	54.7	61	9.1
	Rent	60	65.2	407	89.5	0	0.0	411	79.3	13	100.0	13	19.7	121	65.6	92	100.0	502	80.3	39	45.3	611	90.9
	Total	91	100.0	454	100.0	2	100.0	518	100.0	13	100.0	65	100.0	185	100.0	92	100.0	625	100.0	87	100.0	672	100.0
25-34	Own	1,048	84.3	615	47.9	36	91.2	2,947	82.3	116	88.9	230	80.4	800	53.9	120	73.1	2,359	61.4	626	95.0	888	43.4
	Rent	195	15.7	668	52.1	3	8.8	634	17.7	14	11.1	56	19.6	685	46.1	44	26.9	1,485	38.6	33	5.0	1,157	56.6
	Total	1,243	100.0	1,282	100.0	39	100.0	3,581	100.0	130	100.0	287	100.0	1,485	100.0	165	100.0	3,844	100.0	660	100.0	2,045	100.0
35-44	Own	1,956	93.8	503	50.1	23	62.5	4,658	81.9	307	90.0	294	79.8	1,075	70.1	183	94.9	3,039	71.3	852	94.1	1,316	55.9
	Rent	129	6.2	500	49.9	14	37.5	1,031	18.1	34	10.0	74	20.2	458	29.9	10	5.1	1,222	28.7	53	5.9	1,036	44.1
	Total	2,086	100.0	1,003	100.0	37	100.0	5,689	100.0	342	100.0	369	100.0	1,533	100.0	193	100.0	4,260	100.0	906	100.0	2,352	100.0
45-54	Own	2,663	97.6	909	70.8	42	94.7	4,803	92.4	298	88.1	366	96.6	886	70.3	181	91.5	3,327	75.5	853	95.4	1,326	68.8
	Rent	65	2.4	374	29.2	2	5.3	397	7.6	40	11.9	13	3.4	374	29.7	17	8.5	1,078	24.5	41	4.6	600	31.2
	Total	2,728	100.0	1,284	100.0	44	100.0	5,201	100.0	339	100.0	379	100.0	1,260	100.0	198	100.0	4,405	100.0	895	100.0	1,926	100.0
55-64	Own	2,518	98.8	992	62.7	37	74.4	5,233	91.3	295	96.9	404	78.5	1,361	65.0	567	100.0	4,197	85.2	1,043	97.8	1,386	70.3
	Rent	31	1.2	590	37.3	13	25.6	500	8.7	9	3.1	110	21.5	733	35.0	0	0.0	729	14.8	23	2.2	585	29.7
	Total	2,549	100.0	1,582	100.0	50	100.0	5,733	100.0	304	100.0	514	100.0	2,094	100.0	567	100.0	4,926	100.0	1,066	100.0	1,971	100.0
65 +	Own	2,131	90.8	1,248	60.0	16	87.5	4,940	88.4	290	92.7	335	76.1	1,532	67.8	369	100.0	5,473	80.8	798	98.0	2,403	84.3
	Rent	216	9.2	833	40.0	2	12.5	649	11.6	23	7.3	105	23.9	726	32.2	0	0.0	1,304	19.2	16	2.0	449	15.7
	Total	2,346	100	2,081	100.0	19	100.0	5,589	100.0	313	100.0	440	100.0	2,258	100.0	369	100.0	6,778	100.0	814	100.0	2,853	100.0
TOTAL	Own	10,348	93.7	4,314	56.1	156	81.8	22,688	86.2	1,306	90.7	1,681	81.9	5,717	64.9	1,420	89.7	18,519	74.6	4,220	95.3	7,380	62.4
	Rent	695	6.3	3,372	43.9	35	18.2	3,623	13.8	135	9.3	372	18.1	3,097	35.1	163	10.3	6,320	25.4	207	4.7	4,438	37.6
	Total	11,043	100.0	7,686	100.0	191	100.0	26,311	100.0	1,441	100.0	2,053	100.0	8,814	100.0	1,583	100.0	24,839	100.0	4,427	100.0	11,818	100.0

-- Continued --

TABLE A-8
TENURE BY AGE OF HOUSEHOLDER
ANOKA COUNTY
2023

Age		Ham Lake		Hilltop		Lexington		Lino Lakes		Nowthen		Oak Grove		Ramsey		St. Francis		Spring Lake Park		Linwood Twp.		Anoka County	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Under 25	Own	76	74.8	17	47.4	6	9.8	39	88.4	15	100.0	30	100.0	67	39.5	43	47.6	28	81.8	0	0.0	857	25.3
	Rent	26	25.2	19	52.6	51	90.2	5	11.6	0	0.0	0	0.0	102	60.5	47	52.4	6	18.2	0	0.0	2,525	74.7
	Total	102	100.0	36	100.0	56	100.0	44	100.0	15	100.0	30	100.0	169	100.0	90	100.0	35	100.0	0	0.0	3,382	100.0
25-34	Own	412	97.2	48	43.1	52	40.9	482	90.4	117	96.4	226	89.0	1,192	70.9	402	69.4	289	68.4	162	92.8	13,169	68.6
	Rent	12	2.8	63	56.9	75	59.1	51	9.6	4	3.6	28	11.0	488	29.1	178	30.6	134	31.6	13	7.2	6,021	31.4
	Total	424	100.0	111	100.0	127	100.0	533	100.0	121	100.0	254	100.0	1,681	100.0	580	100.0	423	100.0	174	100.0	19,190	100.0
35-44	Own	1,009	92.5	62	81.3	134	71.8	970	84.2	231	86.9	598	96.8	1,553	79.8	613	89.9	342	76.1	272	88.4	19,988	78.3
	Rent	82	7.5	14	18.8	53	28.2	183	15.8	35	13.1	20	3.2	394	20.2	69	10.1	107	23.9	36	11.6	5,555	21.7
	Total	1,091	100.0	76	100.0	187	100.0	1,152	100.0	266	100.0	617	100.0	1,946	100.0	682	100.0	449	100.0	307	100.0	25,543	100.0
45-54	Own	1,255	97.2	22	31.5	80	54.9	1,814	96.8	346	100.0	693	100.0	2,188	90.2	634	90.3	356	68.8	448	100.0	23,491	86.5
	Rent	36	2.8	48	68.5	66	45.1	60	3.2	0	0.0	0	0.0	237	9.8	68	9.7	162	31.2	0	0.0	3,679	13.5
	Total	1,291	100.0	70	100.0	147	100.0	1,874	100.0	346	100.0	693	100.0	2,425	100.0	702	100.0	518	100.0	448	100.0	27,171	100.0
55-64	Own	1,394	98.1	58	96.8	195	73.1	1,995	99.0	452	90.8	885	99.0	1,929	95.0	491	94.7	315	83.8	569	94.9	26,316	87.6
	Rent	27	1.9	2	3.2	72	26.9	20	1.0	46	9.2	9	1.0	102	5.0	27	5.3	61	16.2	30	5.1	3,720	12.4
	Total	1,421	100.0	60	100.0	267	100.0	2,015	100.0	498	100.0	895	100.0	2,031	100.0	518	100.0	376	100.0	599	100.0	30,036	100.0
65 +	Own	1,379	91.4	51	71.6	116	81.4	1,517	85.9	278	100.0	689	96.0	1,826	89.2	409	93.5	710	65.5	470	95.3	26,979	83.3
	Rent	130	8.6	20	28.4	26	18.6	249	14.1	0	0.0	29	4.0	221	10.8	29	6.5	373	34.5	23	4.7	5,423	16.7
	Total	1,509	100	71	100.0	142	100.0	1,766	100.0	278	100.0	718	100.0	2,046	100.0	437	100.0	1,083	100.0	493	100.0	32,401	100.0
TOTAL	Own	5,525	94.6	258	60.8	583	63.0	6,817	92.3	1,439	94.4	3,121	97.3	8,754	85.0	2,591	86.1	2,041	70.8	1,921	95.0	110,800	80.5
	Rent	312	5.4	166	39.2	343	37.0	568	7.7	85	5.6	86	2.7	1,544	15.0	418	13.9	843	29.2	101	5.0	26,922	19.5
	Total	5,837	100.0	424	100.0	926	100.0	7,385	100.0	1,524	100.0	3,207	100.0	10,298	100.0	3,009	100.0	2,884	100.0	2,022	100.0	137,722	100.0

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

Household Mobility

Table A-9 shows the mobility patterns of Anoka County residents within a one-year time frame (2021 is the latest data available).

- Most residents in Anoka County (89%) did not move in 2021.
- Of the remaining residents that moved, approximately 5.4% moved from Anoka County but remained within the same state and 4.1% moved within Anoka County.
- A greater proportion of younger age cohorts tended to move compared to older age cohorts. In Anoka County, approximately 20% of those age 25 to 34 moved within the last year compared to 5.2% of those age 75+.

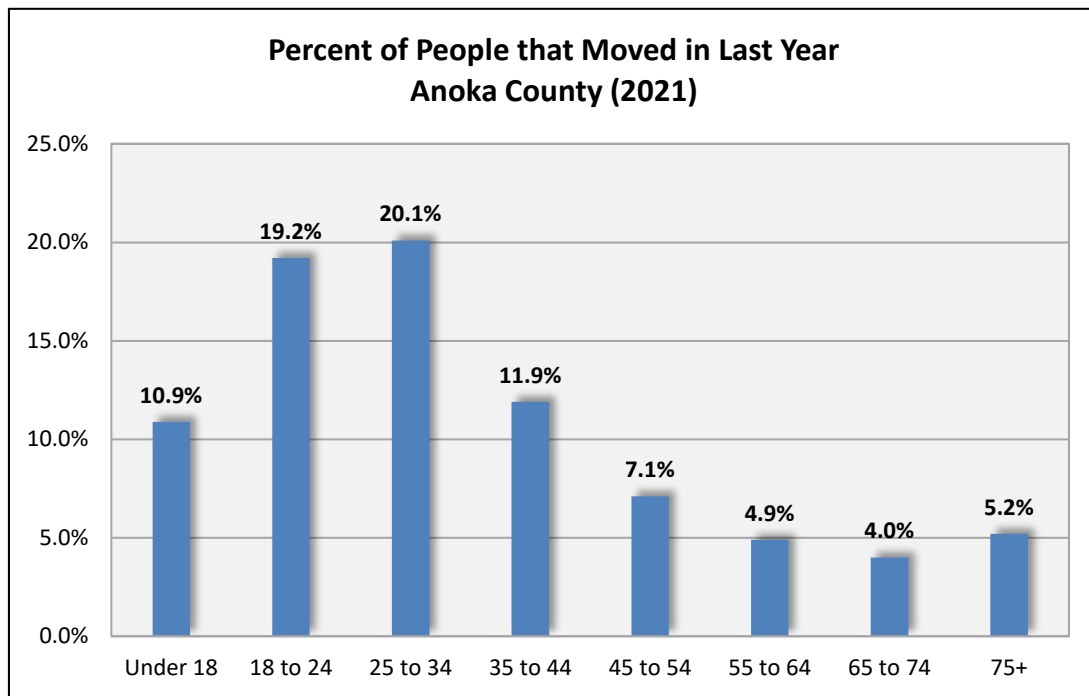


TABLE A-9 MOBILITY IN THE PAST YEAR BY AGE FOR CURRENT RESIDENCE ANOKA COUNTY 2021										
Anoka County Age	Not Moved		Moved							
	Same House		Within Same County		Different County Same State		Different State		Abroad	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Under 18	73,800	89.1%	3,937	4.8%	4,111	5.0%	736	0.9%	221	0.3%
18 to 24	22,363	80.8%	2,159	7.8%	2,574	9.3%	498	1.8%	83	0.3%
25 to 34	37,444	79.9%	2,952	6.3%	5,530	11.8%	797	1.7%	141	0.3%
35 to 44	43,454	88.1%	2,417	4.9%	3,058	6.2%	345	0.7%	49	0.1%
45 to 54	45,152	92.9%	1,215	2.5%	1,847	3.8%	243	0.5%	146	0.3%
55 to 64	48,299	95.1%	863	1.7%	1,320	2.6%	254	0.5%	51	0.1%
65 to 74	30,631	96.0%	542	1.7%	606	1.9%	128	0.4%	0	0.0%
75+	17,985	94.8%	474	2.5%	341	1.8%	95	0.5%	76	0.4%
Total	319,127	89.4%	14,561	4.1%	19,388	5.4%	3,095	0.9%	766	0.2%
Sources: U.S. Census Bureau - American Community Survey; Maxfield Research and Consulting LLC										

Public School Enrollment Trends

School enrollment trends identify the number of children enrolled in the public school system and indicates the number of families with school age children residing in the county. School enrollment in the public school districts that encompass Anoka County has decreased since 2019. In some areas, the growth of children that would have occurred because of young families moving into the county has been offset by children of existing older baby boomer households graduating from high school and leaving home. Table A-10 provides public school enrollment trends from 2019 through 2023.

- The only two districts that experienced an increase in enrollment was in the Centennial (0012-01) District and the Spring Lake Park (0016-01) District. All the remaining districts had enrollment decreases.
- The steepest decline occurred in the Fridley (0014-01) District, which experienced a decrease in enrollment of 251 students (-8.3%) and St. Francis (0015-01) District, which lost 235 students (-5.2%).

TABLE A-10 SCHOOL ENROLLMENT¹ ANOKA COUNTY² 2019-2023							
School District & (number)	2018-19	2019-20	2020-21	2021-22	2022-23	Change 19-23	
Anoka-Hennepin (0011-01)	38,802	39,057	37,719	38,230	38,590	(212)	-0.5%
Centennial (0012-01)	6,740	6,840	6,659	6,702	6,764	24	0.4%
Columbia Heights (0013-01)	3,398	3,283	3,142	3,258	3,281	(117)	-3.4%
Fridley (0014-01)	3,039	2,979	2,914	2,889	2,788	(251)	-8.3%
St. Francis (0015-01)	4,547	4,435	4,234	4,301	4,312	(235)	-5.2%
Spring Lake Park (0016-01)	6,096	6,197	6,169	6,187	6,143	47	0.8%
Total	62,622	62,791	60,837	61,567	61,878	(744)	-1.2%
¹ Included in these counts are students who were enrolled over October 1 of the school year. Grade Pre-kindergarten through grade 12 are included in the counts.							
² Listed are all school districts that serve Anoka County, including those which are only partly within the county.							
Sources: Minnesota Department of Education; Maxfield Research & Consulting, LLC							

Race and Ethnicity

The race and ethnicity of the population shows the relative diversity for each geography in Anoka County. Tables A-11 and A-12 present race and ethnicity data in 2010 and 2023. Estimates for 2023 are based on actual population counts from the Decennial Census by race/ethnicity.

- In 2023, 83% of the population in Anoka County reported their race as White Alone, a decrease from 87% in 2010. People who identify their race as White Alone comprise the largest proportion of the population in each geography, ranging from 48% in Hilltop to 97% in East Bethel as of 2023.
- The population reporting their race as Black or African American Alone makes up the next largest racial group in Anoka County, accounting for an estimated 7.7% of the population. The proportion of the population reporting their race as Black or African American Alone was higher in Hilltop (34.6%), Columbia Heights (24.4%), and Fridley (20.3%) compared to other communities in the county.
- An estimated 4.9% of the population in Anoka County reported their ethnicity as Hispanic or Latino in 2023, an increase of 1.3 percentage points from 2010.
- Hilltop reported the largest share of Hispanic or Latino population at 50% of their population, followed by Fridley at 12.9% and Columbia Heights at 11.1%.

TABLE A-11 RACE ANOKA COUNTY 2010 & 2023														
	White Alone		Black or African American Alone		American Indian or Alaska Native Alone		Native Hawaiian or Other Pacific Islander Alone		Asian Alone		Some Other Race		Two or More Races Alone	
	2010	2023	2010	2023	2010	2023	2010	2023	2010	2023	2010	2023	2010	2023
Number														
Andover	28,525	28,971	518	974	104	101	3	7	683	1,108	185	102	580	833
Anoka	15,082	14,598	805	1,460	168	94	2	0	301	465	277	24	507	528
Bethel	444	422	4	2	0	3	1	0	2	13	4	0	11	18
Blaine	48,045	54,206	2,132	5,557	305	377	14	3	4,468	5,986	673	114	1,549	2,701
Centerville	3,577	3,561	11	0	15	19	0	0	104	104	16	0	69	192
Circle Pines	4,524	4,358	87	115	22	24	0	0	159	247	21	2	105	171
Columbia Heights	13,588	12,708	2,629	4,790	298	53	14	0	930	1,296	1,206	5	831	811
Columbus	3,665	3,836	26	0	25	103	3	0	139	65	8	26	48	94
Coon Rapids	52,847	49,808	3,384	5,685	438	278	16	26	2,157	3,498	722	74	1,912	2,428
East Bethel	11,147	11,262	50	60	60	50	2	0	183	163	31	0	153	128
Fridley	20,457	17,486	3,015	5,334	321	376	14	44	1,344	1,726	921	8	1,136	1,290
Ham Lake	14,433	14,960	103	86	56	31	5	0	375	758	122	69	202	276
Hilltop	528	233	84	168	12	2	0	0	20	37	51	0	49	46
Lexington	1,800	1,964	56	45	23	1	2	0	62	115	54	0	52	56
Lino Lakes	18,369	19,377	550	574	139	85	16	0	754	705	70	0	318	515
Nowthen	4,276	4,368	39	35	24	137	0	0	56	10	6	0	42	52
Oak Grove	7,690	8,337	40	125	21	1	0	0	150	356	25	33	105	275
Ramsey	21,732	25,499	662	1,559	106	13	5	0	573	697	185	41	405	807
St. Francis	6,920	7,489	45	134	32	0	3	0	56	42	16	0	146	460
Spring Lake Park	5,205	5,174	245	568	55	34	1	0	312	699	185	0	231	291
Linwood Township	4,948	4,915	18	0	33	45	3	0	40	0	11	0	70	357
Anoka County	287,802	293,532	14,503	27,270	2,257	1,831	104	81	12,868	18,089	4,789	498	8,521	12,329
Percent of Total														
Andover	93.2%	90.3%	1.7%	3.0%	0.3%	0.3%	0.0%	0.0%	2.2%	3.5%	0.6%	0.3%	1.9%	2.6%
Anoka	88.0%	85.0%	4.7%	8.5%	1.0%	0.6%	0.0%	0.0%	1.8%	2.7%	1.6%	0.1%	3.0%	3.1%
Bethel	95.3%	92.1%	0.9%	0.5%	0.0%	0.7%	0.2%	0.0%	0.4%	2.8%	0.9%	0.0%	2.4%	3.9%
Blaine	84.0%	78.6%	3.7%	8.1%	0.5%	0.5%	0.0%	0.0%	7.8%	8.7%	1.2%	0.2%	2.7%	3.9%
Centerville	94.3%	91.9%	0.3%	0.0%	0.4%	0.5%	0.0%	0.0%	2.7%	2.7%	0.4%	0.0%	1.8%	5.0%
Circle Pines	92.0%	88.6%	1.8%	2.3%	0.4%	0.5%	0.0%	0.0%	3.2%	5.0%	0.4%	0.0%	2.1%	3.5%
Columbia Heights	69.7%	64.6%	13.5%	24.4%	1.5%	0.3%	0.1%	0.0%	4.8%	6.6%	6.2%	0.0%	4.3%	4.1%
Columbus	93.6%	93.0%	0.7%	0.0%	0.6%	2.5%	0.1%	0.0%	3.6%	1.6%	0.2%	0.6%	1.2%	2.3%
Coon Rapids	86.0%	80.6%	5.5%	9.2%	0.7%	0.5%	0.0%	0.0%	3.5%	5.7%	1.2%	0.1%	3.1%	3.9%
East Bethel	95.9%	96.6%	0.4%	0.5%	0.5%	0.4%	0.0%	0.0%	1.6%	1.4%	0.3%	0.0%	1.3%	1.1%
Fridley	75.2%	66.6%	11.1%	20.3%	1.2%	1.4%	0.1%	0.2%	4.9%	6.6%	3.4%	0.0%	4.2%	4.9%
Ham Lake	94.4%	92.5%	0.7%	0.5%	0.4%	0.2%	0.0%	0.0%	2.5%	4.7%	0.8%	0.4%	1.3%	1.7%
Hilltop	71.0%	48.0%	11.3%	34.6%	1.6%	0.3%	0.0%	0.0%	2.7%	7.6%	6.9%	0.0%	6.6%	9.5%
Lexington	87.8%	90.1%	2.7%	2.0%	1.1%	0.0%	0.1%	0.0%	3.0%	5.3%	2.6%	0.0%	2.5%	2.5%
Lino Lakes	90.9%	91.2%	2.7%	2.7%	0.7%	0.4%	0.1%	0.0%	3.7%	3.3%	0.3%	0.0%	1.6%	2.4%
Nowthen	96.2%	94.9%	0.9%	0.8%	0.5%	3.0%	0.0%	0.0%	1.3%	0.2%	0.1%	0.0%	0.9%	1.1%
Oak Grove	95.8%	91.3%	0.5%	1.4%	0.3%	0.0%	0.0%	0.0%	1.9%	3.9%	0.3%	0.4%	1.3%	3.0%
Ramsey	91.8%	89.1%	2.8%	5.4%	0.4%	0.0%	0.0%	0.0%	2.4%	2.4%	0.8%	0.1%	1.7%	2.8%
St. Francis	95.9%	92.2%	0.6%	1.6%	0.4%	0.0%	0.0%	0.0%	0.8%	0.5%	0.2%	0.0%	2.0%	5.7%
Spring Lake Park	83.5%	76.5%	3.9%	8.4%	0.9%	0.5%	0.0%	0.0%	5.0%	10.3%	3.0%	0.0%	3.7%	4.3%
Linwood Township	96.6%	92.4%	0.4%	0.0%	0.6%	0.9%	0.1%	0.0%	0.8%	0.0%	0.2%	0.0%	1.4%	6.7%
Anoka County	87.0%	83.0%	4.4%	7.7%	0.7%	0.5%	0.0%	0.0%	3.9%	5.1%	1.4%	0.1%	2.6%	3.5%
Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC														

Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC

TABLE A-12 ETHNICITY ANOKA COUNTY 2010 & 2023				
	Hispanic or Latino		Not Hispanic or Latino	
	2010	2023	2010	2023
Number				
Andover	622	837	29,976	32,096
Anoka	713	1,061	16,429	17,169
Bethel	10	23	456	458
Blaine	1,842	3,782	55,344	68,944
Centerville	61	44	3,731	3,876
Circle Pines	97	137	4,821	4,917
Columbia Heights	2,319	2,467	17,177	19,664
Columbus	64	54	3,850	4,125
Coon Rapids	1,989	2,440	59,487	61,796
East Bethel	121	385	11,505	11,664
Fridley	1,976	3,884	25,232	26,264
Ham Lake	337	375	14,959	16,179
Hilltop	126	487	618	485
Lexington	117	74	1,932	2,181
Lino Lakes	373	532	19,843	21,256
Nowthen	46	102	4,397	4,603
Oak Grove	94	61	7,937	9,128
Ramsey	566	631	23,102	28,614
St. Francis	104	263	7,114	8,125
Spring Lake Park	372	586	5,862	6,766
Linwood Township	71	36	5,052	5,318
Anoka County	12,020	18,358	318,824	353,530
Percent of Total				
Andover	2.0%	2.5%	98.0%	97.5%
Anoka	4.2%	5.8%	95.8%	94.2%
Bethel	2.1%	4.9%	97.9%	95.1%
Blaine	3.2%	5.2%	96.8%	94.8%
Centerville	1.6%	1.1%	98.4%	98.9%
Circle Pines	2.0%	2.7%	98.0%	97.3%
Columbia Heights	11.9%	11.1%	88.1%	88.9%
Columbus	1.6%	1.3%	98.4%	98.7%
Coon Rapids	3.2%	3.8%	96.8%	96.2%
East Bethel	1.0%	3.2%	99.0%	96.8%
Fridley	7.3%	12.9%	92.7%	87.1%
Ham Lake	2.2%	2.3%	97.8%	97.7%
Hilltop	16.9%	50.1%	83.1%	49.9%
Lexington	5.7%	3.3%	94.3%	96.7%
Lino Lakes	1.8%	2.4%	98.2%	97.6%
Nowthen	1.0%	2.2%	99.0%	97.8%
Oak Grove	1.2%	0.7%	98.8%	99.3%
Ramsey	2.4%	2.2%	97.6%	97.8%
St. Francis	1.4%	3.1%	98.6%	96.9%
Spring Lake Park	6.0%	8.0%	94.0%	92.0%
Linwood Township	1.4%	0.7%	98.6%	99.3%
Anoka County	3.6%	4.9%	96.4%	95.1%
Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC				

Tenure by Household Size

Table A-13 shows the distribution of households by size and tenure in Anoka County in 2023. This data is useful in that it sheds insight into the number of units by unit type that may be most needed in Anoka County.

- Household size for renters tends to be smaller than for owners. This trend is a result of the typical market segments for rental housing, including households that are younger and are less likely to be married with children, as well as older adults and seniors who choose to downsize from their single-family homes.
- In 2023, 33% of all renter households in Anoka County were estimated to have one person compared to 67% of owner households.
- The largest share of owner households was reported as having four-people (86.1%), followed by two-person households (85.6%).

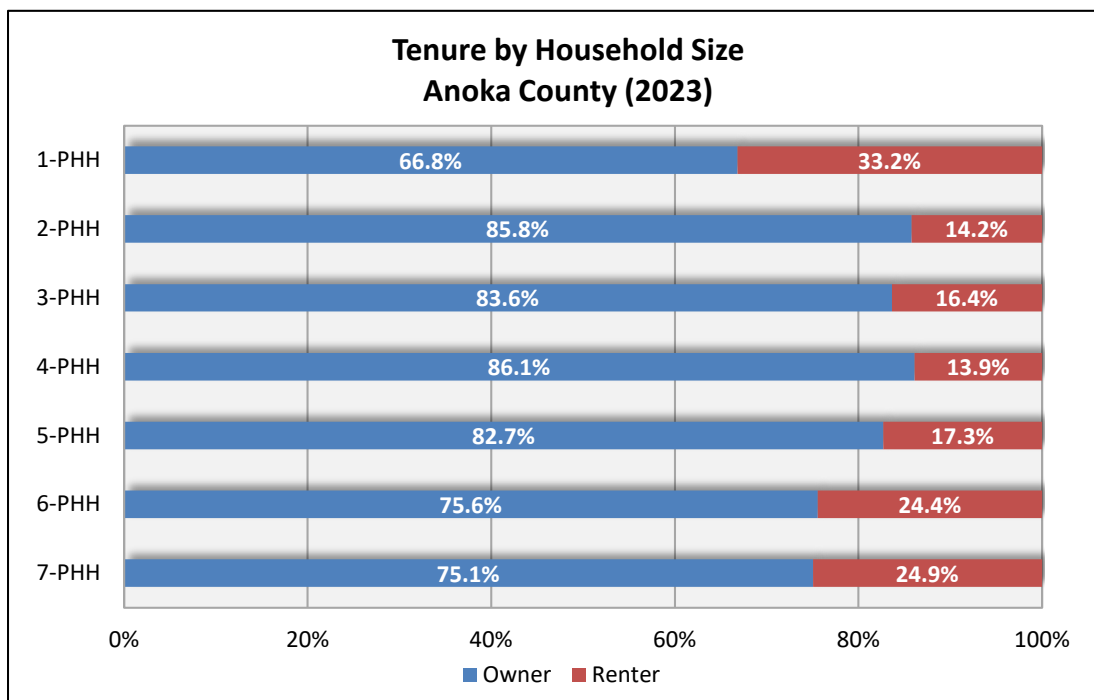


TABLE A-13
TENURE BY HOUSEHOLD SIZE
ANOKA COUNTY
2023

Persons Per HH	Andover				Anoka				Blaine				Centerville				Columbia Heights			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1-PHH	1,241	84.0%	236	16.0%	949	36.0%	1,686	64.0%	4,487	79.0%	1,196	21.0%	317	92.7%	25	7.3%	4,509	66.1%	2,309	33.9%
2-PHH	3,847	97.3%	107	2.7%	1,519	64.2%	848	35.8%	8,286	90.2%	900	9.8%	408	92.1%	35	7.9%	6,676	77.7%	1,912	22.3%
3-PHH	1,988	92.3%	166	7.7%	745	63.5%	429	36.5%	3,554	89.3%	426	10.7%	234	97.0%	7	3.0%	2,889	75.4%	941	24.6%
4-PHH	2,024	98.6%	29	1.4%	606	71.3%	244	28.7%	3,561	88.1%	482	11.9%	180	72.8%	67	27.2%	2,560	81.9%	566	18.1%
5-PHH	777	92.2%	66	7.8%	322	71.9%	126	28.1%	1,733	86.0%	282	14.0%	99	100.0%	0	0.0%	1,267	81.0%	297	19.0%
6-PHH	340	88.5%	44	11.5%	150	82.7%	31	17.3%	564	79.1%	149	20.9%	54	100.0%	0	0.0%	445	70.1%	189	29.9%
7-PHH	131	73.6%	47	26.4%	23	75.0%	8	25.0%	502	72.7%	188	27.3%	14	100.0%	0	0.0%	173	62.3%	105	37.7%
Total	10,348	93.7%	695	6.3%	4,314	56.1%	3,372	43.9%	22,688	86.2%	3,623	13.8%	1,306	90.7%	135	9.3%	18,519	74.6%	6,320	25.4%

Persons Per HH	Coon Rapids				Fridley				Ham Lake				Lino Lakes				Ramsey			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1-PHH	4,509	66.1%	2,309	33.9%	1,861	53.0%	1,648	47.0%	707	81.0%	166	19.0%	1,037	78.4%	287	21.6%	1,539	76.1%	482	23.9%
2-PHH	6,676	77.7%	1,912	22.3%	2,962	73.3%	1,077	26.7%	2,493	98.0%	52	2.0%	2,782	97.6%	69	2.4%	3,230	88.2%	432	11.8%
3-PHH	2,889	75.4%	941	24.6%	977	61.1%	621	38.9%	791	95.8%	35	4.2%	1,040	98.5%	16	1.5%	1,545	85.9%	253	14.1%
4-PHH	2,560	81.9%	566	18.1%	823	61.3%	519	38.7%	949	94.0%	61	6.0%	1,304	98.5%	19	1.5%	1,595	88.5%	208	11.5%
5-PHH	1,267	81.0%	297	19.0%	452	57.3%	337	42.7%	343	100.0%	0	0.0%	557	82.4%	119	17.6%	451	89%	55	10.9%
6-PHH	445	70.1%	189	29.9%	129	46.0%	152	54.0%	128	100.0%	0	0.0%	62	52.1%	57	47.9%	229	76.1%	72	23.9%
7-PHH	173	62.3%	105	37.7%	175	67.6%	84	32.4%	113	100.0%	0	0.0%	35	100.0%	0	0.0%	163	80%	42	20.3%
Total	18,519	74.6%	6,320	25.4%	7,380	62.4%	4,438	37.6%	5,525	94.6%	312	5.4%	6,817	92.3%	568	7.7%	8,754	85.0%	1,544	15.0%

Persons Per HH	St. Francis				Spring Lake Park				Anoka County			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1-PHH	436	77.9%	124	22.1%	475	55.9%	375	44.1%	21,248	66.8%	10,539	33.2%
2-PHH	862	85.8%	143	14.2%	700	69.4%	309	30.6%	42,678	85.8%	7,078	14.2%
3-PHH	460	89.7%	53	10.3%	372	79.7%	95	20.3%	17,599	83.6%	3,443	16.4%
4-PHH	469	89.7%	54	10.3%	300	82.4%	64	17.6%	17,203	86.1%	2,774	13.9%
5-PHH	226	85.8%	37	14.2%	145	100.0%	0	0.0%	7,923	82.7%	1,656	17.3%
6-PHH	81	91.4%	8	8.6%	19	100.0%	0	0.0%	2,489	75.6%	804	24.4%
7-PHH	57	100.0%	0	0.0%	29	100.0%	0	0.0%	1,716	75.1%	570	24.9%
Total	2,591	86.1%	418	13.9%	2,041	70.8%	843	29.2%	110,856	80.5%	26,865	19.5%

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research & Consulting, LLC

Household Type

Table A-14 shows a breakdown of the type of households in Anoka County in 2010 and 2023. The data is useful in assessing housing demand since the household composition often dictates the type of housing needed and preferred.

- Married couple families without children are generally made up of younger couples that have not had children and older couples with adult children that have moved out of the home. There is also a growing national trend toward married couples choosing to delay childbirth, delaying having children or choosing not to have children as birthrates have noticeably decreased. Older couples with adult children often desire multifamily housing options for convenience reasons but older couples in rural areas typically remain in their single-family homes until they need services. Married couple families with children typically generate demand for single-family detached ownership housing. Other family households, defined as a male or female householder with no spouse present (typically single-parent households), often require affordable housing.
- Family households were the most common type of household in Anoka County, representing nearly 70% of all households in 2023.
- The proportion of households of each type in Anoka County remained relatively stable from 2010 to 2023. The largest change occurred among the proportion of Married Couples with Children, which decreased by 2.7% during the period. Married Couples without Children increased by 1.2%.
- The proportion of households represented by each household type varied across communities. Among major cities, Lino Lakes had the highest proportion of Married Couples without Children households (44%), while Andover had the highest proportion of Married Couples with Children households (32%). Columbia Heights had the highest proportion of Living Alone households (36%).

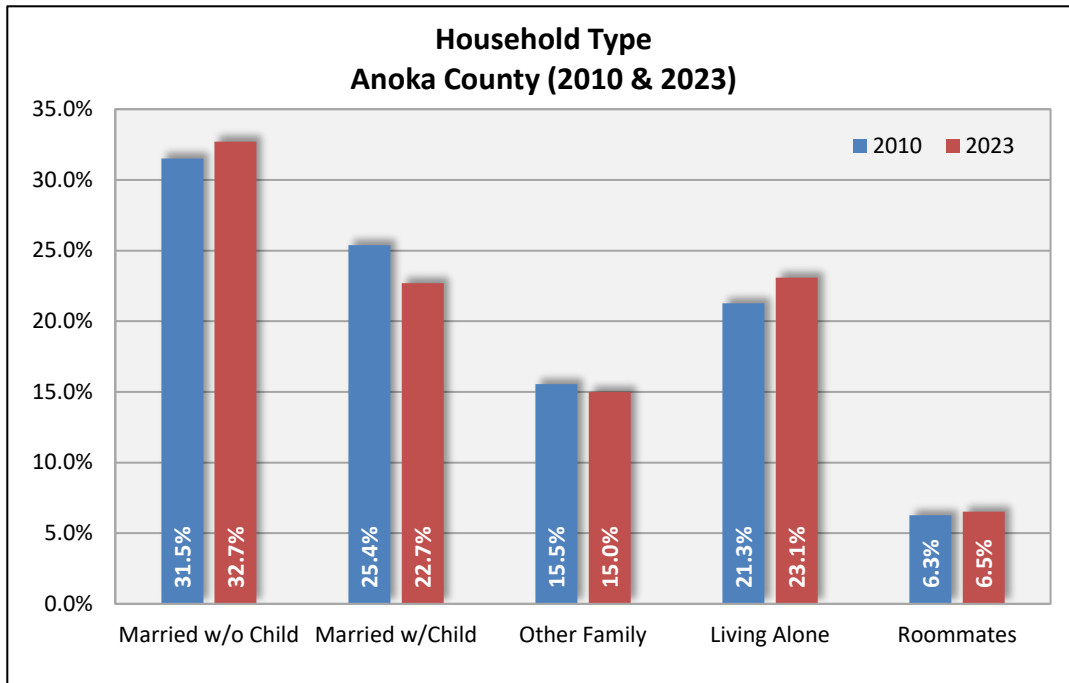


TABLE A-14 HOUSEHOLD TYPE ANOKA COUNTY 2010 & 2023												
	Total HH's		Family Households						Non-Family Households			
			Married w/o Child		Married w/Child		Other Family *		Living Alone		Roommates	
	2010	2023	2010	2023	2010	2023	2010	2023	2010	2023	2010	2023
Number of Households												
Andover	9,811	11,043	3,528	4,470	3,753	3,530	1,076	1,224	1,043	1,477	411	342
Anoka	7,060	7,686	1,770	2,028	1,093	1,363	1,339	1,276	2,276	2,635	582	384
Blaine	21,077	26,311	6,496	7,771	5,678	7,316	3,249	3,735	4,356	5,684	1,298	1,806
Centerville	1,315	1,441	383	479	508	416	134	150	232	342	58	54
Columbia Heights	7,926	8,814	1,875	1,939	1,176	1,302	1,507	1,711	2,734	3,147	634	716
Coon Rapids	23,532	24,839	7,177	7,189	4,914	4,409	4,232	4,549	5,607	6,818	1,602	1,874
Fridley	11,110	11,818	3,076	3,174	1,741	1,851	2,240	2,328	3,196	3,509	857	956
Ham Lake	5,171	5,837	2,022	2,575	1,667	1,585	539	530	696	873	247	274
Lino Lakes	6,174	7,385	2,095	3,260	2,426	2,021	662	588	740	1,324	251	192
Ramsey	8,033	10,298	2,767	3,383	2,662	2,654	1,055	1,474	1,104	2,021	445	765
St. Francis	2,520	3,009	677	711	725	679	511	725	448	560	159	334
Spring Lake Park	2,597	2,884	777	816	396	370	479	601	781	851	164	246
Remainder of County	14,901	16,356	5,574	7,253	4,024	3,750	1,820	1,769	2,582	2,547	901	1,037
Anoka County	121,227	137,721	38,217	45,048	30,763	31,246	18,843	20,659	25,795	31,787	7,609	8,980
Percent of Total												
Andover	100%	100%	36.0%	40.5%	38.3%	32.0%	11.0%	11.1%	10.6%	13.4%	4.2%	3.1%
Anoka	100%	100%	25.1%	26.4%	15.5%	17.7%	19.0%	16.6%	32.2%	34.3%	8.2%	5.0%
Blaine	100%	100%	30.8%	29.5%	26.9%	27.8%	15.4%	14.2%	20.7%	21.6%	6.2%	6.9%
Centerville	100%	100%	29.1%	33.3%	38.6%	28.9%	10.2%	10.4%	17.6%	23.7%	4.4%	3.7%
Columbia Heights	100%	100%	23.7%	22.0%	14.8%	14.8%	19.0%	19.4%	34.5%	35.7%	8.0%	8.1%
Coon Rapids	100%	100%	30.5%	28.9%	20.9%	17.8%	18.0%	18.3%	23.8%	27.5%	6.8%	7.5%
Fridley	100%	100%	27.7%	26.9%	15.7%	15.7%	20.2%	19.7%	28.8%	29.7%	7.7%	8.1%
Ham Lake	100%	100%	39.1%	44.1%	32.2%	27.2%	10.4%	9.1%	13.5%	15.0%	4.8%	4.7%
Lino Lakes	100%	100%	33.9%	44.1%	39.3%	27.4%	10.7%	8.0%	12.0%	17.9%	4.1%	2.6%
Ramsey	100%	100%	34.4%	32.9%	33.1%	25.8%	13.1%	14.3%	13.7%	19.6%	5.5%	7.4%
St. Francis	100%	100%	26.9%	23.6%	28.8%	22.6%	20.3%	24.1%	17.8%	18.6%	6.3%	11.1%
Spring Lake Park	100%	100%	29.9%	28.3%	15.2%	12.8%	18.4%	20.9%	30.1%	29.5%	6.3%	8.5%
Remainder of County	100%	100%	37.4%	44.3%	27.0%	22.9%	12.2%	10.8%	17.3%	15.6%	6.0%	6.3%
Anoka County	100%	100%	31.5%	32.7%	25.4%	22.7%	15.5%	15.0%	21.3%	23.1%	6.3%	6.5%
* Single-parent families, unmarried couples with children.												
Sources: U.S. Census Bureau; Maxfield Research & Consulting, LLC												

Summary of Demographic Trends

The following points summarize key demographic trends that will impact demand for housing throughout Anoka County.

- In 2020, Blaine remained the largest city in Anoka County, with an estimated population of 70,222. Blaine's population is forecast to continue to grow to at least 2040, when it will reach an estimated population of 87,300.
- From 2010 to 2020, Hilltop's population increased by 29%, the largest percent increase among the geographies. From 2020 to 2030, the most significant percent change in population is expected in Ramsey, which is projected to increase by 20%. Blaine however, will have much higher numerical growth.

- Anoka County households are expected to increase by nearly 11% (14,391 households) this decade. Communities with the highest forecast percent household growth are Hilltop, Ramsey, and St. Francis.
- In 2023, the largest adult age cohort were those age 35 to 44, accounting for 14% of the population.
- From 2023 to 2028, growth in the age cohorts over age 65 will outpace the younger age cohorts, with the largest percent growth occurring in the 75 to 84 age cohort (56%).
- People who identify their race as White Alone comprise the largest proportion of the population in every community, ranging from 97% in East Bethel to 48% in Hilltop in 2023.
- The population reporting their race as Black or African American Alone made up the next largest racial group in Anoka County, accounting for 8% of the population.
- In 2023, the median household income in Anoka County was estimated to be \$90,027 and is projected to climb by 18% to \$106,359 in 2028.
- Among major cities, annual growth in median household income from 2023 to 2028 is projected to be highest for Columbia Heights and Lino Lakes, both at 20.6%, followed by St. Francis at 20.2%. Anoka is anticipated to have the smallest annual increase at 5.1%.
- In 2023, it is estimated that nearly 81% of all households in Anoka County owned their housing. The proportion of households that own or rent their housing varies significantly between communities. Oak Grove had only 2.7% of its households as renters and Anoka had 44% renter households in 2023, which was the highest proportion of renters among Anoka County communities.
- Typically, as income increases, so does the rate of homeownership. In Anoka County, the homeownership rate increases from 50% of households with incomes below \$15,000 to 95% of households with incomes at or above \$150,000.
- In 2023, 39% of households renting their housing in Anoka County were estimated to have only one person while the largest share of owner-occupied households was reported as two person households, (38.5%).
- Family households were the most common type of household in Anoka County, representing 70% of all households in 2023. Among Family households, Married Couples Without Child account for the largest share of households (32.7%).
- Among major cities in Anoka County, Lino Lakes had the highest estimated median net worth at \$579,563; Anoka had the lowest at \$108,403.

Employment Trends

Introduction

This section of the report examines employment growth trends and employment market conditions, which have an impact on the demand for housing in Anoka County, Minnesota. Included in this section are analyses of:

- ▶ Employment growth trends and projections;
- ▶ Resident employment;
- ▶ Employment by place of work or covered employment;
- ▶ Average weekly wages by industry sector;
- ▶ Commuting patterns including in-flow and outflow;
- ▶ Twin Cities job vacancies and wages by industry sector;
- ▶ I-35W Employment Tech Corridor – Impacts and synergies.

This section of the report includes totals for each of the communities in the county. Graphs and charts summarize the data presented in the tables. A review of these characteristics provides information on local employment market conditions, the types of jobs in the County and how much workers earn, where workers live and where they work and overall commute patterns. Information and insight are also provided regarding the I-35W employment corridor and its impact on the need for workers and attracting those workers into Anoka County. The type of jobs that are in the corridor will have an impact on the housing needed in the county.

Employment Growth Trends

Table E-1 presents employment growth trends for Anoka County and its cities and township, as well as the Seven County Metro Area. The table shows employment growth from 2000 through

2022 with projections for 2030 and 2040. Data is from Minnesota Department of Employment and Economic Development (MNDEED) and the Metropolitan Council.

The following are key points from Table E-1:

- In 2000, Anoka County had 110,050 jobs, which decreased to 106,387 as a result of the Great Recession from 2008 to 2011. By 2020, Anoka County had recovered and had 113,111 jobs, amidst the COVID-19 pandemic.
- Covid-19 had a significant impact on employment in 2020 and a record number of unemployment claims were filed in the spring of 2020. The State of Minnesota went into a lockdown and forced non-essential workers to work from home and closed all public venues, including bars and restaurants. The long-term impacts of COVID-19 on 2030 and 2040 forecasts is unknown at this time although employment has increased steadily during the recovery period. Some industries have fully recovered while others still lag pre-pandemic employment.
- Between 2020 and 2022, Anoka County is bounced back from the 2020 Covid-19 figures, with employment increasing by 15.1% during the period. By 2030, the County is forecast to have 137,890 jobs and by 2040, 147,220 jobs. Some geographies are anticipated to have somewhat slower job growth post-pandemic than was forecast pre-pandemic. With inflation and rising mortgage interest rates, the construction industry is anticipated to have somewhat slower job growth than what was originally forecast if the pandemic has not occurred.
- By comparison, the Twin Cities Metro Area's employment (core seven-county area) rebounded 11.7% between 2020 and 2022, and is forecast to continue to experience strong growth during this decade, increasing by 22.6% to 2030 and by 6.1% to 2040.
- The cities with the largest employment totals in Anoka County (year-end 2022 figures) are:
 - Coon Rapids: 27,109 jobs
 - Blaine: 24,809 jobs
 - Fridley: 24,784 jobs
 - Anoka: 14,365 jobs
 - Ramsey: 7,305 jobs
- These cities account for over 75% of the total employment base in the County (place of work employment). Historically, they have represented a similar proportion of all employment in the County, however, they are forecast to account for 66% of the growth in the county. During the 2020s, Blaine is forecast to experience the most rapid growth, with forecast growth of 6,499 jobs (31.2%), followed by Coon Rapids, which is forecast to add 5,665 jobs, or 24.4%.

TABLE E-1
EMPLOYMENT GROWTH TRENDS AND PROJECTIONS
ANOKA COUNTY
2000 TO 2040

	Change													
	Projection						2000-2010		2010-2020		2020-2030		2030 - 2040	
	2000	2010	2020	2022	2030	2040	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
EMPLOYMENT														
Andover	3,583	4,669	5,601	6,467	6,700	7,100	1,086	30.3%	932	20.0%	1,099	19.6%	400	6.0%
Anoka	13,489	12,840	13,461	14,365	14,200	14,400	-649	-4.8%	621	4.8%	739	5.5%	200	1.4%
Bethel	229	86	215	185	150	180	-143	-62.4%	129	150.0%	-65	-30.2%	30	20.0%
Blaine1	16,757	19,668	20,801	24,809	27,300	29,900	2,911	17.4%	1,133	5.8%	6,499	31.2%	2,600	9.5%
Centerville	363	409	420	464	560	590	46	12.7%	11	2.7%	140	33.3%	30	5.4%
Circle Pines	2,150	790	393	520	750	800	-1,360	-63.3%	-397	-50.3%	357	90.8%	50	6.7%
Columbia Heights	6,397	3,484	3,831	4,284	4,440	4,600	-2,913	-45.5%	347	10.0%	609	15.9%	160	3.6%
Columbus2	507	1,172	1,121	1,729	1,670	1,800	665	131.2%	-51	-4.4%	549	49.0%	130	7.8%
Coon Rapids	21,682	23,260	23,235	27,109	28,900	30,900	1,578	7.3%	-25	-0.1%	5,665	24.4%	2,000	6.9%
East Bethel	1,374	1,123	1,336	1,476	1,950	2,200	-251	-18.3%	213	19.0%	614	46.0%	250	12.8%
Fridley	26,257	21,333	22,274	24,784	24,900	26,100	-4,924	-18.8%	941	4.4%	2,626	11.8%	1,200	4.8%
Ham Lake	3,194	2,931	3,504	3,952	4,300	4,600	-263	-8.2%	573	19.5%	796	22.7%	300	7.0%
Hilltop	257	314	698	622	480	500	57	22.2%	384	122.3%	-218	-31.2%	20	4.2%
Lexington	634	467	463	521	630	640	-167	-26.3%	-4	-0.9%	167	36.1%	10	1.6%
Lino Lakes	2,671	3,313	3,787	4,424	5,300	6,000	642	24.0%	474	14.3%	1,513	40.0%	700	13.2%
Nowthen3	337	318	603	699	590	680	-19	-5.6%	285	89.6%	-13	-2.2%	90	15.3%
Oak Grove	359	741	870	1,012	980	1,000	382	106.4%	129	17.4%	110	12.6%	20	2.0%
Ramsey	4,008	4,779	6,337	7,305	7,800	8,400	771	19.2%	1,558	32.6%	1,463	23.1%	600	7.7%
Spring Lake Park1	4,401	2,934	2,413	3,481	3,350	3,500	-1,467	-33.3%	-521	-17.8%	937	38.8%	150	4.5%
St. Francis1	1,247	1,537	1,407	1,565	2,550	2,900	290	23.3%	-130	-8.5%	1,143	81.2%	350	13.7%
Linwood Township	154	219	341	369	390	430	65	42.2%	122	55.7%	49	14.4%	40	10.3%
Anoka County	110,050	106,387	113,111	130,142	137,890	147,220	-3,663	-3.3%	6,724	6.3%	24,779	21.9%	9,330	6.8%
Twin Cities Metro	1,607,916	1,544,613	1,550,012	1,732,732	1,900,000	2,016,000	-63,303	-3.9%	5,399	0.3%	349,988	22.6%	116,000	6.1%

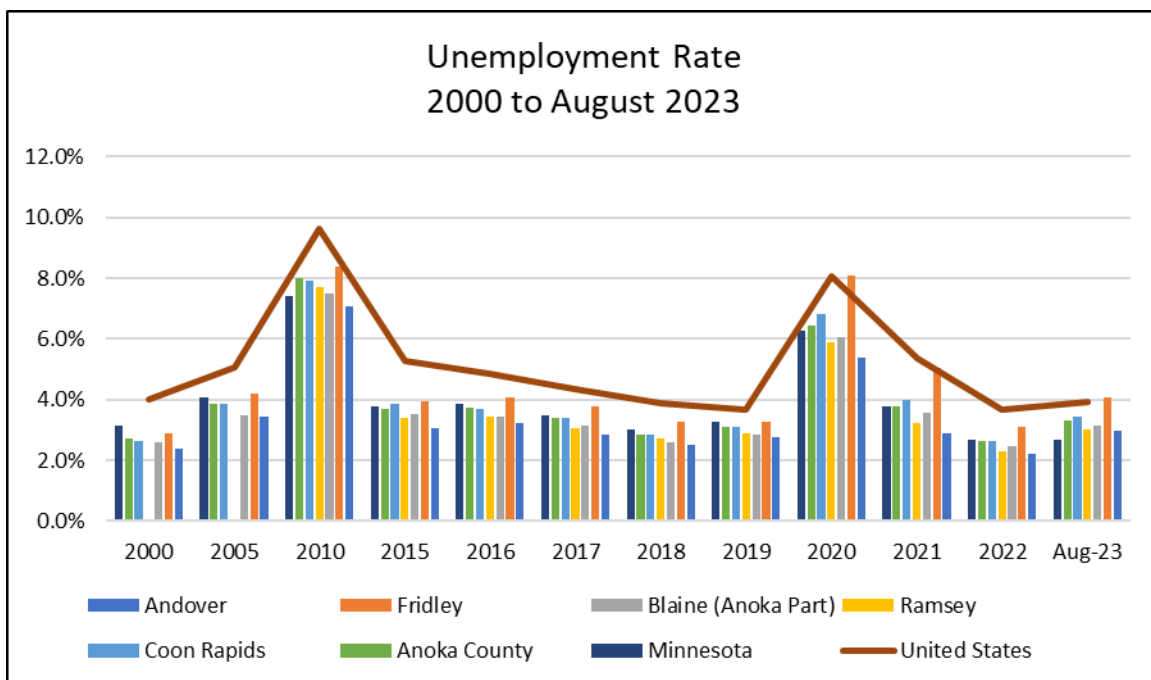
Sources: Minnesota Department of Employment and Economic Development; Metropolitan Council; Maxfield Research and Consulting, LLC

Resident Employment

Table E-2 shows information on the resident labor force and employment for large cities in the county (those with employment of more than 25,000 workers) and for Anoka County, the Twin Cities Metro Area, Minnesota and the United States. The data is sourced from Minnesota Department of Employment and Economic Development (MNDEED).

The following are key points from Table E-2:

- The unemployment rate in Anoka County increased from 2.6% as of year-end 2022 to 3.3% as of August 2023. As the Federal Reserve has increased interest rates to reduce inflation, the pace of economic growth has slowed, which can be seen in the modest increases in unemployment rates nationwide.
- Although there has been a modest increase in the unemployment rate in Anoka County, the labor force in Anoka County has also been increasing from 198,440 to 201,206, an increase of 1.4% compared to a 0.7% increase in employment in the County. The lower employment increase as compared to the labor force increase has caused the unemployment rate to rise.
- Very low unemployment rates can indicate labor shortages, especially among unskilled labor pools and can also create pressure to increase wages, both of which can increase the costs of developing new housing products.



- The unemployment rates among the five largest cities as of the end of August 2023 were Andover (3.0%); Fridley (4.1%); Blaine – Anoka Co. Part (3.1%); Ramsey (3.0%); Coon Rapids (3.4%). These rates all increased slightly from year-end 2022 but remain historically low.
- Since 2000, there were two large spikes in the unemployment rate. The first occurred during the 2008 to 2011 recession and the second occurred the COVID-19 pandemic. Unemployment in the county increased to 8.0% in 2010 and 6.4% in 2020 after several years of much lower rates leading up to these spikes.
- The unemployment rate has fallen rapidly since the high in 2020, although it increased slightly as the Federal Reserve has raised interest rates to reduce inflation by curtailing some economic activity. Fridley experienced the highest unemployment rate among Anoka County cities in 2020, at 8.1%. That rate has now decreased to 4.1% as of August 2023.

Year	Andover			Fridley			Blaine (Anoka Part)		
	Labor Force	Employment	Unemp. Rate	Labor Force	Employment	Unemp. Rate	Labor Force	Employment	Unemp. Rate
Aug-23	19,201	18,633	3.0%	14,982	14,371	4.1%	38,087	36,898	3.1%
2022	18,926	18,506	2.2%	14,733	14,274	3.1%	37,572	36,648	2.5%
2021	18,488	17,953	2.9%	14,583	13,847	5.0%	36,861	35,551	3.6%
2020	19,104	18,080	5.4%	15,169	13,945	8.1%	38,110	35,803	6.1%
2019	19,051	18,527	2.8%	14,893	14,406	3.3%	37,495	36,425	2.9%
2018	18,903	18,429	2.5%	14,800	14,317	3.3%	37,054	36,088	2.6%
2017	18,833	18,296	2.9%	14,906	14,344	3.8%	36,803	35,651	3.1%
2016	18,450	17,857	3.2%	14,592	13,998	4.1%	35,585	34,358	3.4%
2015	18,241	17,681	3.1%	14,668	14,087	4.0%	35,096	33,862	3.5%
2010	17,684	16,436	7.1%	14,749	13,514	8.4%	33,024	30,544	7.5%
2005	17,071	16,482	3.5%	15,933	15,262	4.2%	32,829	31,685	3.5%
2000	15,766	15,393	2.4%	16,829	16,346	2.9%	28,268	27,539	2.6%

Year	Ramsey			Coon Rapids			Anoka County		
	Labor Force	Employment	Unemp. Rate	Labor Force	Employment	Unemp. Rate	Labor Force	Employment	Unemp. Rate
Aug-23	16,656	16,153	3.0%	35,772	34,542	3.4%	201,206	194,525	3.3%
2022	16,424	16,044	2.3%	35,231	34,308	2.6%	198,440	193,204	2.6%
2021	16,084	15,564	3.2%	34,670	33,282	4.0%	194,813	187,425	3.8%
2020	16,656	15,674	5.9%	35,972	33,518	6.8%	201,764	188,755	6.4%
2019	16,221	15,755	2.9%	35,811	34,701	3.1%	199,772	193,596	3.1%
2018	15,679	15,256	2.7%	35,336	34,330	2.8%	196,929	191,292	2.9%
2017	15,502	15,030	3.0%	35,536	34,328	3.4%	196,203	189,568	3.4%
2016	15,176	14,656	3.4%	35,093	33,798	3.7%	191,787	184,641	3.7%
2015	14,920	14,412	3.4%	35,004	33,658	3.8%	190,298	183,267	3.7%
2010	14,004	12,925	7.7%	35,297	32,499	7.9%	187,355	172,342	8.0%
2005	N/A	N/A	N/A	37,128	35,688	3.9%	189,702	182,389	3.9%
2000	N/A	N/A	N/A	37,462	36,483	2.6%	179,312	174,416	2.7%

Year	Minnesota			United States		
	Labor Force	Employment	Unemp. Rate	Labor Force	Employment	Unemp. Rate
Aug-23	3,077,500	2,994,919	2.7%	168,049,000	161,427,000	3.9%
2022	3,077,500	2,994,919	2.7%	164,287,166	158,291,083	3.6%
2021	3,039,322	2,924,147	3.8%	161,203,916	152,580,666	5.3%
2020	3,134,160	2,938,014	6.3%	160,742,333	147,794,750	8.1%
2019	3,108,681	3,007,373	3.3%	163,538,666	157,538,083	3.7%
2018	3,075,089	2,982,657	3.0%	162,075,000	155,761,000	3.9%
2017	3,071,005	2,963,829	3.5%	160,319,750	153,337,416	4.4%
2016	3,023,110	2,906,348	3.9%	159,187,166	151,435,833	4.9%
2015	3,005,413	2,891,672	3.8%	157,129,916	148,833,416	5.3%
2010	2,940,816	2,723,025	7.4%	153,888,583	139,063,916	9.6%
2005	2,879,759	2,762,732	4.1%	149,320,333	141,729,750	5.1%
2000	2,812,947	2,724,117	3.2%	142,582,583	136,890,750	4.0%

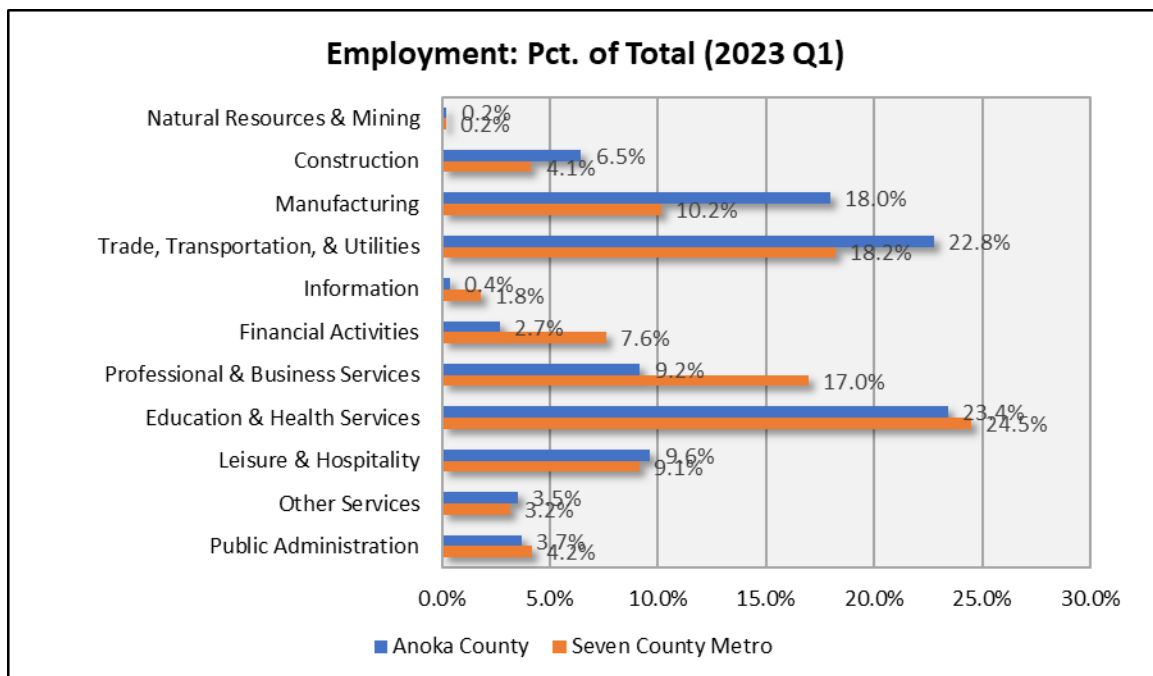
Sources: MNDEED; Maxfield Research and Consulting, LLC.

Employment and Wages

Table E-3 on the following page displays information on employment and wages in the five largest cities compared to Anoka County and the Seven County Metro Area. The Quarterly Census of Employment and Wages (QCEW) data is sourced from MN DEED and represents data is for the first quarter of 2022 compared to the first quarter of 2023, the most recent data available.

All establishments covered under the Unemployment Insurance (UI) Program are required to report wage and employment statistics to DEED quarterly. Certain industries in the table may not display any information which means that there is either no reported economic activity for that industry or the data has been suppressed to protect the confidentiality of cooperating employers. This generally occurs when there are too few employers, or one employer comprises too much of the employment in that geography.

- Total employment in Anoka County increased by 3.3% (4,152 jobs) between 2022 Q1 and 2023 Q1. The Seven County Metro Area saw an increase in employment of 1.6% (26,779 jobs) during the same period.
- Education and Health Services is the largest employment sector in Anoka County with 23.4% of jobs (30,362 jobs), followed by Trade, Transportation and Utilities (22.8%, or 29,511 jobs).



- The Education and Health Services sector had an average weekly wage of \$1,149 in Anoka County and wages increased by 7.2% over the year, or \$77 per week. Trade, Transportation and Utilities had an average weekly wage of \$1,171, which increased by \$1,171 per week over the period, a gain of 12.3%.
- The number of business establishments in Anoka County expanded 4.7% over the year, adding 388 businesses, with the largest growth occurring in the Other Services sector, followed by the Professional and Business Services sector, which increased by 74 and 71 businesses, respectively. The only decline was in the Natural Resources and Mining Sector, which lost one business.
- Average weekly wages in Anoka County (\$1,231) were 25% lower than the Seven County Metro (\$1,634) as of 1st Quarter 2023.
- The highest average wages in Anoka County were in the Manufacturing sector (\$1,694), followed by the Financial Activities Sector (\$1,579) and the Construction sector (\$1,544).

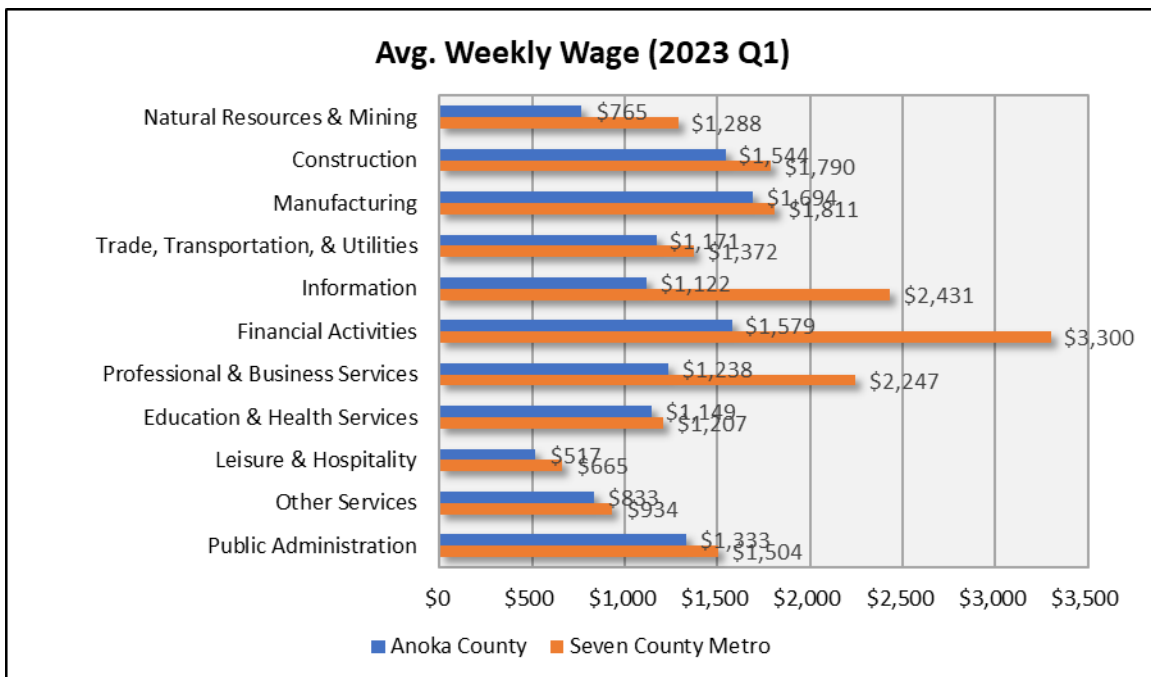


TABLE E-3
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
ANOKA COUNTY
First Quarter 2022 to First Quarter 2023

Industry	2022 Q1			2023 Q1			Change 2022-2023			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	%	Wage #	%
Andover										
Total, All Industries	639	6,133	\$772	659	6,213	\$871	80	1.3%	\$99	12.8%
Natural Resources & Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	126	556	\$1,253	129	570	\$1,447	14	0	194	\$0
Manufacturing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trade, Transportation, Utilities	87	1,400	\$644	90	1,474	\$692	74	5.3%	\$48	7.5%
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Financial Activities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Business Services	109	523	\$864	114	475	\$1,023	-48	-9.2%	\$159	18.4%
Education & Health Services	129	1,974	\$824	133	2,024	\$877	50	2.5%	\$53	6.4%
Leisure & Hospitality	42	910	\$411	41	853	\$461	-57	-6.3%	\$50	12.2%
Other Services	60	298	\$552	66	312	\$584	14	4.7%	\$32	5.8%
Public Administration	2	142	\$761	2	133	\$1,023	-9	-6.3%	\$262	34.4%
Blaine										
Total, All Industries	1,736	24,611	\$1,001	1,819	25,328	\$1,056	717	2.9%	\$55	5.5%
Natural Resources & Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufacturing	134	2,915	\$1,230	137	3,001	\$1,336	86	3.0%	\$106	8.6%
Trade, Transportation, Utilities	375	6,483	\$894	383	6,613	\$916	130	2.0%	\$22	2.5%
Information	18	26	\$1,558	18	33	\$2,027	7	26.9%	\$469	30.1%
Financial Activities	154	710	\$1,403	157	754	\$1,489	44	6.2%	\$86	6.1%
Professional & Business Services	227	2,533	\$1,539	244	2,889	\$1,559	356	14.1%	\$20	1.3%
Education & Health Services	274	5,691	\$889	285	5,720	\$918	29	0.5%	\$29	3.3%
Leisure & Hospitality	171	3,211	\$506	175	3,311	\$560	100	3.1%	\$54	10.7%
Other Services	199	1,171	\$883	225	1,220	\$975	49	4.2%	\$92	10.4%
Public Administration	5	314	\$1,749	5	324	\$1,626	10	3.2%	(\$123)	-7.0%
Fridley										
Total, All Industries	831	23,769	\$1,490	858	24,112	\$1,670	343	1.4%	\$180	12.1%
Natural Resources & Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufacturing	117	8,963	\$1,857	118	9,091	\$2,056	128	1.4%	\$199	10.7%
Trade, Transportation, Utilities	215	6,125	\$1,283	220	6,236	\$1,558	111	1.8%	\$275	21.4%
Information	9	23	\$1,695	10	31	\$1,601	8	34.8%	(\$94)	-5.5%
Financial Activities	49	487	\$802	50	526	\$825	39	8.0%	\$23	2.9%
Professional & Business Services	98	1,304	\$1,217	99	1,223	\$1,417	-81	-6.2%	\$200	16.4%
Education & Health Services	149	3,553	\$1,280	156	3,754	\$1,372	201	5.7%	\$92	7.2%
Leisure & Hospitality	53	848	\$463	58	853	\$516	5	0.6%	\$53	11.4%
Other Services	68	412	\$862	71	408	\$1,067	-4	-1.0%	\$205	23.8%
Public Administration	4	229	\$1,143	4	230	\$1,437	1	0.4%	\$294	25.7%
CONTINUED										

TABLE E-3 (CONTINUED)										
QUARTERLY CENSUS OF EMPLOYMENT AND WAGES										
ANOKA COUNTY										
First Quarter 2022 to First Quarter 2023										
Industry	2022 Q1			2023 Q1			Change 2022-2023			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	%	Wage #	%
Coon Rapids										
Total, All Industries	1,292	26,106	\$1,101	1,338	27,442	\$1,206	1,336	5.1%	\$105	9.5%
Natural Resources & Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufacturing	45	2,889	\$1,376	46	3,001	\$1,476	112	3.9%	\$100	7.3%
Trade, Transportation, Utilities	229	5,915	\$945	238	6,314	\$1,066	399	6.7%	\$121	12.8%
Information	9	140	\$740	10	152	\$795	12	8.6%	\$55	7.4%
Financial Activities	144	740	\$1,927	142	741	\$1,676	1	0.1%	(\$251)	-13.0%
Professional & Business Services	186	3,687	\$951	195	3,839	\$1,011	152	4.1%	\$60	6.3%
Education & Health Services	301	7,922	\$1,405	308	8,536	\$1,560	614	7.8%	\$155	11.0%
Leisure & Hospitality	123	2,937	\$401	127	3,000	\$434	63	2.1%	\$33	8.2%
Other Services	152	948	\$672	159	898	\$743	-50	-5.3%	\$71	10.6%
Public Administration	6	362	\$1,291	6	350	\$1,403	-12	-3.3%	\$112	8.7%
Ramsey										
Total, All Industries	591	7,134	\$1,090	623	6,998	\$1,191	-136	-1.9%	\$101	9.3%
Natural Resources & Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufacturing	75	2,239	\$1,197	76	2,204	\$1,307	-35	-1.6%	\$110	9.2%
Trade, Transportation, Utilities	111	1,707	\$1,316	121	1,744	\$1,352	37	2.2%	\$36	2.7%
Information	5	49	\$1,235	6	45	\$1,361	-4	-8.2%	\$126	10.2%
Financial Activities	44	77	\$1,402	48	85	\$1,385	8	10.4%	(\$17)	-1.2%
Professional & Business Services	62	298	\$886	64	240	\$1,365	-58	-19.5%	\$479	54.1%
Education & Health Services	94	1,066	\$807	100	1,068	\$862	2	0.2%	\$55	6.8%
Leisure & Hospitality	32	460	\$378	36	494	\$395	34	7.4%	\$17	4.5%
Other Services	55	274	\$645	60	227	\$966	-47	-17.2%	\$321	49.8%
Public Administration	6	238	\$1,097	6	234	\$1,305	-4	-1.7%	\$208	19.0%
Anoka County										
Total, All Industries	8,288	125,349	\$1,122	8,676	129,501	\$1,231	4,152	3.3%	\$109	9.7%
Natural Resources & Mining	42	316	\$744	41	288	\$765	-28	-8.9%	\$21	2.8%
Construction	1,134	8,201	\$1,410	1,190	8,357	\$1,544	156	1.9%	\$134	9.5%
Manufacturing	585	23,099	\$1,539	601	23,307	\$1,694	208	0.9%	\$155	10.1%
Trade, Transportation, Utilities	1,553	28,290	\$1,043	1,618	29,511	\$1,171	1,221	4.3%	\$128	12.3%
Information	69	464	\$1,014	80	490	\$1,122	26	5.6%	\$108	10.7%
Financial Activities	685	3,288	\$1,555	698	3,481	\$1,579	193	5.9%	\$24	1.5%
Professional & Business Services	1,117	11,379	\$1,129	1,188	11,866	\$1,238	487	4.3%	\$109	9.7%
Education & Health Services	1,488	28,870	\$1,072	1,557	30,362	\$1,149	1,492	5.2%	\$77	7.2%
Leisure & Hospitality	668	12,296	\$461	682	12,486	\$517	190	1.5%	\$56	12.1%
Other Services	882	4,554	\$735	956	4,569	\$833	15	0.3%	\$98	13.3%
Public Administration	65	4,590	\$1,174	65	4,779	\$1,333	189	4.1%	\$159	13.5%
Seven County Metro										
Total, All Industries	90,486	1,692,195	\$1,546	94,300	1,718,974	\$1,634	26,779	1.6%	\$88	5.7%
Natural Resources & Mining	337	3,098	\$1,145	349	3,141	\$1,288	43	1.4%	\$143	12.5%
Construction	6,932	70,138	\$1,635	7,199	71,031	\$1,790	893	1.3%	\$155	9.5%
Manufacturing	4,024	171,565	\$1,679	4,089	174,798	\$1,811	3,233	1.9%	\$132	7.9%
Trade, Transportation, Utilities	15,525	311,456	\$1,242	15,965	313,497	\$1,372	2,041	0.7%	\$130	10.5%
Information	1,935	31,535	\$2,359	2,068	30,514	\$2,431	-1,021	-3.2%	\$72	3.1%
Financial Activities	9,391	133,508	\$3,222	9,642	130,624	\$3,300	-2,884	-2.2%	\$78	2.4%
Professional & Business Services	17,265	290,461	\$2,169	18,088	291,559	\$2,247	1,098	0.4%	\$78	3.6%
Education & Health Services	15,332	412,201	\$1,117	16,025	420,771	\$1,207	8,570	2.1%	\$90	8.1%
Leisure & Hospitality	8,148	147,309	\$607	8,419	157,185	\$665	9,876	6.7%	\$58	9.6%
Other Services	10,792	51,562	\$851	11,651	54,169	\$934	2,607	5.1%	\$83	9.8%
Public Administration	805	69,359	\$1,372	805	71,682	\$1,504	2,323	3.3%	\$132	9.6%

Sources: Minnesota Department of Employment and Economic Development; Maxfield Research and Consulting LLC

Commuting Patterns

Proximity to employment is often a primary consideration when choosing where to live, particularly for younger and lower income households since transportation costs often account for a greater proportion of their budgets. Table E-4 highlights the commuting patterns of workers in Anoka County based on data from the U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD) program for 2020, the most recent data available.

- As the table illustrates, a large number of workers in the Anoka County reside in Coon Rapids (8.4%). The next most common home destination for workers is Blaine (7.6%), Andover (4.9%) and Minneapolis (4.9%).
- An estimated 49.8% of workers in the area live within ten miles of their place of employment while 33.9% travel from 10 to 24 miles. An estimated 10.6% of the workers commute from a distance of 25 to 50 miles while 5.6% come from more than 50 miles away.

TABLE E-4 COMMUTING PATTERNS ANOKA COUNTY 2020					
Home Destination			Work Destination		
Place of Residence	Count	Share	Place of Employment	Count	Share
Coon Rapids city, MN	10,285	8.4%	Minneapolis city, MN	30,337	16.4%
Blaine city, MN	9,391	7.6%	St. Paul city, MN	12,166	6.6%
Andover city, MN	6,075	4.9%	Coon Rapids city, MN	11,430	6.2%
Minneapolis city, MN	6,048	4.9%	Blaine city, MN	10,109	5.5%
Ramsey city, MN	4,886	4.0%	Fridley city, MN	8,056	4.3%
St. Paul city, MN	3,783	3.1%	Anoka city, MN	7,292	3.9%
Brooklyn Park city, MN	3,731	3.0%	Plymouth city, MN	5,468	3.0%
Anoka city, MN	3,206	2.6%	Brooklyn Park city, MN	5,087	2.7%
Fridley city, MN	2,932	2.4%	Maple Grove city, MN	4,656	2.5%
Ham Lake city, MN	2,812	2.3%	Roseville city, MN	4,420	2.4%
All Other Locations	69,645	56.7%	All Other Locations	86,181	46.5%
Distance Travelled			Distance Travelled		
Total Primary Jobs	122,794	100.0%	Total Primary Jobs	185,202	100.0%
Less than 10 miles	61,205	49.8%	Less than 10 miles	71,393	38.5%
10 to 24 miles	41,687	33.9%	10 to 24 miles	90,097	48.6%
25 to 50 miles	13,021	10.6%	25 to 50 miles	16,606	9.0%
Greater than 50 miles	6,881	5.6%	Greater than 50 miles	7,106	3.8%
Work Destination: Where workers live who are employed in the selection area Home Destination: Where workers are employed who live in the selection area					
Sources: U.S. Census Bureau Local Employment Dynamics, Maxfield Research & Consulting, LLC					

- The largest proportion of workers living in Anoka County commute to work in Minneapolis (16.4%) and St. Paul (6.6%), followed by Coon Rapids (5.6%) and Blaine (5.5%).
- An estimated 38.5% of resident workers in the county travel less than ten miles to their job, while another 48.6% have a commute distance from 10 to 24 miles. An estimated 9.0% commute between 25 and 50 miles, while 3.8% commute more than 50 miles to their place of work.

Table E-5 provides a summary of the inflow and outflow characteristics of workers in Anoka County. Outflow reflects the number of workers living in the County but employed outside the area while inflow measures the number of workers that are employed in the County but live outside of it. Interior flow reflects the number of workers that live and work in the County.

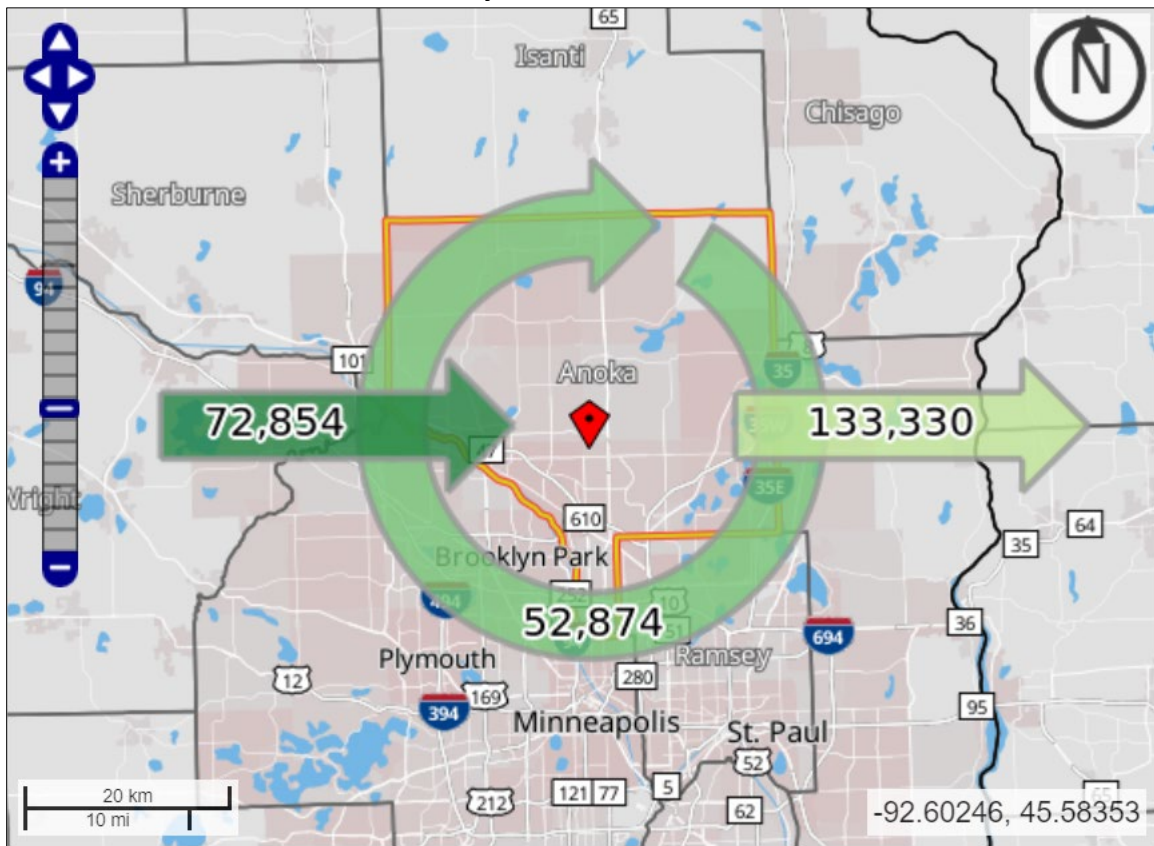
- As the table shows, the County is an exporter of workers as a higher number of residents commute out of the County for work than workers come into the county. An estimated 69,777 workers come into the county for employment (inflow) while 132,185 residents leave the area (outflow) and 53,017 live and work in the county (interior flow).
- An estimated 27% of jobs in Anoka County are filled by those that do not live in the County. A portion of those workers may want to live in Anoka County but may not be able to find housing that meets their needs. Most of the workers coming into the county for work were aged 30 to 54 and earned more than \$3,333 per month (\$40,000/year).

TABLE E-5
COMMUTING INFLOW/OUTFLOW CHARACTERISTICS
ANOKA COUNTY
2020

	Outflow		Inflow		Interior Flow	
City Total	132,185	100.0%	69,777	100.0%	53,017	100.0%
<u>By Age</u>						
Workers Age 29 or younger	27,471	20.8%	15,887	22.8%	12,854	24.2%
Workers Age 30 to 54	74,146	56.1%	38,421	55.1%	26,636	50.2%
Workers Age 55 or older	30,568	23.1%	15,469	22.2%	13,527	25.5%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	25,018	18.9%	14,366	20.6%	14,392	27.1%
Workers Earning \$1,251 to \$3,333 per month	28,014	21.2%	15,748	22.6%	14,159	26.7%
Workers Earning More than \$3,333 per month	79,153	59.9%	39,663	56.8%	24,466	46.1%
<u>By Industry</u>						
Workers in the "Goods Producing" Industry Class	25,145	19.0%	21,807	31.3%	12,789	24.1%
Workers in the "Trade, Transportation, and Utilities" Industry Class	23,097	17.5%	15,070	21.6%	10,632	20.1%
Workers in the "All Other Services" Industry Class	83,943	63.5%	32,900	47.2%	29,596	55.8%

Sources: U.S. Census Bureau, Maxfield Research & Consulting, LLC

Anoka County Commuter Inflow-Outflow



Twin Cities Wages and Vacancies by Occupation

Table E-6 shows data on Job Vacancies and Wages by Industry Sector. The data is from the MN DEED and is only available at the Planning Area or higher level. Data is for the Seven County Metro Area, which includes Anoka County, for the first quarter of 2023.

Job vacancy data is useful in assessing where there are shortages of workers by industry, as well as median hourly wage data is useful for understanding how much a worker in a given industry is likely to earn on an hourly basis.

As the table shows, many higher paying occupations have significantly fewer job vacancies than occupations with lower median wages. In particular, the Food Preparation and Serving related sector had a median hourly wage of \$15.29 and there were nearly 27,000 job vacancies.

Conversely, Management Occupations, Legal Occupations and Computer and Mathematical Occupations posted 6,401, 499 vacancies and 4,445 vacancies, respectively. These occupations have some of the highest wages at \$60.18 per hour for Management Occupations and 51.41

per hour for the other two sectors. These hourly wages equate to the following annual wage amounts:

Management Occupations: \$125,174

Legal Occupations \$106,933

Computer/Math Occupations \$106,933

Occupational Group	Est Regional Jobs	Job Vacancies	Median Wage/Hr	Est Annual Wage
Management Occupations	128,450	6,401	\$60.18	\$125,174
Business and Financial Operations Occupations	152,020	6,955	\$39.29	\$81,723
Computer and Mathematical Occupations	78,440	4,445	\$51.41	\$106,933
Architecture and Engineering Occupations	37,060	2,895	\$41.64	\$86,611
Life, Physical, and Social Science Occupations	19,160	1,820	\$41.34	\$85,987
Community and Social Service Occupations	30,510	4,807	\$26.00	\$54,080
Legal Occupations	14,890	499	\$51.41	\$106,933
Educational Instruction and Library Occupations	89,460	8,443	\$25.35	\$52,728
Arts, Design, Entertainment, Sports, and Media Occupations	26,520	2,055	\$30.59	\$63,627
Healthcare Practitioners and Technical Occupations	102,560	18,828	\$41.91	\$87,173
Healthcare Support Occupations	100,520	16,052	\$17.27	\$35,922
Protective Service Occupations	23,310	1,696	\$25.28	\$52,582
Food Preparation and Serving Related Occupations	125,670	26,775	\$15.29	\$31,803
Building and Grounds Cleaning and Maintenance Occupations	43,360	6,785	\$18.54	\$38,563
Personal Care and Service Occupations	36,850	4,778	\$17.34	\$36,067
Sales and Related Occupations	142,400	23,020	\$19.61	\$40,789
Office and Administrative Support Occupations	212,320	10,820	\$23.74	\$49,379
Farming, Fishing, and Forestry Occupations	1,090	1,333	\$19.21	\$39,957
Construction and Extraction Occupations	61,400	4,289	\$35.05	\$72,904
Installation, Maintenance, and Repair Occupations	51,770	6,490	\$29.47	\$61,298
Production Occupations	109,650	11,273	\$22.67	\$47,154
Transportation and Material Moving Occupations	130,880	13,374	\$21.88	\$45,510
Total, All Occupations	1,718,290	184,588	\$25.67	\$53,394

Sources: MNDEED; Maxfield Research and Consulting, LLC.

Employment Characteristics Comparison

Tables E-7 and E-8 show a comparison of selected economic and employment characteristics for Anoka County as compared to the other Twin Cities core counties. All data are ranked in order from highest to lowest, except for diversity of labor force, which is lowest to highest in number with the lower numbers indicating a greater diversity.

TABLE E-7 COMPARISON OF METRO AREA COUNTIES JOBS, WAGES AND ECONOMIC CHARACTERISTICS May 2023	
LABOR FORCE PARTICIPATION RATE	
<i>(highest to lowest)</i>	
Scott	71.23%
Carver	69.36%
Dakota	68.76%
Hennepin	68.42%
Anoka	67.78%
Washington	67.22%
Ramsey	65.98%
FIVE-YEAR JOB GROWTH RATE	
<i>highest to lowest</i>	
Scott	7.73%
Washington	6.20%
Anoka	3.94%
Carver	1.58%
Dakota	-1.08%
Hennepin	-2.05%
Ramsey	-4.54%
UNEMPLOYMENT RATE	
<i>highest to lowest</i>	
Carver	2.20%
Scott	2.30%
Washington	2.30%
Dakota	2.40%
Hennepin	2.50%
Anoka	2.60%
Ramsey	2.70%
ECONOMIC DIVERSITY (from jobs)	
<i>lowest to highest</i>	
Dakota	0.313
Hennepin	0.370
Ramsey	0.043
Washington	0.649
Anoka	0.730
Carver	1.171
Scott	1.565
Source: MN DEED	

TABLE E-8 COMPARISON OF METRO AREA COUNTIES JOBS, WAGES AND ECONOMIC CHARACTERISTICS May 2023	
MANUFACTURING SHARE OF ECONOMY (from jobs)	
<i>(highest to lowest)</i>	
Carver	71.23%
Anoka	69.36%
Washington	68.76%
Scott	68.42%
Dakota	67.78%
Ramsey	67.22%
Hennepin	65.98%
AVERAGE EARNINGS	
<i>highest to lowest</i>	
Hennepin	\$94,971
Ramsey	\$82,056
Dakota	\$77,186
Carver	\$75,372
Anoka	\$72,437
Scott	\$68,349
Washington	\$65,763
Source: MN DEED	

Anoka-Washington Counties Tech Corridor

Anoka County and Washington County along with Connexus Energy and other regional partners have launched the Minnesota Technology Corridor, which is an initiative to attract companies to the north metro that can utilize the high energy capacity, high bandwidth, available land and talented workforce in the area.

Properties are available for sale in Columbus, Hugo, Forest Lake and Lino Lakes. Sites are 75 acres up to 250 acres plus.

Industry targets include Data Centers, Research and Development facilities, Software Companies, Engineering firms, Finance and Commerce companies and Medical and Health Care firms. Vero Software and Sage Solutions are in the Corridor.

The map below visually displays the Corridor and the communities where land is available for new commercial and industrial development focused on the technology sector. In addition, communities with available land for new residential development include Forest Lake, Hugo,

Centerville, Lino Lakes, and Columbus, cities in Anoka County and Washington County. Anoka features other rapidly growing nearby cities including Blaine and Ham Lake. While the commute shed is larger than the immediate cities along the Corridor, new residential development in the Corridor cities will accommodate workers' demand for new housing.

Anoka-Washington Counties Tech Corridor



New Business Expansions

Amazon selected a location in the City of Centerville, west of the I-35E freeway corridor for the construction of a 140,000 square foot distribution center that will employ 600 workers. Construction was completed in August 2023. The building is in the heart of the MN Technology Corridor and Amazon was not only attracted to the location but also to the streamlined approval process available to them by selecting a site in the Corridor.

In June 2023, Graco announced it will nearly double the size of its Anoka plant (manufacturing for the lubrication business) and add 50 more jobs. Graco previously expanded its facilities in Dayton and Rogers and is now focused on its Anoka plant.

Despite the pandemic, Anoka County communities experienced a number of significant business expansions between 2019 and 2020. These included:

250,000 square foot new Delta-ModTech building in Ramsey;

36,000 square foot Midwest Diesel expansion in Blaine;
75,000 square foot Andersen Dahlen expansion in Ramsey;
50,000 square foot facility for NACS in Ham Lake;
20,000 square foot new facility for M & G Trailer in Ramsey;
70,000 square foot new R & D facility for Crown Iron Works in Blaine bringing more than 100 jobs;

Additional economic development will continue as Anoka County has available land for business relocations and expansions.

Tech Sector Workforce

In the Twin Cities Metro Area, tech jobs comprise more than 25% of jobs in the Professional, Scientific and Technology sector and in the Insurance industry, more than 10% of the jobs in the Twin Cities are tech jobs. MSP is already home to more than 136,000 tech jobs, twice as many as Charlotte, NC and Columbus, OH and 60% more than Austin, TX. While other cities may regularly get more publicity than the Twin Cities regarding tech and tech workers, Minnesota is already a significant tech hub for industries such as healthcare, agriculture, retail, information security and others.

MSP is already home to more than 1,200 biomedical engineers, more than four times the national average. In addition, we have 3,000 information security specialists, more than twice the national average, with a growth rate of more than 40% over the past five years.

While MSP lags some of its peer cities in tech job growth in industries such as data processing, hosting and related services (up 167% in Seattle, 109% in Austin and 51% in Denver), it has experienced 52% growth in tech jobs in the finance sector with increases in credit intermediation, fund lending and credit issuance such as mortgages and loan brokerage. MSP however, has only experienced modest growth in some of the more pure IT segments such as data processing and hosting and software publishing, despite the fact that we were innovators in these areas in the early days of IT.

While MSP has a net gain in tech workers from cities such as Des Moines, Chicago, Madison, Fargo and Sioux Falls, we are losing tech talent to other larger markets such as San Francisco, Seattle, Denver and Raleigh-Durham.

According to a recent case study on communicating the MSP Tech Scene to National Talent, the study found that the product features that matter most to people when considering a move are:

- Economic Opportunity
- Affordability (Including Available Housing)
- Personal Connections (Friends and Family)

As mentioned above, available housing and affordability of that housing plays a key role in attracting not only Tech Talent, but talent and workers in many other industries. Too often, we downplay the significant role that housing plays in the overall economic development strategy of attracting businesses and workers to the Region. Making a variety of housing available at all price points continues to be a critical component of a local and regional economic development strategy now and for the future. With continued low unemployment rates and challenges for businesses throughout the Region in attracting and retaining workers, housing can be a key catalyst in attracting businesses and workers to Anoka County communities.

Housing Characteristics

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 are analyses of:

- ▶ Residential building permit trends,
- ▶ Housing units by occupancy status and tenure,
- ▶ Age of housing stock,
- ▶ Housing units by structure and tenure,
- ▶ Owner-occupied housing units by mortgage status,
- ▶ Owner-occupied units by value, and
- ▶ Renter-occupied units by contract rent.

This section of the report includes totals for each of the communities in the county. Graphs and charts summarize the data presented in the tables. A review of these characteristics provides insight into the demand for various types of housing in the county.

Introduction

The variety and condition of the housing stock in a community provides the basis for an attractive living environment. Housing functions as a building block for neighborhoods and goods and services. We examined the overall housing market in Anoka County and also reviewed and assessed housing market conditions in each Anoka County community by reviewing data on the age of the existing housing supply, examining residential building trends since 2010 and compiling housing data from the American Community Survey.

Residential Construction Trends 2010 to Present

Maxfield Research obtained data on the number of building permits issued for new housing units from 2010 through 2022 from the Metropolitan Council. Table HC-1 displays the number of units permitted for single-family homes, townhomes, buildings with two to four units and multifamily structures (5+ units) from 2010 through 2022, the most recent full-year data available, for Anoka County. Multifamily housing includes both for-sale and rental units and is defined as residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities. Single-family housing is defined as fully detached, semi-detached (semi-attached, side-by-side), row houses, and townhouses. For attached units, each unit must be separated from the adjacent unit by a ground-to-roof wall, and they must not share systems or utilities to be classified as single-family.

- Between 2010 and 2022, 19,043 permits were issued in Anoka County, for an average of 1,465 units annually. Single-family units accounted for 53% of building permits in the county during this time.
- In 2021, single-family permits jumped to a recent high of 1,173 units. Although the number of permits has varied each year, the number of permits issued from 2017 through 2022 was stable, averaging 931 per year during this time. Additionally, the Anoka County averaged 790 multifamily units during this same time period.
- The City of Blaine averaged the most building permits issued between 2018 and 2022, averaging 274 single-family units and 253 multifamily (2+ units) units.

HC-1 RESIDENTIAL CONSTRUCTION BUILDING PERMITTED UNITS ISSUED ANOKA COUNTY 2010 to 2022									
Year	Units Gained				Units Lost				Net Total
	SF	TH	DTQ	MF	SF	TH	DTQ	MF	
2010	477	148	0	149	39	0	4	6	725
2011	432	110	0	100	41	0	0	0	601
2012	690	57	0	361	22	2	2	0	1,082
2013	761	81	17	193	35	2	6	0	1,009
2014	624	68	0	242	38	0	9	0	887
2015	742	58	0	704	22	0	0	0	1,482
2016	856	94	0	602	37	0	2	0	1,513
2017	914	139	4	432	39	0	4	0	1,446
2018	820	86	0	1,021	52	0	0	0	1,875
2019	890	85	2	728	58	0	0	0	1,647
2020	967	143	0	732	43	0	2	0	1,797
2021	1,173	324	0	479	37	8	8	16	1,907
2022	819	221	149	1,349	39	0	6	0	2,493
Total	10,165	1,614	172	7,092	502	12	43	22	18,464
Notes: SF = Single-Family; TH = Townhomes; DTQ = Duplex/Triplex/Quadplex; MF = Multifamily (5+ Units)									
Sources: Metropolitan Council; Maxfield Research & Consulting LLC									

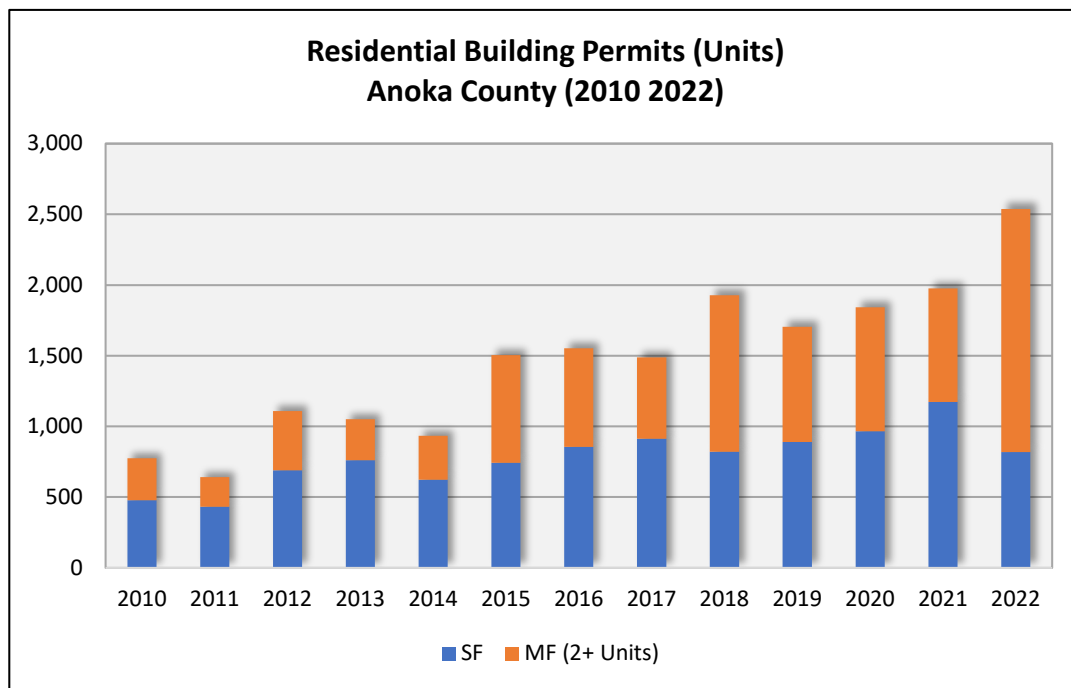


Table HC-2 shows single-family and multifamily (2+ units) permits for the communities in Anoka County from 2018 through 2022. This data is from the Metropolitan Council.

- Among all the communities in Anoka County, Blaine permitted the greatest number of single-family homes (1,371) and multifamily homes (1,266) between 2018 and 2022.
- The city the second most permitted single-family homes between 2018 and 2022 was Ramsey (668), followed by Lino Lakes (596) and Andover (527).
- The City of Lexington had the second most permitted multifamily homes (530) between 2018 and 2022, followed by Lino Lakes (458) and Ramsey (405).

HC-2 RESIDENTIAL CONSTRUCTION BUILDING PERMITTED UNITS ISSUED ANOKA COUNTY 2018 to 2022														
Year	Andover		Anoka		Bethel		Blaine		Centerville		Circle Pines		Columbia Heights	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
2018	60	0	20	16	2	0	258	192	1	0	0	0	7	0
2019	116	0	1	0	1	0	295	138	13	0	0	0	3	0
2020	139	0	16	32	0	0	253	12	19	0	0	0	0	268
2021	109	31	41	87	2	0	327	282	17	40	0	0	2	29
2022	103	182	38	80	2	0	238	642	7	0	0	0	0	62
Total	527	213	116	215	7	0	1,371	1,266	57	40	0	0	12	359
Average	105	43	23	43	1	0	274	253	11	8	0	0	2	72
Year	Columbus		Coon Rapids		East Bethel		Fridley		Ham Lake		Hilltop		Lexington	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
2018	19	0	21	255	37	68	14	68	66	0	0	0	0	269
2019	21	0	17	168	27	70	17	230	65	0	0	0	1	0
2020	26	0	33	6	41	0	2	388	63	0	0	0	0	90
2021	22	0	60	6	45	70	0	0	67	0	0	0	1	171
2022	22	0	43	314	20	0	2	0	63	0	0	0	1	0
Total	110	0	174	749	170	208	35	686	324	0	0	0	3	530
Average	22	0	35	150	34	42	7	137	65	0	0	0	1	106
Year	Lino Lakes		Nowthen		Oak Grove		Ramsey		St. Francis		Spring Lake Park		Linwood Twp.	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
2018	94	62	11	0	25	0	136	173	37	4	2	4	10	0
2019	85	28	11	0	43	0	124	161	38	18	0	0	12	0
2020	124	42	8	0	47	0	153	20	33	19	3	0	7	0
2021	191	72	10	0	76	0	167	15	26	0	6	0	4	0
2022	102	254	10	0	37	0	88	36	31	0	0	0	12	0
Total	596	458	50	0	228	0	668	405	165	41	11	4	45	0
Average	119	92	10	0	46	0	134	81	33	8	2	1	9	0
Note: SF = Single-Family; MF = Multifamily (2+ Units)														
Sources: Metropolitan Council; Maxfield Research & Consulting LLC														

American Community Survey

The American Community Survey (“ACS”) is an ongoing statistical survey administered by the U.S. Census Bureau that is sent to approximately 3 million addresses annually. The survey gathers data previously contained only in the long form of the decennial census. As a result, the survey is ongoing and provides a more “up to date” portrait of demographic, economic, social, and household characteristics every year, not just every ten years. Whenever possible, Maxfield Research and Consulting, LLC used the five-year estimates as it provides the largest sample size and has a longer period of data collection. It should be noted that all ACS surveys are subject to sampling error and uncertainty.

Tables HC-3 through HC-8 show key data from the American Community Survey for Anoka County.

Housing Units by Occupancy Status & Tenure

Tenure is a key variable that analyzes the propensity for householders to rent or own their housing unit. Tenure is an integral statistic used by numerous governmental agencies and private sector industries to assess neighborhood stability. Table HC-3 shows historic trends in 2010 and 2023.

- In 2023, 78% of housing units were owner-occupied in Anoka County. This is consistent from 2010 when nearly 78% of housing units were owner-occupied, while renter-occupied housing units increased from 17% in 2010 to 19% in 2023.
- Among all Anoka County communities, the proportion of owner-occupied housing units in the City of Bethel increased the most between 2010 and 2023, expanding from 76% to 82% (+6%). The next largest increase in owner-occupied housing units was in Ham Lake (+3%) followed by Centerville (2%). Overall, the community with the largest overall owner-occupied housing units in 2023 was Blaine (22,688 owner units).
- The largest increase in renter housing units occurred in Ramsey from 2010 to 2023, expanding by 6%, this was followed by Hilltop (+5%) and Columbus (5%). Overall, the community with the largest overall renter-occupied housing units in 2023 was Coon Rapids (6,320 renter units).

TABLE HC-3
HOUSING UNITS BY OCCUPANCY STATUS AND TENURE
ANOKA COUNTY
2010 & 2023

	2010							2023						
	Total Units	Owner-Occupied		Renter-Occupied		Vacant Units		Total Units	Owner-Occupied		Renter-Occupied		Vacant Units	
	No.	No.	Pct.	No.	Pct.	No.	Pct.	No.	No.	Pct.	No.	Pct.	No.	Pct.
Andover	10,091	9,192	91%	619	6%	280	3%	11,266	10,348	92%	695	6%	223	2%
Anoka	7,493	3,933	52%	3,127	42%	433	6%	8,086	4,314	53%	3,372	42%	400	5%
Bethel	192	145	76%	29	15%	18	9%	191	156	82%	35	18%	0	0%
Blaine	21,921	18,445	84%	2,632	12%	844	4%	27,364	22,688	83%	3,623	13%	1,053	4%
Centerville	1,363	1,189	87%	126	9%	48	4%	1,459	1,306	90%	135	9%	18	1%
Circle Pines	2,085	1,709	82%	297	14%	79	4%	2,127	1,681	79%	372	17%	74	3%
Columbia Heights	8,584	5,414	63%	2,512	29%	658	8%	9,322	5,717	61%	3,097	33%	508	5%
Columbus	1,464	1,340	92%	76	5%	48	3%	1,612	1,420	88%	163	10%	29	2%
Coon Rapids	24,462	18,159	74%	5,373	22%	930	4%	25,326	18,519	73%	6,320	25%	487	2%
East Bethel	4,237	3,854	91%	206	5%	177	4%	4,596	4,220	92%	207	4%	169	4%
Fridley	11,760	7,271	62%	3,839	33%	650	6%	12,383	7,380	60%	4,438	36%	565	5%
Ham Lake	5,378	4,823	90%	348	6%	207	4%	5,947	5,525	93%	312	5%	110	2%
Hilltop	414	243	59%	137	33%	34	8%	437	258	59%	166	38%	13	3%
Lexington	861	520	60%	267	31%	74	9%	993	583	59%	343	35%	67	7%
Lino Lakes	6,323	5,818	92%	356	6%	149	2%	7,482	6,817	91%	568	8%	97	1%
Nowthen	1,494	1,392	93%	58	4%	44	3%	1,568	1,439	92%	85	5%	44	3%
Oak Grove	2,882	2,586	90%	158	5%	138	5%	3,273	3,121	95%	86	3%	66	2%
Ramsey	8,302	7,349	89%	684	8%	269	3%	10,535	8,754	83%	1,544	15%	237	2%
St. Francis	2,650	2,175	82%	345	13%	130	5%	3,077	2,591	84%	418	14%	68	2%
Spring Lake Park	2,715	1,902	70%	695	26%	118	4%	2,958	2,041	69%	843	29%	74	2%
Linwood Twp.	2,017	1,799	89%	85	4%	133	7%	2,142	1,921	90%	101	5%	120	6%
Anoka County	126,688	99,258	78%	21,969	17%	5,461	4%	142,121	110,856	78%	26,865	19%	4,400	3%
Sources: U.S. Census Bureau: American Community Survey; Maxfield Research and Consulting, LLC														

Age of Housing Stock

Table HC-4 illustrates the number of housing units built in Anoka County by decade based on data from the U.S. Census Bureau and the American Community Survey (5-year average).

- The largest proportion of housing in Anoka County was built in the 1990s at 15.6% of the housing units built that decade.
- Blaine, Coon Rapids, Fridley, Anoka and Ramsey have the largest number of housing units. Blaine and Coon Rapids have more than 20,000 units each while Fridley, Anoka and Ramsey each have more than 10,000 units. New construction activity has primarily been focused in Blaine, Ramsey and Lino Lakes, although Lexington had a substantial number of new multifamily units constructed recently, which accounts for nearly 38% of that City's housing stock. Most cities in the county had significant development since 2010.
- Housing in the City of St. Francis was the newest, with a median year built of 1998, compared to 1985 in Anoka County. In contrast, the community with the oldest housing stock is Columbia Heights, with a median year built of 1961.

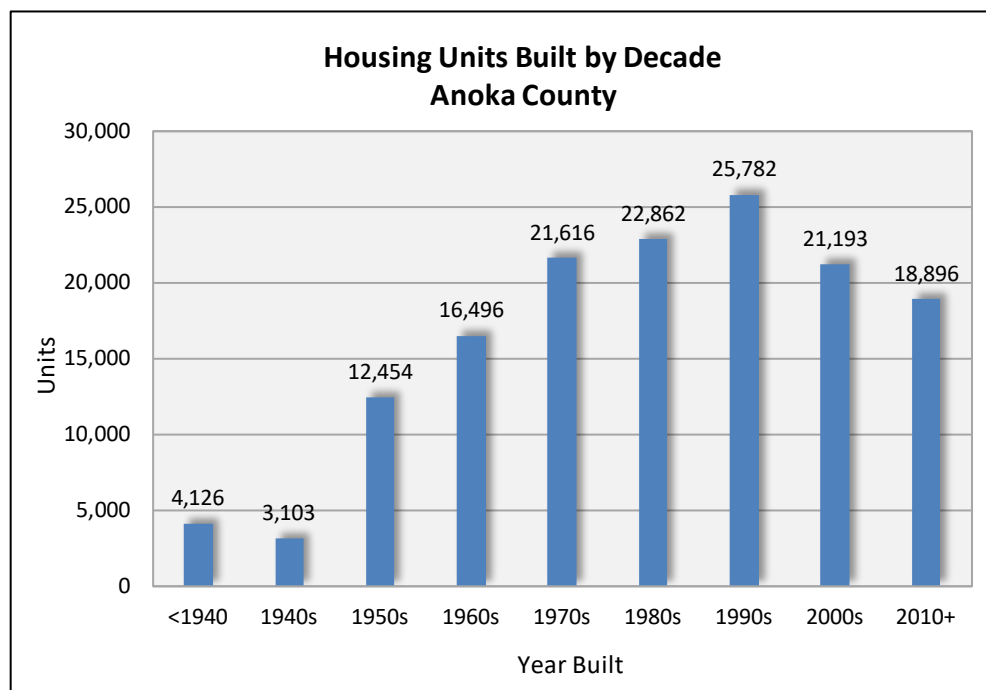


TABLE HC-4
AGE OF HOUSING STOCK (OCCUPIED HOUSING UNITS)
ANOKA COUNTY
2023

	Total Units	Med. Yr. Built	Year Structure Built																	
			<1940		1940s		1950s		1960s		1970s		1980s		1990s		2000s		2010 or later	
			No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Andover	11,583	1993	158	1.4%	26	0.2%	129	1.1%	484	4.2%	1,804	15.6%	1,892	16.3%	3,229	27.9%	2,344	20.2%	1,516	13.1%
Anoka	8,125	1972	639	7.9%	444	5.5%	795	9.8%	1,639	20.2%	1,362	16.8%	1,302	16.0%	726	8.9%	452	5.6%	766	9.4%
Bethel	198	1981	43	21.6%	15	7.6%	7	3.5%	14	7.0%	12	5.8%	36	18.1%	29	14.6%	36	18.1%	7	3.5%
Blaine	28,379	1993	365	1.3%	561	2.0%	991	3.5%	2,349	8.3%	3,483	12.3%	4,136	14.6%	4,586	16.2%	5,976	21.1%	5,933	20.9%
Centerville	1,520	1993	42	2.8%	5	0.3%	48	3.1%	23	1.5%	90	5.9%	387	25.5%	425	28.0%	332	21.9%	167	11.0%
Circle Pines	2,055	1979	85	4.1%	45	2.2%	503	24.5%	220	10.7%	185	9.0%	571	27.8%	99	4.8%	345	16.8%	2	0.1%
Columbia Heights	9,302	1961	1,040	11.2%	589	6.3%	2,604	28.0%	1,747	18.8%	863	9.3%	640	6.9%	405	4.3%	610	6.6%	805	8.7%
Columbus	1,592	1981	71	4.5%	35	2.2%	61	3.8%	170	10.7%	417	26.2%	258	16.2%	334	21.0%	83	5.2%	164	10.3%
Coon Rapids	25,529	1983	479	1.9%	238	0.9%	2,792	10.9%	3,558	13.9%	3,472	13.6%	6,853	26.8%	4,907	19.2%	1,843	7.2%	1,387	5.4%
East Bethel	4,818	1985	155	3.2%	49	1.0%	446	9.3%	334	6.9%	969	20.1%	564	11.7%	1,006	20.9%	783	16.2%	512	10.6%
Fridley	12,580	1967	219	1.7%	424	3.4%	2,722	21.6%	3,448	27.4%	2,298	18.3%	1,255	10.0%	810	6.4%	302	2.4%	1,100	8.7%
Ham Lake	6,111	1993	99	1.6%	44	0.7%	125	2.0%	237	3.9%	1,329	21.8%	598	9.8%	1,519	24.9%	1,435	23.5%	724	11.8%
Hilltop	424	1978	4	0.9%	11	2.7%	53	12.6%	79	18.7%	83	19.6%	81	19.1%	28	6.5%	84	19.8%	0	0.0%
Lexington	1,418	1973	19	1.3%	75	5.3%	183	12.9%	119	8.4%	207	14.6%	144	10.2%	89	6.3%	46	3.3%	535	37.7%
Lino Lakes	8,580	1992	132	1.5%	186	2.2%	233	2.7%	497	5.8%	1,076	12.5%	1,230	14.3%	2,157	25.1%	1,445	16.8%	1,626	19.0%
Nowthen	1,582	1994	154	9.7%	0	0.0%	27	1.7%	56	3.6%	233	14.7%	120	7.6%	423	26.7%	438	27.7%	130	8.2%
Oak Grove	3,407	1989	98	2.9%	13	0.4%	67	2.0%	59	1.7%	837	24.6%	583	17.1%	679	19.9%	568	16.7%	502	14.7%
Ramsey	11,139	1995	86	0.8%	100	0.9%	89	0.8%	426	3.8%	1,865	16.7%	1,215	10.9%	2,731	24.5%	2,364	21.2%	2,262	20.3%
St. Francis	3,148	1998	104	3.3%	29	0.9%	54	1.7%	112	3.6%	294	9.3%	349	11.1%	711	22.6%	1,105	35.1%	391	12.4%
Spring Lake Park	3,018	1970	119	3.9%	144	4.8%	455	15.1%	703	23.3%	416	13.8%	366	12.1%	393	13.0%	204	6.8%	217	7.2%
Linwood Township	2,020	1991	15	0.7%	69	3.4%	70	3.5%	222	11.0%	321	15.9%	281	13.9%	495	24.5%	397	19.7%	150	7.4%
Anoka County	146,526	1985	4,126	2.8%	3,103	2.1%	12,454	8.5%	16,496	11.3%	21,616	14.8%	22,862	15.6%	25,782	17.6%	21,193	14.5%	18,896	12.9%

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research & Consulting, LLC.

Housing Units by Structure and Occupancy or (Housing Stock by Structure Type)

Table HC-5 shows the housing stock in the County by type of structure and tenure based on figures from the ACS.

- Single-family detached homes are the dominant type of owner-occupied housing in Anoka County, with 83% of owner-occupied homes single-family detached. Single-family attached homes account for the second highest share at 11%.
- After single-family homes, mobile homes comprise the second most common owner-occupied housing type in Anoka County, comprising 4% of owner-occupied units. Mobile homes provide an affordable option as compared to traditional stick-built housing. Mobile homes or manufactured homes are seeing a resurgence in response to very high home prices for existing and new construction. The design and quality of today's mobile homes are much improved from units manufactured many years ago. These homes are providing viable option for households that want to own, but have moderate incomes.
- In Anoka County, 23% of renter-occupied units are in structures of 50 or more units. The largest portions of units in larger buildings are found in Anoka and Coon Rapids with 32% and 27%, respectively, of rental units in these types of buildings.

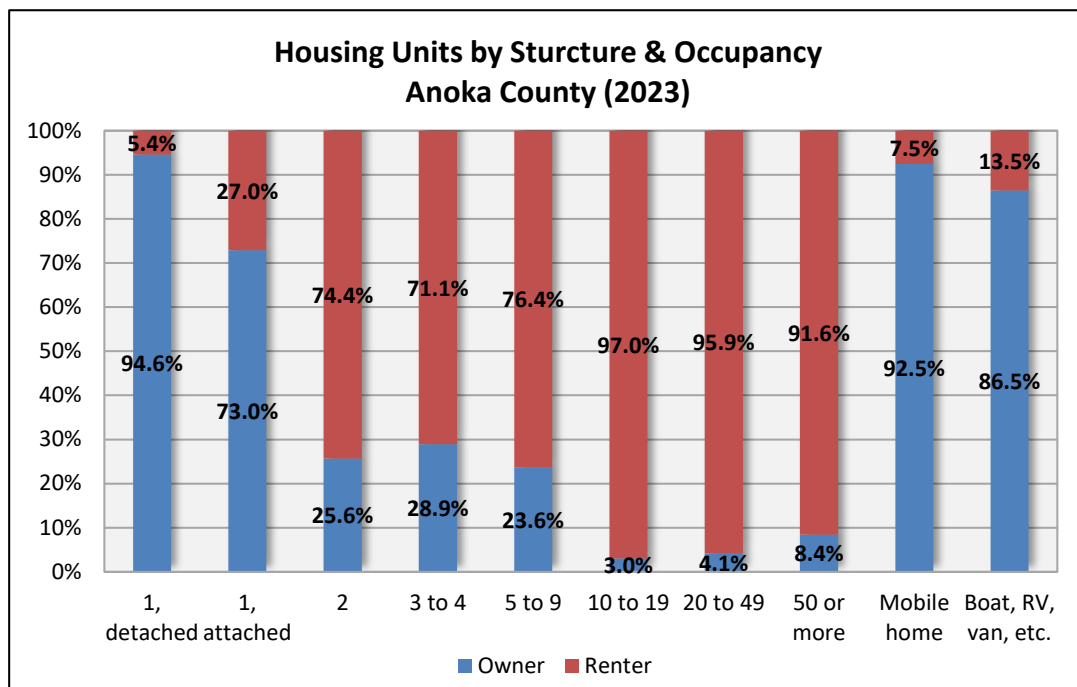


TABLE HC-5
HOUSING UNITS BY STRUCTURE & TENURE
ANOKA COUNTY
2023

Units in Structure	Andover				Anoka				Bethel				Blaine				Centerville				Circle Pines			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	9,757	94.3%	387	55.7%	3,597	83.4%	376	11.2%	154	98.5%	17	50.0%	16,855	74.3%	912	25.2%	1,129	86.5%	7	5.4%	1,334	79.3%	62	16.6%
1, attached	467	4.5%	128	18.5%	661	15.3%	106	3.1%	1	0.7%	3	10.0%	3,386	14.9%	863	23.8%	169	12.9%	0	0.0%	307	18.3%	136	36.6%
2	0	0.0%	13	1.9%	0	0.0%	193	5.7%	1	0.7%	2	6.7%	43	0.2%	22	0.6%	0	0.0%	27	20.0%	0	0.0%	28	7.4%
3 to 4	22	0.2%	39	5.6%	0	0.0%	186	5.5%	0	0.0%	1	3.3%	95	0.4%	139	3.8%	0	0.0%	0	0.0%	21	1.3%	0	0.0%
5 to 9	0	0.0%	0	0.0%	22	0.5%	322	9.6%	0	0.0%	2	6.7%	100	0.4%	183	5.1%	8	0.6%	14	10.8%	0	0.0%	11	2.9%
10 to 19	10	0.1%	0	0.0%	0	0.0%	472	14.0%	0	0.0%	0	0.0%	10	0.0%	93	2.6%	0	0.0%	46	33.8%	19	1.1%	0	0.0%
20 to 49	76	0.7%	29	4.1%	35	0.8%	618	18.3%	0	0.0%	0	0.0%	22	0.1%	569	15.7%	0	0.0%	40	30.0%	0	0.0%	95	25.4%
50 or more	0	0.0%	99	14.2%	0	0.0%	1,080	32.0%	0	0.0%	0	0.0%	0	0.0%	694	19.2%	0	0.0%	0	0.0%	0	0.0%	41	11.1%
Mobile home	16	0.2%	0	0.0%	0	0.0%	18	0.5%	0	0.0%	8	23.3%	2,177	9.6%	147	4.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	10,348	100%	695	100%	4,314	100%	3,372	100%	156	100%	35	100%	22,688	100%	3,623	100%	1,306	100%	135	100%	1,681	100%	372	100%
Units in Structure	Columbia Heights				Columbus				Coon Rapids				East Bethel				Fridley				Ham Lake			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	4,837	84.6%	577	18.6%	1,400	98.6%	74	45.5%	14,342	77.4%	942	14.9%	4,005	94.9%	141	68.3%	6,184	83.8%	475	10.7%	4,662	84.4%	127	40.6%
1, attached	357	6.3%	511	16.5%	20	1.4%	0	0.0%	3,360	18.1%	1,305	20.7%	22	0.5%	20	9.8%	605	8.2%	407	9.2%	526	9.5%	11	3.5%
2	162	2.8%	162	5.2%	0	0.0%	64	39.4%	44	0.2%	47	0.7%	0	0.0%	0	0.0%	26	0.4%	233	5.2%	0	0.0%	0	0.0%
3 to 4	23	0.4%	51	1.7%	0	0.0%	0	0.0%	149	0.8%	160	2.5%	0	0.0%	4	2.0%	13	0.2%	191	4.3%	0	0.0%	8	2.5%
5 to 9	117	2.0%	382	12.3%	0	0.0%	0	0.0%	185	1.0%	301	4.8%	0	0.0%	1	0.5%	12	0.2%	304	6.9%	0	0.0%	7	2.2%
10 to 19	0	0.0%	535	17.3%	0	0.0%	0	0.0%	26	0.1%	604	9.6%	0	0.0%	0	0.0%	0	0.0%	640	14.4%	0	0.0%	0	0.0%
20 to 49	27	0.5%	221	7.1%	0	0.0%	0	0.0%	31	0.2%	1,264	20.0%	8	0.2%	0	0.0%	0	0.0%	1,178	26.5%	0	0.0%	59	18.7%
50 or more	180	3.1%	657	21.2%	0	0.0%	25	15.2%	115	0.6%	1,697	26.9%	0	0.0%	0	0.0%	250	3.4%	939	21.2%	8	0.1%	101	32.4%
Mobile home	14	0.3%	0	0.0%	0	0.0%	0	0.0%	247	1.3%	0	0.0%	185	4.4%	35	17.1%	288	3.9%	71	1.6%	315	5.7%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	19	0.1%	0	0.0%	0	0.0%	5	2.4%	0	0.0%	0	0.0%	13	0.2%	0	0.0%
Total	5,717	100%	3,097	100%	1,420	100%	163	100%	18,519	100%	6,320	100%	4,220	100%	207	100%	7,380	100%	4,438	100%	5,525	100%	312	100%
Units in Structure	Hilltop				Lexington				Lino Lakes				Nowthen				Oak Grove				Ramsey			
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1, detached	14	5.6%	8	4.6%	433	74.3%	49	14.1%	5,873	86.1%	267	47.0%	1,425	99.0%	75	88.5%	3,105	99.5%	20	22.9%	7,455	85.2%	356	23.1%
1, attached	7	2.6%	11	6.3%	28	4.7%	71	20.6%	808	11.8%	23	4.1%	0	0.0%	10	11.5%	17	0.5%	28	32.5%	1,240	14.2%	707	45.8%
2	0	0.0%	13	8.0%	24	4.2%	37	10.9%	0	0.0%	5	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25	1.6%
3 to 4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	0.5%
5 to 9	0	0.0%	0	0.0%	0	0.0%	22	6.4%	13	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	34	0.4%	0	0.0%
10 to 19	1	0.4%	53	31.6%	0	0.0%	43	12.5%	9	0.1%	0	0.0%	4	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20 to 49	0	0.0%	43	25.9%	0	0.0%	47	13.8%	4	0.1%	67	11.8%	0	0.0%	0	0.0%	0	0.0%	16	18.1%	0	0.0%	131	8.5%
50 or more	0	0.0%	3	1.7%	0	0.0%	52	15.1%	0	0.0%	195	34.3%	0	0.0%	0	0.0%	0	0.0%	23	26.5%	7	0.1%	318	20.6%
Mobile home	236	91.5%	36	21.8%	98	16.8%	22	6.4%	110	1.6%	10	1.8%	10	0.7%	0	0.0%	0	0.0%	0	0.0%	17	0.2%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	258	100%	166	100%	583	100%	343	100%	6,817	100%	568	100%	1,439	100%	85	100%	3,121	100%	86	100%	8,754	100%	1,544	100%
Units in Structure	St. Francis				Spring Lake Park				Linwood Twp.				Anoka County											
	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.								
1, detached	2,125	82.0%	129	31.0%	1,719	84.2%	136	16.1%	1,814	94.5%	101	#####	92,332	83.3%	5,231	19.5%								
1, attached	113	4.4%	76	18.1%	177	8.7%	131	15.6%	0	0.0%	0	0.0%	12,249	11.0%	4,541	16.9%								
2	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	300	0.3%	871	3.2%								
3 to 4	0	0.0%	24	5.8%	9	0.5%	14	1.6%	0	0.0%	0	0.0%	332	0.3%	818	3.0%								
5 to 9	0	0.0%	42	10.0%	8	0.4%	38	4.5%	0	0.0%	0	0.0%	502	0.5%	1,621	6.0%								
10 to 19	0	0.0%	60	14.4%	0	0.0%	16	1.9%	0	0.0%	0	0.0%	80	0.1%	2,561	9.5%								
20 to 49	0	0.0%	87	20.7%	0	0.0%	250	29.7%	0	0.0%	0	0.0%	203	0.2%	4,701	17.5%								
50 or more	0	0.0%	0	0.0%	0	0.0%	259	30.7%	0	0.0%	0	0.0%	566	0.5%	6,170	23.0%								
Mobile home	353	13.6%	0	0.0%	127	6.2%	0	0.0%	107	5.5%	0	0.0%	4,259	3.8%	346	1.3%								
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	33	0.0%	5	0.0%								
Total	2,591	100%	418	100%	2,041	100%	843	100%	1,921	100%	101	100%	110,856	100%	26,865	100%								

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research & Consulting, LLC.

Owner-Occupied Housing Units by Mortgage Status

Table HC-6 shows mortgage status and average values from the American Community Survey. Mortgage status provides information on the cost of homeownership when analyzed in conjunction with mortgage payment data. A mortgage refers to all forms of debt where the property is pledged as security for repayment of debt. A first mortgage has priority claim over any other mortgage or if it is the only mortgage. A second (and sometimes third) mortgage is called a “junior mortgage,” a home equity line of credit (HELOC) would also fall into this category. Finally, a housing unit without a mortgage is owned free and clear and is debt free.

- Approximately 71% of Anoka County homeowners have a mortgage/debt, while 29% own houses without a mortgage. The median value for homes with a mortgage for Anoka County homeowners is approximately \$281,147, while the median value for homes without a mortgage is \$256,668, a difference of 9.1%.
- Among Anoka County homeowners with a mortgage, roughly 3% have a second mortgage, 7% have a home equity loan, and only 0.2% have both a second mortgage and home equity loan.
- In the City of Fridley, nearly 36% of homes do not have a mortgage, the largest proportion of any community in Anoka County.
- The City of Bethel ported the highest proportion of homes with a mortgage (84%) followed closely by Nowthen (83%).
- The City of Nowthen had the largest difference, nearly \$57,600, between homes with a mortgage (\$426,974) and homes without a mortgage (\$369,400).

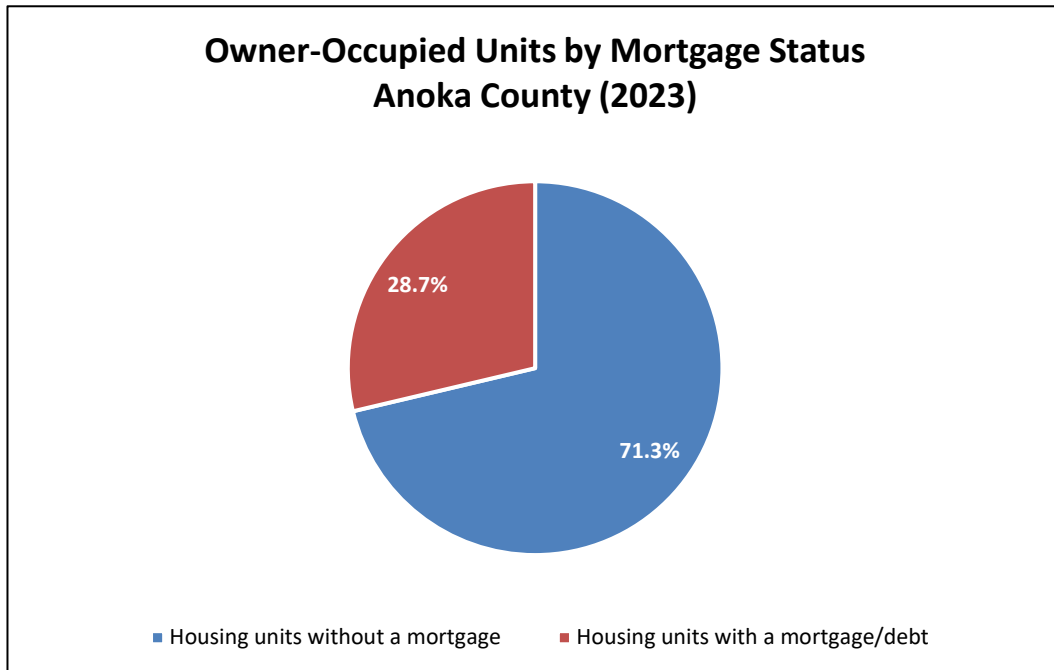


TABLE HC-6
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS
ANOKA COUNTY
2023

	Andover		Anoka		Bethel		Blaine		Centerville		Circle Pines		Columbia Heights		Columbus	
Mortgage Status	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	Pct.	Pct.
Housing units without a mortgage	2,705	26.1	1,096	25.4	24	15.6	6,647	29.3	310	23.7	357	21.2	1,539	26.9	451	31.8
Housing units with a mortgage/debt	7,644	73.9	3,218	74.6	132	84.4	16,041	70.7	997	76.3	1,324	78.8	4,178	73.1	969	68.2
<i>Second mortgage only</i>	365	3.5	106	2.5	3	2.2	660	2.9	96	7.4	71	4.2	102	1.8	9	0.6
<i>Home equity loan only</i>	879	8.5	211	4.9	6	3.7	1,499	6.6	69	5.3	240	14.3	404	7.1	129	9.1
<i>Both second mortgage and equity loan</i>	30	0.3	0	0.0	0	0.0	74	0.3	0	0.0	11	0.6	17	0.3	0	0.0
<i>No second mortgage or equity loan</i>	6,247	60.4	2,895	67.1	123	78.5	13,726	60.5	831	63.6	994	59.1	3,620	63.3	800	56.3
Total	10,348	100.0	4,314	100.0	156	100.0	22,688	100.0	1,306	100.0	1,681	100.0	5,717	100.0	1,420	100.0
Average Value by Mortgage Status																
Housing units with a mortgage	\$353,640		\$241,644		\$222,627		\$283,774		\$305,207		\$223,258		\$226,515		\$364,567	
Housing units without a mortgage	\$323,803		\$238,492		\$175,980		\$228,931		\$249,208		\$232,713		\$206,448		\$309,934	
	Coon Rapids		East Bethel		Fridley		Ham Lake		Hilltop		Lexington		Lino Lakes		Nowthen	
Mortgage Status	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	Pct.	Pct.
Housing units without a mortgage	5,472	29.6	1,432	33.9	2,658	36.0	1,747	31.6	241	93.3	202	34.6	2,093	30.7	238	16.5
Housing units with a mortgage/debt	13,046	70.4	2,788	66.1	4,722	64.0	3,778	68.4	17	6.7	381	65.4	4,724	69.3	1,202	83.5
<i>Second mortgage only</i>	528	2.9	85	2.0	227	3.1	105	1.9	N/A	N/A	56	9.6	134	2.0	180	12.5
<i>Home equity loan only</i>	949	5.1	177	4.2	317	4.3	519	9.4	N/A	N/A	17	2.8	513	7.5	174	12.1
<i>Both second mortgage and equity loan</i>	54	0.3	5	0.1	0	0.0	0	0.0	N/A	N/A	6	0.9	0	0.0	0	0.0
<i>No second mortgage or equity loan</i>	11,354	61.3	2,507	59.4	4,098	55.5	3,140	56.8	17	6.7	303	52.0	4,031	59.1	808	56.1
Total	18,519	100.0	4,220	100.0	7,380	100.0	5,525	100.0	258	100.0	583	100.0	6,817	100.0	1,439	100.0
Average Value by Mortgage Status																
Housing units with a mortgage	\$241,749		\$304,576		\$240,593		\$373,182		N/A		\$256,247		\$324,643		\$426,974	
Housing units without a mortgage	\$236,811		\$286,295		\$227,670		\$341,138		\$19,121		\$219,581		\$323,487		\$369,400	
	Oak Grove		Ramsey		St. Francis		Spring Lake Park		Linwood Twp.		Anoka County					
Mortgage Status	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.				
Housing units without a mortgage	777	24.9	2,060	23.5	494	19.1	641	31.4	564	29.4	31,822	28.7				
Housing units with a mortgage/debt	2,344	75.1	6,694	76.5	2,097	80.9	1,399	68.6	1,357	70.6	79,034	71.3				
<i>Second mortgage only</i>	63	2.0	212	2.4	102	3.9	66	3.2	9	0.5	3,166	2.9				
<i>Home equity loan only</i>	323	10.3	569	6.5	132	5.1	0	0.0	99	5.2	7,379	6.7				
<i>Both second mortgage and equity loan</i>	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	204	0.2				
<i>No second mortgage or equity loan</i>	1,959	62.8	5,857	66.9	1,849	71.4	1,166	57.1	1,226	63.8	67,537	60.9				
Total	3,121	100.0	8,754	100.0	2,591	100.0	2,041	100.0	1,921	100.0	110,856	100.0				
Average Value by Mortgage Status																
Housing units with a mortgage	\$354,901		\$295,646		\$256,458		\$243,220		\$329,266		\$281,147					
Housing units without a mortgage	\$343,975		\$297,327		\$220,526		\$220,421		\$291,759		\$256,668					

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research Inc.

Owner-Occupied Housing Units by Value

Table HC-7 presents data on housing values summarized by nine price ranges. Housing value refers to the estimated price point the property would sell if the property were for sale. For single-family and townhome properties, value includes both the land and the structure. For condominium units, value refers to only the unit.

- The median value of owned homes in Anoka County was \$274,528 and ranged from a low of \$20,802 in Hilltop to a high of \$415,417 in Nowthen.
- Nearly 22% of homes in Anoka County are valued between \$300,000 and \$399,999. The second largest proportion of homes in Anoka County, 21%, are valued between \$200,000 and \$249,999. An estimated 18% of homes in Anoka County are valued between \$250,000 and \$299,999.

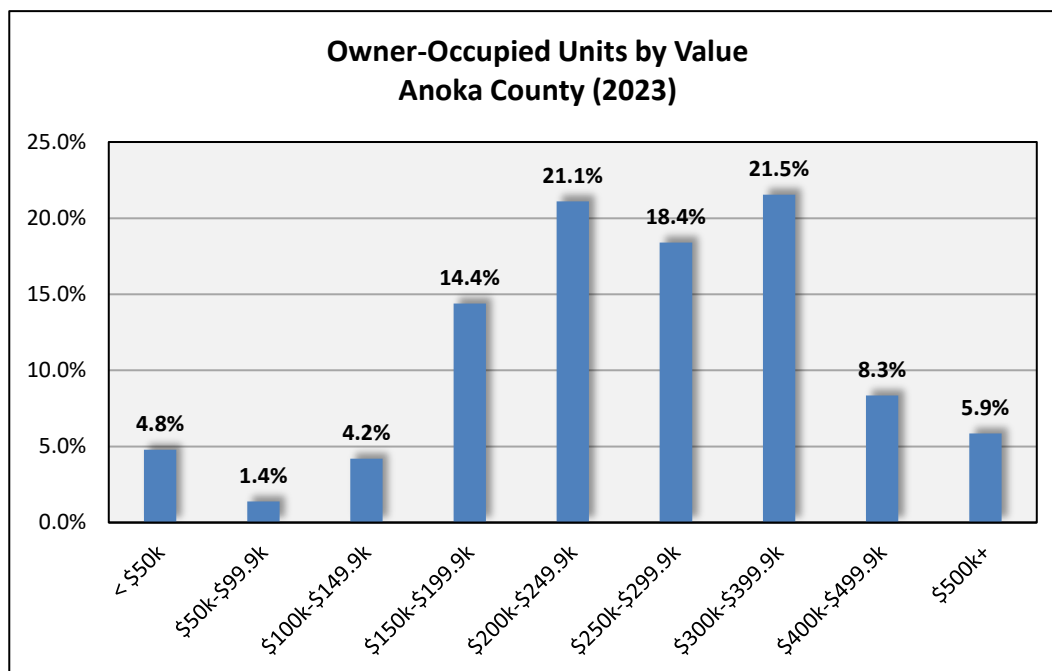


TABLE HC-7
OWNER-OCCUPIED UNITS BY VALUE
ANOKA COUNTY
2023

Home Value	Andover		Anoka		Bethel		Blaine		Centerville		Circle Pines		Columbia Heights		Columbus	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$50,000	117	1.1	86	2.0	6	3.7	2,218	9.8	5	0.4	65	3.9	167	2.9	21	1.5
\$50,000-\$99,999	37	0.4	30	0.7	10	6.7	368	1.6	0	0.0	76	4.5	222	3.9	7	0.5
\$100,000-\$149,999	137	1.3	156	3.6	19	11.9	726	3.2	21	1.6	29	1.7	547	9.6	35	2.4
\$150,000-\$199,999	560	5.4	1,104	25.6	34	21.5	3,163	13.9	141	10.8	560	33.3	1,484	26.0	65	4.6
\$200,000-\$249,999	1,386	13.4	1,327	30.8	56	35.6	4,247	18.7	303	23.2	388	23.1	1,973	34.5	182	12.8
\$250,000-\$299,999	1,739	16.8	625	14.5	25	16.3	4,048	17.8	301	23.1	260	15.5	775	13.6	284	20.0
\$300,000-\$399,999	3,892	37.6	676	15.7	6	3.7	4,137	18.2	215	16.5	253	15.0	361	6.3	363	25.6
\$400,000-\$499,999	1,700	16.4	112	2.6	1	0.7	1,751	7.7	184	14.1	51	3.0	66	1.1	341	24.0
Greater than \$500,000	781	7.5	197	4.6	0	0.0	2,029	8.9	136	10.4	0	0.0	121	2.1	122	8.6
Total	10,348	100.0	4,314	100.0	156	100.0	22,688	100.0	1,306	100.0	1,681	100.0	5,717	100.0	1,420	100.0
Median Home Value	\$347,547		\$241,013		\$219,476		\$270,746		\$294,595		\$225,149		\$221,787		\$348,913	

Home Value	Coon Rapids		East Bethel		Fridley		Ham Lake		Hilltop		Lexington		Lino Lakes		Nowthen	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$50,000	548	3.0	184	4.3	356	4.8	327	5.9	240	93.0	109	18.7	157	2.3	0	0.0
\$50,000-\$99,999	250	1.4	21	0.5	326	4.4	36	0.6	6	2.2	6	0.9	16	0.2	12	0.8
\$100,000-\$149,999	1,748	9.4	198	4.7	356	4.8	102	1.8	2	0.7	28	4.7	114	1.7	22	1.5
\$150,000-\$199,999	3,846	20.8	460	10.9	1,501	20.3	259	4.7	6	2.2	75	12.9	565	8.3	69	4.8
\$200,000-\$249,999	4,966	26.8	635	15.1	2,329	31.6	629	11.4	0	0.0	131	22.5	921	13.5	99	6.9
\$250,000-\$299,999	4,060	21.9	894	21.2	1,328	18.0	671	12.1	2	0.7	141	24.2	1,452	21.3	105	7.3
\$300,000-\$399,999	2,492	13.5	1,209	28.7	957	13.0	1,556	28.2	3	1.1	83	14.2	2,118	31.1	433	30.1
\$400,000-\$499,999	351	1.9	455	10.8	131	1.8	1,118	20.2	0	0.0	6	0.9	899	13.2	469	32.6
Greater than \$500,000	257	1.4	164	3.9	95	1.3	826	15.0	0	0.0	6	0.9	574	8.4	231	16.1
Total	18,519	100.0	4,220	100.0	7,380	100.0	5,525	100.0	258	100.0	583	100.0	6,817	100.0	1,439	100.0
Median Home Value	\$240,488		\$298,693		\$236,075		\$365,092		\$20,802		\$239,963		\$324,223		\$415,417	

Home Value	Oak Grove		Ramsey		St. Francis		Spring Lake Park		Linwood Twp.		Anoka County	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$50,000	26	0.8	116	1.3	312	12.1	137	6.7	136	7.1	5,298	4.8
\$50,000-\$99,999	8	0.3	0	0.0	35	1.4	32	1.5	53	2.8	1,547	1.4
\$100,000-\$149,999	58	1.9	117	1.3	133	5.1	29	1.4	62	3.2	4,657	4.2
\$150,000-\$199,999	207	6.6	874	10.0	303	11.7	504	24.7	206	10.7	15,951	14.4
\$200,000-\$249,999	282	9.0	2,024	23.1	679	26.2	666	32.6	188	9.8	23,388	21.1
\$250,000-\$299,999	570	18.3	1,960	22.4	421	16.2	405	19.8	300	15.6	20,390	18.4
\$300,000-\$399,999	1,184	37.9	2,567	29.3	531	20.5	197	9.6	578	30.1	23,876	21.5
\$400,000-\$499,999	406	13.0	737	8.4	123	4.7	63	3.1	245	12.8	9,255	8.3
Greater than \$500,000	380	12.2	359	4.1	56	2.2	9	0.5	154	8.0	6,495	5.9
Total	3,121	100.0	8,754	100.0	2,591	100.0	2,041	100.0	1,921	100.0	110,856	100.0
Median Home Value	\$351,539		\$296,066		\$249,839		\$235,340		\$318,129		\$274,528	

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research Inc.

Renter-Occupied Units by Contract Rent

Table HC-8 presents information on the monthly housing costs for renters called contract rent (also known as asking rent) in 2023. Contract rent is the monthly rent agreed to regardless of any utilities, furnishings, fees, or services that may be included.

- The largest proportion of renter households (42%) paid between \$1,000 and \$1,499 per month in rent in Anoka County, while 23%% of rental households had a contract rent in the \$750 to \$999 per month range. An additional 19% of renter households paid \$1,500 or more in rent per month.
- The median contract rent in Anoka County was estimated at \$1,179 in 2023 and ranged from a low of \$862 in Hilltop to a high of \$1,590 in Ramsey.
- Based on a 30% allocation of income to housing, a household would need to earn \$47,152 per year to afford the median rent in Anoka County (\$1,179).
- Housing units without payment of rent (“no cash rent”) comprise only 3.4% of Anoka County’s rentals. Typically, units may be owned by a relative or friend who lives elsewhere whom allow occupancy without charge. Other sources may include caretakers or ministers who may occupy a residence without charge.

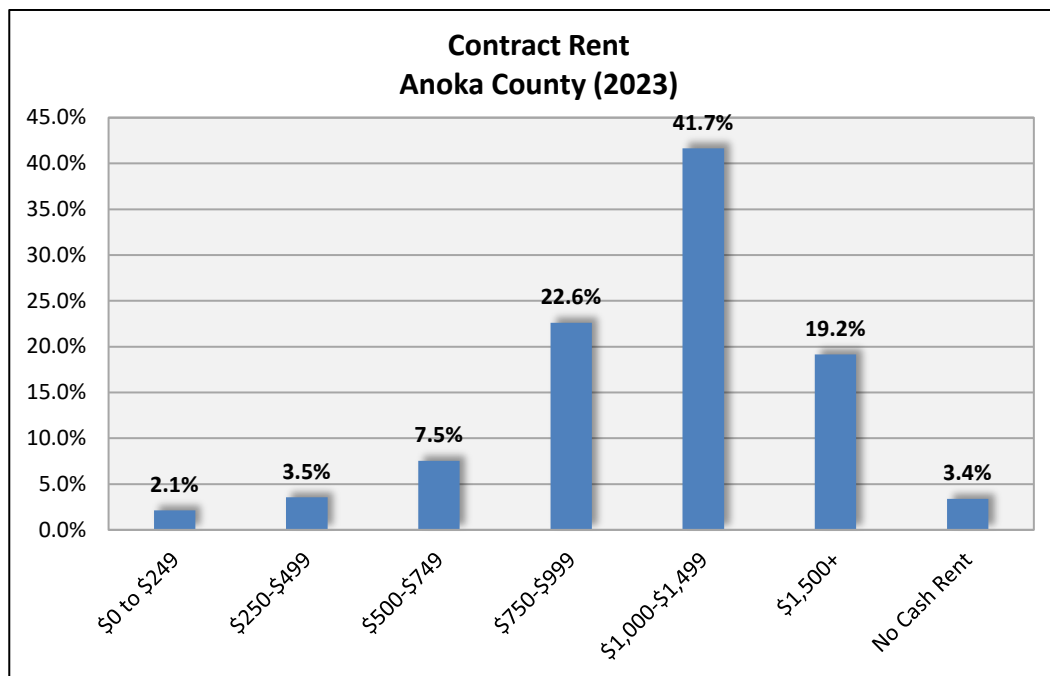


TABLE HC-8
RENTER-OCCUPIED UNITS BY CONTRACT RENT
ANOKA COUNTY
2023

Contract Rent	Andover		Anoka		Bethel		Blaine		Centerville		Circle Pines		Columbia Heights		Columbus	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
No Cash Rent	40	5.8	57	1.7	0	0.0	80	2.2	0	0.0	11	2.9	109	3.5	9	5.5
Cash Rent	655	94.2	3,314	98.3	35	100.0	3,543	97.8	135	100.0	361	97.1	2,988	96.5	154	94.5
\$0 to \$249	12	1.8	91	2.7	0	0.0	40	1.1	0	0.0	0	0.0	90	2.9	0	0.0
\$250-\$499	0	0.0	165	4.9	0	0.0	82	2.3	0	0.0	0	0.0	146	4.7	36	21.8
\$500-\$749	23	3.2	468	13.9	9	26.7	140	3.9	9	6.9	0	0.0	475	15.4	0	0.0
\$750-\$999	39	5.6	1,074	31.9	15	43.3	665	18.4	39	29.2	147	39.4	1,005	32.5	46	28.5
\$1,000-\$1,499	320	46.1	1,100	32.6	5	13.3	1,163	32.1	86	63.8	155	41.7	988	31.9	54	33.3
\$1,500+	261	37.5	416	12.3	6	16.7	1,452	40.1	0	0.0	59	16.0	283	9.2	18	10.9
Total	695	100.0	3,372	100.0	35	100.0	3,623	100.0	135	100.0	372	100.0	3,097	100.0	163	100.0
Median Contract Rent	\$1,455		\$1,017		\$914		\$1,430		\$1,179		\$1,169		\$988		\$1,006	

Contract Rent	Coon Rapids		East Bethel		Fridley		Ham Lake		Hilltop		Lexington		Lino Lakes		Nowthen	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
No Cash Rent	154	2.4	21	10.2	163	3.7	31	9.8	0	0.0	28	8.0	38	6.6	36	42.3
Cash Rent	6,167	97.6	186	89.8	4,276	96.3	282	90.2	166	100.0	315	92.0	530	93.4	49	57.7
\$0 to \$249	177	2.8	0	0.0	113	2.5	0	0.0	0	0.0	0	0.0	7	1.3	0	0.0
\$250-\$499	191	3.0	0	0.0	173	3.9	8	2.5	21	12.6	22	6.4	0	0.0	0	0.0
\$500-\$749	338	5.3	14	6.8	336	7.6	35	11.1	11	6.9	55	16.1	0	0.0	0	0.0
\$750-\$999	1,009	16.0	65	31.2	1,283	28.9	75	24.1	109	65.5	82	23.8	72	12.7	28	33.3
\$1,000-\$1,499	3,317	52.5	91	43.9	2,052	46.2	121	38.7	17	10.3	133	38.9	226	39.9	21	24.4
\$1,500+	1,134	17.9	16	7.8	318	7.2	43	13.7	8	4.6	23	6.8	224	39.5	0	0.0
Total	6,320	100.0	207	100.0	4,438	100.0	312	100.0	166	100.0	343	100.0	568	100.0	85	100.0
Median Contract Rent	\$1,208		\$1,182		\$1,098		\$1,174		\$862		\$1,047		\$1,482		\$932	

Contract Rent	Oak Grove		Ramsey		St. Francis		Spring Lake Park		Linwood Twp.		Anoka County	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
No Cash Rent	0	0.0	93	6.0	0	0.0	28	3.4	11	11.3	4,655	3.4
Cash Rent	86	100.0	1,452	94.0	418	100.0	815	96.6	90	88.7	133,066	96.6
\$0 to \$249	0	0.0	0	0.0	23	5.5	21	2.5	0	0.0	2,940	2.1
\$250-\$499	0	0.0	15	0.9	71	17.1	11	1.2	15	14.4	4,879	3.5
\$500-\$749	0	0.0	42	2.7	29	6.8	40	4.7	11	11.3	10,386	7.5
\$750-\$999	20	22.9	46	3.0	121	28.9	150	17.8	0	0.0	31,115	22.6
\$1,000-\$1,499	61	71.1	605	39.2	167	39.9	454	53.9	48	47.4	57,362	41.7
\$1,500+	5	6.0	745	48.2	8	1.8	139	16.5	16	15.5	26,385	19.2
Total	86	100.0	1,544	100.0	418	100.0	843	100.0	101	100.0	137,721	100.0
Median Contract Rent	\$1,376		\$1,590		\$951		\$1,187		\$1,189		\$1,179	

Sources: U.S. Census Bureau - American Community Survey; Maxfield Research Inc.

For-Sale Market Analysis

Introduction

This section of the report summarizes recent trends and the current supply of for-sale housing in Anoka County, including single-family detached, single-family attached, townhomes and condominiums.

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

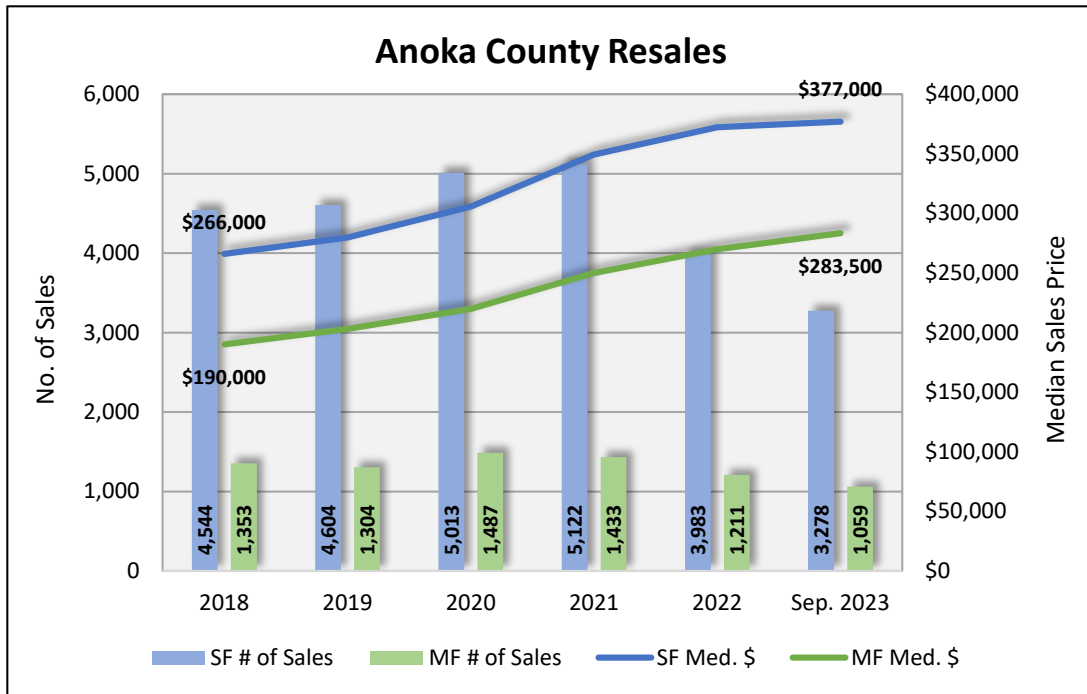
- Home resale value trends from 2018 through September 2023 from the Minneapolis Area Association of Realtors,
- Distribution and price of residential sales by traditional, short-sale and foreclosure transaction types,
- Statistics on new construction activity, and
- Review and analysis of actively marketing subdivisions

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

Home Resales

Tables F-1 through F-3 show trends in resale price of single-family homes and townhomes and condominiums in the county from 2018 through September 2023. Information provided includes the number of closed transactions, average sales price, median sales price, and marketing times (average days on market) for all detached single-family residential resales and multifamily residential resales which includes attached single-family homes (i.e townhomes, twin homes), condominiums and cooperatives. The resale data is compiled by the Minneapolis Area Association of Realtors. The following are key findings about the resale housing market.

- The total sales activity in Anoka County fluctuated between 2018 and 2022, increasing to a high of 6,555 total resales in 2021 and then dropping to 5,194 resales in 2022. Resales through September 2023 were 4,337.
- Over the past five years, 77% of home sales have been single-family with the remaining 23% owned multifamily (primarily twinhomes and townhomes). The highest percentage of owned multifamily sales were in Blaine (33%), Coon Rapids (23%) and Ramsey (12%).
- As of year-end 2022, the following communities had the highest single-family resales activity:
 - o Blaine – 750 resales
 - o Coon Rapids – 579 resales
 - o Andover – 432 resales
 - o Ramsey – 345 resales
 - o Fridley – 307 resales
 - o Columbia Heights – 271 resales
- The median resale price of single-family homes in Anoka County as of year-end 2022 was \$372,500, an increase of 40% since the previous report in 2018. The median resale price of owned multifamily homes in Anoka County was \$270,000, an increase of 42% since the previous report. The chart below shows median resale price for all of Anoka County.



- The median resale price of owned multifamily homes as of the end of 2022 was \$102,500 less than for single-family homes. In general, townhomes provide an affordable owned housing option in the county. Assuming households can generally afford to purchase a home priced at 3.5 times their income (not considering savings or debt that households may have), an income of an estimated \$106,000 would be needed to afford a median priced single-family home while an income of \$77,000 would be needed to afford a median-priced townhome.

TABLE F-1 SINGLE-FAMILY HOME RESALES ANOKA COUNTY 2018 THROUGH SEPTEMBER 2023				
Year	No. of Sales	Avg. Sales Price	Median Sales Price	Avg. Days on Market
Single-Family				
2018	4,544	\$294,555	\$266,000	43
2019	4,604	\$309,161	\$280,000	43
2020	5,013	\$336,819	\$305,750	35
2021	5,122	\$381,127	\$349,500	19
2022	3,983	\$410,022	\$372,500	26
Sep. 2023	3,278	\$415,300	\$377,000	35
Multifamily				
2018	1,353	\$207,636	\$190,000	30
2019	1,304	\$219,781	\$203,000	31
2020	1,487	\$241,446	\$220,000	34
2021	1,433	\$268,287	\$250,000	24
2022	1,211	\$286,361	\$270,000	28
Sep. 2023	1,059	\$297,997	\$283,500	35
Sources: Greater Mpls Area Assoc. of Realtors; Maxfield Research and Consulting LLC				

TABLE F-2 SINGLE-FAMILY HOME RESALES ANOKA COUNTY 2018 THROUGH SEPTEMBER 2023																			
Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market
Andover					Anoka					Bethel					Blaine				
2018	416	\$335,255	\$314,900	54	2018	218	\$260,137	\$235,500	34	2018	7	\$243,714	\$230,000	35	2018	876	\$324,442	\$300,000	44
2019	524	\$361,778	\$345,000	48	2019	200	\$247,403	\$235,000	35	2019	11	\$182,193	\$196,000	32	2019	862	\$342,827	\$323,000	45
2020	568	\$384,365	\$365,000	40	2020	229	\$279,825	\$260,000	30	2020	14	\$227,227	\$230,000	25	2020	928	\$369,563	\$339,950	37
2021	560	\$444,500	\$425,000	18	2021	229	\$318,396	\$305,000	15	2021	14	\$228,336	\$250,000	24	2021	897	\$413,295	\$385,000	21
2022	432	\$475,099	\$440,000	25	2022	197	\$337,084	\$320,000	21	2022	22	\$333,205	\$325,000	11	2022	750	\$446,049	\$427,250	28
Sep. 2023	346	\$480,267	\$435,000	36	Sep. 2023	149	\$332,675	\$330,000	24	Sep. 2023	10	\$373,090	\$365,000	26	Sep. 2023	651	\$459,398	\$434,945	41
Circle Pines					Columbia Heights					Columbus					Coon Rapids				
2018	72	\$249,323	\$227,500	22	2018	274	\$214,053	\$210,000	28	2018	35	\$385,267	\$385,000	55	2018	739	\$255,056	\$247,000	31
2019	79	\$266,385	\$264,900	26	2019	282	\$225,090	\$225,000	31	2019	42	\$411,897	\$360,000	55	2019	764	\$260,224	\$255,000	33
2020	73	\$268,675	\$260,000	16	2020	282	\$247,776	\$243,750	23	2020	57	\$441,902	\$413,000	68	2020	842	\$284,858	\$278,000	24
2021	67	\$335,074	\$315,087	11	2021	349	\$273,539	\$270,000	18	2021	54	\$511,008	\$496,846	30	2021	821	\$327,222	\$320,000	16
2022	64	\$326,100	\$310,500	17	2022	271	\$297,076	\$299,900	18	2022	39	\$559,873	\$560,000	55	2022	579	\$341,525	\$335,000	20
Sep. 2023	54	\$337,176	\$325,000	25	Sep. 2023	196	\$290,146	\$290,000	21	Sep. 2023	26	\$573,343	\$562,500	44	Sep. 2023	489	\$344,468	\$338,500	24
Fridley					Ham Lake					Hilltop					Lexington				
2018	350	\$237,043	\$227,000	30	2018	184	\$371,940	\$356,500	68	2018	N/A	N/A	N/A	N/A	2018	15	\$225,967	\$203,000	27
2019	317	\$256,787	\$250,000	28	2019	204	\$388,795	\$370,762	70	2019	N/A	N/A	N/A	N/A	2019	18	\$234,886	\$239,950	27
2020	331	\$270,143	\$266,750	23	2020	213	\$437,848	\$425,000	60	2020	N/A	N/A	N/A	N/A	2020	15	\$247,964	\$245,000	25
2021	385	\$304,975	\$295,000	14	2021	205	\$484,291	\$439,900	26	2021	N/A	N/A	N/A	N/A	2021	16	\$268,110	\$265,300	19
2022	307	\$326,002	\$315,000	22	2022	175	\$573,829	\$515,000	38	2022	N/A	N/A	N/A	N/A	2022	11	\$296,936	\$300,000	21
Sep. 2023	282	\$321,723	\$320,000	24	Sep. 2023	143	\$566,862	\$490,000	55	Sep. 2023	N/A	N/A	N/A	N/A	Sep. 2023	11	\$305,474	\$334,000	21
Nowthen					Oak Grove					Ramsey					St. Francis				
2018	34	\$373,000	\$352,750	84	2018	116	\$352,414	\$327,500	58	2018	395	\$303,901	\$294,000	48	2018	144	\$258,976	\$242,250	44
2019	38	\$379,658	\$394,500	52	2019	134	\$360,562	\$345,000	68	2019	387	\$316,454	\$305,000	46	2019	141	\$272,132	\$261,800	56
2020	50	\$403,894	\$397,000	41	2020	134	\$395,269	\$373,141	44	2020	414	\$346,537	\$329,900	36	2020	137	\$285,316	\$272,000	37
2021	65	\$478,544	\$438,500	30	2021	159	\$482,361	\$456,300	23	2021	435	\$395,165	\$370,000	21	2021	153	\$335,039	\$320,000	17
2022	29	\$523,141	\$475,000	31	2022	99	\$550,831	\$490,000	32	2022	345	\$416,687	\$400,000	30	2022	112	\$360,423	\$349,900	24
Sep. 2023	36	\$487,537	\$455,450	47	Sep. 2023	99	\$522,476	\$465,000	63	Sep. 2023	259	\$432,599	\$415,000	39	Sep. 2023	90	\$364,007	\$342,000	34
Linwood Twp.					Spring Lake Park														
2018	57	\$314,459	\$299,900	78	2018	96	\$229,382	\$226,000	34						2018	96	\$229,382	\$226,000	34
2019	54	\$307,840	\$289,950	63	2019	79	\$233,223	\$229,000	29						2019	79	\$233,223	\$229,000	29
2020	28	\$370,699	\$369,950	51	2020	72	\$259,357	\$258,200	21						2020	72	\$259,357	\$258,200	21
2021	12	\$373,039	\$387,950	11	2021	78	\$295,487	\$294,750	14						2021	78	\$295,487	\$294,750	14
2022	20	\$366,065	\$373,500	29	2022	82	\$312,128	\$300,000	22						2022	82	\$312,128	\$300,000	22
Sep. 2023	35	\$453,303	\$455,000	41	Sep. 2023	56	\$313,061	\$318,500	21						Sep. 2023	56	\$313,061	\$318,500	21

Sources: Mpls. Area Association of Realtors; Maxfield Research & Consulting, LLC

TABLE F-3 MULTIFAMILY HOME RESALES ANOKA COUNTY 2018 THROUGH SEPTEMBER 2023																			
Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market	Year	No. Sold	Avg. Sale Price	Median Sale Price	Avg. Days on Market
Andover					Anoka					Bethel					Blaine				
2018	45	\$245,518	\$249,900	34	2018	31	\$214,548	\$191,250	27	2018	N/A	N/A	N/A	N/A	2018	424	\$242,740	\$211,000	34
2019	41	\$246,972	\$219,900	26	2019	41	\$252,225	\$275,000	36	2019	N/A	N/A	N/A	N/A	2019	417	\$253,590	\$220,000	31
2020	44	\$319,132	\$308,500	30	2020	48	\$242,693	\$228,750	41	2020	N/A	N/A	N/A	N/A	2020	436	\$262,798	\$231,000	41
2021	62	\$346,774	\$377,500	29	2021	52	\$281,764	\$278,850	27	2021	N/A	N/A	N/A	N/A	2021	412	\$298,383	\$271,000	26
2022	34	\$356,373	\$360,500	49	2022	43	\$291,715	\$290,000	34	2022	N/A	N/A	N/A	N/A	2022	406	\$321,962	\$299,500	27
Sep. 2023	34	\$335,259	\$344,450	23	Sep. 2023	31	\$318,511	\$319,900	42	Sep. 2023	N/A	N/A	N/A	N/A	Sep. 2023	426	\$333,131	\$330,000	38
Circle Pines					Columbia Heights					Columbus					Coon Rapids				
2018	39	\$194,359	\$190,000	23	2018	47	\$162,159	\$140,000	24	2018	1	\$331,900	\$331,900	28	2018	332	\$177,382	\$167,950	28
2019	45	\$189,673	\$181,750	20	2019	65	\$183,980	\$164,000	30	2019	3	\$394,689	\$373,870	43	2019	306	\$189,750	\$180,000	26
2020	41	\$218,959	\$218,500	31	2020	49	\$199,684	\$205,000	32	2020	7	\$386,329	\$359,500	66	2020	346	\$202,006	\$196,000	27
2021	43	\$243,298	\$225,000	17	2021	71	\$209,038	\$188,000	24	2021	6	\$437,943	\$443,103	101	2021	321	\$226,186	\$221,000	18
2022	35	\$258,251	\$265,000	21	2022	51	\$197,326	\$177,000	33	2022	4	\$441,955	\$434,475	40	2022	278	\$241,371	\$237,500	22
Sep. 2023	23	\$249,374	\$250,000	20	Sep. 2023	31	\$229,017	\$193,000	42	Sep. 2023	5	\$472,687	\$464,155	131	Sep. 2023	213	\$245,317	\$238,000	24
Fridley					Ham Lake					Hilltop					Lexington				
2018	73	\$157,459	\$170,000	24	2018	15	\$351,247	\$360,000	47	2018	1	\$79,000	\$79,000	60	2018	N/A	N/A	N/A	N/A
2019	64	\$162,871	\$175,000	38	2019	8	\$388,113	\$390,000	50	2019	2	\$91,250	\$91,250	41	2019	N/A	N/A	N/A	N/A
2020	123	\$230,822	\$210,100	26	2020	11	\$403,900	\$395,900	54	2020	0	\$0	\$0	0	2020	N/A	N/A	N/A	N/A
2021	84	\$220,416	\$218,000	25	2021	13	\$437,146	\$435,000	18	2021	0	\$0	\$0	0	2021	N/A	N/A	N/A	N/A
2022	66	\$224,656	\$241,821	19	2022	13	\$450,046	\$440,000	32	2022	0	\$0	\$0	0	2022	N/A	N/A	N/A	N/A
Sep. 2023	52	\$223,773	\$236,250	35	Sep. 2023	10	\$456,625	\$454,875	35	Sep. 2023	0	\$0	\$0	0	Sep. 2023	N/A	N/A	N/A	N/A
Nowthen					Oak Grove					Ramsey					St. Francis				
2018	N/A	N/A	N/A	N/A	2018	0	\$0	\$0	0	2018	197	\$193,567	\$189,900	25	2018	23	\$167,509	\$164,000	49
2019	N/A	N/A	N/A	N/A	2019	0	\$0	\$0	0	2019	172	\$203,550	\$198,000	26	2019	21	\$182,805	\$175,000	98
2020	N/A	N/A	N/A	N/A	2020	0	\$0	\$0	0	2020	199	\$230,555	\$220,000	30	2020	55	\$214,925	\$206,000	58
2021	N/A	N/A	N/A	N/A	2021	0	\$0	\$0	0	2021	188	\$271,400	\$251,000	22	2021	43	\$241,369	\$242,000	65
2022	N/A	N/A	N/A	N/A	2022	2	\$279,950	\$279,950	24	2022	141	\$296,383	\$269,500	28	2022	33	\$256,674	\$256,000	71
Sep. 2023	N/A	N/A	N/A	N/A	Sep. 2023	0	\$0	\$0	0	Sep. 2023	117	\$286,388	\$265,000	34	Sep. 2023	18	\$269,743	\$270,500	49
Linwood Twp.					Spring Lake Park														
2018	N/A	N/A	N/A	N/A	2018	18	\$184,917	\$184,750	18						2018	18	\$184,917	\$184,750	18
2019	N/A	N/A	N/A	N/A	2019	10	\$203,660	\$206,950	33						2019	10	\$203,660	\$206,950	33
2020	N/A	N/A	N/A	N/A	2020	17	\$203,906	\$197,250	35						2020	17	\$203,906	\$197,250	35
2021	N/A	N/A	N/A	N/A	2021	25	\$237,216	\$228,000	15						2021	25	\$237,216	\$228,000	15
2022	N/A	N/A	N/A	N/A	2022	21	\$262,314	\$256,000	26						2022	21	\$262,314	\$256,000	26
Sep. 2023	N/A	N/A	N/A	N/A	Sep. 2023	17	\$256,824	\$263,000	28						Sep. 2023	17	\$256,824	\$263,000	28

Sources: Mpls. Area Association of Realtors; Maxfield Research & Consulting, LLC

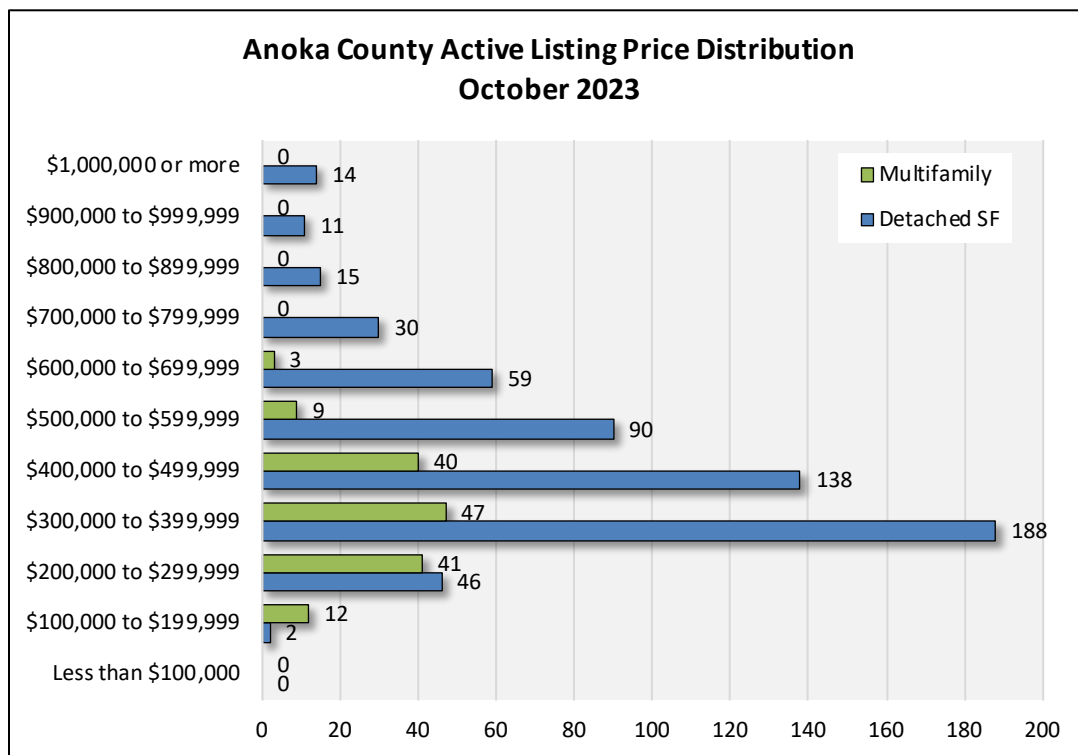
Active Listings

Table F-4 presents a summary of detached single-family homes and multifamily housing products listed for sale in Anoka County as of October 2, 2023. Data includes information on the number of active listings by price range, median age of homes listed for sale, median size (based on total finished square feet), median price and median price per square foot.

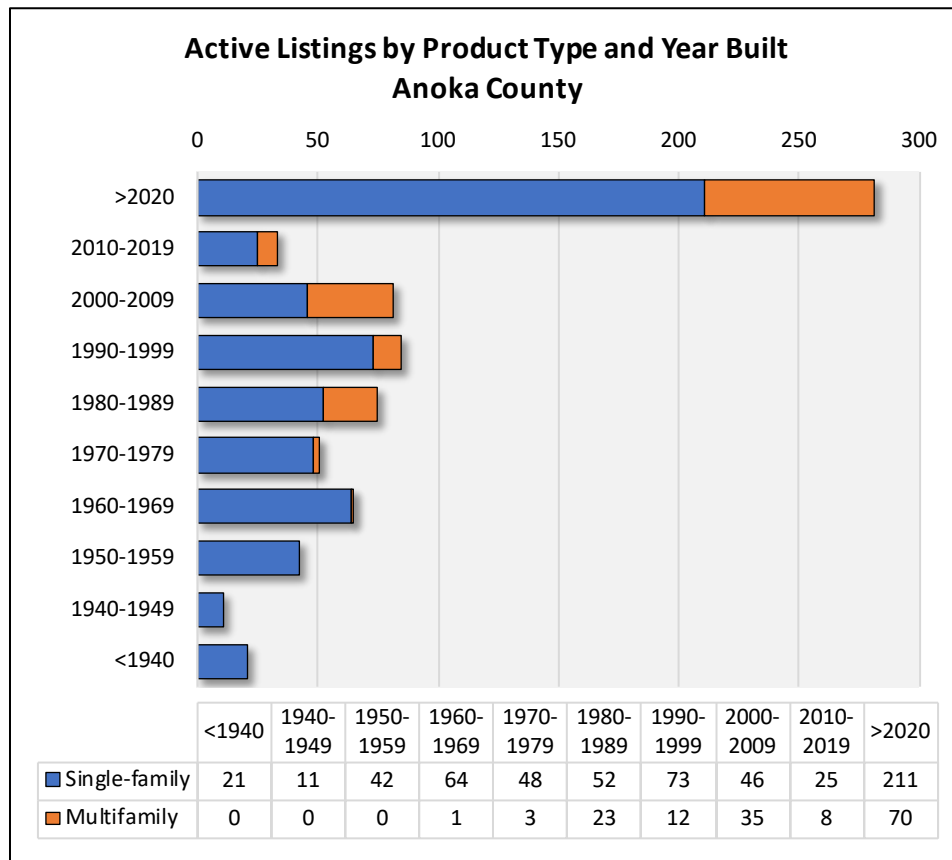
- There were 745 homes listed for sale in Anoka County as of October 2, 2023. Nearly 80% of the for-sale listings (593 homes) were detached single-family homes and the remaining 20% (152 homes) were multifamily housing product types.

TABLE F-4 ACTIVE LISTINGS ANOKA COUNTY October 2023						
	Listings	% of Total	Median Year Built	Median Size	Median Price	Price per Sq. Ft.
Detached Single-family						
Less than \$100,000	0	0.0%	--	--	--	--
\$100,000 to \$199,999	2	0.3%	1948	986	\$169,950	\$172
\$200,000 to \$299,999	46	6.2%	1956	1,434	\$282,400	\$197
\$300,000 to \$399,999	188	25.2%	1978	1,881	\$350,250	\$186
\$400,000 to \$499,999	138	18.5%	2014	2,239	\$459,945	\$205
\$500,000 to \$599,999	90	12.1%	2022	2,586	\$549,233	\$212
\$600,000 to \$699,999	59	7.9%	2014	3,003	\$649,900	\$216
\$700,000 to \$799,999	30	4.0%	2023	3,693	\$750,000	\$203
\$800,000 to \$899,999	15	2.0%	2021	3,496	\$850,000	\$243
\$900,000 to \$999,999	11	1.5%	2023	3,824	\$940,000	\$246
\$1,000,000 or more	14	1.9%	2019	4,648	\$1,250,000	\$269
Subtotal	593	79.6%	1997	2,172	\$450,000	\$207
Multifamily (Townhome, Twin Home, Condo, etc.)						
Less than \$100,000	0	0.0%	--	--	--	--
\$100,000 to \$199,999	12	1.6%	1982	972	\$177,450	\$183
\$200,000 to \$299,999	41	5.5%	2001	1,540	\$259,900	\$169
\$300,000 to \$399,999	47	6.3%	2023	1,804	\$351,810	\$195
\$400,000 to \$499,999	40	5.4%	2023	1,838	\$436,470	\$237
\$500,000 to \$599,999	9	1.2%	2023	3,001	\$539,900	\$180
\$600,000 to \$699,999	3	0.4%	2023	3,193	\$649,900	\$204
\$700,000 to \$799,999	0	0.0%	--	--	--	--
\$800,000 to \$899,999	0	0.0%	--	--	--	--
\$900,000 to \$999,999	0	0.0%	--	--	--	--
\$1,000,000 or more	0	0.0%	--	--	--	--
Subtotal	152	20.4%	2011	1,740	\$350,905	\$202
Market Total	745	100%	2002	2,044	\$424,900	\$208
Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC						

- The median asking price for detached single-family homes in the County was \$450,000, 19% higher than the September 2023 median resale price of \$377,000. The median list price for multifamily product types is \$350,905, 24% higher than the median price of closed resales in 2023 (\$283,500).
- The median size of all homes listed for sale was 2,044 square feet which equates to a median price per square foot (psf) of \$208 based on a total median list price of \$424,900 (all housing product types).
 - With a median size of 2,172 square feet, the median price per square foot for detached single-family homes was \$207 psf.
 - Multifamily units are smaller, at 1,740 square feet, and priced slightly lower on a per square foot basis with a median price of \$202 psf.
- Detached single-family homes priced in the \$300,000 to \$399,999 range are the most common listings in Anoka County, with 188 homes listed for sale (25.2% of all listings), followed by detached single-family units priced in the \$400,000 to \$499,999 range with 138 listings (18.5%).
- Among the multifamily units listed for sale, homes priced in the \$300,000 to \$399,999 range are most common with 47 listings (6.3% of all homes listed for sale), followed by the \$200,000 to \$299,999 range with 41 (5.5%).



- The median year built of the homes listed for sale in Anoka County is 2002, with estimated 38% of the homes (281 listings) built in 2020 or later.
 - Homes built in the 1990s (85 listings) and 2000s (81 listings) each represent an estimated 11% of active listings in the County.
 - Another 10% of listings (75) were homes built in the 1980s and 9% of the homes listed for sale (65) were built in the 1960s.



- Among the detached single-family home listings, 36% of the homes were built in 2020 or later (211 listings). An estimated 12% of the detached single-family homes listed for sale were constructed in the 1990s (73) and 11% were built in the 1960s (64).
- Over 46% of the multifamily units listed for sale were built after 2020 (70 listings), while 23% of the multifamily listings were for units built in the 2000s (35) and 15% were for units built in the 1980s (23).

Table F-5 presents a summary of the actively marketing homes listed for sale in Anoka County as of October 2023 by product type and housing style.

- With 204 listings (27% of the total), single-story detached single-family homes are the most commonly available housing type in Anoka County, followed by two-story homes with 186 listings (25%).
- Two-story detached single-family homes listed for sale represent the newest available product type, with a median year built of 2022 and are also the highest-priced with a median list price of \$549,803.
- Modified two-story detached single-family units are the second most expensive, with a median list price of \$510,000, followed by three-level split detached single-family homes (\$429,900) and detached townhomes (\$461,000).

TABLE F-5 ACTIVE LISTINGS BY STYLE OF HOME ANOKA COUNTY October 2023						
	Listings	% of Total	Median Year Built	Median Size	Median Price	Price per Sq. Ft.
Detached Single-family						
One Story	204	27.4%	1987	1,852	\$399,945	\$216
Two Story	186	25.0%	2022	2,582	\$549,803	\$213
One and One-Half Story	30	4.0%	1954	1,677	\$315,000	\$188
Modified Two Story	29	3.9%	1997	2,936	\$510,000	\$174
Two Level Split	85	11.4%	1986	1,926	\$375,000	\$195
Three Level Split	23	3.1%	2004	1,721	\$429,900	\$250
Four or More Level Split	36	4.8%	1990	2,273	\$399,999	\$176
Multifamily Product Types						
Side x Side Townhome	96	12.9%	2006	1,775	\$325,450	\$183
Twin Home	2	0.3%	1989	1,562	\$277,500	\$178
Quad/4 Corners Townhome	9	1.2%	1988	1,595	\$279,900	\$175
Detached Townhome	38	5.1%	2023	1,769	\$461,000	\$261
Condominium	7	0.9%	1982	851	\$155,000	\$182
Market Total	745	100%	2002	2,044	\$424,900	\$208
Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC						

- Detached townhomes have a median year built of 2023 and represent 25% of the multifamily listings (5% of all listings).
- Side-by-side townhomes, representing 63% of the multifamily listings (13% of all listings), have a median list price of \$325,450 and a median year built of 2006.

Tables F-6 and F-7 present a summary of detached single-family homes and multifamily housing products listed for sale in Anoka County by city/township. Data includes information on the number of active listings, median age of homes listed for sale, median size (based on total finished square feet), median price and median price per square foot.

- As depicted below, communities in the southern half of the County generally have more active listings than in the northern half of the County. Blaine has the most active listings, with 126 detached single-family homes listed for sale (21% of all detached single-family listings) and 48 multifamily listings (32% of all multifamily units listed for sale).

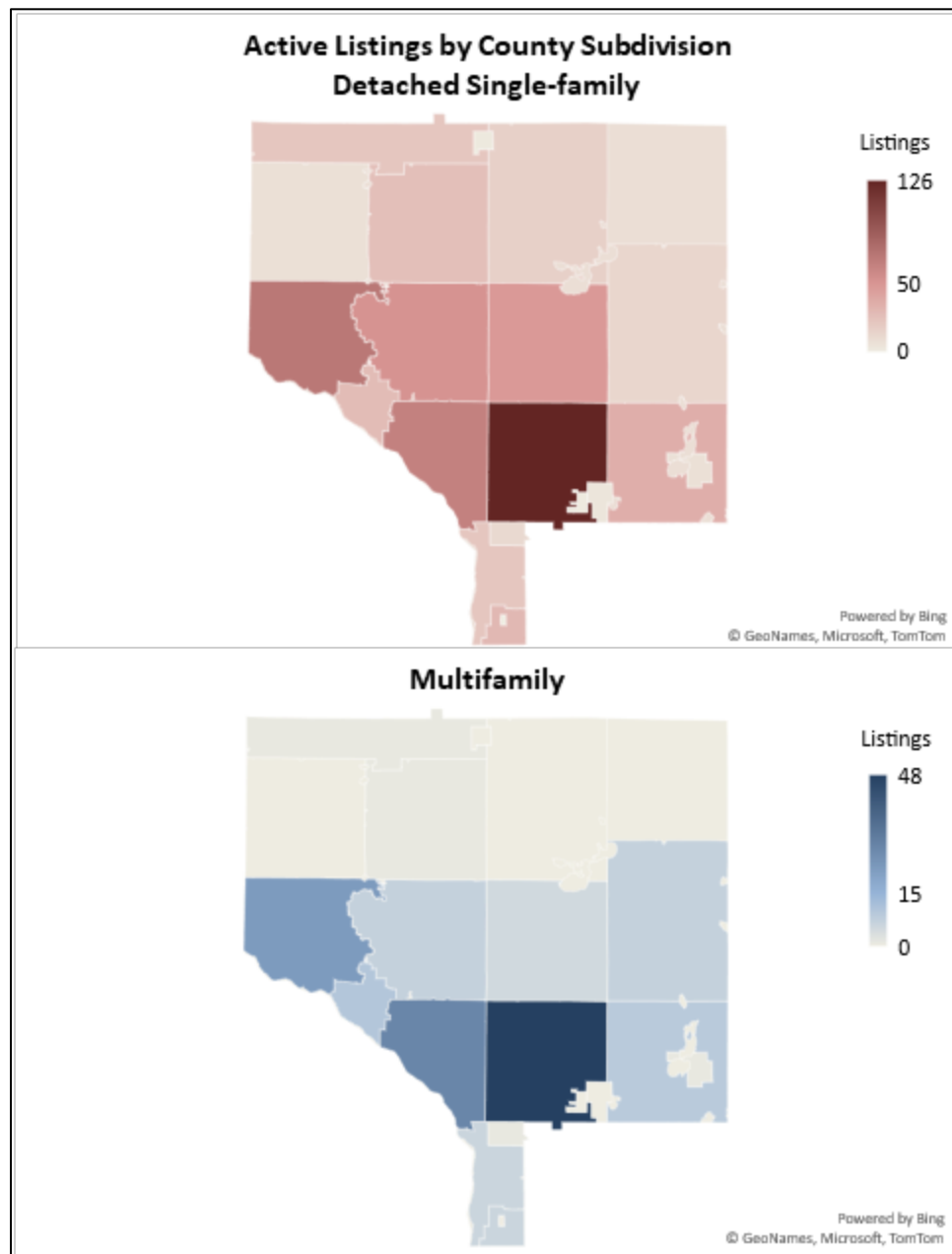


TABLE FS-6
DETACHED SINGLE-FAMILY LISTINGS BY COUNTY SUBDIVISION
ANOKA COUNTY
October 2023

County Subdivision	Listings	% of Total	Median Year Built	Median Size	Median Price	Price per Sq. Ft.
Detached Single-family						
Andover	52	8.8%	1999	2,339	\$477,450	\$204
Anoka	28	4.7%	1964	1,881	\$349,450	\$186
Bethel	2	0.3%	2006	1,797	\$407,200	\$227
Blaine	126	21.2%	2016	2,313	\$480,240	\$208
Centerville	7	1.2%	2003	3,028	\$549,999	\$182
Circle Pines	4	0.7%	1954	1,786	\$359,900	\$202
Columbia Heights	30	5.1%	1958	1,759	\$319,950	\$182
Columbus	13	2.2%	1998	2,096	\$524,000	\$250
Coon Rapids	64	10.8%	1986	1,882	\$366,900	\$195
East Bethel	16	2.7%	1995	2,633	\$525,000	\$199
Fridley	22	3.7%	1961	1,790	\$327,450	\$183
Ham Lake	48	8.1%	2002	2,962	\$639,900	\$216
Hilltop	0	0.0%	--	--	--	--
Lexington	1	0.2%	2007	3,109	\$544,900	\$175
Lino Lakes	36	6.1%	2020	2,556	\$530,250	\$207
Linwood Township	8	1.3%	1986	1,964	\$485,450	\$247
Nowthen	7	1.2%	1988	2,720	\$869,900	\$320
Oak Grove	26	4.4%	2023	2,249	\$620,481	\$276
Ramsey	70	11.8%	2003	2,421	\$422,400	\$174
St. Francis	22	3.7%	2022	2,099	\$457,500	\$218
Spring Lake Park	11	1.9%	1959	1,696	\$309,900	\$183
County Total	593	100%	1997	2,172	\$450,000	\$207

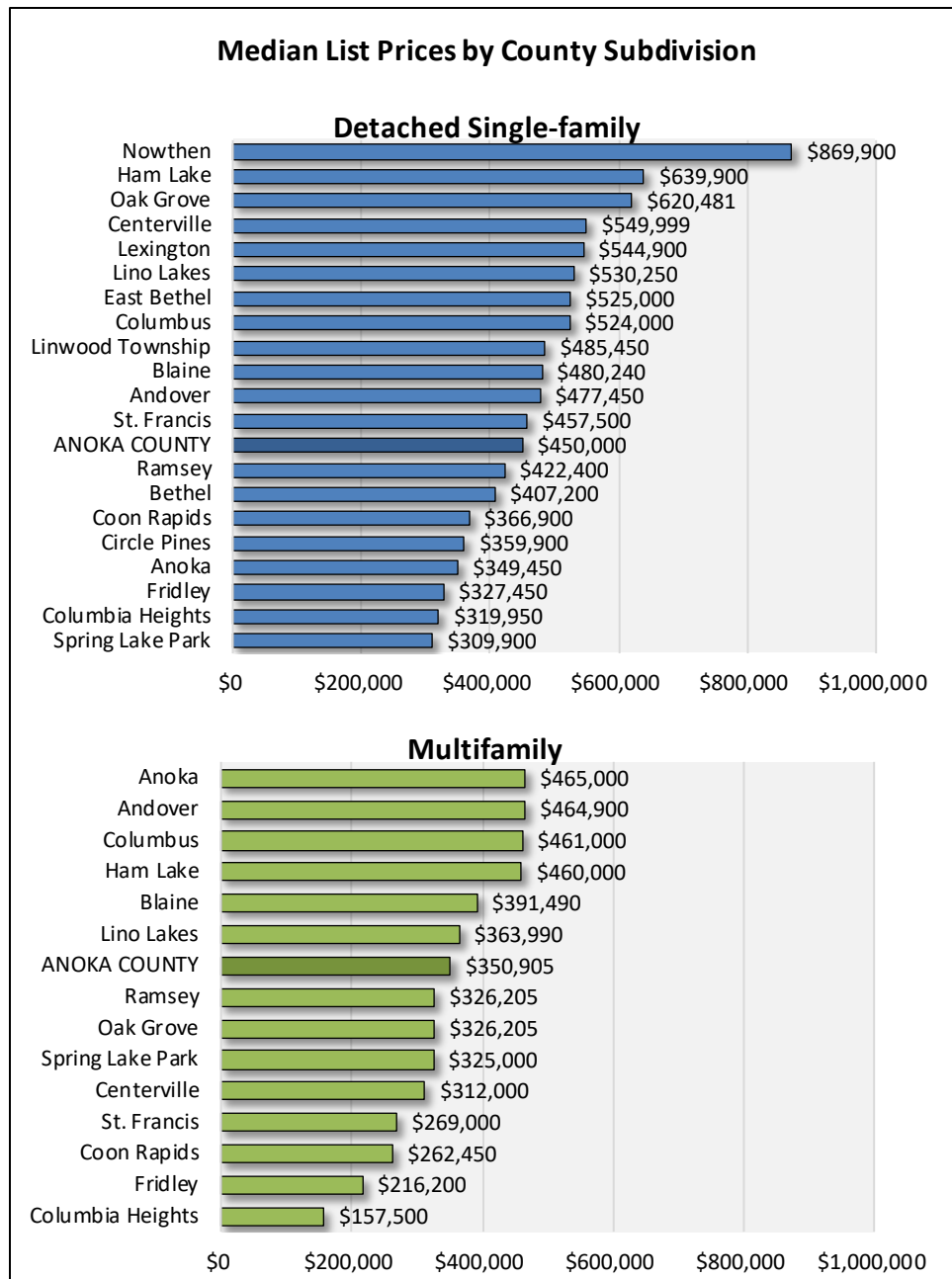
Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC

- The number of detached single-family listings is also high in Ramsey (70 listings, 12%), Coon Rapids (64 listings, 11%) and Andover (52 listings, 9%). Other than Blaine, multifamily listing activity is highest in Coon Rapids with 28 units listed for sale (18% of all multifamily listings) and Ramsey with 22 listings (15%).
- As depicted in the following graph, median list prices for detached single-family homes range from \$309,900 in Spring Lake Park to \$869,900 in Nowthen, while median multifamily list prices range from \$157,500 in Columbia Heights to \$465,000 in Anoka. Note that communities with no active listings are excluded from the graph.

TABLE F-7
MULTIFAMILY LISTINGS BY COUNTY SUBDIVISION
ANOKA COUNTY
October 2023

County Subdivision	Listings	% of Total	Median Year Built	Median Size	Median Price	Price per Sq. Ft.
Andover	7	4.6%	2007	1,660	\$464,900	\$280
Anoka	10	6.6%	2006	1,653	\$465,000	\$281
Bethel	0	0.0%	--	--	--	--
Blaine	48	31.6%	2023	1,845	\$391,490	\$212
Centerville	1	0.7%	1998	1,312	\$312,000	\$238
Circle Pines	0	0.0%	--	--	--	--
Columbia Heights	6	3.9%	1986	1,020	\$157,500	\$154
Columbus	7	4.6%	2023	1,740	\$461,000	\$265
Coon Rapids	28	18.4%	1994	1,562	\$262,450	\$168
East Bethel	0	0.0%	--	--	--	--
Fridley	6	3.9%	1983	1,417	\$216,200	\$153
Ham Lake	5	3.3%	1998	3,074	\$460,000	\$150
Hilltop	0	0.0%	--	--	--	--
Lexington	0	0.0%	--	--	--	--
Lino Lakes	9	5.9%	2022	1,804	\$363,990	\$202
Linwood Township	0	0.0%	--	--	--	--
Nowthen	0	0.0%	--	--	--	--
Oak Grove	1	0.7%	2004	1,802	\$326,205	\$181
Ramsey	22	14.5%	2023	1,800	\$326,205	\$181
St. Francis	1	0.7%	2001	1,776	\$269,000	\$151
Spring Lake Park	1	0.7%	1997	2,104	\$325,000	\$154
County Total	152	100%	2011	1,740	\$350,905	\$202

Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC



- As of the end of September 2023, there was a 1.7-month supply of detached single-family homes and a 1.6-month supply of multifamily units available for sale on the market in Anoka County. By comparison, there was a 1.7-month supply of detached single-family homes and a 2.0-month supply of multifamily units available across the Metro Area.

- The supply of owned homes on the market is, lower now because of the increase in mortgage interest rates. More importantly, the supply of owned housing on the market has been consistently low for several years. The market is considered in balance with about six months supply of homes on the market depending on the level of market activity. With supply at or less than two months, the for-sale market is severely constrained, demonstrated by the dramatic acceleration in home prices over the past five to seven years.
- As summarized below, months of supply of detached single-family homes ranges from 0.6-month in Lexington to 7.3-months in Centerville. The supply of available multifamily units ranges from 0.1-month in Oak Grove to 6.8 months in Columbus.
- The supply of available housing is well-below equilibrium in the vast majority of communities in Anoka County. This data suggests that there is likely pent-up demand for new for-sale housing units in most areas of Anoka County.

TABLE F-8 MONTHS SUPPLY ANOKA COUNTY September 2023		
County Subdivision	Detached Single-family	Multifamily
Andover	1.5	1.6
Anoka	1.4	2.4
Bethel	0.8	--
Blaine	2.1	1.7
Centerville	7.3	0.4
Circle Pines	0.8	0.7
Columbia Heights	0.9	1.4
Columbus	4.3	6.8
Coon Rapids	1.1	1.0
East Bethel	2.5	--
Fridley	1.0	1.3
Ham Lake	2.9	1.2
Hilltop	--	--
Lexington	0.6	--
Lino Lakes	2.0	2.0
Linwood Township	3.9	--
Nowthen	3.2	--
Oak Grove	2.7	0.1
Ramsey	1.9	1.8
St. Francis	1.9	0.7
Spring Lake Park	0.8	0.8
Anoka County	1.7	1.6
Twin Cities Metro Area*	1.7	2.0
*Seven-County Metro Area		
Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC		

Residential Subdivisions

Maxfield Research obtained lot inventory and subdivision data from Zonda (formerly Metrostudy), a homebuilding consulting company that maintains a database of all subdivision activity in the greater Twin Cities Metro Area. This data is intended to provide an overview of the supply of residential lots by community in Anoka County, including the total number of residential lots, vacant lots, base price ranges, product type, absorption and typical lot sizes. Data is presented in Tables F-9 through F-12. Note that detailed pricing information for new construction homes is summarized in the New Construction Home Pricing portion of this section, presented next.

Zonda categorizes their subdivisions as either “detached” or “attached”. For the purposes of this analysis, we include “detached” subdivisions under detached single-family while “attached” subdivisions are considered multifamily.

The following terms are used in the residential subdivision summary tables:

- Annual Starts and Closings: The sum of activity for the most recent four quarters.
- Closing: Defined as when a “move in” has occurred and the home is occupied.
- Future Lots Inventory: Future lots are recorded after a preliminary plat or site plan has been submitted for consideration by the City.
- Price: Range of all base home price offered within the subdivision
- Starts: The housing slab or foundation has been poured.
- Total Lots: A summation of all lots platted in a subdivision, including those closed, under construction, and vacant.
- Lots Remaining (Vacant Developed Lot): The subdivision is considered developed after subdivision streets are paved and vehicles can physically drive in front of the lot.

The following points summarize our findings regarding the residential lot supply in Anoka County. Data is current through the second quarter of 2023, the most recent information available from Zonda.

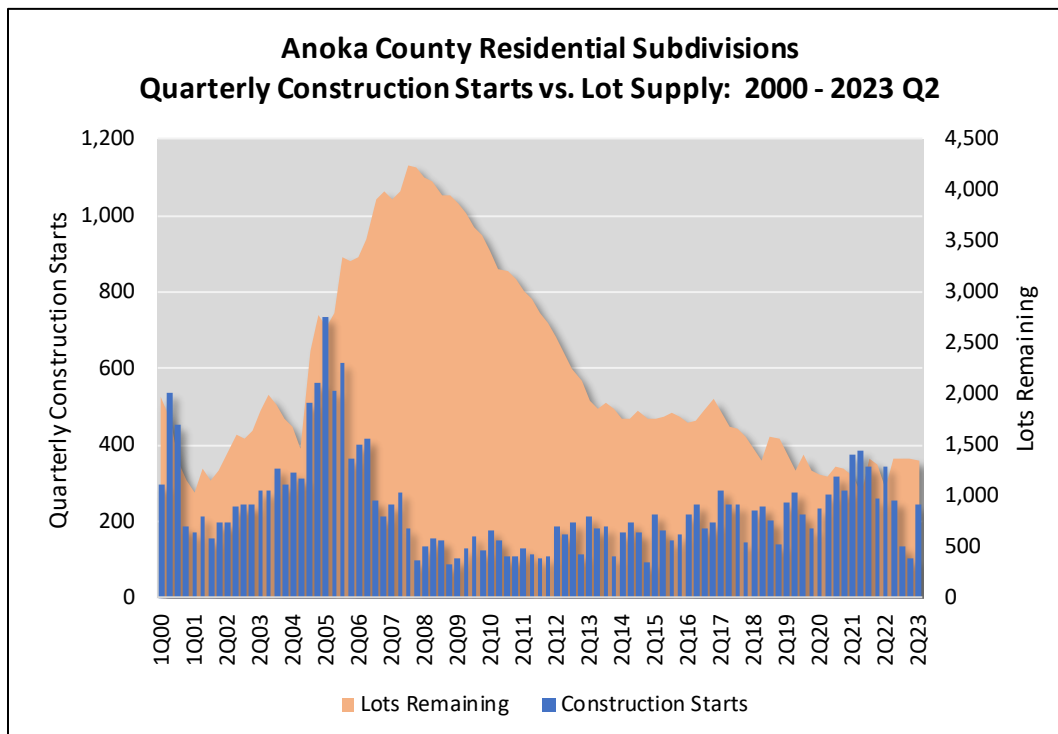
- Zonda is tracking a total of 706 residential subdivisions in Anoka County containing 33,877 lots, including 579 detached single-family subdivisions (25,965 lots) and 127 multifamily subdivisions (7,912 lots).

- As summarized below, there are 135 active subdivisions (121 detached single-family and 14 multifamily subdivisions). Active subdivisions contain 7,238 lots, including 6,399 detached lots and 839 multifamily lots. Active is defined as a subdivision with developed lots available to build on or standing inventory available to buy.

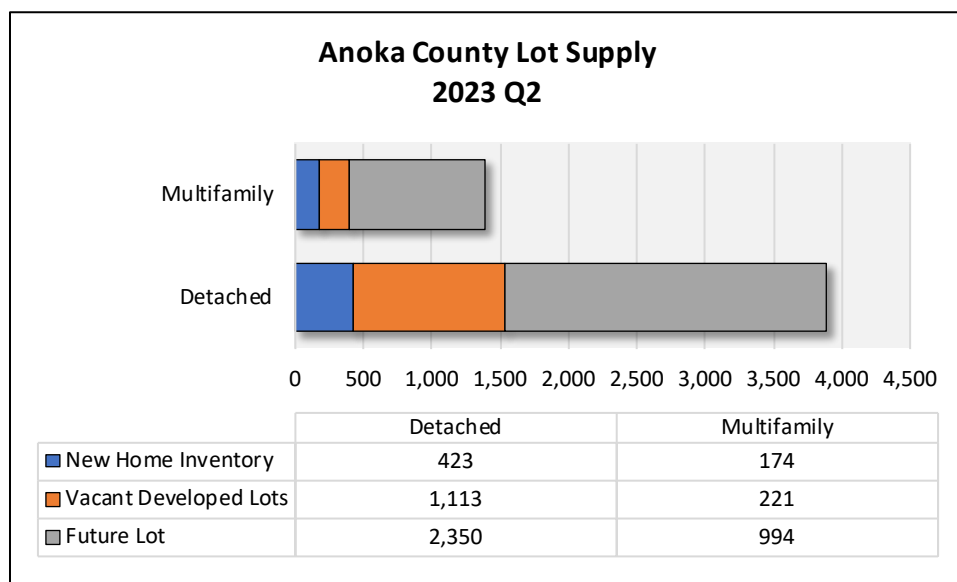
Anoka County Subdivision Summary - 2023 Q2						
Status	Detached Single-family		Multifamily		Total	
	Subdivisions	Lots	Subdivisions	Lots	Subdivisions	Lots
Active	121	6,399	14	839	135	7,238
Built Out	431	18,430	96	5,998	527	24,428
Future	27	1,136	17	1,075	44	2,211
Total:	579	25,965	127	7,912	706	33,877

Sources: Zonda; Maxfield Research and Consulting, LLC

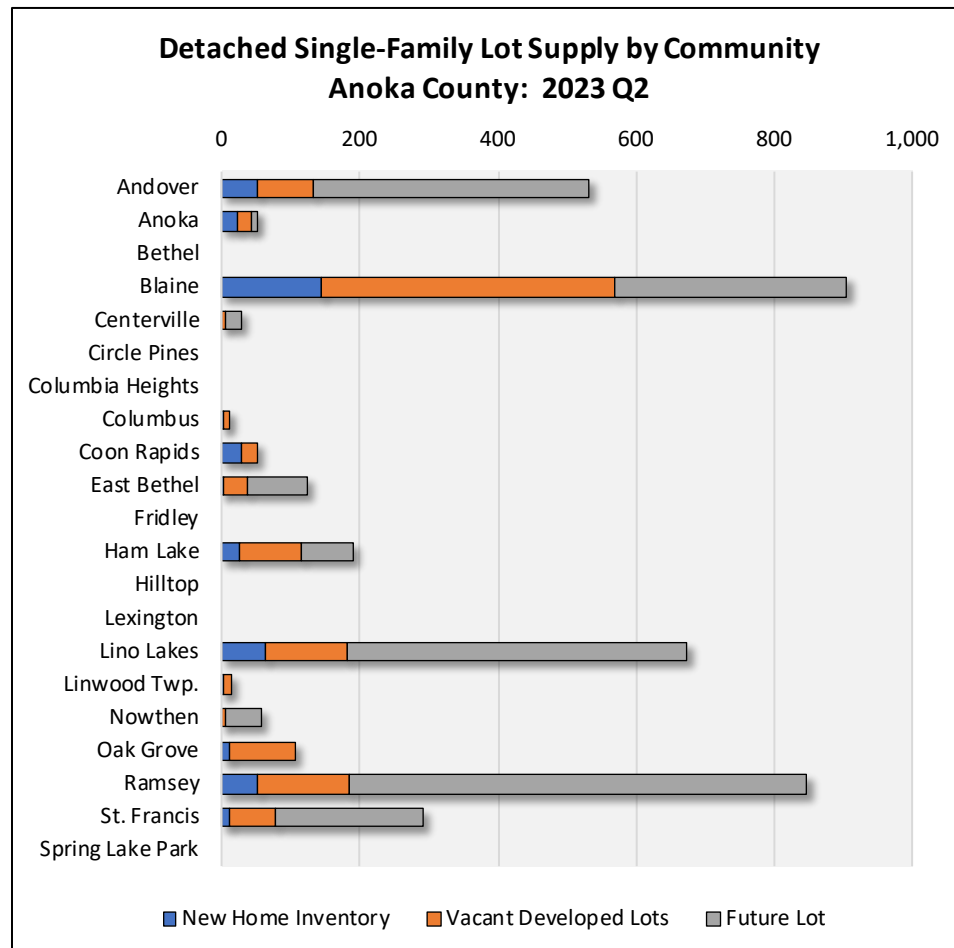
- Another 527 subdivisions are fully-developed (24,428 total lots), including 431 detached single-family subdivisions (18,430 lots) and 96 multifamily subdivisions (5,998 lots). There are also 44 pending future developments (2,211 total lots), including 27 future detached single-family subdivisions (1,136 lots) and 17 future multifamily developments (1,075 lots).
- Of the 7,238 lots in active subdivisions, 1,334 are vacant, including 1,113 detached single-family lots and 221 multifamily lots.
- The graph below illustrates the number of quarterly construction starts against the supply of vacant developed lots in Anoka County since 2000.



- On average, there have been 239 construction starts in these subdivisions quarterly (954 per year) since 2000.
 - Prior to 2010, subdivisions in Anoka County averaged 290 construction starts per quarter. Construction starts slowed to an average of 178 per quarter between 2010 and 2020.
 - Construction activity accelerated recently, averaging 266 construction starts per quarter between 2020 and 2nd Quarter 2023.
- With increased home building activity, the residential lot supply has diminished gradually after the Great Recession. The vacant developed lot supply peaked in late 2007 at 4,240 lots and has declined steadily to an inventory low of 1,006 lots as of 3rd Quarter 2021.
- The vacant developed lot inventory increased to 1,334 lots as of 2nd Quarter 2023, although the current supply of lots remains well below the historical average inventory of 2,196 vacant developed lots (2000 – 2023).
- Along with the vacant developed lots, there are 3,344 future lots planned in active subdivisions, including 2,350 detached single-family lots and 994 multifamily lots. Additionally, there are 1,136 future detached single-family lots and 1,075 future multifamily lots in pending subdivisions.
- Along with the available lot supply, there was a new home inventory of 597 units as of the 2nd Quarter 2023, including 423 detached single-family homes and 174 multifamily units. The new home inventory includes model units, finished vacant homes and homes under construction.

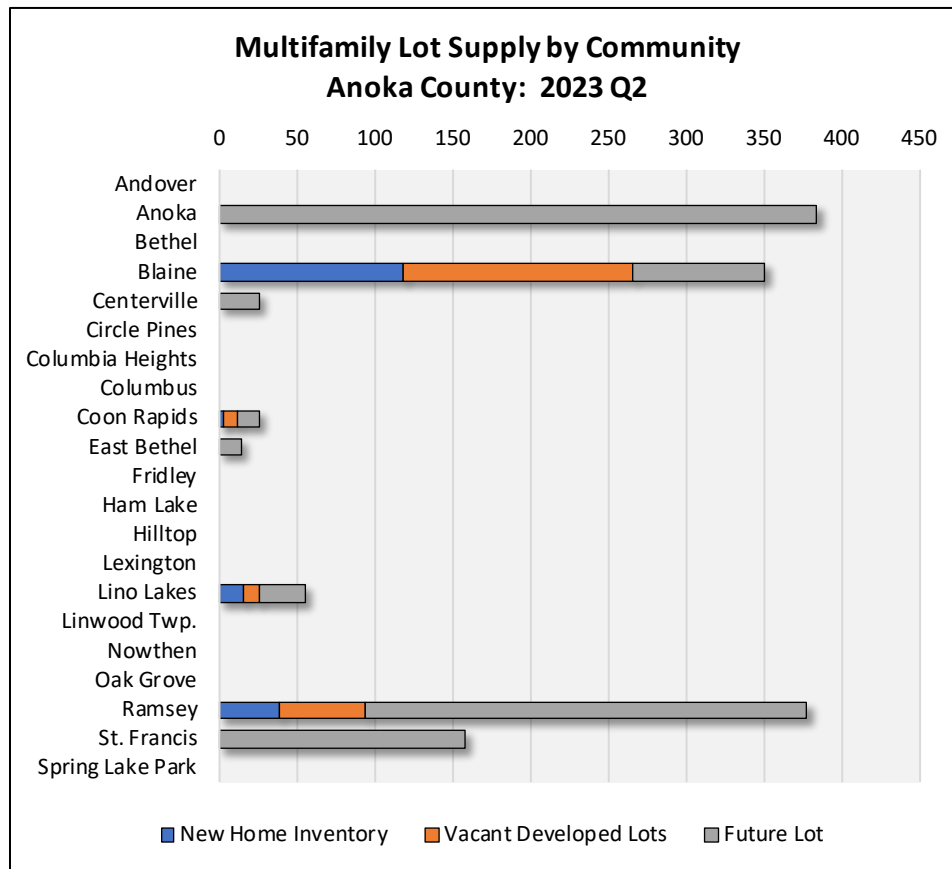


- The following graph illustrates the active detached single-family lot supply by community in Anoka County as of the 2nd Quarter 2023, including new home inventory, vacant developed lots and future lots.



- As shown above, Blaine has the largest inventory of vacant developed detached single-family lots with 425, followed by Ramsey with 131, Lino Lakes with 117 and Oak Grove with 95 lots.
- Blaine also has the largest new detached home inventory (143 homes), while Lino Lakes has 64 new homes available. Ramsey and Andover each have 53 new homes available.
- Ramsey has the largest supply of future lots in active subdivisions with 663, followed by Lino Lakes with 493, Andover with 396 and Blaine with 337.
- Bethel, Circle Pines, Columbia Heights, Fridley, Hilltop, Lexington, and Spring Lake Park have no residential lots in active subdivisions. Most new home construction in these fully-developed communities requires redevelopment or tear-down of existing older homes.

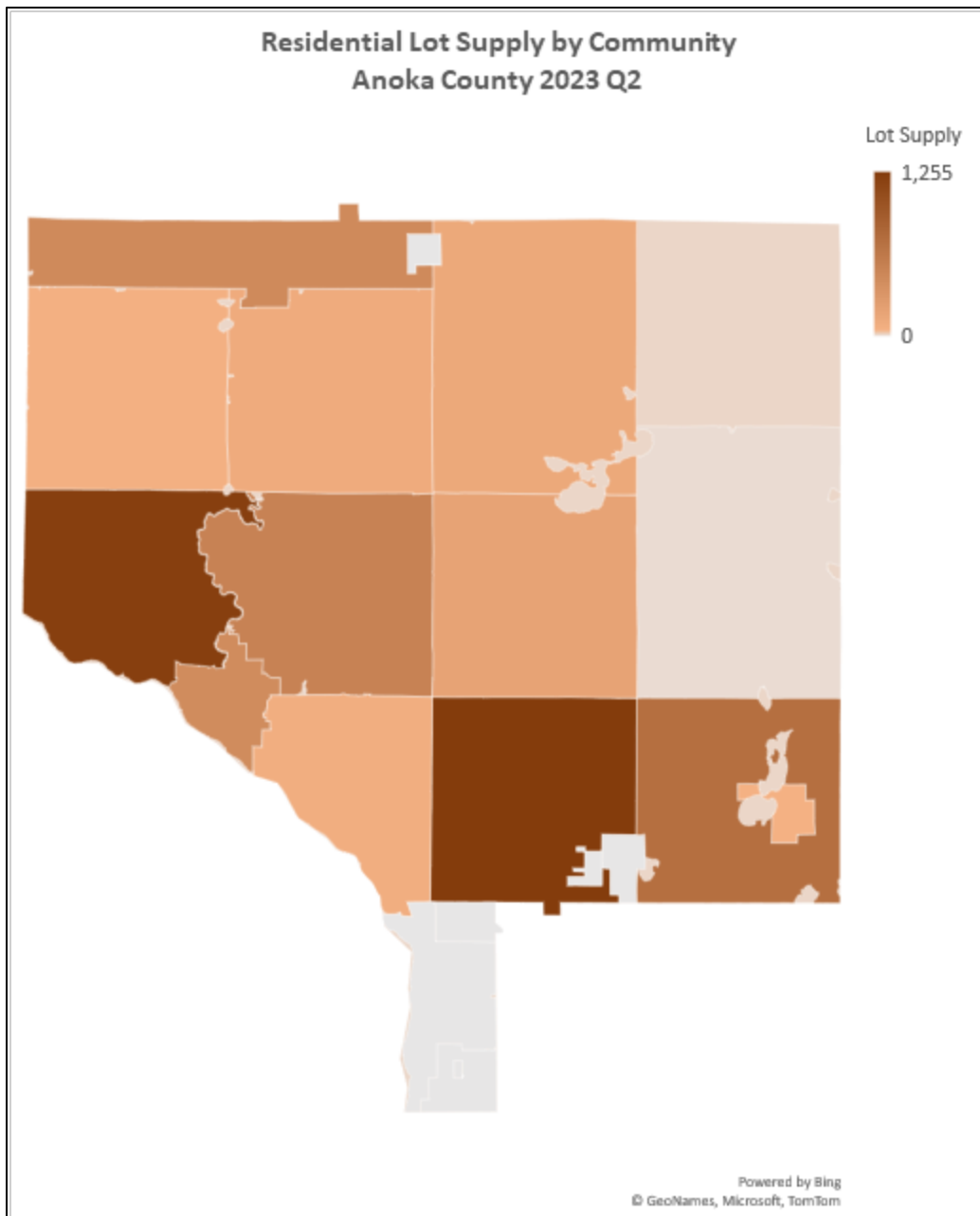
- The graph below illustrates the active multifamily lot supply by community in Anoka County as of the 2nd Quarter 2023, including new home inventory, vacant developed lots and future lots.



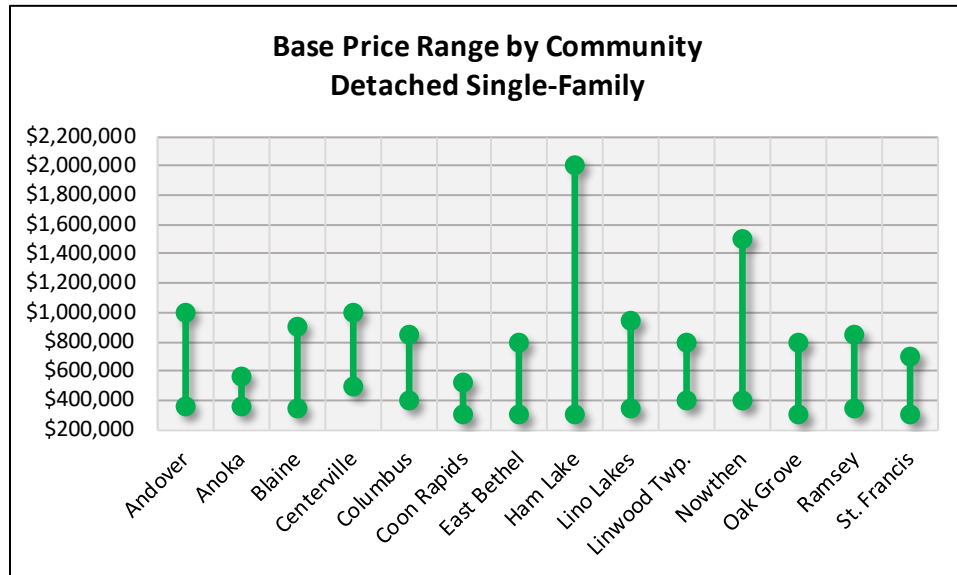
- As shown in the graph, Blaine has the largest inventory of vacant developed multifamily lots (148 lots), followed by Ramsey (55 lots) and Lino Lakes (10 lots). No other communities have an active supply of vacant developed multifamily lots.
- Blaine also has the largest new multifamily home inventory (118 homes), while Ramsey and Lino Lakes have 38 and 15 new homes available, respectively. There are also three new homes available in Coon Rapids, but no other communities have a new home inventory.
- Anoka has the largest supply of future lots in active multifamily subdivisions (384 lots), followed by Ramsey (284 lots), St. Francis (158 lots) and Blaine (84 lots). Lino Lakes (30 lots), Centerville (26 lots), Coon Rapids (14 lots) and East Bethel (14 lots) also have future multifamily lots.
- Blaine has averaged 462 new construction closings annually, representing 46% of all new construction closings in the County, including 292 detached closings (38% market share) and 170 multifamily closings (72% market share).

- Andover is the second most active detached single-family new construction market, having averaged 106 closings per year (14% market share). Lino Lakes is the second most active new construction multifamily market, having averaged 48 closings annually (20% market share).

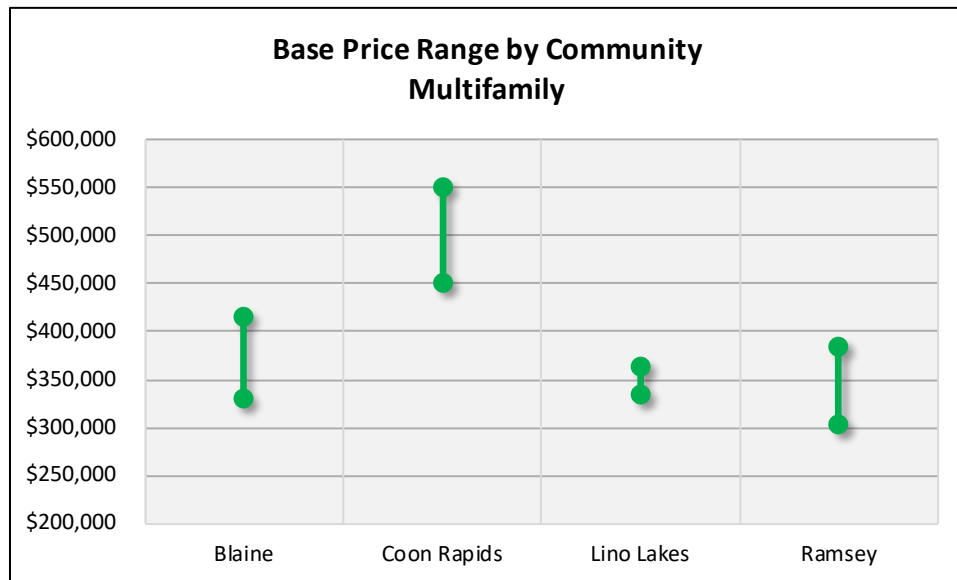
The following map depicts lot supply (detached single-family and multifamily lots combined) by community in Anoka County as of 2nd Quarter 2023. Lot supply includes new home inventory, vacant developed lots and future lots in active subdivisions. Tables F-9 through F-12 present the inventory of all detached single-family and multifamily subdivisions in Anoka County, including information on subdivision name, age, inventory, absorption, pricing and lot width (frontage) by subdivision and community.



- The following graphs illustrate average base price ranges by community. Communities that do not have active subdivisions are not represented in the graphs.
- Homes in active detached single-family subdivisions have base prices ranging from \$300,000 to \$2.0 million. The lowest base prices range from \$300,000 to \$500,000, while the highest base price range has a much larger gap (\$525,000 to \$2.0 million).



- Base prices for units in the active multifamily subdivisions range from \$304,000 to \$550,000, with a low price range of \$304,000 to \$450,000 and a high price range of \$364,000 to \$550,000.



FOR-SALE MARKET ANALYSIS

**TABLE F-9
LOT SUPPLY SUMMARY
ANOKA COUNTY
2023 Q2**

City	Detached Single-family						Multifamily (townhomes, etc.)					
	Total Subdivisions	Home Inventory ¹	New Inventory ²	Vacant Dev. Lots	Future Lots ³	Total Lots	Total Subdivisions	Home Inventory ¹	New Inventory ²	Vacant Dev. Lots	Future Lots ³	Total Lots
Andover	76	3,229	53	81	396	3,759	11	375	0	0	0	375
Anoka	8	291	23	20	8	342	6	88	0	0	384	472
Bethel	0	0	0	0	0	0	0	0	0	0	0	0
Blaine	146	7,263	143	425	337	8,168	41	2,516	118	148	84	2,866
Centerville	13	374	0	5	24	403	2	18	0	0	26	44
Circle Pines	1	52	0	0	0	52	0	0	0	0	0	0
Columbia Heights	2	18	0	0	0	18	4	299	0	0	0	299
Columbus	9	131	3	7	0	141	0	0	0	0	0	0
Coon Rapids	23	1,116	29	24	0	1,169	17	810	3	8	14	835
East Bethel	37	901	3	33	87	1,024	1	0	0	0	14	14
Fridley	2	42	0	0	0	42	2	72	0	0	0	72
Ham Lake	70	1,712	25	90	75	1,902	2	178	0	0	0	178
Hilltop	0	0	0	0	0	0	0	0	0	0	0	0
Lexington	0	0	0	0	0	0	1	10	0	0	0	10
Lino Lakes	43	2,125	64	117	493	2,799	10	711	15	10	30	766
Linwood Twp.	14	301	3	12	0	316	0	0	0	0	0	0
Nowthen	19	264	0	6	53	323	0	0	0	0	0	0
Oak Grove	30	822	12	95	0	929	1	18	0	0	0	18
Ramsey	53	2,248	53	131	663	3,095	21	1,233	38	55	284	1,610
St. Francis	31	1,166	12	67	214	1,459	7	174	0	0	158	332
Spring Lake Park	2	24	0	0	0	24	1	21	0	0	0	21
County Total:	579	22,079	423	1,113	2,350	25,965	127	6,523	174	221	994	7,912

¹ Includes occupied units

² Includes model units (i.e. spec homes), finished vacant homes, and homes under construction

³ Includes only future lots in actively marketing subdivisions. Additional future lots identified in new subdivisions in the pipeline.

Sources: Zonda; Maxfield Research and Consulting, LLC

TABLE F-10
SUMMARY OF ACTIVELY MARKETING DETACHED SUBDIVISIONS
ANOKA COUNTY
2023 Q2

City	Active Subdivisions	Supply		Activity		Months Supply		Price Range	
		New Home Inventory ¹	VDL ² Inventory	Annual Starts	Annual Closings	Inventory Months	VDL ² Months	Min. (\$000s)	Max. (\$000s)
Andover	13	53	81	82	106	6.0	11.9	\$364	- \$1,000
Anoka	3	23	20	25	24	11.5	9.6	\$354	- \$560
Bethel	0	0	0	0	0	--	--	--	--
Blaine	26	143	425	193	271	6.3	26.4	\$345	- \$900
Centerville	2	0	5	1	7	0.0	60.0	\$500	- \$1,000
Circle Pines	0	0	0	0	0	--	--	--	--
Columbia Heights	0	0	0	0	0	--	--	--	--
Columbus	4	3	7	4	8	4.5	21.0	\$400	- \$850
Coon Rapids	5	29	24	32	33	10.5	9.0	\$300	- \$525
East Bethel	10	3	33	7	9	4.0	56.6	\$300	- \$800
Fridley	0	0	0	0	0	--	--	--	--
Ham Lake	13	25	90	42	51	5.9	25.7	\$300	- \$2,000
Hilltop	0	0	0	0	0	--	--	--	--
Lexington	0	0	0	0	0	--	--	--	--
Lino Lakes	10	64	117	78	63	12.2	18.0	\$350	- \$950
Linwood Twp.	3	3	12	4	3	12.0	36.0	\$400	- \$800
Nowthen	2	0	6	2	8	0.0	36.0	\$400	- \$1,500
Oak Grove	14	12	95	21	44	3.3	54.3	\$300	- \$800
Ramsey	9	53	131	74	70	9.1	21.2	\$350	- \$850
St. Francis	7	12	67	19	27	5.3	42.3	\$300	- \$700
Spring Lake Park	0	0	0	0	0	--	--	--	--
County Total:	121	423	1,113	584	724	7.0	22.9	\$300	- \$2,000

¹ New home inventory includes model units (i.e. spec homes), finished vacant homes, and homes under construction

² Vacant Developed Lots

Sources: Zonda; Maxfield Research and Consulting, LLC

TABLE F-11
SUMMARY OF ACTIVELY MARKETING MULTIFAMILY SUBDIVISIONS
ANOKA COUNTY
2023 Q2

City	Active Subdivisions	Supply		Activity		Months Supply		Price Range	
		New Home Inventory ¹	VDL ² Inventory	Annual Starts	Annual Closings	Inventory Months	VDL ² Months	Min. (\$000s)	Max. (\$000s)
Andover	0	0	0	0	0	--	--	--	--
Anoka	0	0	0	0	0	--	--	--	--
Bethel	0	0	0	0	0	--	--	--	--
Blaine	9	118	148	83	170	8.3	21.4	\$331	\$415
Centerville	0	0	0	0	0	--	--	--	--
Circle Pines	0	0	0	0	0	--	--	--	--
Columbia Heights	0	0	0	0	0	--	--	--	--
Columbus	0	0	0	0	0	--	--	--	--
Coon Rapids	1	3	8	3	0	--	32.0	\$450	\$550
East Bethel	0	0	0	0	0	--	--	--	--
Fridley	0	0	0	0	0	--	--	--	--
Ham Lake	0	0	0	0	0	--	--	--	--
Hilltop	0	0	0	0	0	--	--	--	--
Lexington	0	0	0	0	0	--	--	--	--
Lino Lakes	1	15	10	10	32	5.6	12.0	\$344	\$364
Linwood Twp.	0	0	0	0	0	--	--	--	--
Nowthen	0	0	0	0	0	--	--	--	--
Oak Grove	0	0	0	0	0	--	--	--	--
Ramsey	3	38	55	41	14	32.6	16.1	\$304	\$385
St. Francis	0	0	0	0	0	--	--	--	--
Spring Lake Park	0	0	0	0	0	--	--	--	--
County Total:	14	174	221	137	216	9.7	19.4	\$304	- \$550

¹ New home inventory includes model units (i.e. spec homes), finished vacant homes, and homes under construction

² Vacant Developed Lots

Sources: Zonda; Maxfield Research and Consulting, LLC

FOR-SALE MARKET ANALYSIS

TABLE F-12
NEW CONSTRUCTION HOUSING ACTIVITY STATISTICS
ANOKA COUNTY
2023 Q2

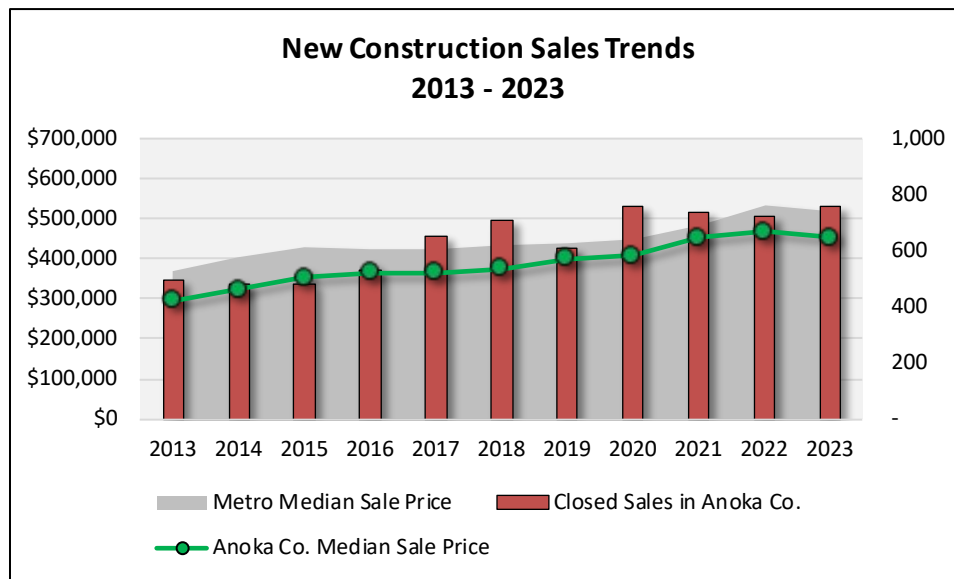
City	Detached Single-family				Multifamily (townhomes, etc.)				Total			
	Annual Closings	Market Share	Vacant Dev. Lots	Market Share	Annual Closings	Market Share	Vacant Dev. Lots	Market Share	Annual Closings	Market Share	Vacant Dev. Lots	Market Share
Andover	106	13.8%	81	7.3%	0	0.0%	0	0.0%	106	10.6%	81	6.1%
Anoka	24	3.1%	20	1.8%	0	0.0%	0	0.0%	24	2.4%	20	1.5%
Bethel	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Blaine	292	38.1%	425	38.2%	170	72.3%	148	67.0%	462	46.1%	573	43.0%
Centerville	7	0.9%	5	0.4%	0	0.0%	0	0.0%	7	0.7%	5	0.4%
Circle Pines	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Columbia Heights	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Columbus	8	1.0%	7	0.6%	0	0.0%	0	0.0%	8	0.8%	7	0.5%
Coon Rapids	34	4.4%	24	2.2%	0	0.0%	8	3.6%	34	3.4%	32	2.4%
East Bethel	9	1.2%	33	3.0%	0	0.0%	0	0.0%	9	0.9%	33	2.5%
Fridley	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Ham Lake	53	6.9%	90	8.1%	0	0.0%	0	0.0%	53	5.3%	90	6.7%
Hilltop	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lexington	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lino Lakes	64	8.3%	117	10.5%	48	20.4%	10	4.5%	112	11.2%	127	9.5%
Linwood Twp.	3	0.4%	12	1.1%	0	0.0%	0	0.0%	3	0.3%	12	0.9%
Nowthen	8	1.0%	6	0.5%	0	0.0%	0	0.0%	8	0.8%	6	0.4%
Oak Grove	45	5.9%	95	8.5%	0	0.0%	0	0.0%	45	4.5%	95	7.1%
Ramsey	87	11.3%	131	11.8%	14	6.0%	55	24.9%	101	10.1%	186	13.9%
St. Francis	27	3.5%	67	6.0%	3	1.3%	0	0.0%	30	3.0%	67	5.0%
Spring Lake Park	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
County Total:	767		1,113		235		221		1,002		1,334	

Sources: Zonda; Maxfield Research and Consulting, LLC

New Construction Home Pricing

Table F-13 summarizes new construction sales activity over the past 12 months (through September 2023) in Anoka County. Data includes new construction homes sold by a Realtor with the Minneapolis Area Association of Realtors, which captures only a portion of new construction sales data. Information included in the table summarizes new construction sales activity by community, including number of closed transactions, median sale price, and median price per square foot.

- The following graph illustrates new construction sales activity trends in Anoka County from 2013 through September 2023, including data on the median sale price and number of sales for new construction homes (detached single-family and multifamily combined) in the County, with pricing comparisons to the Metro Area.



- While new construction pricing in Anoka County is lower than the Metro Area, prices have appreciated faster in the County over the past ten years. The median price of new construction homes increased 52% in Anoka County, climbing from \$297,000 in 2013 to \$452,513 in 2023. By comparison, Metro Area pricing increased 41% to \$518,541.
- New construction sales activity has also increased, climbing from 498 closed sales in 2013 to 761 transactions in 2023, a 53% increase.
- Sales volume in Anoka County for new construction detached single-family homes was highest in Blaine over the past 12 months, with 190 sales, followed by Andover (76 sales) and Ramsey (70 sales).
- New construction multifamily sales activity was highest in Blaine, by far, with 169 closed sales, followed by Lino Lakes with 33 sales and Ramsey with 24 sales.

FOR-SALE MARKET ANALYSIS

- Over the past 12 months, median sale prices for new construction single-family homes range from \$375,000 in St. Francis (15 sales) to \$894,243 in Ham Lake (27 sales).
 - On a per square foot (psf) basis, the median sale price for new construction single-family homes is \$217, ranging from \$175 psf in Ramsey to \$412 psf in Columbus.
 - Based on the countywide median price of \$217 psf, we estimate that the average new construction detached single-family homes sold in the County is 2,414 square feet.
- New construction pricing for multifamily units ranges from \$342,000 in St. Francis (one sale) to \$589,900 in Centerville (one sale).
 - The median sale price for new construction multifamily units in the County is \$191 psf, ranging from \$191 psf in Blaine (169 sales) to \$267 psf in Columbus (five sales).
 - New construction multifamily units are smaller than the detached single-family homes, with an average size of 1,850 finished square feet in the County.
- The following graph illustrates the median sale price for new construction homes sold over the past twelve months by community in Anoka County. Communities without any new construction sales are not included in the graph.

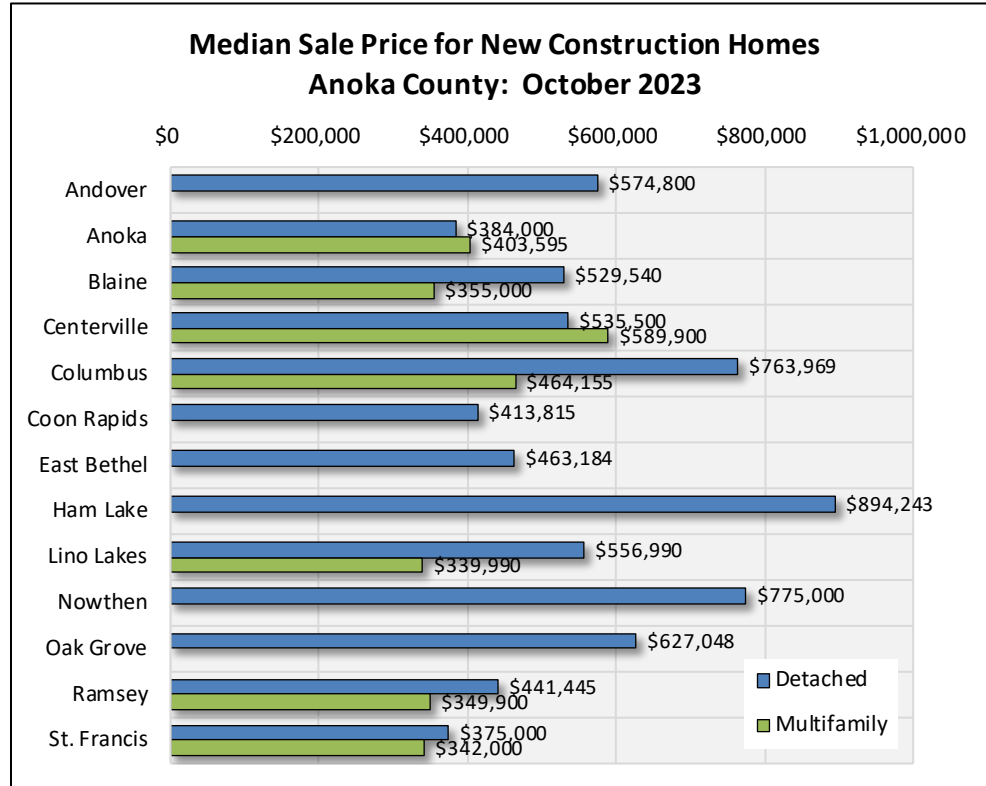


TABLE F-13
NEW CONSTRUCTION HOME SALES BY COUNTY SUBDIVISION
ANOKA COUNTY
October 2023

County Subdivision	Detached Single-Family			Detached Single-Family		
	Sales	Median Price	Price per Sq. Ft.	Sales	Median Price	Price per Sq. Ft.
Andover	76	\$574,800	\$253	--	--	--
Anoka	26	\$384,000	\$207	5	\$403,595	\$258
Bethel	--	--	--	--	--	--
Blaine	190	\$529,540	\$222	169	\$355,000	\$191
Centerville	5	\$535,500	\$198	1	\$589,900	\$239
Circle Pines	--	--	--	--	--	--
Columbia Heights	--	--	--	--	--	--
Columbus	5	\$763,969	\$412	5	\$464,155	\$267
Coon Rapids	27	\$413,815	\$191	--	--	--
East Bethel	6	\$463,184	\$290	--	--	--
Fridley	--	--	--	--	--	--
Ham Lake	27	\$894,243	\$267	--	--	--
Hilltop	--	--	--	--	--	--
Lexington	--	--	--	--	--	--
Lino Lakes	53	\$556,990	\$216	33	\$339,990	\$186
Linwood Township	--	--	--	--	--	--
Nowthen	1	\$775,000	\$216	--	--	--
Oak Grove	22	\$627,048	\$287	--	--	--
Ramsey	70	\$441,445	\$175	24	\$349,900	\$202
St. Francis	15	\$375,000	\$253	1	\$342,000	\$250
Spring Lake Park	--	--	--	--	--	--
County Total	523	\$523,865	\$217	238	\$353,294	\$191

Trailing 12 months sales data through September 2023

Sources: Minneapolis Area Association of Realtors; Maxfield Research & Consulting, LLC

Introduction

Maxfield Research and Consulting, LLC identified and surveyed rental properties of 24 or more units in Anoka County. A limited number of smaller properties was included in the survey in communities where the overall rental housing stock for larger size buildings is limited. Interviews were conducted with real estate agents, developers, rental housing management firms and others in the community familiar with Anoka County's rental properties and rental market conditions.

Rental properties were classified into two groups, general occupancy and senior (age restricted). Senior properties are included in the *Senior Housing Analysis* section of the report.

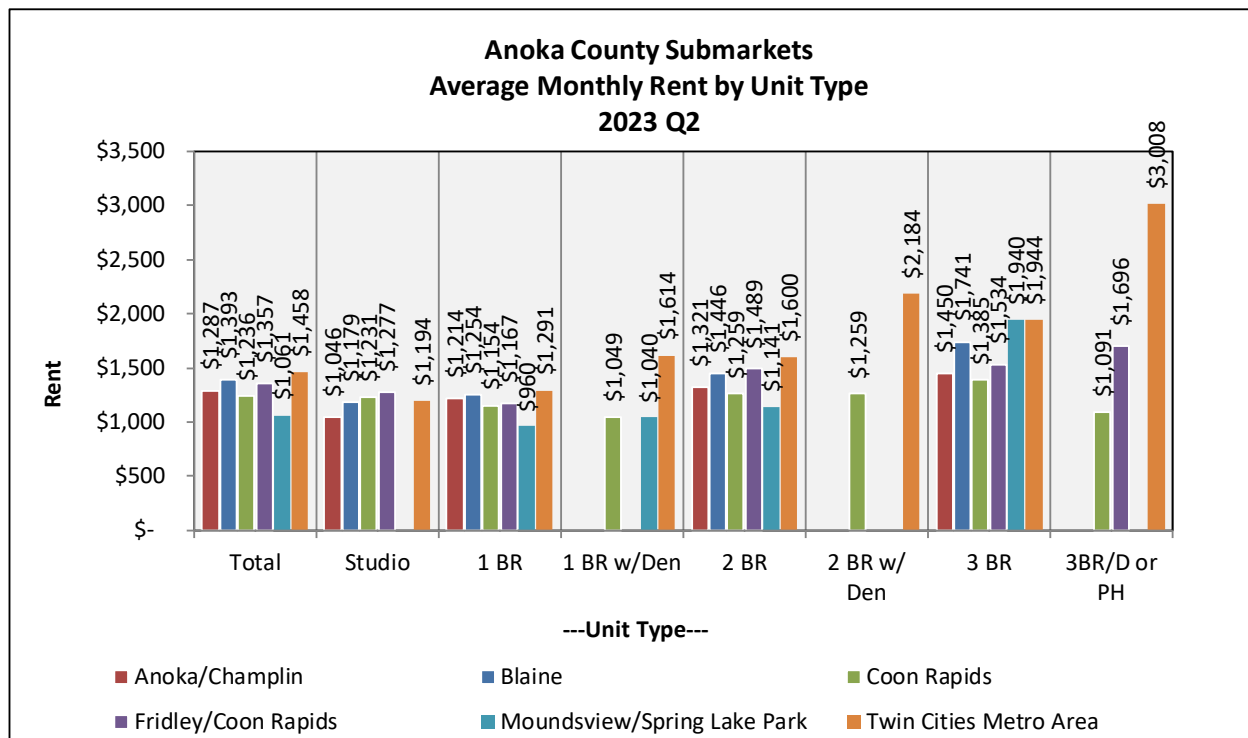
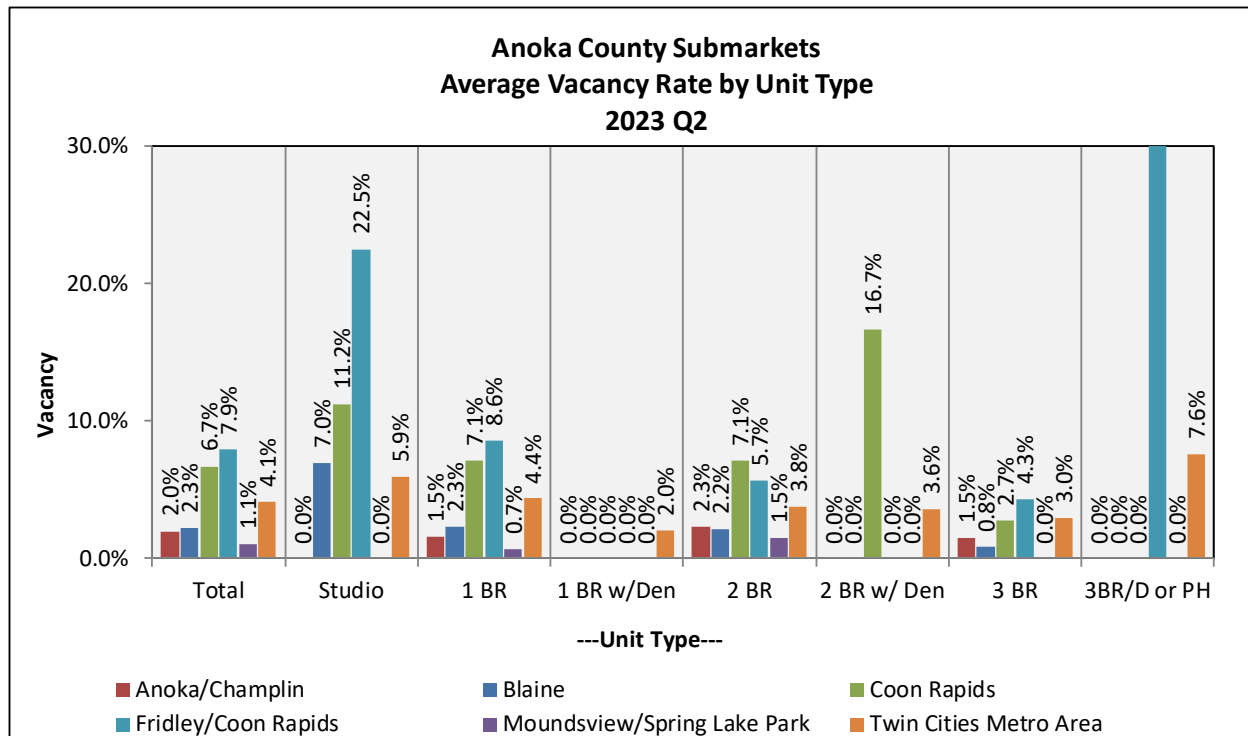
General occupancy rental properties are divided into three groups, market rate (those without income restrictions), affordable, (those with income restrictions and rent affordable to households with incomes at 80% or less of area median income) and subsidized (households with incomes at or less than 50% of the area median income).

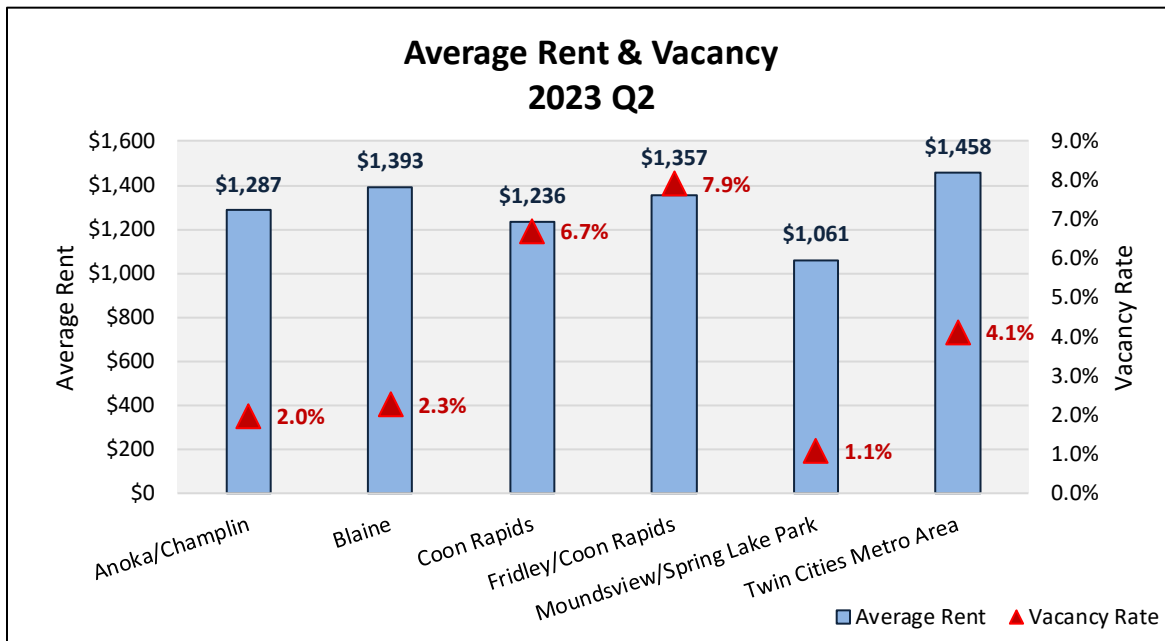
Rental Market Overview

Table R-1 shows average monthly rents and vacancy from 2nd Quarter 2022 and 2nd Quarter 2023 by unit type in Anoka County submarkets. Data is from Marquette Advisors, Inc., which compiles apartment trends quarterly. The 2nd Quarter 2023 is the most recent information available. Marquette Advisors does not inventory all Anoka County submarkets or each property in the identified geographies.

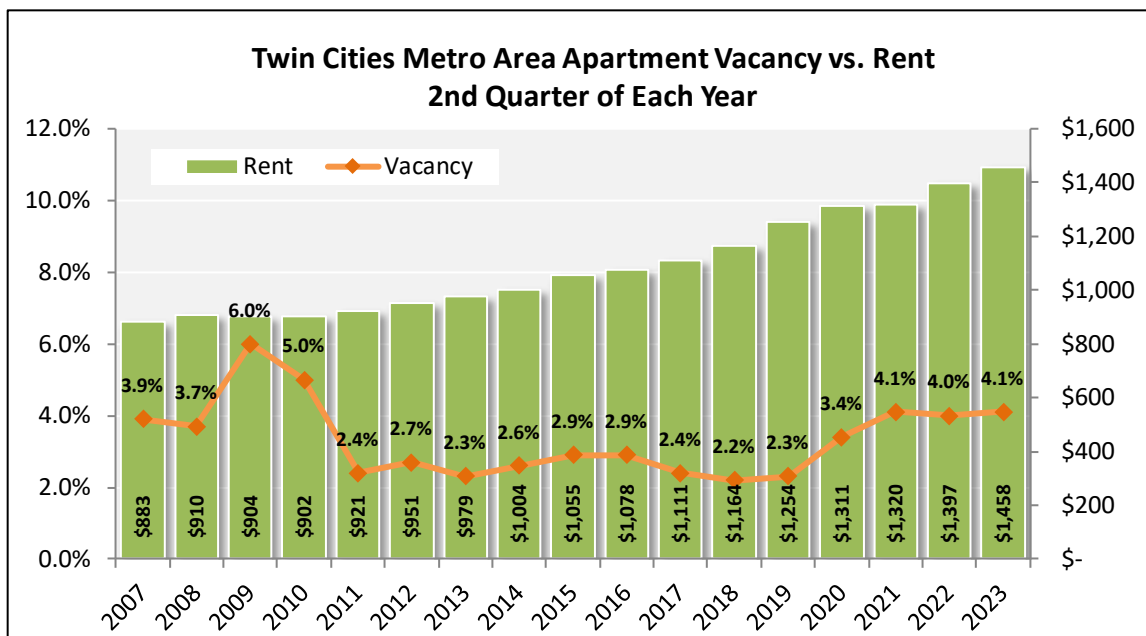
- Monthly rents increased by 5.8% to an average of \$1,300 from 2nd Quarter 2022 through 2nd Quarter 2023. Each submarket had an increase in rent. The Anoka/Champlin submarket had the highest average rent increase at 14.5%, followed by Coon Rapids at 7.7%. By comparison, average rent in the Metro Area increased 4.4% to \$1,458 over the period.
- Rental rates are highest in Fridley/Columbia Heights and in Blaine, the submarkets that have experienced the highest levels of new market rate apartment development over the past few years. The average monthly rent in Anoka/Champlin was \$1,287, in the 2nd Quarter 2023, compared to \$1,393 in Blaine, \$1,236 in Coon Rapids, \$1,357 in Fridley/Columbia Heights and \$1,458 in the Metro Area.
- Vacancy rates rose in Fridley/Columbia Heights and Coon Rapids where new construction has caused vacancy rates to rise. Although most submarkets' vacancy rates remain below the 5% market equilibrium rate, Fridley/Columbia Heights and Coon Rapids have rates that are above 5%. Anoka/Champlin had the lowest vacancy rate shown at 2.0%. By comparison, the Twin Cities Metro Area vacancy rate remained stable at 4.1%, from 4.0% one year ago (2nd Quarter 2022).

TABLE R-1 AVERAGE RENTS/VACANCIES TRENDS ANOKA COUNTY 2nd Quarter 2022 to 2nd Quarter 2023									
	Total	Studio	1 BR	1 BR w/ Den	2 BR	2 BR w/ Den	3 BR	3BR/D or PH	Average Increase
ANOKA/CHAMPLIN									
2Q 2022	Units	1,261	12	452	--	731	--	66	--
	No. Vacant	31	1	8	--	21	--	1	--
	Avg. Rent	\$1,124	\$918	\$1,071	--	\$1,135	--	\$1,398	1.6%
	Vacancy	2.5%	8.3%	1.8%	--	2.9%	--	1.5%	-0.1%
2Q 2023	Units	1,261	12	452	--	731	--	66	--
	No. Vacant	25	0	7	--	17	--	1	--
	Avg. Rent	\$1,287	\$1,046	\$1,214	--	\$1,321	--	\$1,450	14.5%
	Vacancy	2.0%	0.0%	1.5%	--	2.3%	--	1.5%	-0.5%
BLAINE									
2Q 2022	Units	1,414	43	514	--	737	--	120	--
	No. Vacant	26	1	6	--	17	--	2	--
	Avg. Rent	\$1,353	\$1,122	\$1,217	--	\$1,411	--	\$1,661	2.3%
	Vacancy	1.8%	2.3%	1.2%	--	2.3%	--	1.7%	0.0%
2Q 2023	Units	1,414	43	514	--	737	--	120	--
	No. Vacant	32	3	12	--	16	--	1	--
	Avg. Rent	\$1,393	\$1,179	\$1,254	--	\$1,446	--	\$1,741	3.0%
	Vacancy	2.3%	7.0%	2.3%	--	2.2%	--	0.8%	0.4%
COON RAPIDS									
2Q 2022	Units	2,812	79	882	24	1,492	12	321	2
	No. Vacant	68	1	13	0	41	2	11	0
	Avg. Rent	\$1,148	\$914	\$1,017	\$1,023	\$1,216	\$1,071	\$1,258	\$1,084
	Vacancy	2.4%	1.3%	1.5%	0.0%	2.7%	16.7%	3.4%	0.0%
2Q 2023	Units	2,978	89	957	24	1,565	12	329	2
	No. Vacant	200	10	68	0	111	2	9	0
	Avg. Rent	\$1,236	\$1,231	\$1,154	\$1,049	\$1,259	\$1,259	\$1,385	\$1,091
	Vacancy	6.7%	11.2%	7.1%	0.0%	7.1%	16.7%	2.7%	0.0%
FRIDLEY/COLUMBIA HEIGHTS									
1Q 2022	Units	2,116	27	852	--	970	--	265	2
	No. Vacant	54	4	17	--	29	--	4	0
	Avg. Rent	\$1,309	\$1,275	\$1,062	--	\$1,485	--	\$1,430	\$1,606
	Vacancy	2.6%	14.8%	2.0%	--	3.0%	--	1.5%	0.0%
1Q 2023	Units	2,412	80	1,004	--	1,008	--	278	42
	No. Vacant	191	18	86	--	57	--	12	18
	Avg. Rent	\$1,357	\$1,277	\$1,167	--	\$1,489	--	\$1,534	\$1,696
	Vacancy	7.9%	22.5%	8.6%	--	5.7%	--	4.3%	42.9%
MOUNDSVIEW/SPRING LAKE PARK									
1Q 2022	Units	1,200	--	592	6	588	--	14	--
	No. Vacant	17	--	6	0	11	--	0	--
	Avg. Rent	\$1,023	--	\$920	\$965	\$1,106	--	\$1,930	--
	Vacancy	1.4%	--	1.0%	0.0%	1.9%	--	0.0%	--
1Q 2023	Units	1,200	--	592	6	588	--	14	--
	No. Vacant	13	--	4	0	9	--	0	--
	Avg. Rent	\$1,061	--	\$960	\$1,040	\$1,141	--	\$1,940	--
	Vacancy	1.1%	--	0.7%	0.0%	1.5%	--	0.0%	--
TWIN CITIES METRO AREA									
2Q 2022	Units	169,536	12,218	75,107	3,663	67,423	2,326	8,415	384
	No. Vacant	6,745	817	2,994	88	2,486	113	229	18
	Avg. Rent	\$1,397	\$1,161	\$1,231	\$1,558	\$1,518	\$2,278	\$1,873	\$2,981
	Vacancy	4.0%	6.7%	4.0%	2.4%	3.7%	4.9%	2.7%	4.7%
2Q 2023	Units	176,726	13,429	78,967	3,728	69,437	1,807	8,950	408
	No. Vacant	7,296	794	3,453	76	2,612	65	265	31
	Avg. Rent	\$1,458	\$1,194	\$1,291	\$1,614	\$1,600	\$2,184	\$1,944	\$3,008
	Vacancy	4.1%	5.9%	4.4%	2.0%	3.8%	3.6%	3.0%	7.6%
Sources: Marquette Advisors; Maxfield Research and Consulting, LLC									





The graph below summarizes average rent and average vacancy rate the core seven-County Metro Area from 2007 through 2023 for the 2nd quarter of each year. As shown, vacancies dropped substantially moving out of the Great Recession as a number of households moved into the rental market. Combined, there were many younger households that as the economy strengthened, moved out of their parents' homes into their own apartments. The overall vacancy rate remained well below the 5% equilibrium rate (considered a balanced market) through 2019. After that, vacancies rose with the substantial increase in supply throughout the Metro Area, a result of new construction. The overall vacancy rate still remains below the 5% market equilibrium level. Rent concessions however, are increasing in the market.

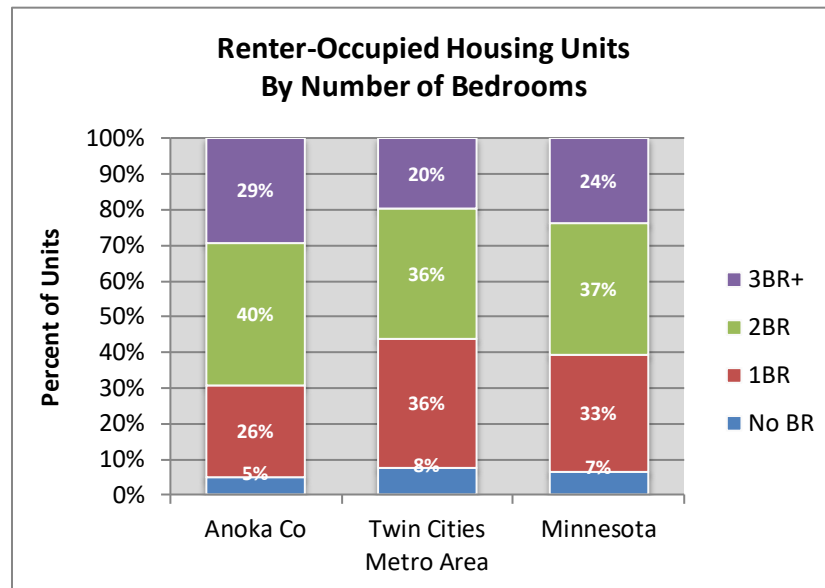


Rental Market Conditions

Maxfield Research utilized some data from the American Community Survey (ACS) to summarize rental market conditions for all submarkets in Anoka County, especially those not specifically tracked by local companies. The ACS is an ongoing survey conducted by the US Census Bureau that provides data every year rather than every ten years as presented by the Decennial Census. Data presented from the ACS may not match with information presented from other surveys and includes other types of units that are rented including single-family homes, manufactured homes and owned multifamily units.

Table R-2 on the following page presents a breakdown of median gross rent and monthly gross rent ranges by number of bedrooms in renter-occupied housing units from the 2021 ACS (most recent complete survey) in Anoka County compared to the Twin Cities Metro Area. Gross rent is defined as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, wood, etc.) if these are paid by the renter.

- An estimated 27% of rental units in Anoka County have three or more bedrooms compared to 19.8% in the Metro Area. One-bedroom units comprise 28% of Anoka County's rental housing supply and 4% of units have no bedroom (studio/efficiency). Two-bedroom units remain the dominant unit type at 41% of rental units, although the proportions of one-bedroom and studio units have increased since 2017, due to new rental properties incorporating higher proportions of smaller unit types.
- By comparison, 36% of the Metro Area's rental units have one bedroom, 7.6% have no bedroom and 36% have two bedrooms. Minnesota has a higher proportion of units with no bedroom and a smaller proportion of units with three or more bedrooms than Anoka County.



- An estimated 40% of rental units in Anoka County have two bedrooms compared to 36% in the Metro Area.
- Anoka County's median gross rent is lower than the Twin Cities Metro but higher than for Minnesota. The estimated median gross rent adjusted for 2023 is \$1,247, compared to \$1,255 for the Metro and \$1,063 for Minnesota.
- In Anoka County, 42.2% of renters pay between \$1,000 and \$1,499 per month; 29.5% pay \$1,500 or more; 19.9% pay between \$500 and \$999; 4.5% of renters pay less than \$500. An estimated 3.6% of renters pay no cash rent.
- By comparison, an estimated 36.6% of renters in the Twin Cities Metro Area pay gross monthly rents of \$1,000 to \$1,500 and 25.6% pay gross monthly rents of \$1,500 or more. An estimated 27.2% pay rents between \$500 and \$999 and 8.4% pay less than \$500 per month.

TABLE R-2
BEDROOMS BY GROSS RENT, RENTER-OCCUPIED HOUSING UNITS
ANOKA COUNTY
2023

	Anoka County		Twin Cities Metro		Minnesota	
	#	% of Total	#	% of Total	#	% of Total
Total:	27,291	100%	395,527	100%	642,872	100%
Median Gross Rent	\$1,247		\$1,255		\$1,063	
No Bedroom	1,375	5.0%	30,191	7.6%	43,103	6.7%
Less than \$300	0	0.0%	2,545	0.6%	3,815	0.6%
\$300 to \$499	50	0.2%	1,731	0.4%	4,668	0.7%
\$500 to \$749	202	0.7%	5,031	1.3%	9,540	1.5%
\$750 to \$999	681	2.5%	9,887	2.5%	12,092	1.9%
\$1,000 to \$1,499	417	1.5%	7,510	1.9%	8,164	1.3%
\$1,500 or more	25	0.1%	3,215	0.8%	4,053	0.6%
No cash rent	0	0.0%	271	0.1%	771	0.1%
1 Bedroom	7,047	25.8%	143,735	36.3%	210,513	32.7%
Less than \$300	452	1.7%	10,390	2.6%	20,477	3.2%
\$300 to \$499	330	1.2%	8,796	2.2%	22,018	3.4%
\$500 to \$749	367	1.3%	10,026	2.5%	32,015	5.0%
\$750 to \$999	1,608	5.9%	46,363	11.7%	57,789	9.0%
\$1,000 to \$1,499	3,523	12.9%	47,246	11.9%	52,647	8.2%
\$1,500 or more	767	2.8%	19,749	5.0%	23,090	3.6%
No cash rent	0	0.0%	1,166	0.3%	2,477	0.4%
2 Bedrooms	10,905	40.0%	143,178	36.2%	236,789	36.8%
Less than \$300	0	0.0%	2,768	0.7%	5,934	0.9%
\$300 to \$499	107	0.4%	3,517	0.9%	9,567	1.5%
\$500 to \$749	908	3.3%	5,826	1.5%	30,585	4.8%
\$750 to \$999	1,243	4.6%	20,783	5.3%	52,800	8.2%
\$1,000 to \$1,499	5,737	21.0%	70,342	17.8%	89,091	13.9%
\$1,500 or more	2,708	9.9%	37,186	9.4%	40,997	6.4%
No cash rent	202	0.7%	2,756	0.7%	7,816	1.2%
3 or More Bedrooms	7,964	29.2%	78,423	19.8%	152,467	23.7%
Less than \$300	223	0.8%	1,115	0.3%	2,559	0.4%
\$300 to \$499	48	0.2%	1,896	0.5%	6,539	1.0%
\$500 to \$749	185	0.7%	3,428	0.9%	13,092	2.0%
\$750 to \$999	259	0.9%	5,943	1.5%	20,476	3.2%
\$1,000 to \$1,499	1,868	6.8%	19,712	5.0%	42,712	6.6%
\$1,500 or more	4,590	16.8%	41,311	10.4%	51,915	8.1%
No cash rent	791	2.9%	5,018	1.3%	15,174	2.4%

Sources: American Community Survey '17-'21; Maxfield Research & Consulting, LLC

General-Occupancy Rental Properties

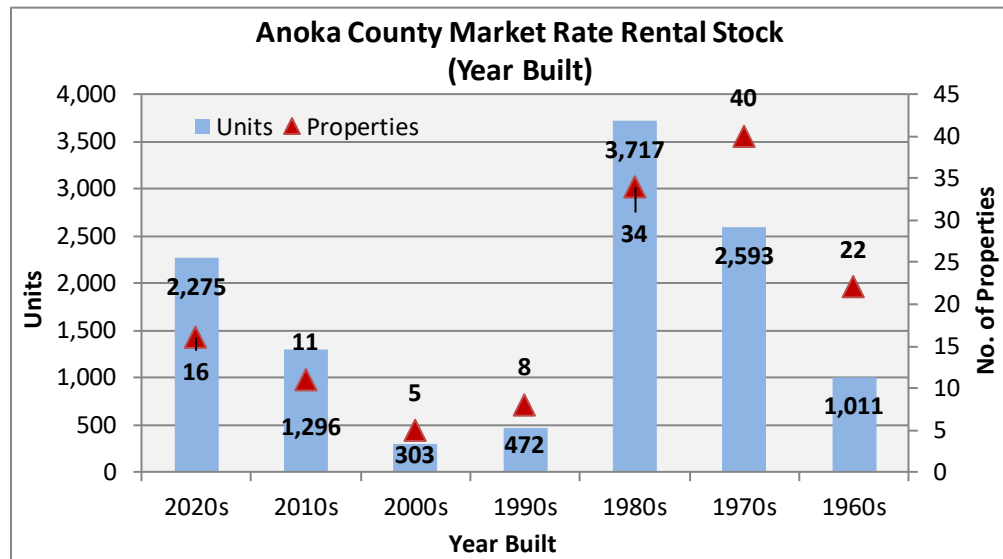
The survey of general occupancy rental properties in Anoka County in August/September 2023 includes a total of 14,613 units, including 11,498 market rate units, 2,433 affordable units and 682 subsidized units. Properties surveyed include those with 24 or more units. Current information was obtained for nearly all properties. Totals exclude properties for which information was not available or those that did not participate in the survey.

At the time of the survey, the overall vacancy rate was 2.3% for market rate units (stabilized properties), 0.3% for shallow-subsidy units and 0.4% for deep-subsidy units. The overall market rate vacancy rate of 2.3% is lower than the market equilibrium rate of 5% for a balanced rental market, which promotes competitive rates, ensures adequate choice and allows for adequate unit turnover. Incorporating vacancies among all market rate properties (including those in initial lease-up) results in a vacancy rate of 3.8%, still below the 5.0% market equilibrium level. These vacancy rates indicate that pent-up demand remains for additional rental housing in Anoka County. Most new rental properties that have opened within the past three years have experienced strong pre-leasing and absorption.

Table R-3 shows a summary of rental units surveyed by community and by type of property along with an average vacancy rate for each property type and an overall vacancy rate per community. Table R-4 summarizes average rents for market rate, affordable and subsidized properties by submarket.

Market Rate

- A number of new rental properties have opened in Anoka County over the past three years including properties in Anoka, Blaine, Columbia Heights, Coon Rapids, East Bethel, Fridley, Lexington and Ramsey. Unlike other suburban counties where new properties have been primarily concentrated in one or two communities, new construction has been distributed more evenly across the county. Additional new product is under construction in Anoka, Blaine and Fridley. The median year built for all market rate properties surveyed for this study is 1988. An estimated 32% of Anoka County's market rate rental units were constructed in the 1980s and 22% in the 1970s. As of 2023, an estimated 19% of market rate rental units in larger properties opened in 2020 or later.
- Among market rate rental properties in Anoka County, 38% of market rate units have one bedroom, 48% of market rate units have two bedrooms and 10% of market rate units have three bedrooms and 4% of units are studio units.



- As of September 2023, there was a 2.3% vacancy rate among stabilized market rate properties. As mentioned, cities that have had little or no new rental construction have vacancy rates much lower than what is shown above.
- An estimated 45% of the market rate units in Anoka County are two-bedroom units and there has been an increase in construction for one-bedroom units due to market preferences. The proportional breakout by unit type is summarized below.

○ Studio:	2%
○ One-bedroom:	33%
○ Two-bedroom:	45%
○ Three-bedroom:	19%
○ Four-bedroom:	1%
- The following are the monthly rent ranges and average rent for each unit type:

○ Studio:	Avg. \$1,018
○ One-bedroom:	Avg. \$1,124
○ Two-bedroom:	Avg. \$1,340
○ Three-bedroom:	Avg. \$1,660
○ Four-bedroom:	Avg. \$2,612
- The average monthly rent per square foot among the surveyed properties was \$1.61. Rent per square foot varied by unit type as illustrated below:

○ Studio:	\$2.24
○ One-bedroom:	\$1.80
○ Two-bedroom:	\$1.54

- Three-bedroom: \$1.49
- Four-bedroom: \$1.45

TABLE R-3
SUMMARY OF GENERAL OCCUPANCY RENTAL PROPERTIES BY SUBMARKET
SEPTEMBER 2023

Submarket	Market Rate		Affordable		Subsidized		Total	
	Units	Vacancy Rate	Units	Vacancy Rate	Units	Vacancy Rate	Units	Vacancy Rate**
Andover	150	-	-	-	-	-	150	-
Anoka	1,245	1.2%	266	0.0%	146	0.0%	1,657	0.8%
Bethel	-	-	-	-	-	-	-	-
Blaine	1,860	4.9%	229	0.0%	87	0.0%	2,176	3.3%
Centerville	-	-	-	-	-	-	-	-
Circle Pines	122	0.0%	30	0.0%	78	0.0%	230	0.0%
Columbus	-	-	-	-	-	-	-	-
Columbia Heights	834	2.6%	170	2.0%	-	-	1,004	0.0%
Coon Rapids	3,610	2.8%	998	2.3%	229	0.8%	4,837	2.5%
East Bethel	138	1.2%	-	-	-	-	-	-
Fridley	1,641	1.8%	254	0.0%	142	0.3%	2,037	1.2%
Ham Lake	60	0.0%	-	-	-	-	60	0.0%
Hilltop	166	2.8%	-	-	-	-	166	2.8%
Lexington	603	6.8%	210	0.0%	-	-	813	5.2%
Lino Lakes	109	1.8%	60	0.0%	-	-	169	0.6%
Linwood Twp	-	-	-	-	-	-	-	-
Nowthen	-	-	-	-	-	-	-	-
Oak Grove	-	-	-	-	-	-	-	-
Ramsey	606	2.6%	186	0.0%	54	0.0%	792	2.1%
Spring Lk Pk	308	2.6%	-	-	60	0.0%	308	2.6%
St. Francis	46	2.2%	30	0.0%	42	0.0%	118	1.4%
Total	11,498	2.3%	2,433	0.3%	682	0.6%	14,517	2.3%

*Includes properties in initial lease-up.

** Overall vacancy rate

Note: Vacancy rate not listed indicates property is in initial lease-up.

Source: Maxfield Research and Consulting LLC

TABLE R-4
RENT SUMMARY
ANOKA COUNTY - SURVEYED RENTAL DEVELOPMENTS
August/September 2023

City	Market Rate						Affordable					
	Total Units	Avg. Rent					Total Units	Avg. Rent				
		Studio	1BR	2BR	3BR	4BR		Studio	1BR	2BR	3BR	4BR
Andover	150	---	\$1,375	\$1,488	\$1,980	---	---	---	---	---	---	---
Anoka	1,245	\$818	\$1,073	\$1,263	\$1,669	---	266	---	\$889	\$1,121	---	---
Bethel	-	---	---	---	---	---	---	---	---	---	---	---
Blaine	1,860	\$1,133	\$1,293	\$1,542	\$1,904	---	229	\$750	\$1,061	\$1,286	\$1,582	---
Centerville	---	---	---	---	---	---	---	---	---	---	---	---
Circle Pines	122	\$985	\$1,255	\$1,545	\$1,845	\$2,195	30	---	---	\$1,295	\$1,415	---
Columbus	---	---	---	---	---	---	---	---	---	---	---	---
Columbia Heights	834	\$1,116	\$1,117	\$1,317	\$1,560	\$3,800	170	---	\$1,318	\$1,325	\$1,535	---
Coon Rapids	3,610	\$1,074	\$1,259	\$1,449	\$1,730	\$1,840	998	\$1,431	\$1,362	\$1,464	\$1,799	---
East Bethel	138	---	\$1,145	\$1,435	\$1,525	---	---	---	---	---	---	---
Fridley	1,641	\$1,237	\$1,000	\$1,270	\$1,685	\$2,195	254	---	\$1,220	\$1,412	\$1,634	---
Ham Lake	60	\$577	\$718	\$985	\$1,755	---	---	---	---	---	---	---
Hilltop	166	---	---	---	---	---	---	---	---	---	---	---
Lexington	603	\$1,225	\$1,086	\$1,503	\$1,910	---	210	\$750	\$1,316	\$1,583	---	---
Lino Lakes	109	---	\$1,150	\$1,398	---	---	60	---	---	\$1,274	\$1,755	---
Linwood Twp.	---	---	---	---	---	---	---	---	---	---	---	---
Nowthen	---	---	---	---	---	---	---	---	---	---	---	---
Oak Grove	---	---	---	---	---	---	---	---	---	---	---	---
Ramsey	606	\$966	\$1,299	\$1,536	\$1,951	---	186	---	\$1,375	\$1,089	\$1,215	\$1,745
Spring Lk Pk	308	---	\$1,011	\$1,164	\$1,279	---	---	---	---	---	---	---
St. Francis	46	---	\$950	\$1,125	---	---	30	---	---	\$1,250	\$1,395	---
Total	11,498	\$1,015	\$1,124	\$1,359	\$1,733	\$2,508	2,433	\$977	\$1,220	\$1,310	\$1,541	\$1,745

Sources: Maxfield Research and Consulting, LLC

- Most newer properties (post-2010) feature stainless appliances, vinyl plank flooring, center kitchen islands and granite or quartz counters and high ceilings (9 ft). Older properties that have upgraded their units have been installing many of these contemporary features to continue to remain competitive in the market, attract tenants and increase their net return on investment, especially when interest rates have been very low.
- Although older properties often do not have in-unit washer/dryers, owners may still upgrade appliances, countertops and flooring. Some new properties have been developed with slightly more affordable rents but with no income restrictions for tenants. These “market rate affordable” properties may have wall-unit air and detached garages and no elevators to reduce costs and keep rents below the top of the market.

Affordable/Subsidized Properties

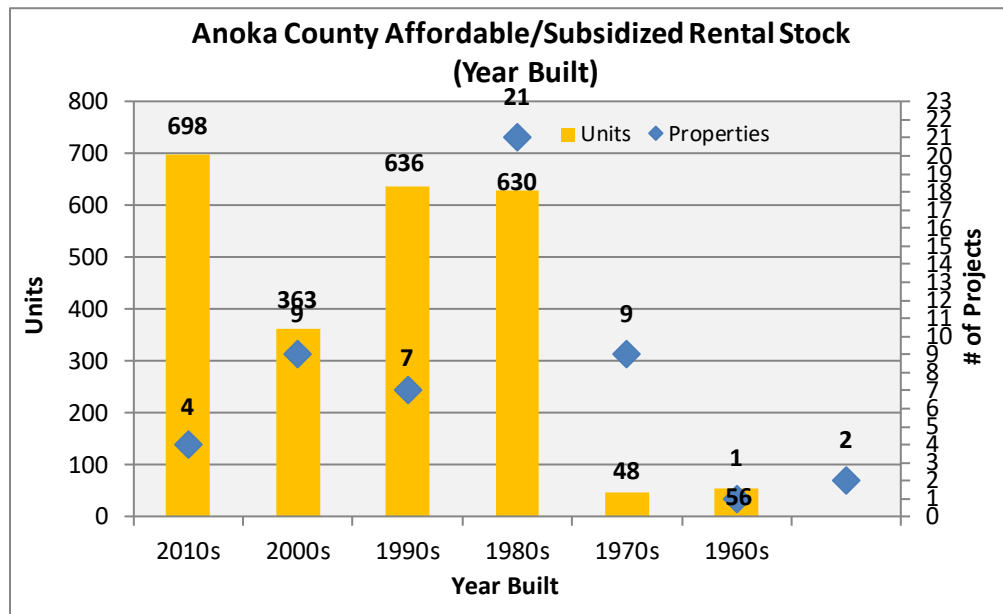
The survey included a total of 3,125 units in affordable (shallow-subsidy, usually LIHTC or bond-financed) and subsidized (usually Section 8 or 811) properties. Affordable properties have 2,443 units and subsidized properties have 682 units.

The chart below shows the number of affordable/subsidized properties and the total number of units by decade. Category reflects year originally built and does not incorporate either a partial or full renovation of the property. As with market rate properties, a portion of affordable/subsidized properties have been renovated and/or had units and common areas upgraded. In order to preserve affordability, a portion of HUD properties needing improvements have had those improvements funded through the LIHTC program. Anoka County HRA is the County's allocating agency for the county.

Most deep-subsidy properties (project-based Section 8) were originally built in the late 1970s and early 1980s. By the 1990s, most new affordable rental developments were funded through the Low-Income Housing Tax Credit Program. Virtually all LIHTC properties have rent levels that facilitate households' use of Section 8 Vouchers. Past analyses of the proportion of tenants residing in LIHTC properties and utilizing a voucher as published by MN Housing was an estimated 20%. Although not confirmed, we estimate that this proportion has increased over time.

A total of 3,085 units is included in the analysis. Most units were built in the 2010s (24%) and another 22% each were built in the 1980s and 1990s. Affordable rental housing has increased in the market as demonstrated by the increased development of units under the LIHTC program. However, housing for extremely low-income households has remained scarce and voucher programs have extremely long wait lists.

Of the properties surveyed, 18 units were vacant, for an overall vacancy rate of 0.6%, far below market equilibrium levels (affordable-5% and subsidized-2%).



- The newest affordable rental developments to come on-line in Anoka County are The Col in Columbia Heights (62 units), Live at URSA (73 units) and Lyra at RiverStation (71 units). The overall affordable/subsidized vacancy rate in Anoka County is 0.3%.
- An estimated 45% of affordable/subsidized units in Anoka have two bedrooms and 25% have one bedroom. Another 25% have three bedrooms with the remaining proportions divided among studio and four-bedroom units. The proportional breakout by unit type is summarized below. Despite the demand for larger size rental units, the proportion is very low for four-bedroom units.
 - Studio: 2%
 - One-bedroom: 25%
 - Two-bedroom: 45%
 - Three-bedroom: 25%
 - Four-bedroom: 1%
- The following are the average overall rents for units at the affordable (shallow-subsidy) properties, which have a quoted rent and not a percentage of the tenant's monthly income.
 - Studio: Avg. \$1,091
 - One-bedroom: Avg. \$1,220
 - Two-bedroom: Avg. \$1,312
 - Three-bedroom: Avg. \$1,559
 - Four-bedroom: Avg. \$1,745
- The average monthly rent per square foot among the surveyed properties was \$1.36. Rent per square foot varied by unit type as illustrated below.
 - Studio: \$1.81
 - One-bedroom: \$1.62
 - Two-bedroom: \$1.48
 - Three-bedroom: \$1.24
 - Four-bedroom: \$1.10

The table below shows a comparison of Fair Market Rents by unit type for Anoka County against rents for the affordable (shallow-subsidy) properties in the survey as well as market rate properties, those built 2016 and newer.

Comparison of Current Rent Levels			
	FMRs	Affordable	Market Rate-New
Studio	\$932	\$730	\$1,401
1BR	\$1,078	\$907	\$1,578
1BR+Den	---	---	\$1,830
2BR	\$1,329	\$1,063	\$1,996
2BR+Den	---	---	\$2,602
3BR	\$1,841	\$1,276	\$2,646
4BR	\$2,145	\$1,650	---
1BR TH	---	---	\$1,827
2BR TH	---	---	\$2,811
3BR TH	---	---	\$3,575
2BR SF	---	---	\$2,943
3BR SF	---	---	\$3,320
4BR SF	---	---	\$3,669
5BR SF	---	---	\$4,128
Sources: HUD; Maxfield Research and Consulting, LLC			

From 2020 to present, a total of 16 market rate rental properties with 2,275 units have been added in Anoka County. The communities with the most new market rate rental units brought on-line are Coon Rapids (494 units), Blaine (472 units), Lexington (335 units), Fridley (186 units) and Ramsey (118 units).

Planned & Pending Residential Developments

Maxfield Research compiled information on planned and pending housing developments throughout Anoka County based on information provided by planning departments in communities in Anoka County. Table P-1 inventories and summarizes the number of housing units by product type that are under construction, approved, planned or proposed.

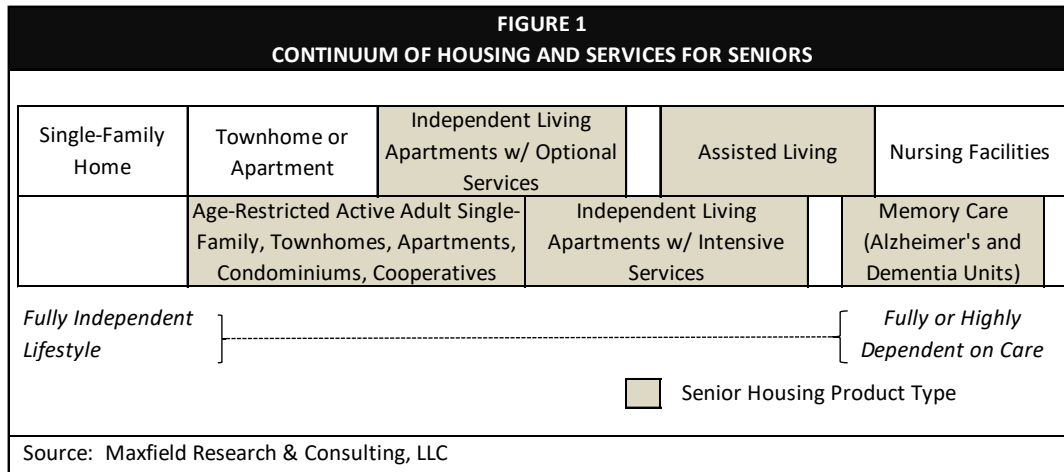
- There are an estimated 4,056 housing units in the development pipeline either under construction, planned, or proposed. An estimated 28% of the housing units would be in Blaine, another 16% would be in Ramsey, and 14% in Lino Lakes.
- An estimated 59% of the pending housing units in Anoka County are for-sale single-family and for-sale townhomes (attached and detached) make up 12%. Additionally, approximately 19% of pending units are general occupancy rental units, while 10% are designated senior housing units.

TABLE P-1 PLANNED & PROPOSED RESIDENTIAL DEVELOPMENTS ANOKA COUNTY SEPTEMBER 2023						
Project Name/Subdivision	Address/Location	Units/ Lots	Project Type	Affordability Level	Developer/Builder/Applicant	Project Status / Occ.
Andover						
Aurora Vista Apts.	14221 Inca Street NW	150	GO Rental (MF)	Market Rate	INH Properties	Under Construction. Q4 2023
Andover Senior Campus	Hanson Blvd NW & 150th Ln NW	N/A	Senior (IL/AL/MC)	Market Rate	SilverCrest Deve.	Proposed
Fields of Winslow Cove 1st-2nd Add.	151st Ln & Prairie Rd	249	For-Sale (SF)	Market Rate	Lennar Homes	Under Construction
Nightingale Villas	Nightingale St & 153rd Ln	16	For-Sale (SF)	Market Rate	Tamarack Land Deve.	Under Construction
Meadows of Nightingale	Partridge St & 151st Ave	11	For-Sale (SF)	Market Rate	Tamarack Land Deve.	Under Construction
Legacy at Petersen Farms	165th Ave & Roanoke St	33	For-Sale (SF)	Market Rate	JD Andover Holdings LLC	Proposed
Subtotal		459				
Anoka						
Eastview Meadows THs	11th Ave & North St	28	For-Sale (THs)	Market Rate	Shade Tree Const.	Proposed
Nolte River Place Apts.	3010 5th Ave	80	Senior (AA)	Affordable	Volunteers of America	Proposed
Subtotal		108				
Blaine						
Foxtail Hollow	121st Ct NE & Radisson Rd NE	76	For-Sale (THs)	Market Rate	Ron Clark Const.	Proposed
North Meadows	109th Ave & Lexington Ave N	24	For-Sale (THs)	Market Rate	Lennar Homes	Under Construction
Julian Meadows	Marmon St NE & Lever St NE	15	For-Sale (SF)	Market Rate	Pulte Homes	Under Construction
Oakwood Ponds	Able St NE & 113th Ave NE	57	For-Sale (SF)	Market Rate	Pulte Homes	Under Construction
Mill Ponds	130th Ln NE & Marmon St NE	19	For-Sale (SF)	Market Rate	Multiple builders	Under Construction
Lexington Waters	Isetta Cir NE & Kissel St NE	272	For-Sale (SF)	Market Rate	DR Horton	Under Construction
Lexington Woods	Fraizer St NE & 127th Ln NE	36	For-Sale (SF)	Market Rate	DR Horton	Under Construction
Quail Creek	Quail Creek Pkwy NE	154	For-Sale (SF)	Market Rate	Newmark Homes	Under Construction
Harpers Landing North	Harper St NE & 127th Ave NE	22	For-Sale (SF)	Market Rate	DR Horton	Under Construction
Harpers Landing	Harper St NE & 126th Ln NE	62	For-Sale (THs)	Market Rate	DR Horton	Under Construction
Radisson Hills	Radisson Rd NE & 120th Ln NE	23	For-Sale (SF)	Market Rate	NR Properties	Under Construction
Alexander Woods 1st-3rd Add.	Fillmore St NE & 113th Ave NE	26	For-Sale (SF)	Market Rate	M/I Homes	Under Construction
Groveland Village	85th Ave NE & 93rd Ln Ext NE	58	For-Sale (THs)	Market Rate	M/I Homes	Under Construction
Risor of Blaine	370 125th Ave NE	187	Senior (AA)	Market Rate	Roers Companies	Under Construction. Q1 2024
Blaine Apts.	111 99th Ave NE	111	GO Rental (MF)	Market Rate	September Sons Arch.	Proposed
Subtotal		1,142				
Centerville						
Block 7	7073 Centerville Rd	26	For-Sale (Att. THs)	Market Rate	Centra Homes	Proposed
Subtotal		26				
Columbia Heights						
The Col Apts.	800 42nd	62	GO Rental (MF)	Affordable	Reuter-Walton Development	Under Construction. Q4 2023
4300 Central	4300 Central Ave	N/A	GO Rental (MF)	N/A	Alatus LLC	Preliminary
Subtotal		62				
Coon Rapids						
Cedarwood	9730 University Ave NW	8	For-Sale (Att. THs)	Market Rate	Value Homes LLC	Proposed
CR Crossing	4021 Coon Rapids Blvd	43	GO Rental (MF)	Market Rate	Hornig Companies	Under Construction. Q4 2023
Tronson Reserve Apts.	1354 121st Ave NW	31	GO Rental (THs)	Market Rate	Palmer Architects Inc.	Proposed
Robinson Townhomes	11510 Robinson Dr	14	For-Sale (Att. THs)	Market Rate	Thone Builders & Deve.	Under Construction
Riverdale Station Phase IV	3130 Northdale Blvd NW	81	Senior (AA)	Affordable	Sherman Associates	Under Construction. 2024
Port Riverwalk	9952 Zilla St	136	For-Sale (SF)	Market Rate	Centra Homes	Under Construction
Subtotal		313				
(continued)						

TABLE P-1 (continued)						
PLANNED & PROPOSED RESIDENTIAL DEVELOPMENTS						
ANOKA COUNTY						
SEPTEMBER 2023						
Subdivision/Project Name	Address/Intersection	Lots/ Units	Project Type	Market Rate vs. Aff./Subs.	Developer/Builder/Applicant	Project Status
East Bethel						
Hidden Pines	E Bethel Blvd & 198th Ave NE	10	For-Sale (SF)	Market Rate	T.H. Const. of Anoka, Inc.	Proposed
Elevage EB	187th Ave NE & Hwy. 65	196	GO Rental (THs)	Market Rate	Elevage EB Holdings, LLC	Proposed
Whispering Aspen	241st Ave NE & Hwy. 65	46	For-Sale (SF)	Market Rate	BDM Const.	Under Construction
Subtotal		252				
Fridley						
Callisto Commons	6235 University Ave NE	169	GO Rental (MF)	Affordable	Roers Companies	Proposed
Subtotal		169				
Ham Lake						
Crosstown Rolling Acres	173rd Ave NE	23	For-Sale (SF)	Market Rate	Regency Homes	Under Construction
Harmony Estates	154th Ln NE	31	For-Sale (SF)	Market Rate	Regency Homes	Under Construction
Hidden Forest	145th Ave NE	28	For-Sale (SF)	Market Rate	Parent Homes	Under Construction
Subtotal		82				
Lino Lakes						
North Pointe Garden Estates	6620 Chestnut St	72	Senior (AA)	Market Rate	INH Properties	Under Construction. Q4 2023
Natures Refuge	8013 Glenwood Dr	61	For-Sale (SF)	Market Rate	M/I Homes	Under Construction
Nadeau Acres	20th Ave S & Red Oak Ln	67	For-Sale (SF)	Market Rate	Dane Allen Homes	Under Construction
Watermark	20th Ave N & 21st Ave N	347	For-Sale (SF)	Market Rate	Lennar Homes	Under Construction
Subtotal		547				
Oak Grove						
The Farmstead	Redwood St NW & 221st Ave NW	28	For-Sale (SF)	Market Rate	TH Construction	Under Construction
River Bluffs of Oak Grove	221st Ave NW & Tulip St NW	19	For-Sale (SF)	Market Rate	TH Construction	Under Construction
Smith Grove	University Ave NE & 196th Ave NE	19	For-Sale (SF)	Market Rate	N/A	Under Construction
Viking Bluffs	Rum River Rd NW & Viking Blvd NW	28	For-Sale (SF)	Market Rate	Rice Creek Building	Under Construction
West Side	Hwy. 7 & 205th Ln NW	38	For-Sale (SF)	Market Rate	Regency Homes	Under Construction
Subtotal		132				
Ramsey						
Garden View	7547 147th Ln NW	18	For-Sale (SF)	Market Rate	DC Ramsey, LLC	Under Construction
Lynwood Add.	149th Ln NW	84	For-Sale (THs)	Market Rate	Lennar Homes	Under Construction
Northfork Meadows	Alpine Dr NW & Nutria St NW	88	For-Sale (SF)	Market Rate	Lennar Homes	Under Construction
Riverstone South	Hwy. 10 NW & E of Bowers Dr	243	For-Sale (SF)	Market Rate	Capstone Homes	Under Construction
The Preserve at Northfork	Alpine Dr NW & Wolverine St NW	90	For-Sale (SF & Villas)	Market Rate	BK Land Development	Under Construction
North Brook Meadows	Nowthen Blvd NW & 173rd Ave NW	77	For-Sale (SF)	Market Rate	Lennar Homes	Proposed
Rivenwick Village	Riverdale Dr NW & Jasper St NW	27	For-Sale (Att. THs)	Market Rate	LGI Homes - MN, LLC	Approved
Subtotal		627				
St. Francis						
Rivers Edge	237th Ave NW	127	For-Sale (SF)	Market Rate	Dane Allen Homes	Under Construction
Turtle Ponds 4th Add.	Arrowhead St NW & 229th Ave NW	10	For-Sale (Det. THs)	Market Rate	N/A	Under Construction
Subtotal		137				
Total		4,056				
Sources: City Planning Dept., Maxfield Research & Consulting, LLC						

Senior Housing Defined

The term “senior housing” refers to housing developments that are restricted to people age 55 or older or age 62 or older, depending on the financing program. Today, senior housing includes a full spectrum of housing alternatives, which occasionally overlap, thus making the differences somewhat ambiguous. The level of support services offered however, best distinguishes them. As Figure 1 illustrates, senior housing embodies a wide variety of product types across the service-delivery spectrum.



For analytical purposes, Maxfield Research and Consulting, LLC classifies senior housing into five categories based on the level and type of services offered as described on the following page.

Active Adult/Few Services Active Adult properties (or independent living without services available) are similar to a general-occupancy building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Residents are generally age 70 or older if in an apartment-style building. Organized entertainment, activities and occasionally a transportation program represent the extent of services typically available at these properties. Because of the lack of services, active adult properties generally do not command the rent premiums of more service-enriched senior housing. Active adult properties can have a rental or owner-occupied (condominium, townhome or cooperative) format.
Independent Living Independent Living properties (independent living with services available) offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties often dedicate a larger share of the building to common areas to encourage socialization among residents. Although unit sizes had, in the past, been smaller, on average, than for active adult buildings, new independent living properties are incorporating higher proportions of larger size units in their mix as the proportion of couples has increased and many prospects are relocating from larger size homes. Independent living properties usually attract a slightly older target market than active adult housing (i.e. seniors age 75 or older). Rents are also above those of active adult buildings. Sponsorship by a nursing home, hospital or health care organization is common, although an increasing number of private developers have entered the market and are partnering with health care operators to provide services.
Assisted Living Assisted Living properties come in a variety of forms, but the target market for most is generally the same: frail seniors, typically age 80 or older (but can be much younger, depending on their health situation), who need extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Depending on specific licensing requirements in each state, properties may be required to include three meals per day and other services in the monthly fee. Assisted living properties also have staff on duty 24 hours per day or at least 24-hour emergency response. Licensing by the state is common and is usually required.
Memory Care Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is a newer component of the senior housing spectrum, but is rapidly becoming mainstream. Older memory care properties typically provide suite-style or studio units. Newer properties may expand on unit offerings including apartment-style, one-bedroom units and/or two-bedroom companion designs. There is a large amount of communal area for meal preparation/dining, activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and the costs of care are also higher. Conventional assisted living usually attracts individuals that are single-person households whereas a higher proportion of people that are afflicted with Alzheimer's disease or other forms of dementia are in two-person households. This often means that the decision to move a spouse or loved one into a memory care facility involves the caregiver's or family's concern of incurring the costs of health care at a special facility while continuing to maintain the current living situation or home of the caregiver/spouse.

Skilled Nursing Care

Skilled Nursing Care, or long-term care, provides a living arrangement that integrates shelter and food with medical, nursing, psychosocial and rehabilitation services for persons who require 24-hour nursing supervision. Residents in skilled nursing homes can be funded under Medicare, Medicaid, Veterans, HMOs, insurance as well as use of private funds.

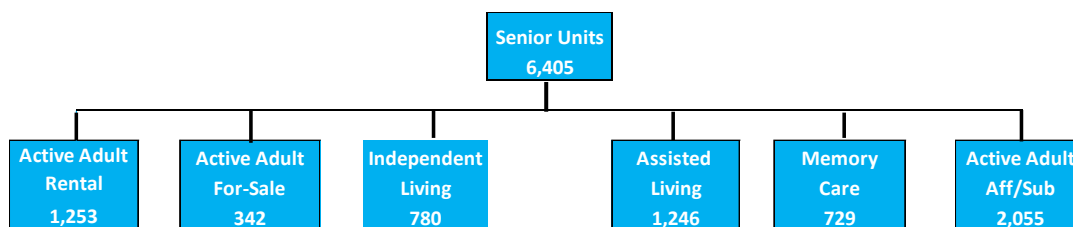
Products range from independent apartments and/or townhomes with virtually no services on one end, to highly specialized, service-intensive assisted living units or housing geared for people with dementia-related illnesses (termed "memory care") on the other end of the spectrum.

In general, independent senior housing attracts people age 65 and over while assisted living typically attracts people age 80 and older who need assistance with activities of daily living (ADLs).

Senior Housing in Anoka County

As of September 2023, Maxfield Research identified 85 market rate senior housing properties in Anoka County. Of those, 22 have more than one service level and five are mixed-income. Combined, the age-restricted properties have 6,405 total units. There are 24 properties with a total of 2,055 units that provide affordable or subsidized units (8 properties are affordable and 16 properties are subsidized). Affordable developments are those where rent levels are restricted to age-qualified households with incomes from 50% to 80% of the Area Median Income adjusted for family size. Most of the affordable age-restricted properties serve households with incomes between 50% and 60% of Area Median Income. Anoka County owns four properties that are designated as 55+ active adult senior living where rents are affordable, but households do not have to meet a maximum income threshold to reside there. The newest property, Oaks of Lake George in Oak Grove, was developed in 2012.

The graphic below shows the distribution of senior housing units by product type and service level. The following are key points from the survey of the senior housing supply.



Adult Rental

- There are 19 properties that provide active adult/few services rental housing. This category includes properties funded through the Anoka County program (four properties). The active adult properties have a combined total of 1,253 units. Of these, there were 25 vacant units for an overall vacancy rate of 2.0%. Aura in Fridley is the newest active adult property to open in the County and is still in its initial lease-up period. Excluding units at Aura, the vacancy rate drops to 1.7%. Active adult/few services units have a market equilibrium vacancy rate of 5% indicating a balanced market. Risor in Blaine, (162 units) is currently under construction and is anticipated to open in March 2024. Rents for Risor in Blaine range from \$1,785 for a one-bedroom unit to \$2,560 for a two-bedroom unit. As shown, there is pent-up demand for additional active adult rental units in Anoka.
- Estates at Arbor Oaks (2017) and Oaks of Lake George (2012) are the newest active adult rental properties to open during the 2010s. All other active adult properties were opened prior to 2010. Most active adult properties offer a mix of unit types including studio, one-, one-bedroom plus den, two-bedroom and two-bedroom plus den units, appealing to residents that prefer an independent lifestyle. These types of properties usually provide indoor and outdoor community gathering spaces, underground or attached covered parking, fitness room, theater room and walking paths.
- Unit types are weighted more heavily toward two-bedroom units with a higher proportion of couples renting.
- Rents among the active adult/few services properties range from \$845 to \$1,995 for one-bedroom units, \$941 to \$1,868 for one-bedroom plus den units, \$1,125 to \$2,850 for two-bedroom units and \$2,050 to \$2,900 for two-bedroom plus den/three-bedroom units.

Active Adult Ownership

- There are four active adult ownership properties in Anoka County, all cooperatives. The newest property is the American Club adjacent to the Greenhaven golf course in Anoka. The property opened in 2022 and all units have been sold. The oldest cooperative is Applewood Pointe of Champlin, built in 2005.
- Sales of new cooperative units have been very strong. The American Club was sold out shortly after opening. None of the existing cooperatives have units available for sale at this time.
- Cooperative products involve purchasing a unit (or a share) and then paying monthly fees which include all utilities (unit and common areas), building maintenance and a portion of the blanket mortgage on the property. There are no age 55+ ownership properties in Anoka

County that offer single-family detached, townhome, twinhome or condominium product types.

Independent Living - Optional Services

- There are 11 independent living - optional-services developments in Anoka County. Combined, these properties have 780 units and as of September 2023, had 24 vacancies for an overall vacancy rate of 3.1%, indicating pent-up demand for additional independent living units to reach a balanced market of 5%.
- The newest property to open is Willow Bend in Fridley (2022) which offers independent and assisted living and memory care. Cedar Creek in East Bethel opened in 2020. Combined, these facilities delivered 105 new independent living units to the market. Arbor Glen Senior Living (30 units) and The Lodge at Stillwater (75 units) provide independent living. Each property has separate assisted living units.
- Monthly rents among the independent living-optional services properties ranges from \$1,446 to \$3,835 for a one-bedroom unit and from \$1,725 to \$3,000 for a one-bedroom plus den unit. Two bedrooms range from \$1,820 to \$4,305 and two-bedroom plus den units range from \$2,221 to \$4,565 per month.
- Services typically include all utilities, local scheduled transportation to shopping, outings and doctors' appointments, coordinated activities and 24-hour on-site staff. Meals, housekeeping and other services may be included or offered as optional.

Assisted Living

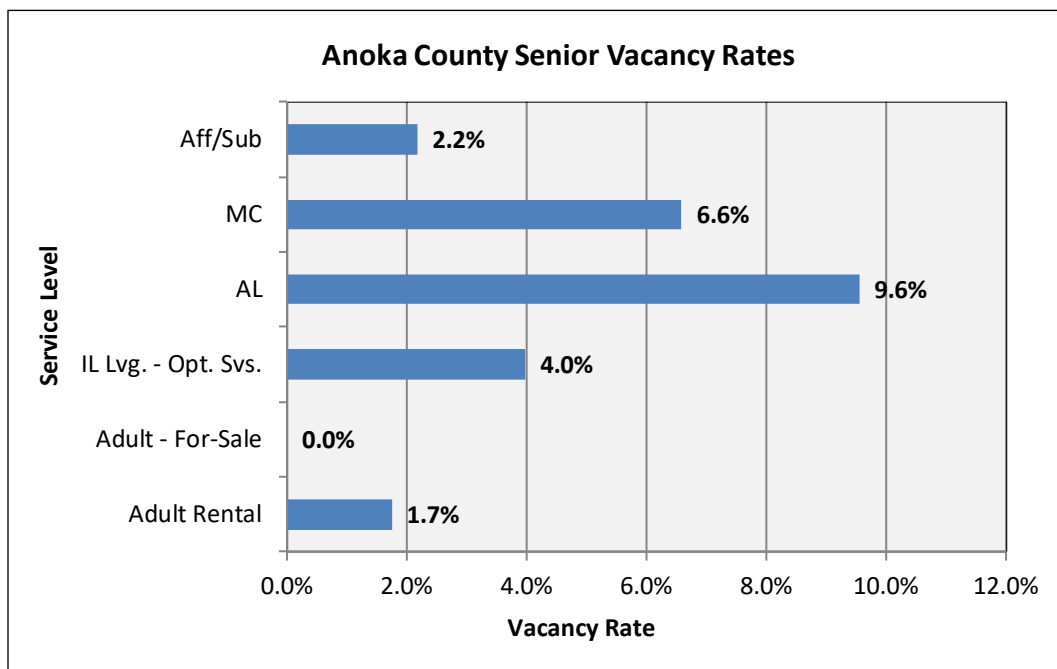
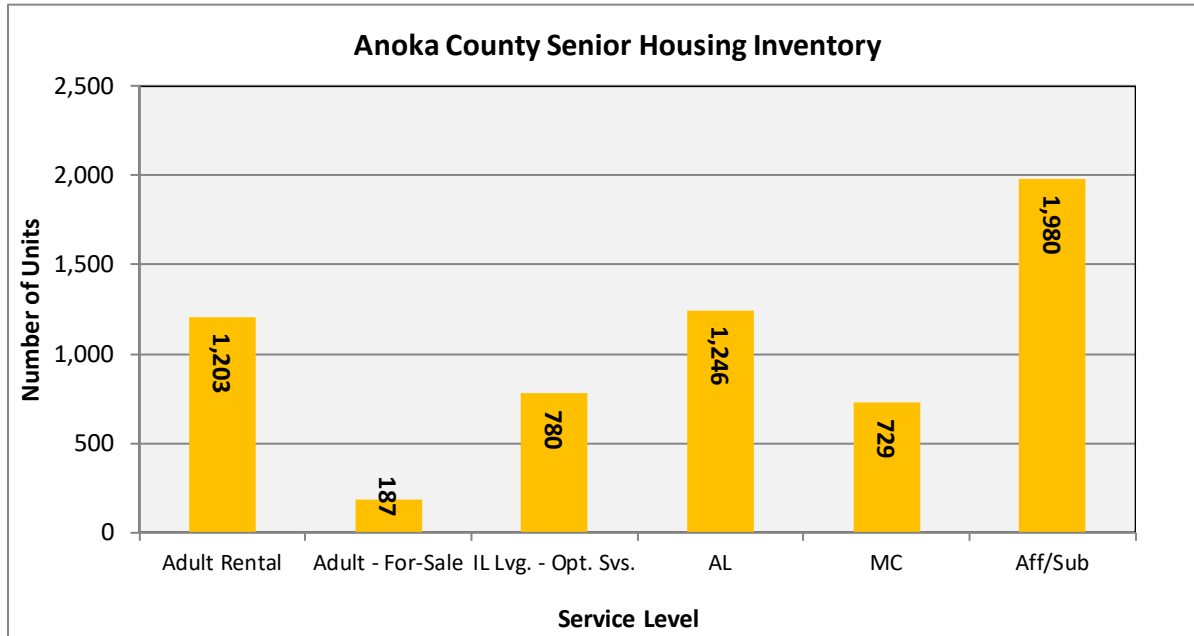
- Anoka County has a total of 28 properties that offer assisted living services. Many of these properties also provide memory care services and a portion provide a continuum of care that includes independent living, assisted living and memory care. Properties offering assisted living services have a combined total of 1,246 units targeted to assisted living with an overall vacancy rate of 9.1% as of September 2023. Vacancies in assisted living increased significantly during the Pandemic, which began in April 2020. Persistent higher vacancies in assisted living are resulting from a continued shortage of care workers, which is expected to continue yet for at least another 18 months.
- Six new properties were added in Anoka County beginning in 2015 through 2023. These properties added a combined total of 242 assisted living units. Two of the six properties are freestanding and the remaining four offer a continuum of care.
- Rents among the assisted living properties range from a low of \$1,550 per month (service package required in addition) to \$4,300 for efficiency units, where more services are included in the monthly fee. One-bedroom unit pricing ranges from \$1,500 to \$4,500 for

one-bedroom units and \$2,800 to \$5,340 for two-bedroom units. Unit sizes range from 323 to 735 square feet for efficiency units, 343 to 845 square feet for one-bedroom units and 814 to 1,278 square feet for two-bedroom units.

- All the assisted living developments include scheduled activities, weekly housekeeping, laundering of flat linens, 24-hour on-site staff and at least one meal daily; many properties however, offer two to three meals per day. Base monthly fees vary from property to property, depending on the amount of personal care, if any, that is included in the base monthly fee. All assisted living facilities charge fees for personal care, either a-la-carte, in service packages or included in the monthly fee (all inclusive, which is uncommon). A health needs assessment is completed for the resident at move-in and a personal care program is usually recommended.

Memory Care

- There are 31 properties in Anoka County that offer memory care services with 729 units. There has been a significant increase in the number of memory care units over the past 15 years as market acceptance of these properties has grown. Most new continuum of care properties incorporate some memory care units in their developments. There has also been an increase in the number of properties that focus only on providing memory care services such as Edgewood Senior Living and Edgemont Place, both in Blaine.
- The memory care vacancy rate was 4.7% as of September 2023. Although the Pandemic resulted in the memory care vacancy rate to increase, as the Pandemic has subsided, memory care vacancy rates have decreased and to levels that are less than assisted living. Providers have commented that demand for memory care however, is returning more rapidly than assisted living. The significant challenge now is sufficient labor to support caregiving services to residents.
- Monthly base fees for memory care properties range from \$2,500 to \$7,600 for efficiency units, \$2,620 to \$7,075 for one-bedroom units and \$3,900 to \$5,205 for the few two-bedroom units. Some two-bedroom units are shared by two individuals as a companion suite. The upper end of the price range for memory care units reflects all-inclusive care while the lower end of the range reflects a base rate, which would also require additional charges for care.



Affordable and Subsidized Senior Properties

- Subsidized senior housing offers rents affordable to qualified lower income seniors and handicapped/disabled persons. Typically, rents are tied to residents' incomes with incomes restricted to 50% or less of AMI and the rent paid is based on 30% of the household's adjusted gross income (AGI). For those households meeting the age and income qualifications, subsidized senior housing is usually the most affordable rental option available. Affordable properties are typically funded under the Low Income Housing Tax Credit Program or Section 42 or other assistance program with rents restricted to households with incomes between 50% and 80% of Anoka County's area median income.
- There are 1,980 units in 24, affordable and subsidized senior properties. As of September 2023, there were 43 units vacant (2.1% vacancy rate), indicating limited pent-up demand, primarily for moderate-income, shallow-subsidy units. Nearly all subsidized properties have wait lists and vacancies at those properties are primarily for units in transition from one tenant to another.
- An estimated 65% of the affordable and subsidized units have one-bedroom. The remaining units are two-bedroom (31%), three-bedroom (3%) and one-bedroom plus den (1%).
- The newest affordable age-restricted properties in Anoka County are Legends of Blaine (2020), Legends of Spring Lake Park (2018) and Legends of Columbia Heights (2018). Combined, these properties have 557 units. Among the three properties, we identified a total of 37 vacant units. The most vacancies were at Legends of Spring Lake Park, which opened in 2018.
- Typically, affordable senior housing offers limited to very few or no amenities. The newest properties however, offer community room, library, hair salon, computer stations, fitness center, game room, movie theater, in-unit washer/dryer, balconies, extra storage and underground parking (additional charge).

SENIOR HOUSING ANALYSIS

TABLE S-3
SENIOR HOUSING SUMMARY BY ANOKA COUNTY COMMUNITIES
SEPTEMBER 2023

Product Type	Andover	Anoka	Blaine	Centerville	Columbia Heights	Coon Rapids	East Bethel	Fridley	Ham Lake	Lino Lakes
Affordable/Subsidized										
Units	--	211	272	-	483	404	-	154	-	47
Vacancy Rate*	--	0.9%	1.8%	-	2.3%	0.5%	-	0.0%	-	0.0%
Active Adult Rental										
Units	66	169	234	47	-	164	-	217	49	-
Vacancy Rate*	3.0%	0.0%	2.6%	0.0%	-	0.0%	-	5.3%	0.0%	-
Active Adult - For-Sale										
Units	-	87	-	-	-	100	-	-	-	-
Vacancy Rate*	-	0.0%	-	-	-	0.0%	-	-	-	-
Independent Living - Optional Services										
Units	39	260	66	-	74	211	71	59	-	-
Vacancy Rate*	0.0%	3.5%	4.5%	-	2.7%	2.8%	2.8%	13.6%	-	-
Independent Living - Service Intensive										
Units	-	0	0	-	-	-	-	-	-	-
Vacancy Rate*	-	0.0%	0.0%	-	-	-	-	-	-	-
Assisted Living										
Units	100	268	152	40	130	184	-	219	-	77
Vacancy Rate*	12.0%	7.8%	11.2%	--	11.5%	12.5%	-	6.9%	-	9.7%
Memory Care										
Units	58	41	199	16	73	119	-	80	-	55
Vacancy Rate*	1.7%	4.9%	6.3%	--	3.4%	2.5%	-	11.3%	-	1.6%
Total										
Units	197	1,036	923	103	760	1,182	71	729	49	179
Vacancy Rate*	6.6%	2.7%	4.7%	0.0%	5.9%	2.9%	2.8%	8.4%	0.0%	6.1%

* Vacancy rate excludes properties in initial lease up phase.

Source: Maxfield Research & Consulting, LLC

SENIOR HOUSING ANALYSIS

TABLE S-3
SENIOR HOUSING SUMMARY BY ANOKA COUNTY COMMUNITIES
SEPTEMBER 2023

Product Type	Nowthen	Oak Grove	Ramsey	St. Francis.	Spring Lk Park	Bethel	Circle Pines	Lexington	Columbus	Linwood Twp.	Total
Affordable/Subsidized	-					-		-	-	-	
Units	-	-	-	21	340	-	48	-	-	-	1,980
Vacancy Rate*		-	-	0.0%	6.5%		2.1%				2.2%
Active Adult Rental											
Units	-	96	50	-	111	-	-	-	-	-	1,203
Vacancy Rate*	-	1.0%	0.0%	-	0.0%	-	-	-	-	-	1.7%
Active Adult - For-Sale											
Units	-	-	-	-	-	-	-	-	-	-	187
Vacancy Rate*	-	-	-	-	-	-	-	-	-	-	0.0%
Independent Living - Optional Services											
Units	-	-	-	-	-	-	-	-	-	-	780
Vacancy Rate*	-	-	-	-	-	-	-	-	-	-	4.0%
Independent Living - Service Intensive											
Units	-	-	-	-	-	-	-	-	-	-	-
Vacancy Rate*	-	-	-	-	-	-	-	-	-	-	-
Assisted Living											
Units	-	-	76	-	-	-	-	-	-	-	1,246
Vacancy Rate*	-	-	14.5%	-	-	-	-	-	-	-	9.6%
Memory Care											
Units	-	-	56	-	32	-	-	-	-	-	729
Vacancy Rate*	-	-	5.4%	-	0.0%	-	-	-	-	-	7.4%
Total											
Units	-	96	182	21	483	-	48	-	-	-	6,125
Vacancy Rate	-	0.1%	7.7%	0.0%	5.9%	-	1.8%	-	-	-	3.2%

* Vacancy rate excludes properties in initial lease up phase.

Source: Maxfield Research & Consulting, LLC

Introduction

Affordable housing is a term that has various definitions according to different people and is a product of supply and demand. According to the U.S. Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). Families who pay more than 30% of their income for housing (either rent or mortgage) are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Generally, housing that is income-restricted to households earning at or below 80% of Area Median Income (AMI) is considered affordable. However, many individual properties have income restrictions set anywhere from 30% to 80% of AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. Moderate-income housing, often referred to as “workforce housing,” refers to both rental and ownership housing. Hence the definition is broadly defined as housing that is income-restricted to households earning between 50% and 120% AMI. Figure 1 below summarizes income ranges by definition for Anoka County.

FIGURE 1 AREA MEDIAN INCOME (AMI) DEFINITIONS	
Definition	AMI Range
Extremely Low Income	0% - 30%
Very Low Income	31% - 50%
Low Income	51% - 80%
Moderate Income Workforce Housing	80% - 120%
Note: St. Louis County 4-person AMI = \$124,900 (2023).	

Naturally Occurring Affordable Housing (i.e. Unsubsidized Affordable)

Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered “naturally-occurring” or “unsubsidized affordable” units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc. Because of these factors, housing costs tend to be lower.

According to the *Joint Center for Housing Studies of Harvard University*, the privately unsubsidized housing stock supplies three times as many low-cost affordable units than

assisted projects nationwide. Unlike assisted rental developments, most unsubsidized affordable units are scattered across small properties (one to four-unit structures) or in older multifamily structures. Many of these older developments may be vulnerable to redevelopment due to their age, modest rents, and deferred maintenance.

Because many of these housing units have affordable rents, project-based and private housing markets cannot be easily separated. Some households (typically those with household incomes of 50% to 60% AMI) income-qualify for both market rate and project-based affordable housing.

Based on the review of Hibbing's housing stock and the inventory of rental properties; we find a substantial portion of the housing stock would be classified as naturally occurring affordable housing.

Rent and Income Limits

Table HA-1 shows the maximum rents by household size and AMI based on income limits illustrated in Table HA-2. The rents on Table HA-1 are based on HUD's allocation that monthly rents should not exceed 30% of income. In addition, the table reflects maximum household size based on HUD guidelines of number of persons per unit. For each additional bedroom, the maximum household size increases by two persons.

TABLE HA-1 MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME ANOKA COUNTY - 2023 (Effective 05/15/23)														
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)											
	Min	Max	30%		50%		60%		80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$653	-\$653	\$1,088	-\$1,088	\$1,305	-\$1,305	\$1,740	-\$1,740	\$2,175	-\$2,175	\$2,610	-\$2,610
1BR	1	2	\$653	-\$746	\$1,088	-\$1,243	\$1,305	-\$1,491	\$1,740	-\$1,988	\$2,175	-\$2,485	\$2,610	-\$2,982
2BR	2	4	\$746	-\$932	\$1,243	-\$1,553	\$1,491	-\$1,863	\$1,988	-\$2,484	\$2,485	-\$3,105	\$2,982	-\$3,726
3BR	3	6	\$839	-\$1,081	\$1,398	-\$1,801	\$1,677	-\$2,162	\$2,236	-\$2,882	\$2,795	-\$3,603	\$3,354	-\$4,323
4BR	4	8	\$932	-\$1,230	\$1,553	-\$2,050	\$1,863	-\$2,460	\$2,484	-\$3,280	\$3,105	-\$4,100	\$3,726	-\$4,920
¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.														
Note: 4-person Anoka County AMI is \$124,900 (2023).														
Sources: HUD, Novogradac, Maxfield Research and Consulting, LLC.														

Table HA-2 shows the maximum allowable incomes by household size to qualify for affordable housing and maximum gross rents that can be charged by bedroom size in Anoka County. These incomes are published and revised annually by the Department of Housing and Urban Development (HUD) and also published separately by the Minnesota Housing Finance Agency based on the date the project was placed into service. Fair market rent is the amount needed to pay gross monthly rent at modest rental housing in a given area. This table is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families at financially assisted housing.

TABLE HA-2
MHFA/HUD INCOME AND RENT LIMITS
ANOKA COUNTY- 2023 (Effective 05/15/23)

	Income Limits by Household Size							
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph
30% of median	\$26,100	\$29,820	\$33,540	\$37,260	\$40,260	\$43,230	\$46,230	\$49,200
50% of median	\$43,500	\$49,700	\$55,900	\$62,100	\$67,100	\$72,050	\$77,050	\$82,000
60% of median	\$52,200	\$59,640	\$67,080	\$74,520	\$80,520	\$86,460	\$92,460	\$98,400
80% of median	\$69,600	\$79,520	\$89,440	\$99,360	\$107,360	\$115,280	\$123,280	\$131,200
100% of median	\$87,000	\$99,400	\$111,800	\$124,200	\$134,200	\$144,100	\$154,100	\$164,000
120% of median	\$104,400	\$119,280	\$134,160	\$149,040	\$161,040	\$172,920	\$184,920	\$196,800
	Maximum Gross Rent							
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$652	\$745	\$838	\$931	\$1,006			
50% of median	\$1,087	\$1,242	\$1,397	\$1,552	\$1,677			
60% of median	\$1,305	\$1,491	\$1,677	\$1,863	\$2,013			
80% of median	\$1,740	\$1,988	\$2,236	\$2,484	\$2,684			
100% of median	\$2,175	\$2,485	\$2,795	\$3,105	\$3,355			
120% of median	\$2,610	\$2,982	\$3,354	\$3,726	\$4,026			
	Fair Market Rent							
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$1,007	\$1,149	\$1,410	\$1,916	\$2,209			

Sources: HUD; Novogradac; Maxfield Research and Consulting LLC.

Sources: HUD; Novogradac; Maxfield Research and Consulting LLC.

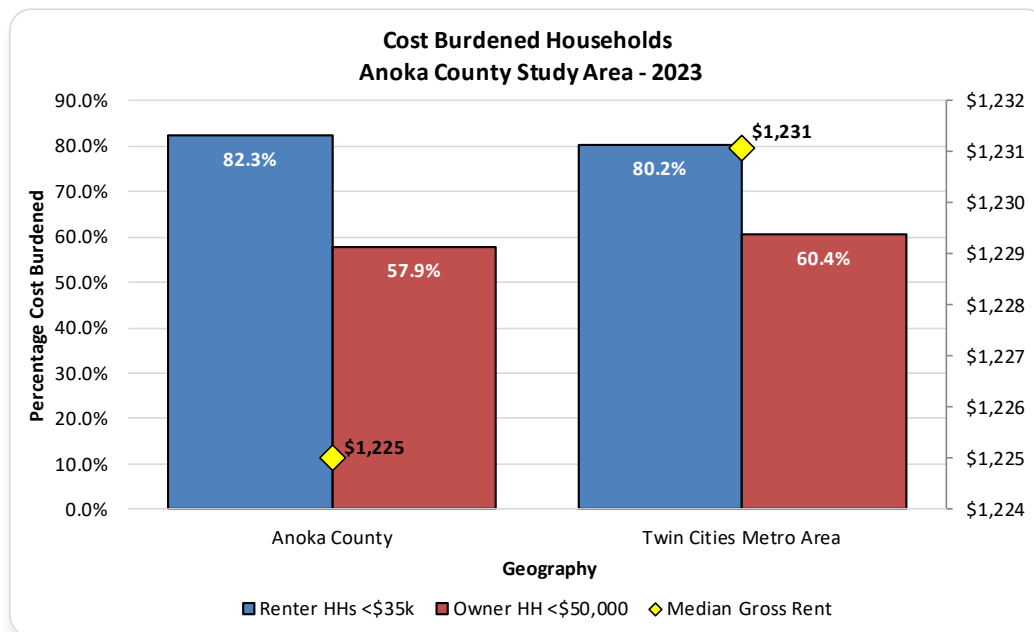
Housing Cost Burden

Table HA-3 shows the number and percentage of owner and renter households in Hibbing, the Study Area, Arrowhead Minnesota EDR, and the State of Minnesota that pay 30% or more of their gross income for housing. This information was compiled from the American Community Survey 2021 estimates and adjusted to current year estimates. This information is different than the 2000 Census which separated households that paid 35% or more in housing costs. As such, the information presented in the tables may be overstated in terms of households that may be “cost burdened.” The Federal standard for affordability is 30% of income for housing costs. Without a separate break out for households that pay 35% or more, there are likely a number of households that elect to pay slightly more than 30% of their gross income to select the housing that they choose. Moderately cost-burdened is defined as households paying between 30% and 50% of their income to housing; while severely cost-burdened is defined as households paying more than 50% of their income for housing.

Higher-income households that are cost-burdened may have the option of moving to lower priced housing, but lower-income households often do not. The figures focus on owner households with incomes below \$50,000 and renter households with incomes below \$35,000.

- Among all owner and renter households, Anoka County is similar to the Twin Cities Metro Area following percentage of households are estimated to be cost burdened spending 30% or greater of their household incomes:

	<u>All Owner</u>	<u>Owner <\$50k</u>	<u>Renter</u>	<u>Renter <\$35k</u>
- Anoka County	18%	58%	42%	82%
- TCMA	18%	60%	45%	80%



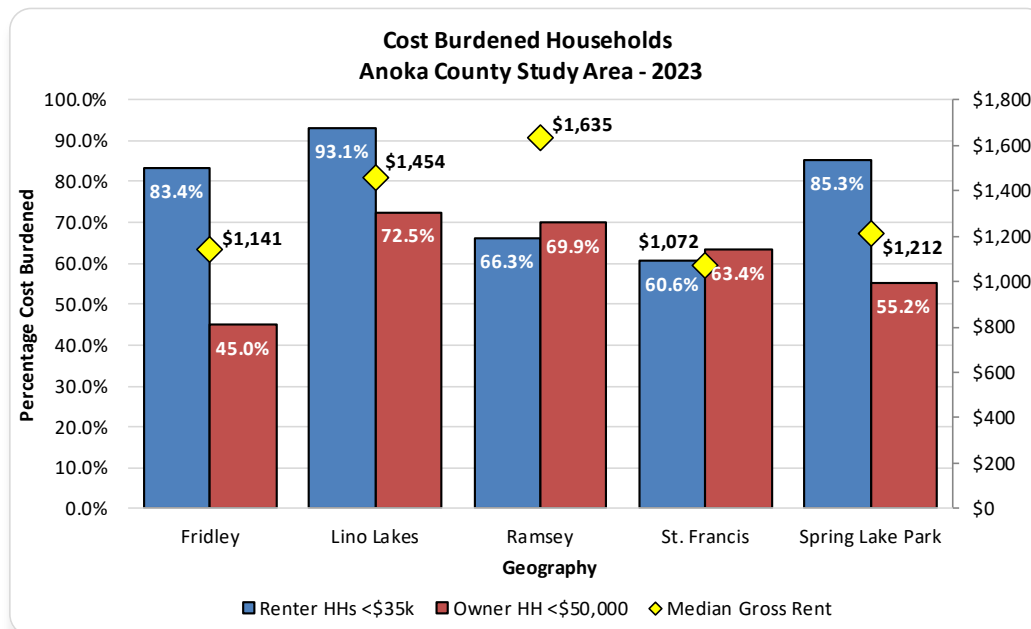
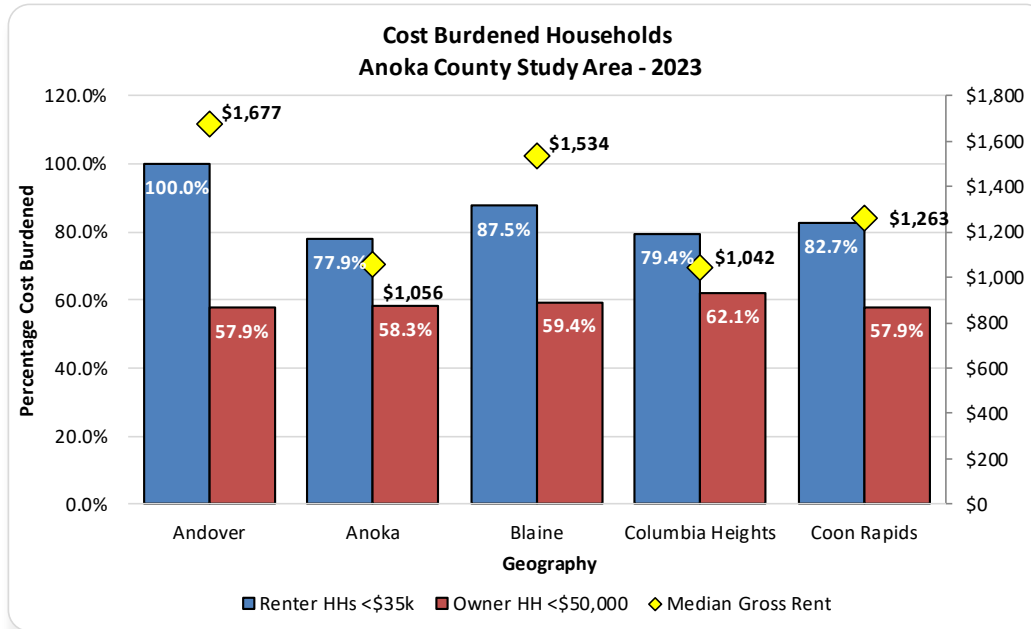


TABLE HA-3
HOUSING COST BURDEN
ANOKA COUNTY STUDY AREA AND TWIN CITIES METRO AREA
2023

	Andover		Anoka		Blaine		Columbia Hghts.		Coon Rapids	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households										
All Owner Households	110,800		10,348		22,688		5,717		18,519	
Cost Burden 30% or greater	19,645	17.7%	1,555	15.0%	4,228	18.6%	1,121	19.6%	3,388	18.3%
Owner Households w/ incomes <\$50,000	20,363		1,256		4,360		1,499		3,789	
Cost Burden 30% or greater	11,781	57.9%	732	58.3%	2,588	59.4%	930	62.1%	2,195	57.9%
Median Home Value ¹	\$330,800		\$229,400		\$257,700		\$211,100		\$228,900	
Renter Households										
All Renter Households	695		3,372		3,623		3,097		6,320	
Cost Burden 30% or greater	191	27.5%	1,516	44.9%	1,721	47.5%	1,425	46.0%	3,078	48.7%
Renter Households w/ incomes <\$35,000	92		1,266		911		1,463		1,981	
Cost Burden 30% or greater	92	100.0%	987	77.9%	798	87.5%	1,162	79.4%	1,639	82.7%
Median Contract Rent ¹	\$1,385		\$968		\$1,361		\$940		\$1,150	
Median Gross Rent ¹	\$1,677		\$1,056		\$1,534		\$1,042		\$1,263	
	Fridley		Lino Lakes		Ramsey		St. Francis		Spring Lake Park	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households										
All Owner Households	7,380		6,817		8,754		2,591		2,041	
Cost Burden 30% or greater	1,354	18.3%	1,320	19.4%	1,579	18.0%	486	18.7%	426	20.9%
Owner Households w/ incomes <\$50,000	1,846		935		1,361		486		530	
Cost Burden 30% or greater	830	45.0%	678	72.5%	951	69.9%	308	63.4%	292	55.2%
Median Home Value ¹	\$224,700		\$308,600		\$281,800		\$237,800		\$224,000	
Renter Households										
All Renter Households	4,438		568		1,544		418		843	
Cost Burden 30% or greater	1,717	38.7%	289	50.8%	623	40.3%	133	31.8%	440	52.2%
Renter Households w/ incomes <\$35,000	1,189		253		182		139		415	
Cost Burden 30% or greater	992	83.4%	236	93.1%	121	66.3%	84	60.6%	354	85.3%
Median Contract Rent ¹	\$1,045		\$1,411		\$1,513		\$905		\$1,130	
Median Gross Rent ¹	\$1,141		\$1,454		\$1,635		\$1,072		\$1,212	
	Anoka Cnty.		TCMA*							
	No.	Pct.	No.	Pct.						
Owner Households										
All Owner Households	110,800		864,994							
Cost Burden 30% or greater	19,645	17.7%	156,078	18.0%						
Owner Households w/ incomes <\$50,000	20,363		145,293							
Cost Burden 30% or greater	11,781	57.9%	87,767	60.4%						
Median Home Value ¹	\$261,300		\$297,239							
Renter Households										
All Renter Households	26,922		407,974							
Cost Burden 30% or greater	11,405	42.4%	183,265	44.9%						
Renter Households w/ incomes <\$35,000	8,037		143,655							
Cost Burden 30% or greater	6,612	82.3%	115,210	80.2%						
Median Contract Rent ¹	\$1,122		\$1,142							
Median Gross Rent ¹	\$1,225		\$1,231							

¹ Median Contract Rent 2021 (US Census, American Community Survey 5-year estimate)

Note: Calculations exclude households not computed.

*Includes the following seven counties: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington.

Sources: American Community Survey 2021 estimates; Maxfield Research and Consulting LLC.

TABLE HA-4
SUBSIDIZED HOUSING PAYMENT STANDARDS
METRO HRA JURISDICTIONS - ANOKA COUNTY
2023

Zip Code	Communities	Bedroom Type				
		Eff./ Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
55005	Bethel/East Bethel, Oak Grove	\$970	\$1,170	\$1,380	\$1,910	\$2,230
55011	Oak Grove/East Bethel	\$1,360	\$1,550	\$1,900	\$2,580	\$2,980
55014	Circle Pines/Lexington/Lino Lakes/Blaine	\$1,160	\$1,320	\$1,620	\$2,200	\$2,540
55025	Columbus/Linwood Twp.	\$1,010	\$1,150	\$1,410	\$1,920	\$2,210
55038	Lino Lakes/Columbus	\$1,320	\$1,510	\$1,850	\$2,510	\$2,900
55040	Isanti	Not in Metro HRA service area				
55070	St. Francis	\$970	\$1,110	\$1,360	\$1,850	\$2,130
55079	Linwood	Not in Metro HRA service area				
55092	Linwood Twp./East Bethel	\$920	\$1,050	\$1,290	\$1,750	\$2,030
55110	Lino Lakes	\$970	\$1,110	\$1,360	\$1,850	\$2,130
55126	Lino Lakes/Blaine	\$1,090	\$1,240	\$1,520	\$2,070	\$2,380
55303	Anoka/Ramsey/Nowthen/Oak Grove/Burns Twp.	\$980	\$1,120	\$1,370	\$1,860	\$2,150
55304	Andover/Ham Lake	\$1,370	\$1,570	\$1,920	\$2,610	\$3,010
55330	Burns Twp. (part)	Not in Metro HRA service area				
55421	Columbia Heights/Hilltop	\$960	\$1,090	\$1,340	\$1,820	\$2,100
55432	Fridley/Spring Lake Park	Not in Metro HRA service area				
55433	Coon Rapids	\$1,000	\$1,140	\$1,400	\$1,900	\$2,190
55434	Blaine	\$1,060	\$1,210	\$1,490	\$2,020	\$2,330
55448	Coon Rapids	\$1,190	\$1,350	\$1,660	\$2,260	\$2,600
55449	Blaine	\$1,390	\$1,580	\$1,940	\$2,640	\$3,040

Sources: Metropolitan Council; Metro HRA; Maxfield Research & Consulting, LLC

Housing Costs as Percentage of Household Income

Housing costs are generally considered affordable at 30% of a households' adjusted gross income. Table HA-4 on the following page illustrates key housing metrics based on housing costs and household incomes in Hibbing. The table estimates the percentage of Hibbing householders that can afford rental and for-sale housing based on a 30% allocation of income to housing. Housing costs are based on the Hibbing average. The housing affordability calculations assume the following:

For-Sale Housing

- 10% down payment with good credit score
- Closing costs rolled into mortgage
- 30-year mortgage at 7.5% interest rate
- Private mortgage insurance (equity of less than 20%)
- Homeowners insurance for single-family homes and association dues for townhomes
- Owner household income per 2021 ACS

Rental Housing

- Background check on tenant to ensure credit history
- 30% allocation of income
- Renter household income per 2021 ACS

Because of the down payment requirement and strict underwriting criteria for a mortgage, not all households will meet the income qualifications as outlined above.

- The median income of all of Anoka County households in 2023 was about \$90,025. However, the median income varies by tenure. According to the 2021 American Community Survey, the median income of a homeowner is about \$104,580 compared to nearly \$54,500 for renters.
- Approximately 34% of all Anoka County households and 39% owner households could afford to purchase an entry-level home (\$347,500). When adjusting for move-up buyers (\$500,000) 19% of all households and 23% of owner households would income qualify.

TABLE HA-5 CITY OF BLAINE HOUSING AFFORDABILITY - BASED ON HOUSEHOLD INCOME						
For-Sale (Assumes 10% down payment and good credit)						
	Single-Family			Townhome/Twinhome		
	Entry-Level	Move-Up	Executive	Entry-Level	Move-Up	Executive
Price of House	\$345,000	\$500,000	\$700,000	\$200,000	\$360,000	\$600,000
Pct. Down Payment	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Total Down Payment Amt.	\$34,500	\$50,000	\$70,000	\$20,000	\$36,000	\$60,000
Estimated Closing Costs (rolled into mortgage)	\$10,350	\$15,000	\$21,000	\$6,000	\$10,800	\$18,000
Cost of Loan	\$320,850	\$465,000	\$651,000	\$186,000	\$334,800	\$558,000
Interest Rate	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Number of Pmts.	360	360	360	360	360	360
Monthly Payment (P & I)	-\$2,243	-\$3,251	-\$4,552	-\$1,301	-\$2,341	-\$3,902
(plus) Prop. Tax	-\$500	-\$725	-\$1,015	-\$290	-\$522	-\$870
(plus) HO Insurance/Assoc. Fee for TH	-\$115	-\$167	-\$233	-\$100	-\$100	-\$100
(plus) PMI/MIP (less than 20%)	-\$139	-\$202	-\$282	-\$81	-\$145	-\$242
Subtotal monthly costs	-\$2,998	-\$4,345	-\$6,082	-\$1,771	-\$3,108	-\$5,113
Housing Costs as % of Income	30%	30%	30%	30%	30%	30%
Minimum Income Required	\$119,909	\$173,781	\$243,293	\$70,846	\$124,322	\$204,537
Pct. of ALL SA HHDS who can afford ¹	35.2%	19.2%	15.3%	47.3%	33.1%	17.7%
No. of SA HHDS who can afford ¹	9,252	5,049	4,035	12,439	8,702	4,644
Pct. of SA owner HHDS who can afford ²	38.8%	21.6%	17.0%	51.7%	36.5%	19.6%
No. of SA owner HHDS who can afford ²	8,804	4,910	3,864	11,726	8,286	4,447
No. of SA owner HHDS who cannot afford ²	13,883	17,777	18,823	10,961	14,401	18,240
Rental (Market Rate)						
	Existing Rental			New Construction Rental		
	1BR	2BR	3BR	1BR	2BR	3BR
Monthly Rent	\$1,360	\$1,570	\$1,825	\$1,450	\$1,825	\$1,875
Annual Rent	\$16,320	\$18,840	\$21,900	\$17,400	\$21,900	\$22,500
Housing Costs as % of Income	30%	30%	30%	30%	30%	30%
Minimum Income Required	\$54,400	\$62,800	\$73,000	\$58,000	\$73,000	\$75,000
Pct. of ALL SA HHDS who can afford ¹	84.2%	69.1%	62.1%	72.4%	62.1%	16.1%
No. of SA HHDS who can afford ¹	22,166	18,175	16,336	19,041	16,336	4,242
Pct. of SA renter HHDS who can afford ²	68.0%	47.8%	38.5%	52.2%	38.5%	26.2%
No. of SA renter HHDS who can afford ²	2,464	1,732	1,394	1,890	1,394	950
No. of SA renter HHDS who cannot afford ²	1,159	1,891	2,229	1,733	2,229	2,673
¹ Based on 2021 ACS household income for ALL households.						
² Based on 2021 ACS household income by tenure.						
Source: Maxfield Research & Consulting, LLC.						

- About 55% of existing renter households can afford to rent a one-bedroom unit in Anoka County (\$1,185/month). The percentage of renter income-qualified households decreases to 43% that can afford an existing three-bedroom unit (\$1,500/month).
- After adjusting for new construction rental housing, the percentage of renters that are income-qualified decreases. About 46% of renters can afford a new market rate one-bedroom unit while 22% can afford a new three-bedroom unit.

Introduction

Previous sections of this study analyzed the existing housing supply and the growth and demographic characteristics of the population and household base in Anoka County. This section of the report presents our estimates of housing demand in the County from 2023 to 2030.

Demographic Profile and Housing Demand

The demographic profile of a community affects housing demand and the types of housing that are needed. The housing life-cycle stages are:

1. *Entry-level householders*
 - Often prefer to rent basic, less expensive apartments
 - Usually singles or couples in their early to late-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 or rent more upscale apartments
 - Usually married or cohabiting couples, in their late 20's to mid-30's, some with children, but most are without children
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 mid-40's
4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
 - Prefer owning but will consider renting their housing
 - Some will move to 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
 - 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 to late 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 older seniors their early 80s 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 need 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.

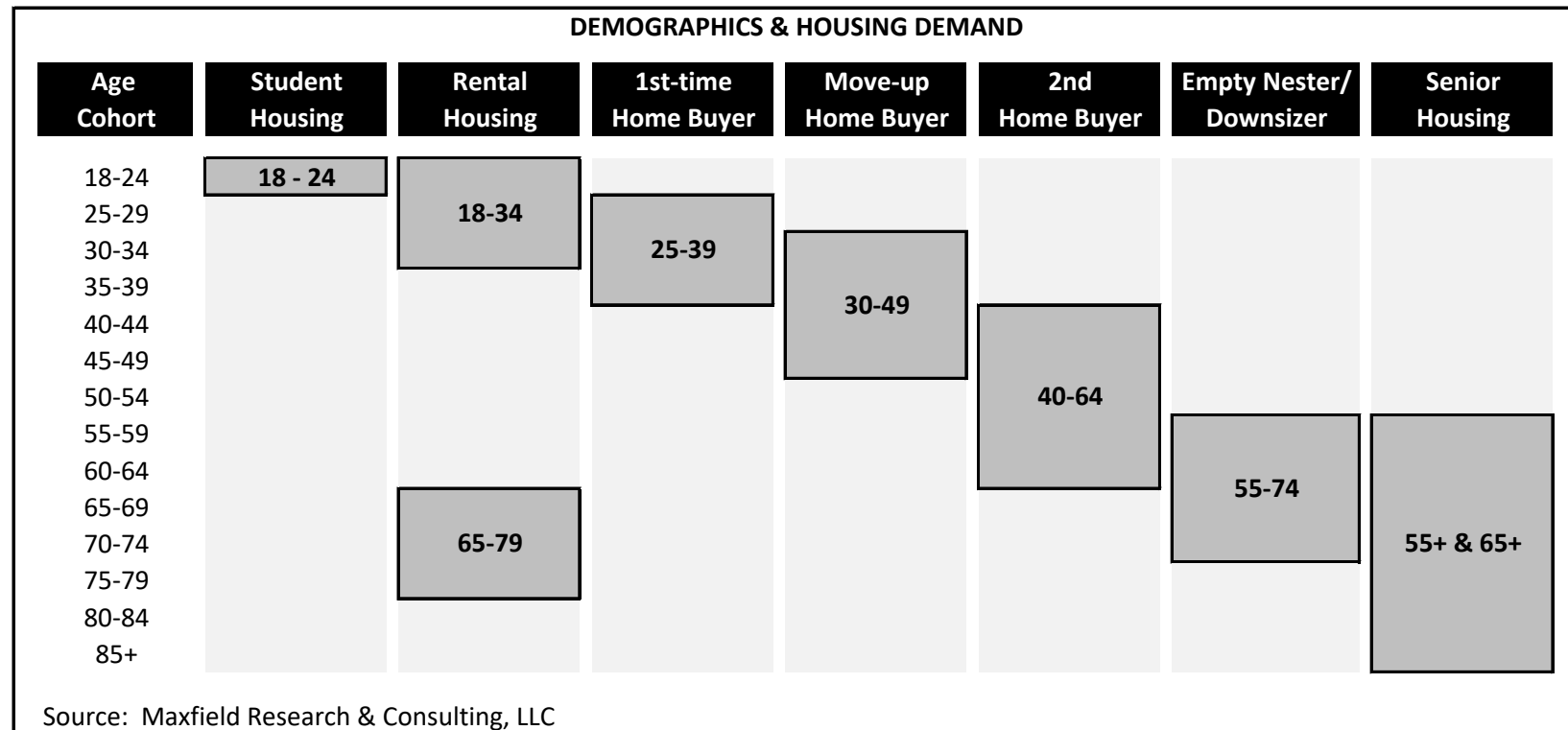
Because of the relatively young age of the county's housing stock and the fact that redevelopment has not taken a significant number of homes out of the market, demand for housing in Anoka County will be driven almost exclusively by household growth. Between 2023 and 2030, Anoka County is projected to see an increase of 8,746 households. Between 2030 and 2040, another 10,080 households are projected to be added. Since each household equates to an occupied housing unit, the county will need to build an equal number of housing units to support this growth – or an estimated 18,826 housing units by 2040.

The graphic on the following page provides greater detail of various housing types supported within each housing life cycle. Information on square footage, average bedrooms/bathrooms, and lot size is provided.

Housing Demand Overview

The previous sections of this assessment focused on demographic and economic factors driving demand for housing in Anoka County. In this section, findings are used from the economic and demographic analysis to calculate demand for new general occupancy housing units in the county. Housing demand is also presented for each county subdivision in the county.

Housing markets are driven by a range of supply and demand factors that vary by location and submarket. The following bullet points outline several key variables driving housing demand.



TYPICAL HOUSING TYPE CHARACTERISTICS				
	Housing Types	Target Market/ Demographic	Unit/Home Characteristics	Lot Sizes/ Units Per Acre ¹
For-Sale Housing	Entry-level single-family	First-time buyers: Families, couples w/no children, some singles	1,200 to 2,200 sq. ft. 2-4 BR 2 BA	80'+ wide lot 2.5-3.0 DU/Acre
	Move-up single-family	Step-up buyers: Families, couples w/no children	2,000 sq. ft.+ 3-4 BR 2-3 BA	80'+ wide lot 2.5-3.0 DU/Acre
	Executive single-family	Step-up buyers: Families, couples w/no children	2,500 sq. ft.+ 3-4 BR 2-3 BA	100'+ wide lot 1.5-2.0 DU/Acre
	Small-lot single-family	First-time & move-down buyers: Families, couples w/no children, empty nesters, retirees	1,700 to 2,500 sq. ft. 3-4 BR 2-3 BA	40' to 60' wide lot 5.0-8.0 DU/Acre
	Entry-level townhomes	First-time buyers: Singles, couples w/no children	1,200 to 1,600 sq. ft. 2-3 BR 1.5BA+	6.0-12.0 DU/Acre
	Move-up townhomes	First-time & step-up buyers: Singles, couples, some families, empty-nesters	1,400 to 2,000 sq. ft. 2-3 BR 2BA+	6.0-8.0 DU/Acre
	Executive townhomes/twinhomes	Step-up buyers: Empty-nesters, retirees	2,000+ sq. ft. 3 BR+ 2BA+	4.0-6.0 DU/Acre
	Detached Townhome	Step-up buyers: Empty-nesters, retirees, some families	2,000+ sq. ft. 3 BR+ 2BA+	4.0-6.0 DU/Acre
	Condominiums	First-time & step-up buyers: Singles, couples, empty-nesters, retirees	800 to 1,700 sq. ft. 1-2 BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 75.0+ DU/Acre
Rental Housing	Apartment-style rental housing	Singles, couples, single-parents, some families, seniors	675 to 1,250 sq. ft. 1-3 BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 75.0+ DU/Acre
	Townhome-style rental housing	Single-parents, families w/children, empty nesters	900 to 1,700 sq. ft. 2-4 BR 2BA	8.0-12.0 DU/Acre
	Student rental housing	College students, mostly undergraduates	550 to 1,400 sq. ft. 1-4BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 50.0+ DU/Acre
Both	Senior housing	Retirees, Seniors	550 to 1,500 sq. ft. Suites - 2BR 1-2 BA	Varies considerably based on senior product type

Source: Maxfield Research & Consulting, LLC

Demographics

Demographics is a major influence of housing demand. Household growth and formations are critical (natural growth, immigration, etc.), as well as household types, size, age of householders, incomes, and other components.

Economy & Job Growth

The economy and housing market are intertwined; the health of the housing market affects the broader economy and vice versa. Housing market growth depends on job growth (or the prospect of); jobs generate income growth which results in the formation of more households. Historically low unemployment rates have driven both existing home purchases and new-home purchases. Lack of job growth leads to slow or diminishing household growth, which in-turn

relates to reduced housing demand. Additionally, low-income growth results in fewer move-up buyers which results in diminished housing turnover across all income brackets.

Consumer Choice/Preferences

A variety of factors contribute to consumer choice and preferences. Many times a change in family status is the primary factor for a change in housing type (i.e. growing families, empty-nest families, etc.). However, housing demand is also generated from the turnover of existing households who decide to move for a range of reasons. Some households may want to move-up, downsize, change their tenure status (e.g. owner to renter or vice versa), or simply move to a new location.

Supply (Existing Housing Stock)

The stock of existing housing is a crucial component in the demand for new housing. There are a variety of unique housing types and styles, not all of which are desirable to today's consumers. The age of the housing stock is an important component for housing demand, as communities with aging housing stocks usually have a higher demand for remodeling services, replacement new construction and/or new home construction as the current inventory does not provide the supply that consumers seek. Cities that have limited land available for new construction must often consider in-fill and/or redevelopment of existing parcels to support new homes. An increase in density can provide economies of scale to increase supply, but may not always satisfy consumer needs.

Pent-up demand exists if supplies of certain housing products are unavailable as householders may postpone a move until new housing product becomes available that meets their needs.

Housing Finance

Household income is the fundamental measure that dictates what a householder can afford to pay for housing costs. According to the U.S. Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). We note here that the 30% benchmark was established many years ago and given today's current inflation rate and other household needs, the 30% threshold for low and moderate-income families may be too high. Families who pay more than 30% of their income for housing (either rent or mortgage) are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Over the past five years, home mortgage interest rates have been the lowest in more than 30 years causing demand for new housing to increase significantly as owners refinanced existing higher rate mortgages, obtained funds for home improvements and purchased new housing. With the Federal Reserve increasing interest rates to dampen inflation, the housing market has been negatively impacted in the short-term (we estimate over the next 24 to 36 months). High

home prices coupled with reduced demand is likely to result in some price correction in the market, although it may not be significant enough to create more affordability for younger buyers.

Mobility

Demand is somewhat fluid across nearby and adjacent communities and will be impacted by development activity in nearby areas, including other communities outside Anoka County. Demand given for each submarket may be lower or higher if proposed and/or planned developments move forward. For example, if there is more multifamily housing developed in Andover, it may capture a portion of demand from Ramsey and Anoka and vice versa.

For-Sale Housing Market Demand Analysis

Table DMD-1 presents our demand calculations for general occupancy for-sale housing in Anoka County between 2023 and 2030 and between 2030 and 2040, respectively. This analysis identifies potential demand for general occupancy for-sale housing that is generated from new and turnover households. The following points summarize the findings.

- Because the 75 and older cohort is typically not a sizeable market for new general occupancy for-sale housing, we limit demand from household growth to households under age 75. According to projections, the County is expected to grow by 5,626 households under age 75 between 2023 and 2030.
- Demand for ownership housing in Anoka County is projected to remain strong, as the fringe of the Twin Cities Metro Area continues to expand in all directions including north, northeast and northwest. Most land closer to the core of the Twin Cities is fully-developed as are the cities in Anoka County in the southern portion. Similar to other outlying Metro Counties, Anoka County is anticipated to account for a larger share of the Twin Cities residential growth.
- Based on household tenure data from the US Census, we expect that between 65% and 85% of the demand will be for owned units, equating to a potential 4,501 owned units from household growth.
- As of 2023, there are an estimated 106,871 owner households under the age of 75 in the county. Based on household turnover data from the 2016-2020 American Community Survey, we estimate that between 11% and 32% of these under-75 owner households will experience turnover between 2023 and 2030 (turnover rate varies by submarket). This estimate results in anticipated turnover of 15,980 existing households by 2030.

- The percent of existing owner households turning over that would prefer to purchase new housing is estimated. Across the United States, 8% of all home sales were for new homes over the past three years while slightly over 5% of Midwest sales were for new homes. Considering the age of the county's housing stock, we estimate that an average 17% households turning over will desire new housing. This estimate results in demand from existing households for 3,676 new residential units in the county between 2023 and 2030.
- Total demand from household growth and existing household turnover between 2023 and 2030 equates to 8,127 new for-sale housing units.
- Because of the existing high costs of new construction, most new single-family homes built in Anoka County between 2023 and 2030 are expected to be move-up and executive homes. Increased costs for building materials and labor, recent supply chain delays during the Pandemic, rising land and infrastructure prices have made housing construction more expensive. Existing single-family homes and new for-sale townhomes have had to accommodate much of the demand for modest homes, although demand continues to exceed supply, causing prices for even modest homes to rise dramatically.
- The greatest percentage of new single-family homes in the outlying communities of Andover, Lino Lakes, Columbus, Oak Grove, Ham Lake and Nowthen are likely to be executive homes. These communities will satisfy most of the demand in the county for executive homes between 2023 and 2030.
- While there are various target markets for multifamily ownership housing, most demand will be from young to mid-age households who have modest incomes and little savings or equity in an existing home. Therefore, multifamily demand will be for units priced at from \$300,000 to \$380,000, excluding demand for detached villa product. Twinhome and detached villa demand will come primarily from older adults and seniors wanting to relocate from existing single-family homes into a one-level townhome or similar style product.

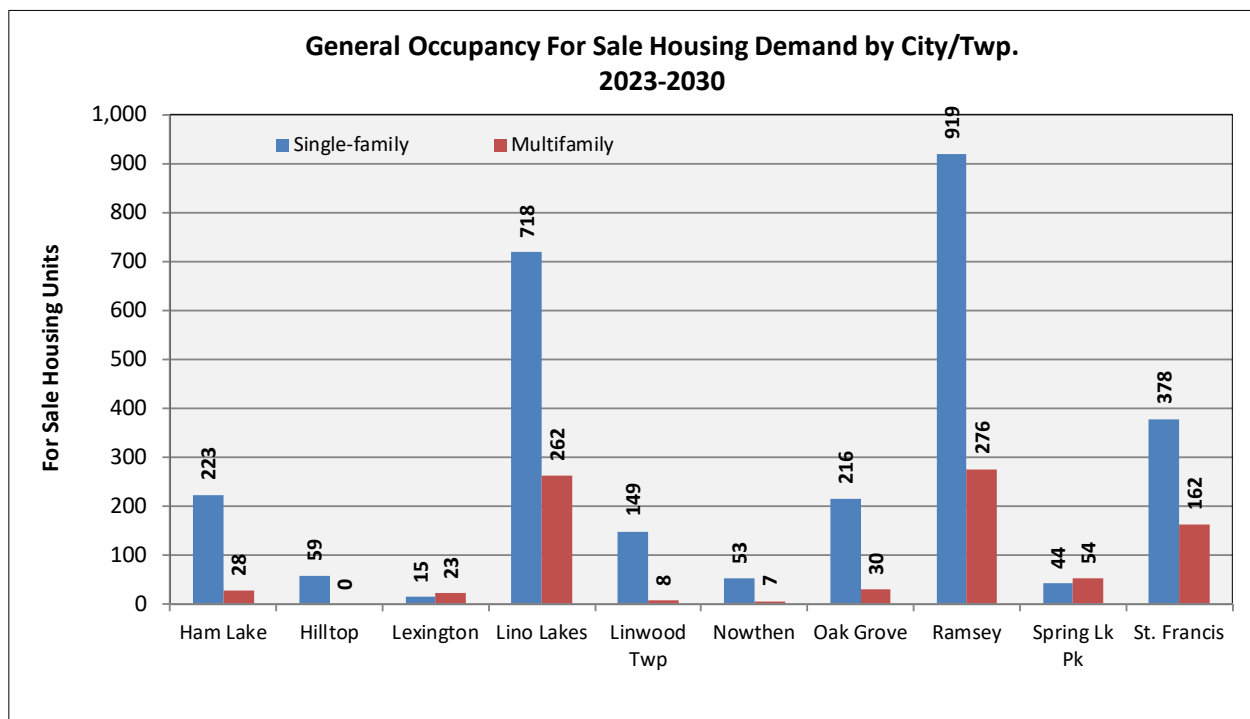
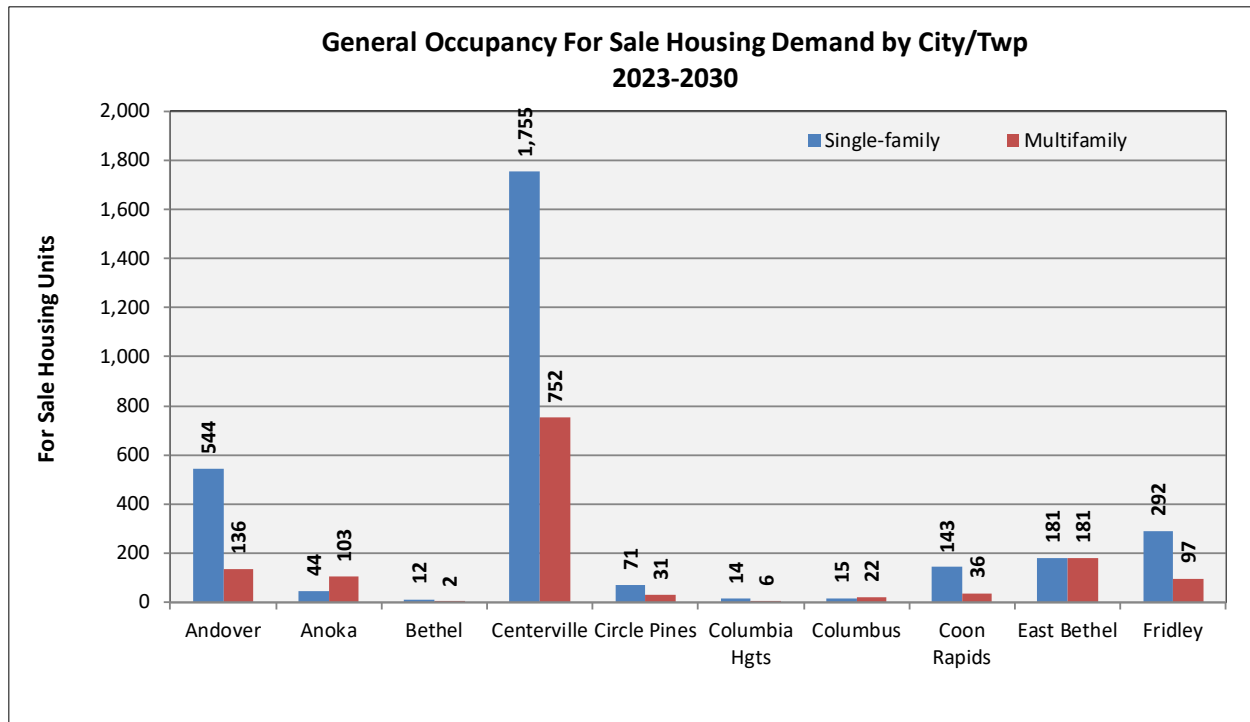


TABLE DMD-1 DEMAND FOR ADDITIONAL FOR-SALE HOUSING ANOKA COUNTY 2023 to 2030																						
	Andover		Anoka		Bethel		Blaine (pt)		Centerville		Circle Pines		Columbia Heights		Columbus		Coon Rapids		East Bethel		Fridley	
DEMAND FROM NEW HOUSEHOLD GROWTH																						
Household growth under age 75, 2023 to 2030	309		110		14		1,988		39		0		-72		82		91		148		52	
(times) % propensity to own¹	90.0%		56.0%		82.0%		86.0%		91.0%		82.0%		65.0%		90.0%		75.0%		95.0%		62.0%	
(Equals) Demand from new household growth	278		62		11		1,710		35		0		-47		74		68		141		32	
DEMAND FROM EXISTING HOUSEHOLDS																						
Estimated Total owner households under age 75, 2023	9,578		3,821		153		20,974		1,182		1,528		4,953		1,313		16,284		3,948		6,309	
(times) % of owner turnover 2023-2030²	12.0%		15.0%		11.0%		19.0%		16.0%		13.0%		17.0%		16.0%		18.0%		18.0%		17.0%	
(times) % desiring new owned housing	35.0%		15.0%		15.0%		20.0%		35.0%		10.0%		10.0%		50.0%		10.0%		35.0%		10.0%	
(Equals) Demand from existing households	402		86		3		797		66		20		84		105		293		249		107	
TOTAL MARKET DEMAND																						
Total demand from new HH growth and turnover	680		148		14		2,507		102		20		37		179		361		389		139	
Proportion Single-family vs. Owned Multifamily	80%	20%	30%	70%	85%	15%	70%	30%	70%	30%	70%	30%	40%	60%	80%	20%	50%	50%	75%	25%	40%	60%
No. of Single-family vs. Owned Multifamily Units	544	136	44	103	12	2	1,755	752	71	31	14	6	15	22	143	36	181	181	292	97	56	84
Single-Family																						
Percent Modest (<\$380,000)	15%		35%		45%		30%		30%		50%		35%		10%		30%		5%		40%	
Number	82		15		5		526		21		7		5		14		54		15		22	
Percent Move-up (\$380,000 - \$700,000)	75%		65%		45%		65%		70%		50%		65%		60%		65%		75%		60%	
Number	408		29		5		1,141		50		7		10		86		117		219		33	
Percent Executive (\$700,000+)	10%		0%		10%		5%		0%		0%		0%		30%		5%		20%		0%	
Number	54		0		1		88		0		0		0		43		9		58		0	
Multifamily³																						
Percent Modest (<\$350,000)	50%		40%		0%		40%		40%		40%		40%		25%		40%		30%		40%	
Number	68		41		0		301		12		2		9		9		72		29		33	
Percent Move-up (\$350,000 - \$550,000)	25%		50%		100%		50%		60%		60%		60%		55%		55%		50%		60%	
Number	34		52		2		376		18		4		13		20		99		49		50	
Percent Executive (\$550,000+)	25%		10%		0%		10%		0%		0%		0%		20%		5%		20%		0%	
Number	34		10		0		75		0		0		0		7		9		19		0	
¹ Based on percent owner households under age 75 in 2020 (2020 Decennial Census)																						
² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates)																						
³ Includes detached villas, twinhomes, townhomes, condos, etc.																						
* Average of the communities.																						
Note: Some totals do not add due to rounding.																						
Source: Maxfield Research & Consulting, LLC																						

TABLE DMD-1 DEMAND FOR ADDITIONAL FOR-SALE HOUSING ANOKA COUNTY 2023 to 2030																						
	Ham Lake		Hilltop		Lexington		Lino Lakes		Linwood Twp		Nowthen		Oak Grove		Ramsey		Spring Lk Park (pt)		St. Francis		Anoka County	
DEMAND FROM NEW HOUSEHOLD GROWTH																						
Household growth under age 75, 2023 to 2030	130		80		40		786		25		20		131		982		109		460		5,626	
(times) % propensity to own ¹	95.0%		61.0%		63.0%		92.0%		95.0%		94.0%		97.0%		85.0%		71.0%		86.0%		80.0%	
(Equals) Demand from new household growth	124		49		25		723		24		19		127		835		77		396		4,501	
DEMAND FROM EXISTING HOUSEHOLDS																						
Estimated Total owner households under age 75, 2023	5,169		245		567		6,380		1,774		1,357		2,978		8,131		1,658		2,413		106,871	
(times) % of owner turnover 2023-2030 ²	12.0%		21.0%		11.0%		19.0%		32.0%		13.0%		17.0%		16.0%		24.0%		24.0%		17.2%	
(times) % desiring new owned housing	25.0%		20.0%		20.0%		25.0%		25.0%		25.0%		25.0%		30.0%		5.0%		25.0%		20.0%	
(Equals) Demand from existing households	155		10		12		303		142		44		127		390		20		145		3,676	
TOTAL MARKET DEMAND																						
Total demand from new HH growth and turnover	279		59		38		1,026		166		63		254		1,225		97		540		8,127	
Proportion Single-family vs. Owned Multifamily	80%	20%	100%	0%	40%	60%	70%	30%	90%	10%	85%	15%	85%	15%	75%	25%	45%	55%	70%	30%	71%	30%
No. of Single-family vs. Owned Multifamily Units	223	56	59	0	15	23	718	308	149	17	53	9	216	38	919	306	44	54	378	162	5,749	2,378
Single-Family																						
Percent Modest (<\$400,000)	5%		100%		40%		30%		0%		10%		15%		30%		25%		35%		24%	
Number	11		59		6		215		0		5		32		276		11		132		1,404	
Percent Move-up (\$400,000 - \$700,000)	70%		0%		60%		60%		75%		60%		65%		65%		75%		65%		65%	
Number	156		0		9		431		112		32		140		597		33		246		3,759	
Percent Executive (\$700,000+)	25%		0%		0%		10%		25%		30%		20%		5%		0%		0%		11%	
Number	56		0		0		72		37		16		43		46		0		0		586	
Multifamily ³																						
Percent Modest (<\$350,000)	10%		0%		50%		30%		0%		0%		30%		20%		50%		40%		35%	
Number	6		0		11		92		0		0		11		61		27		65		833	
Percent Move-up (\$350,000 - \$550,000)	50%		0%		50%		55%		50%		70%		50%		70%		50%		60%		54%	
Number	28		0		11		169		8		7		19		214		27		97		1,281	
Percent Executive (\$550,000+)	40%		0%		0%		15%		50%		30%		20%		10%		0%		0%		10%	
Number	22		0		0		46		8		3		8		31		0		0		264	
¹ Based on percent owner households under age 75 in 2020 (Decennial Census)																						
² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates)																						
³ Includes detached villas, twinhomes, townhomes, condos, etc.																						
* Average of the communities.																						
Note: Some totals do not add due to rounding.																						
Source: Maxfield Research & Consulting, LLC																						

TABLE DMD-2 DEMAND FOR ADDITIONAL FOR-SALE HOUSING ANOKA COUNTY 2030 to 2040																						
	Andover		Anoka		Bethel		Blaine (pt)		Centerville		Circle Pines		Columbia Heights		Columbus		Coon Rapids		East Bethel		Fridley	
DEMAND FROM NEW HOUSEHOLD GROWTH																						
Household growth under age 75, 2030 to 2040	380		100		15		1,218		30		4		-25		150		650		540		46	
(times) % propensity to own ¹	85.0%		55.0%		75.0%		80.0%		80.0%		75.0%		65.0%		80.0%		75.0%		85.0%		65.0%	
(Equals) Demand from new household growth	323		55		11		974		24		3		-16		120		488		459		30	
DEMAND FROM EXISTING HOUSEHOLDS																						
Estimated Total owner households under age 75, 2030	528		2,953		156		22,688		1,306		1,681		5,717		1,420		18,519		4,220		6,580	
(times) % of owner turnover 2030-2040 ²	12.0%		15.0%		11.0%		19.0%		16.0%		13.0%		17.0%		16.0%		18.0%		15.0%		17.0%	
(times) % desiring new owner housing	25.0%		15.0%		15.0%		20.0%		25.0%		10.0%		8.0%		35.0%		5.0%		25.0%		5.0%	
(Equals) Demand from existing households	16		66		3		862		52		22		78		80		167		158		56	
TOTAL MARKET DEMAND																						
Total demand from new HH growth and turnover	339		121		14		1,837		76		25		62		200		654		617		86	
Proportion Single-family vs. Owned Multifamily	80%	20%	30%	70%	85%	15%	70%	30%	70%	30%	70%	30%	40%	60%	80%	20%	50%	50%	75%	25%	40%	60%
No. of Single-family vs. Owned Multifamily Units	271	68	36	85	12	2	1,286	551	53	23	17	7	25	37	160	40	327	327	463	154	34	51
Single-Family																						
Percent Modest (<\$450,000)	25%		15%		0%		30%		25%		0%		30%		0%		25%		10%		50%	
Number	68		5		0		386		13		0		7		0		82		46		17	
Percent Move-up (\$450,000 - \$750,000)	60%		50%		100%		50%		60%		40%		70%		50%		60%		70%		50%	
Number	163		18		12		643		32		7		17		80		196		324		17	
Percent Executive (\$750,000+)	25%		35%		0%		20%		15%		60%		0%		50%		15%		20%		0%	
Number	68		13		0		257		8		10		0		80		49		93		0	
Multifamily ³																						
Percent Modest (<\$400,000)	25%		30%		0%		30%		35%		15%		30%		25%		30%		30%		50%	
Number	17		26		0		165		8		1		11		10		98		46		26	
Percent Move-up (\$400,000 - \$600,000)	25%		55%		100%		50%		50%		75%		50%		70%		60%		50%		50%	
Number	17		47		2		275		11		6		18		28		196		77		26	
Percent Executive (\$600,000+)	50%		15%		0%		20%		15%		10%		20%		25%		10%		20%		0%	
Number	34		13		0		110		3		1		7		10		33		31		0	
¹ Based on percent owner households under age 75 in 2030 (ESRI Forecasts/MR Adjustments) ² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates) ³ Includes detached villas, twinhomes, townhomes, condos, etc. * Average of all communities Note: Some totals do not add due to rounding.																						
Source: Maxfield Research & Consulting, LLC																						

TABLE DMD-2 DEMAND FOR ADDITIONAL FOR-SALE HOUSING ANOKA COUNTY 2030 to 2040																						
	Ham Lake		Hilltop		Lexington		Lino Lakes		Linwood Twp		Nowthen		Oak Grove		Ramsey		Spring Lk Park (pt)		St. Francis		Anoka County	
DEMAND FROM NEW HOUSEHOLD GROWTH																						
Household growth under age 75, 2030 to 2040	110		45		20		310		30		50		160		745		74		620		5,272	
(times) % propensity to own¹	85.0%		60.0%		60.0%		85.0%		95.0%		95.0%		90.0%		8.0%		70.0%		85.0%		75.0%	
(Equals) Demand from new household growth	94		27		12		264		29		48		144		60		52		527		3,725	
DEMAND FROM EXISTING HOUSEHOLDS																						
Estimated Total owner households under age 75, 2030	5,525		258		583		6,817		1,921		1,439		3,121		8,754		2,041		2,591		98,818	
(times) % of owner turnover 2030-2040²	12.0%		21.0%		11.0%		19.0%		32.0%		0.0%		17.0%		16.0%		24.0%		24.0%		15.4%	
(times) % desiring new owner housing	25.0%		20.0%		20.0%		25.0%		25.0%		25.0%		25.0%		30.0%		15.0%		30.0%		20.0%	
(Equals) Demand from existing households	166		11		13		324		154		0		133		420		73		187		3,039	
TOTAL MARKET DEMAND																						
Total demand from new HH growth and turnover	259		38		25		587		182		48		277		480		125		714		6,764	
Proportion Single-family vs. Owned Multifamily	80%	20%	100%	0%	40%	60%	70%	30%	90%	10%	85%	15%	85%	15%	75%	25%	45%	55%	70%	30%	70%	30%
No. of Single-family vs. Owned Multifamily Units	207	52	38	0	10	15	411	176	164	18	40	7	235	41	360	120	56	69	499	214	4,715	2,067
Single-Family																						
Percent Modest (<\$450,000)	20%		100%		0%		30%		10%		10%		20%		25%		50%		25%		23%	
Number	41		38		0		123		16		4		47		90		28		125		1,086	
Percent Move-up (\$450,000 - \$750,000)	50%		0%		100%		50%		70%		50%		65%		55%		50%		60%		55%	
Number	104		0		10		206		115		20		153		198		28		300		2,616	
Percent Executive (\$750,000+)	30%		0%		0%		20%		20%		40%		15%		15%		0%		15%		22%	
Number	62		0		0		82		33		16		35		54		0		75		1,012	
Multifamily³																						
Percent Modest (<\$400,000)	20%		0%		0%		30%		35%		20%		25%		25%		40%		45%		31%	
Number	10		0		0		53		6		1		10		30		28		96		643	
Percent Move-up (\$400,000 - \$600,000)	55%		0%		100%		50%		50%		70%		50%		50%		60%		50%		52%	
Number	29		0		15		88		9		5		21		60		41		107		1,079	
Percent Executive (\$600,000+)	25%		0%		0%		20%		15%		10%		25%		25%		0%		5%		17%	
Number	13		0		0		35		3		1		10		30		0		11		345	
¹ Based on percent owner households under age 75 in 2020 (2020 American Community Survey) ² Based on household turnover and mobility data (2019 American Community Survey, Five Year Estimates) ³ Includes detached villas, twinhomes, townhomes, condos, etc. * Average of all communities Note: Some totals do not add due to rounding.																						
Source: Maxfield Research & Consulting, LLC																						

Rental Housing Demand Analysis

Table DMD-3 and DMD-4 presents our calculation of general-occupancy rental housing demand for Anoka County. This analysis identifies potential demand for rental housing that is generated from new households and turnover households. Market rate housing is defined as having no income restrictions and includes developments that may have more modest rents (funded with assistance from TIF or bonds). Affordable or shallow-subsidy housing is 80% or less AMI and subsidized or deep-subsidy housing is 50% or less AMI.

- According to our projections, Anoka County is expected to grow by 10,684 households between 2023 and 2030. Although the age 75 and older cohort is not typically a prime target market for new general-occupancy market rate rental housing, we include these households in the demand calculations as new rental product is currently attracting a portion of households in this older age group.
- The proportion of households likely to rent their housing is based on 2020 tenure data, adjusted to 2023 to account for the most recent household estimates. The propensity to rent ranges from 5% to 40% based on the county subdivision. After adjusting household growth by the estimated proportion of renters, growth to 2030 is reduced to 2,671 new renter households in Anoka County.
- Then demand is calculated from existing households in the County that could be expected to turnover between 2023 and 2030. As of 2023, there are 28,858 renter households under age 75 in the County. Based on household turnover data from the 2021 American Community Survey, we estimate that between 58% and 85% of these under-75 owner households will turn over (relocate) between 2023 and 2030 (turnover rate varies by community).
- The proportion of existing renter households turning over that would prefer to rent in a new rental development is estimated. Considering the age of the County's housing stock, we estimate that 15% to 30% of the households turning over in Anoka County will desire new rental housing. This estimate results in demand from existing households for 4,889 new rental units between 2023 and 2030.
- Combining demand from household growth plus turnover results in total demand in the County for 7,560 rental units between 2023 and 2030.
- Based on a review of renter household incomes and sizes and monthly rents at existing properties, we estimate that 45% to 70% of the total demand will be for market rate housing. To 2030, demand is calculated for an estimated 4,536 market rate rental units. Demand for market rate rental housing is estimated to be highest in Blaine, Coon Rapids and Fridley, although other cities that have more land available for high density

development may be able to capture a portion of demand from communities that have limited land availability.

- We estimate that 25% of the total demand in Anoka County will be for affordable housing and 15% will be for subsidized housing. Most demand for affordable rental housing is likely to be accommodated in the larger cities such as Anoka, Blaine, Coon Rapids, Fridley, Ramsey, Spring Lake Park in addition to some of the smaller cities which are able to make redevelopment sites available.

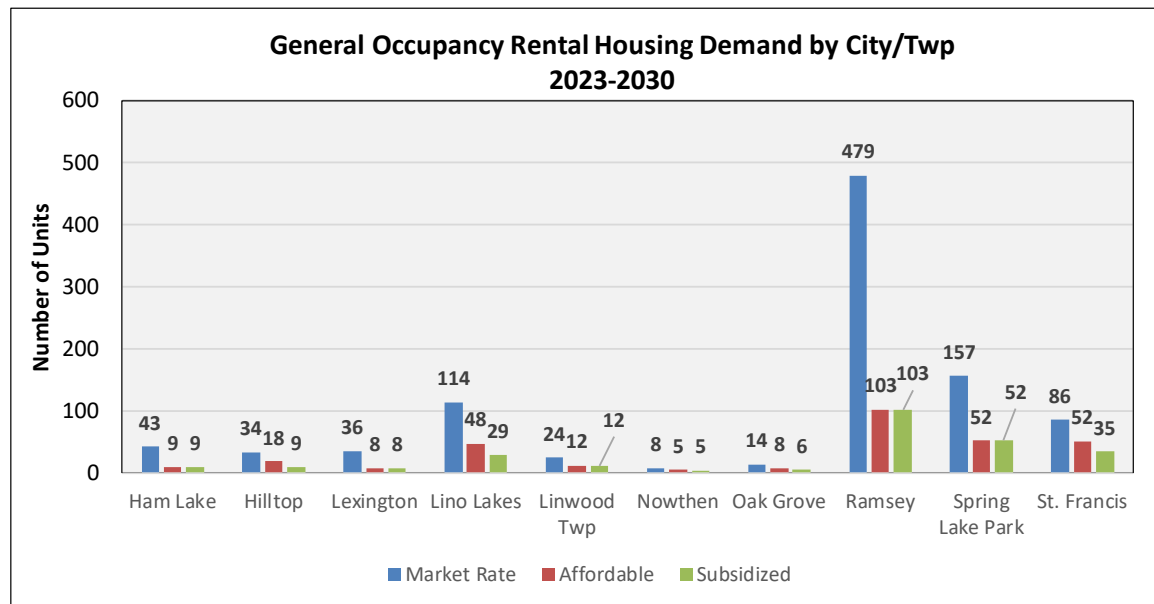
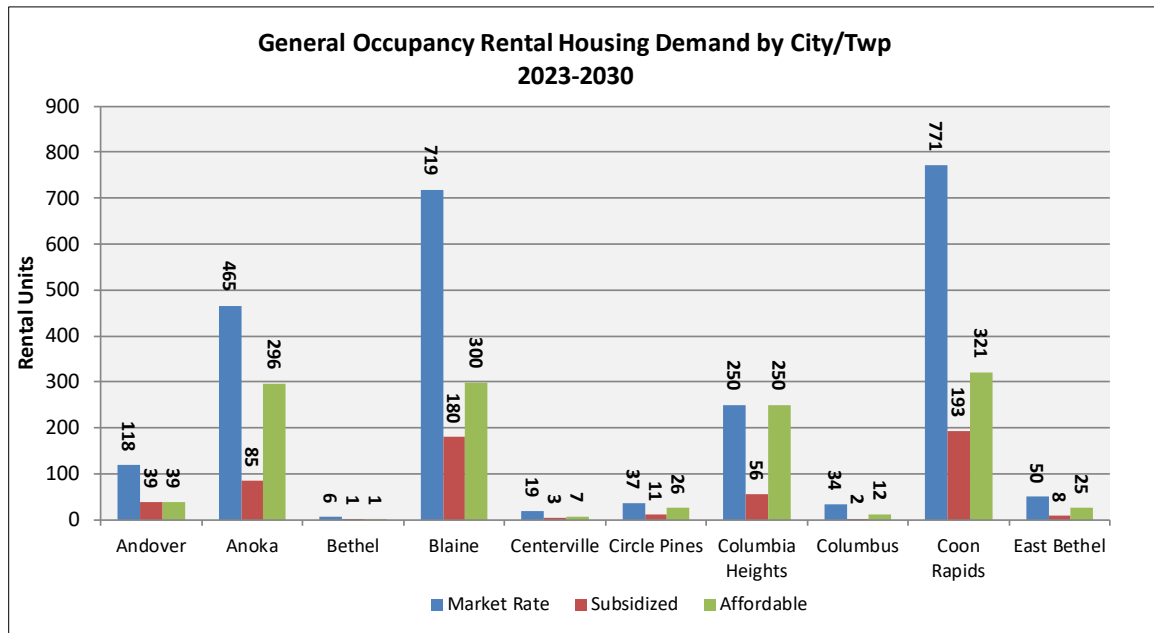


TABLE DMD-3 DEMAND FOR ADDITIONAL RENTAL HOUSING ANOKA COUNTY 2023 to 2030											
	Andover	Anoka	Bethel	Blaine (pt)	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley
DEMAND FROM NEW HOUSEHOLD GROWTH											
Household growth, 2023 to 2030	642	295	17	2,820	69	37	86	103	750	398	739
(times) % propensity to rent ¹	15.0%	44.0%	20.0%	20.0%	15.0%	25.0%	35.0%	20.0%	28.0%	15.0%	38.0%
(Equals) Demand from new household growth	96	130	3	564	10	9	30	21	210	60	281
DEMAND FROM EXISTING HOUSEHOLDS											
Estimated Total renter households, 2023	695	3,372	35	3,623	135	372	3,097	163	6,320	207	4,438
(times) % of renter turnover 2020-2030 ²	58.0%	85.0%	58.0%	70.0%	58.0%	70.0%	85.0%	58.0%	85.0%	58.0%	85.0%
(times) % desiring new rental housing	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	20.0%	30.0%	20.0%	20.0%	20.0%
(Equals) Demand from existing households	101	717	5	634	20	65	526	28	1,074	24	754
TOTAL MARKET DEMAND											
Total demand from new HH growth and turnover	197	846	8	1,198	30	74	557	49	1,284	84	1,035
Percent Market Rate ³	60%	55%	70%	60%	65%	50%	45%	70%	60%	60%	55%
Number	118	465	6	719	19	37	250	34	771	50	569
Percent Affordable ³	20%	35%	15%	25%	25%	35%	45%	25%	25%	30%	40%
Number	39	296	1	300	7	26	250	12	321	25	414
Percent Subsidized ³	20%	10%	15%	15%	10%	15%	10%	5%	15%	10%	5%
Number	39	85	1	180	3	11	56	2	193	8	52
¹ Based on percent renter households in 2023 (Decennial Census) ² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates) ³ Based on the pricing of current rental product and household incomes of area renters (i.e. excludes owner incomes) * Average of all communities. Note: Some totals may not add due to rounding.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-3 DEMAND FOR ADDITIONAL RENTAL HOUSING ANOKA COUNTY 2023 to 2030											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Park (pt)	St. Francis	Anoka County
DEMAND FROM NEW HOUSEHOLD GROWTH											
Household growth, 2023 to 2030	337	76	24	1,010	680	98	295	1,616	156	436	10,684
(times) % propensity to rent ¹	10.0%	40.0%	40.0%	10.0%	5.0%	6.0%	5.0%	20.0%	30.0%	18.0%	25.0%
(Equals) Demand from new household growth	34	30	10	101	34	6	15	323	47	78	2,671
DEMAND FROM EXISTING HOUSEHOLDS											
Estimated Total renter households, 2023	312	166	343	568	101	85	86	1,544	873	418	28,858
(times) % of renter turnover 2020-2030 ²	58.0%	75.0%	80.0%	63.0%	58.0%	58.0%	63.0%	78.0%	82.0%	75.0%	70.0%
(times) % desiring new rental housing	15.0%	25.0%	15.0%	25.0%	25.0%	25.0%	25.0%	30.0%	30.0%	30.0%	24.2%
(Equals) Demand from existing households	27	31	41	89	15	12	14	361	215	94	4,889
TOTAL MARKET DEMAND											
Total demand from new HH growth and turnover	61	62	51	190	49	18	28	684	262	173	7,560
Percent Market Rate ³	70%	55%	70%	60%	50%	45%	50%	70%	60%	50%	50%
Number	43	34	36	114	24	8	14	479	157	86	3,780
Percent Affordable ³	15%	30%	15%	25%	25%	30%	30%	15%	20%	30%	20%
Number	9	18	8	48	12	5	8	103	52	52	1,512
Percent Subsidized ³	15%	15%	15%	15%	25%	25%	20%	15%	20%	20%	15%
Number	9	9	8	29	12	5	6	103	52	35	1,134
¹ Based on percent renter households in 2023 (from Decennial Census) ² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates) ³ Based on the pricing of current rental product and household incomes of area renters (i.e. excludes owner incomes) * Average of all communities. Note: Some totals may not add due to rounding.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-4 DEMAND FOR ADDITIONAL RENTAL HOUSING ANOKA COUNTY 2030 to 2040											
	Andover	Anoka	Bethel	Blaine (pt)	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley
DEMAND FROM NEW HOUSEHOLD GROWTH											
Household growth, 2030 to 2040	1,350	500	15	4,100	40	90	400	300	1,910	670	550
(times) % propensity to rent ¹	15.0%	44.0%	20.0%	20.0%	20.0%	25.0%	35.0%	20.0%	28.0%	15.0%	38.0%
(Equals) Demand from new household growth	203	220	3	820	8	23	140	60	535	101	209
DEMAND FROM EXISTING HOUSEHOLDS											
Estimated Total renter households, 2030	1,755	3,672	55	5,800	300	522	3,115	350	6,400	725	4,462
(times) % of renter turnover 2030-2040 ²	60.0%	75.0%	62.0%	63.0%	70.0%	58.0%	78.0%	70.0%	78.0%	70.0%	72.0%
(times) % desiring new rental housing	15.0%	30.0%	15.0%	25.0%	25.0%	25.0%	25.0%	30.0%	30.0%	30.0%	25.0%
(Equals) Demand from existing households	158	826	5	914	53	76	607	74	1,498	152	803
TOTAL MARKET DEMAND											
Total demand from new HH growth and turnover	360	1,046	8	1,734	61	98	747	134	2,032	253	1,012
Percent Market Rate ³	70%	55%	70%	60%	50%	45%	50%	70%	60%	50%	50%
Number	252	575	6	1,040	30	44	374	93	1,219	126	506
Percent Affordable ³	15%	30%	15%	25%	25%	30%	30%	15%	20%	30%	40%
Number	54	314	1	433	15	29	224	20	406	76	405
Percent Subsidized ³	15%	15%	15%	15%	25%	25%	20%	15%	20%	20%	10%
Number	54	157	1	260	15	25	149	20	406	51	101
¹ Based on percent renter households in 2020 (American Community Survey) ² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates) and adjusted for period ³ Based on the pricing of current rental product and household incomes of area renters (i.e. excludes owner incomes) * Average of all communities. Note: Some totals may not add due to rounding.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-4 DEMAND FOR ADDITIONAL RENTAL HOUSING ANOKA COUNTY 2030 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Park (pt)	St. Francis	Anoka County
DEMAND FROM NEW HOUSEHOLD GROWTH											
Household growth, 2030 to 2040	600	50	30	600	110	230	500	1,900	200	1,000	15,145
(times) % propensity to rent ¹	15.0%	40.0%	40.0%	15.0%	5.0%	6.0%	10.0%	20.0%	30.0%	20.0%	25.0%
(Equals) Demand from new household growth	90	20	12	90	6	14	50	380	60	200	3,786
DEMAND FROM EXISTING HOUSEHOLDS											
Estimated Total renter households, 2030	930	200	380	1,260	105	165	175	2,380	930	700	29,654
(times) % of renter turnover 2030-2040 ²	74.0%	75.0%	62.0%	63.0%	60.0%	60.0%	75.0%	75.0%	78.0%	70.0%	72.0%
(times) % desiring new rental housing	15.0%	30.0%	15.0%	25.0%	25.0%	25.0%	25.0%	30.0%	30.0%	30.0%	25.0%
(Equals) Demand from existing households	103	45	35	198	16	25	33	536	218	147	5,338
TOTAL MARKET DEMAND											
Total demand from new HH growth and turnover	193	65	47	288	21	39	83	916	278	347	9,124
Percent Market Rate ³	70%	55%	70%	60%	50%	45%	50%	70%	60%	50%	55%
Number	135	36	33	173	11	17	41	641	167	172	5,018
Percent Affordable ³	15%	30%	15%	25%	25%	30%	30%	15%	20%	30%	25%
Number	29	20	7	72	5	12	25	137	56	104	2,281
Percent Subsidized ³	15%	15%	15%	15%	25%	25%	20%	15%	20%	20%	20%
Number	29	10	7	43	5	10	17	137	56	69	1,825
¹ Based on percent renter households in 2030, estimated by Maxfield Research ² Based on household turnover and mobility data (2021 American Community Survey, Five Year Estimates) and adjusted for period ³ Based on the pricing of current rental product and household incomes of area renters (i.e. excludes owner incomes) * Average of all communities. Note: Some totals may not add due to rounding.											
Source: Maxfield Research & Consulting, LLC											

Senior Housing Demand

Tables DMD-5 through DMD-9 shows demand calculations for senior housing in Anoka County by city and township in 2023. The demand methodology employed by Maxfield Research utilizes capture and penetration rates that blend national senior housing trends with local market characteristics, preferences and patterns. Unlike demand for general occupancy housing, demand for senior housing is need driven and dependent on the capture rate of the point-in-time population versus population growth. The demand calculations consider the following target market segments for each product type:

Market Rate Active Adult Rental and Ownership Housing: Target market base includes age 55+ older adult and senior households with incomes of \$40,000 or more and senior homeowners with incomes between \$30,000 and \$39,999. Income qualifications for 2030 and 2040 reflect base incomes of \$45,000 in 2030 and \$50,000 in 2040.

Affordable/Subsidized Independent Housing: Target market base includes age 55+ older adult and senior households with incomes of \$50,000 or less based on a maximum of two people based on 60% AMI threshold.

Independent Living Housing: Target market base predominantly includes age 75+ seniors who would be financially able to pay for housing and service costs associated with independent living. Base income is \$40,000 or higher with adjustments made for inflation for later years. Income-ranges considered capable of paying for independent living 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 (incomes of \$40,000 or more and some homeowners with incomes below \$40,000). Additional demand for subsidized assisted living is not included in this demand but would result in greater demand for assisted living housing if considered. Subsidized assisted living is usually focused on households that can qualify for Elderly Waiver services. Only a small portion of Elderly Waiver residents in a market rate facility (15% or less), are able to receive these services in a market rate property, although with the rise in vacancies in AL since the Pandemic, some facilities are accepting a higher portion of Elderly Waiver residents in their facilities and some properties are currently accepting Elderly Waiver at move-in.

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 (\$60,000 or more) are higher than other service levels due to the increased cost of care. Income threshold increases to \$65,000 in 2030.

Existing senior housing units are subtracted from overall demand for each product type. Tables are grouped by service level and then projection year (e.g. 2023, 2030 and 2040).

TABLE DMD-5 DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 to 2030											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley
2023											
Households age 55-64	2,547	1,376	27	4,895	267	461	1,647	451	4,822	1,063	2,151
(times) % income qualified ¹	96.0%	77.0%	90.0%	87.0%	97.0%	93.6%	71.4%	88.8%	90.0%	90.6%	87.0%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	102	55	1	196	11	18	66	18	193	43	86
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	38	17	0	67	4	7	19	6	68	15	29
Households age 65-74	1,630	1,196	15	4,099	226	378	1,336	359	3,863	709	1,828
(times) % income qualified ¹	92.0%	74.0%	86.7%	81.0%	91.0%	93.4%	62.9%	89.6%	86.0%	86.8%	83.0%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	139	102	1	348	19	32	114	31	328	60	155
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
(equals) demand potential	131	79	1	293	18	31	76	28	292	54	134
Households age 75+	694	1,009	10	2,214	99	233	1,256	176	2,724	294	1,661
(times) % income qualified ¹	77.0%	58.0%	70.0%	58.0%	83.0%	57.0%	43.3%	65.1%	65.0%	65.4%	71.0%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	80	116	1	255	11	27	144	20	313	34	191
(times) potential capture rate	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
(equals) demand potential	111	126	1	277	17	29	124	24	375	41	247
(Equals) Demand potential	280	222	3	637	39	66	219	59	735	110	410
Percent Owner-Occupied	35%	40%	45%	35%	25%	35%	35%	55%	30%	40%	30%
Number	98	89	1	223	10	23	77	32	221	44	123
(minus) Existing and Pending Units ³	0	87	0	0	0	0	0	0	100	0	0
(equals) Total Owner-Occupied Demand	98	2	1	223	10	23	77	32	121	44	123
Percent Renter-Occupied	65%	60%	55%	65%	75%	65%	65%	45%	70%	60%	70%
Number	182	133	2	414	29	43	142	26	515	66	287
(minus) Existing and Pending Units ³	66	169	0	234	47	0	0	0	164	0	217
(equals) Total Renter-Occupied Demand	116	-36	2	180	-18	43	142	26	351	66	70
CONTINUED											

TABLE DMD-5 DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 to 2030										
	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023										
Households age 55-64	1,419	236	1,805	520	330	750	1,953	543	524	27,893
(times) % income qualified ¹	91.0%	73.5%	93.0%	83.2%	85.2%	92.1%	88.5%	82.4%	72.8%	80.2%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	57	9	72	21	13	30	78	22	21	1,037
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	20	3	26	7	4	11	27	7	6	351
Households age 65-74	1,107	182	960	377	229	605	1,551	571	558	21,603
(times) % income qualified ¹	82.8%	69.7%	93.0%	77.5%	78.7%	86.8%	83.8%	70.4%	69.2%	78.0%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	94	15	82	32	19	51	132	49	47	1,720
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
(equals) demand potential	81	11	78	26	16	46	115	36	35	1,486
Households age 75+	417	86	347	131	104	225	602	510	166	12,984
(times) % income qualified ¹	63.2%	39.1%	73.0%	50.8%	45.1%	62.5%	62.9%	48.9%	45.9%	53.9%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	48	10	40	15	12	26	69	59	19	1,315
(times) potential capture rate	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
(equals) demand potential	56	8	53	15	11	30	81	55	17	1,551
(Equals) Demand potential	157	22	157	47	31	87	222	99	58	3,231
Percent Owner-Occupied	45%	40%	45%	45%	35%	20%	45%	20%	40%	40%
Number	71	9	71	21	11	17	100	20	23	1,125
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	187
(equals) Total Owner-Occupied Demand	71	9	71	21	11	17	100	20	23	938
Percent Renter-Occupied	55%	60%	55%	55%	65%	80%	55%	80%	60%	60%
Number	86	13	86	26	20	70	122	79	35	2,106
(minus) Existing and Pending Units ³	47	0	0	0	0	96	107	111	0	1,203
(equals) Total Renter-Occupied Demand	39	13	86	26	20	-26	15	-32	35	848
CONTINUED										

TABLE DMD-5 CONT. DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 to 2030											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hgts	Columbus	Coon Rapids	East Bethel	Fridley
2030											
Households age 55-64	2,389	1,248	22	4,559	271	325	1,478	374	4,306	941	2,040
(times) % income qualified ¹	95.9%	91.0%	91.6%	87.6%	91.5%	93.1%	75.8%	88.2%	90.4%	92.9%	92.9%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	96	50	1	182	11	13	59	15	172	38	82
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	36	18	0	63	4	5	18	5	61	14	30
Households age 65-74	1,997	1,259	10	4,432	268	466	1,548	416	3,948	919	1,905
(times) % income qualified ¹	92.1%	86.0%	80.0%	83.1%	89.5%	88.4%	62.9%	93.7%	86.7%	90.8%	88.8%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	170	107	1	377	23	40	132	35	336	78	162
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
(equals) demand potential	161	95	1	325	21	36	88	34	301	73	148
Households age 75+	1,131	1,253	14	3,194	154	342	1,538	302	3,559	497	1,980
(times) % income qualified ¹	81.4%	68.7%	50.0%	69.4%	83.6%	79.8%	44.3%	72.6%	77.3%	72.5%	74.0%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	130	144	2	367	18	39	177	35	409	57	228
(times) potential capture rate	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
(equals) demand potential	189	181	2	465	26	56	154	46	569	75	305
(Equals) Demand potential	386	294	3	853	51	97	261	85	931	162	483
Percent Owner-Occupied	35%	40%	45%	35%	25%	35%	35%	55%	30%	40%	30%
Number	135	118	1	298	13	34	91	47	279	65	145
(minus) Existing and Pending Units ³	0	87	0	0	0	0	0	0	100	0	0
(equals) Total Owner-Occupied Demand	135	31	1	298	13	34	91	47	179	65	145
Percent Renter-Occupied	65%	60%	55%	65%	75%	65%	65%	45%	70%	60%	70%
Number	251	176	1	554	38	63	169	38	651	97	338
(minus) Existing and Pending Units ³	66	169	0	234	47	0	0	0	164	0	217
(equals) Total Renter-Occupied Demand	185	7	1	320	-9	63	169	38	487	97	121
CONTINUED											

TABLE DMD-5 CONT. DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 to 2030										
	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2030										
Households age 55-64	1,310	232	1,630	506	294	715	1,910	520	510	25,696
(times) % income qualified ¹	89.2%	79.2%	93.4%	89.1%	77.6%	92.0%	88.2%	83.4%	74.3%	84.6%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	52	9	65	20	12	29	76	21	20	1,028
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	18	3	24	7	4	10	26	7	6	341
Households age 65-74	1,285	270	1,331	475	267	704	1,655	566	356	24,351
(times) % income qualified ¹	86.6%	75.8%	93.5%	77.5%	86.3%	91.5%	87.8%	78.9%	76.6%	83.2%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	109	23	113	40	23	60	141	48	30	2,070
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
(equals) demand potential	98	18	109	33	20	56	128	40	24	1,786
Households age 75+	715	162	603	233	157	393	1,058	630	166	18,142
(times) % income qualified ¹	68.3%	51.1%	85.1%	50.8%	53.5%	73.7%	71.0%	58.7%	51.3%	61.6%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	82	19	69	27	18	45	122	72	19	2,086
(times) potential capture rate	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
(equals) demand potential	103	18	105	26	18	60	157	80	19	2,387
(Equals) Demand potential	219	39	237	66	42	127	311	126	49	4,515
Percent Owner-Occupied	45%	40%	45%	45%	35%	20%	45%	20%	40%	40%
Number	98	16	107	30	15	25	140	25	20	1,806
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	187
(equals) Total Owner-Occupied Demand	98	16	107	30	15	25	140	25	20	1,619
Percent Renter-Occupied	55%	60%	55%	55%	65%	80%	55%	80%	60%	60%
Number	120	24	131	36	27	102	171	101	29	2,709
(minus) Existing and Pending Units ³	47	0	0	0	0	96	107	111	0	1,203
(equals) Total Renter-Occupied Demand	73	24	131	36	27	6	0	-10	29	1,506
CONTINUED										

TABLE DMD-5 CONT. DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 TO 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hgts	Columbus	Coon Rapids	East Bethel	Fridley
2040											
Households age 55-64	2,469	1,278	33	4,623	278	461	1,498	402	4,345	973	2,105
(times) % income qualified ¹	91.1%	85.5%	91.6%	85.3%	88.4%	93.6%	73.1%	88.2%	89.4%	92.9%	87.3%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	99	51	1	185	11	18	60	16	174	39	84
(times) potential capture rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
(equals) demand potential	12	6	0	21	1	2	6	2	20	5	10
Households age 65-74	2,417	1,331	12	4,735	316	378	1,792	482	4,287	1,159	1,993
(times) % income qualified ¹	86.7%	72.9%	80.0%	77.0%	81.9%	93.4%	62.0%	93.7%	83.8%	90.8%	76.8%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	205	113	1	402	27	32	152	41	364	99	169
(times) potential capture rate	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
(equals) demand potential	150	70	1	263	19	25	82	32	257	75	111
Households age 75+	1,630	1,531	16	4,314	216	233	1,862	446	4,515	729	2,345
(times) % income qualified ¹	70.0%	47.7%	50.0%	57.6%	65.1%	57.0%	42.3%	72.6%	67.7%	72.5%	52.9%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	187	176	2	496	25	27	214	51	519	84	270
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	219	150	2	492	27	26	165	62	590	101	249
(Equals) Demand potential	380	226	2	776	47	54	253	96	868	181	369
Percent Owner-Occupied	35%	40%	45%	35%	25%	35%	30%	55%	30%	40%	30%
Number	133	90	1	271	12	19	76	53	260	72	111
(minus) Existing and Pending Units ³	0	87	0	0	0	0	0	0	100	0	0
(equals) Total Owner-Occupied Demand	133	3	1	271	12	19	76	53	160	72	111
Percent Renter-Occupied	65%	60%	55%	65%	75%	65%	70%	45%	70%	60%	70%
Number	247	135	1	504	35	35	177	43	607	108	259
(minus) Existing and Pending Units ³	66	169	0	234	47	0	0	0	164	0	217
(equals) Total Renter-Occupied Demand	181	-34	1	270	-12	35	177	43	443	108	42
¹ Based on households earning \$35,000+ in 2023, increasing to \$40,000 in 2030 and \$45,000 in 2040 ² Estimated homeowners with incomes between \$35,000 and \$39,000 in 2023 ³ Existing and pending units are deducted at market equilibrium (95% occupancy)											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-5 CONT. DEMAND FOR MARKET RATE ACTIVE ADULT RENTAL HOUSING ANOKA COUNTY 2023 TO 2040										
	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2040										
Households age 55-64	1,368	269	1,692	556	324	736	1,988	555	569	26,434
(times) % income qualified ¹	89.2%	79.6%	91.0%	90.2%	77.6%	91.3%	85.5%	83.4%	75.6%	84.6%
(times) HO factor \$35k-\$39k	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
(plus) Homeowners w/incomes \$35k-39k ²	55	11	68	22	13	29	80	22	23	1,057
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	19	3	24	8	4	11	27	7	7	351
Households age 65-74	1,491	371	1,755	587	310	818	1,773	566	417	27,492
(times) % income qualified ¹	86.7%	75.8%	83.5%	84.8%	86.3%	91.5%	87.8%	78.9%	76.6%	83.2%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	127	32	149	50	26	70	151	48	35	2,337
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
(equals) demand potential	114	25	129	44	24	65	137	40	28	2,017
Households age 75+	1,056	248	896	350	218	585	1,578	768	199	24,036
(times) % income qualified ¹	70.0%	51.1%	62.4%	62.4%	53.5%	73.7%	71.0%	58.7%	51.3%	61.6%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	121	29	103	40	25	67	181	88	23	2,764
(times) potential capture rate	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
(equals) demand potential	155	28	119	47	26	90	234	97	22	3,163
(Equals) Demand potential	288	56	272	98	53	166	398	144	58	5,531
Percent Owner-Occupied	45%	40%	45%	45%	35%	20%	45%	20%	40%	40%
Number	129	23	123	44	19	33	179	29	23	2,212
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	187
(equals) Total Owner-Occupied Demand	129	23	123	44	19	33	179	29	23	2,025
Percent Renter-Occupied	55%	60%	55%	55%	65%	80%	55%	80%	60%	60%
Number	158	34	150	54	34	133	219	115	35	3,318
(minus) Existing and Pending Units ³	47	0	0	0	0	96	107	111	0	1,203
(equals) Total Renter-Occupied Demand	111	34	150	54	34	37	112	4	35	2,115
¹ Based on households earning \$35,000+ in 2023, increasing to \$40,000+ in 2030 and \$45,000+ in 2040 ² Estimated homeowners with incomes between \$35,000 and \$39,000 in 2023 ³ Existing and pending units are deducted at market equilibrium (95% occupancy)										
Source: Maxfield Research & Consulting, LLC										

TABLE DMD-6 DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2023											
Households age 55-64	2,547	1,376	27	4,895	267	461	1,647	451	4,822	1,063	2,151
(times) % income qualified ¹	16.1%	41.6%	11.1%	28.0%	20.0%	15.6%	43.2%	12.2%	30.5%	13.6%	26.3%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	1,630	1,196	15	4,099	226	378	1,336	359	3,863	709	1,828
(times) % income qualified ¹	11.7%	48.0%	13.3%	39.7%	30.1%	22.5%	54.5%	18.7%	42.5%	19.2%	35.5%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	694	1,009	10	2,214	99	233	1,256	176	2,724	294	1,661
(times) % income qualified ¹	54.3%	67.8%	30.0%	65.8%	51.8%	55.4%	72.5%	50.6%	63.6%	44.9%	61.8%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	121	240	1	554	21	42	315	30	627	50	333
Percent Subsidized	40%	60%	50%	40%	30%	40%	40%	40%	50%	25%	50%
Number	49	144	1	222	6	17	126	12	313	12	166
(minus) Existing and Pending Units ²	0	207	0	78	0	59	286	0	186	0	151
(equals) Total Subsidized Demand	49	-63	1	0	6	-42	-160	12	127	12	15
Percent Affordable	60%	40%	50%	60%	70%	60%	60%	60%	50%	75%	50%
Number	73	96	1	333	14	25	189	18	313	37	166
(minus) Existing and Pending Units ²	0	0	0	182	0	45	217	0	212	0	0
(equals) Total Affordable Demand	73	96	1	151	14	-20	-28	18	101	37	166
CONTINUED											

TABLE DMD-6 DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023											
Households age 55-64	1,419	105	236	1,805	520	330	750	1,953	543	524	27,893
(times) % income qualified ¹	18.0%	63.8%	33.5%	12.8%	18.8%	16.4%	12.1%	16.5%	17.3%	24.8%	20.9%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	1,107	78	182	960	377	229	605	1,551	571	558	21,603
(times) % income qualified ¹	24.5%	78.2%	40.1%	15.4%	27.1%	23.6%	18.5%	24.4%	29.0%	36.6%	29.5%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	417	26	86	347	131	104	225	602	510	166	12,984
(times) % income qualified ¹	53.7%	96.2%	66.3%	49.0%	55.7%	62.5%	44.4%	48.2%	60.0%	65.7%	59.0%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	88	14	23	62	30	23	38	117	95	50	2,669
Percent Subsidized	40%	40%	40%	60%	20%	40%	40%	40%	22%	50%	50%
Number	35	5	9	37	6	9	15	47	21	25	1,335
(minus) Existing and Pending Units ²	0	0	0	220	0	0	0	0	0	21	988
(equals) Total Subsidized Demand	35	5	9	0	6	9	15	47	21	4	347
Percent Affordable	60%	60%	60%	40%	80%	60%	60%	60%	78%	50%	50%
Number	53	8	14	25	24	14	23	70	74	25	1,335
(minus) Existing and Pending Units ²	0	0	0	45	0	0	0	0	0	0	923
(equals) Total Affordable Demand	53	8	14	-20	24	14	23	70	74	25	412
CONTINUED											

TABLE DMD-6 CONT. DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2030											
Households age 55-64	2,389	1,248	22	4,559	271	325	1,478	374	4,306	941	2,040
(times) % income qualified ¹	10.8%	34.5%	11.1%	21.9%	13.2%	15.6%	34.7%	12.2%	24.2%	13.6%	21.0%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	1,997	1,259	10	4,432	268	466	1,548	416	3,948	919	1,905
(times) % income qualified ¹	22.1%	40.3%	13.3%	33.2%	24.0%	22.5%	46.8%	18.7%	35.3%	19.2%	29.7%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	1,131	1,253	14	3,194	154	342	1,538	302	3,559	497	1,980
(times) % income qualified ¹	45.9%	61.4%	30.3%	58.0%	40.1%	55.4%	66.1%	50.6%	61.7%	44.9%	54.3%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	179	252	1	630	23	59	337	47	709	76	334
Percent Subsidized ²	40%	60%	50%	40%	30%	40%	40%	40%	50%	25%	50%
Number	72	151	1	252	7	24	135	19	355	19	167
(minus) Existing and Pending Units ²	0	207	0	78	0	59	286	0	186	0	151
(equals) Total Subsidized Demand	72	-56	1	174	7	-35	-151	19	169	19	16
Percent Affordable ²	60%	40%	50%	60%	70%	60%	60%	60%	50%	75%	50%
Number	107	101	1	378	16	35	202	28	355	57	167
(minus) Existing and Pending Units ²	0	0	0	182	0	45	181	0	203	0	0
(equals) Total Affordable Demand	107	101	1	196	16	-10	21	28	152	57	167
CONTINUED											

TABLE DMD-6 CONT. DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2030											
Households age 55-64	1,419	111	232	1,630	506	294	715	1,910	520	510	25,696
(times) % income qualified ¹	17.5%	57.8%	32.8%	8.6%	12.1%	10.2%	7.1%	11.1%	14.3%	17.6%	15.3%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	1,107	99	270	1,331	475	267	704	1,655	566	356	24,351
(times) % income qualified ¹	23.2%	74.2%	36.4%	10.6%	18.1%	14.5%	12.1%	18.6%	24.8%	27.9%	22.8%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	284	41	162	603	233	157	393	1,058	630	166	18,142
(times) % income qualified ¹	51.4%	94.6%	59.5%	38.5%	43.1%	52.1%	35.1%	38.6%	55.4%	58.8%	50.1%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	67	18	35	75	35	25	44	137	103	36	2,906
Percent Subsidized ²	40%	40%	40%	60%	20%	40%	40%	40%	22%	50%	50%
Number	27	7	14	45	7	10	18	55	23	18	1,453
(minus) Existing and Pending Units ²	0	0	0	0	0	0	0	0	0	21	988
(equals) Total Subsidized Demand	27	0	14	45	7	0	18	55	23	-3	465
Percent Affordable ²	60%	60%	60%	40%	80%	60%	60%	60%	78%	50%	50%
Number	40	11	21	30	28	15	26	82	80	18	1,453
(minus) Existing and Pending Units ²	0	0	0	45	0	0	0	0	0	0	923
(equals) Total Affordable Demand	40	11	21	-15	28	15	26	82	80	18	530
CONTINUED											

TABLE DMD-6 CONT. DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2040											
Households age 55-64	2,469	1,278	33	4,623	278	461	1,498	402	4,345	973	2,105
(times) % income qualified ¹	10.0%	36.8%	11.1%	23.6%	15.6%	15.6%	36.8%	12.2%	26.3%	13.6%	21.0%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	2,417	1,331	12	4,735	316	378	1,792	482	4,287	1,159	1,993
(times) % income qualified ¹	21.6%	42.5%	13.3%	35.2%	26.4%	22.5%	47.9%	18.7%	37.4%	19.2%	29.7%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	1,630	1,531	16	4,314	216	233	1,862	446	4,515	729	2,345
(times) % income qualified ¹	44.8%	63.7%	30.3%	59.8%	43.8%	55.4%	68.3%	50.6%	62.8%	44.9%	54.3%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	240	310	1	833	33	42	415	66	892	107	386
Percent Subsidized ²	40%	60%	50%	40%	30%	40%	40%	40%	50%	25%	50%
Number	96	186	1	333	10	17	166	27	446	27	193
(minus) Existing and Pending Units ²	0	207	0	78	0	59	286	0	186	0	151
(equals) Total Subsidized Demand	96	-21	1	255	10	-42	-120	27	260	27	42
Percent Affordable ²	60%	40%	50%	60%	70%	60%	60%	60%	50%	75%	50%
Number	144	124	1	500	23	25	249	40	446	80	193
(minus) Existing and Pending Units ²	0	0	0	182	0	45	181	0	203	0	0
(equals) Total Affordable Demand	144	124	1	318	23	-20	68	40	243	80	193
¹ Based on households earning \$50,000 and under in 2023;											
² Existing and pending units are deducted at market equilibrium (97% occupancy)											
Source: Maxfield Research and Consulting, LLC											

TABLE DMD-6 CONT. DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2040											
Households age 55-64	1,059	117	269	1,692	556	324	736	1,988	555	569	26,434
(times) % income qualified ¹	16.3%	57.8%	32.8%	8.6%	12.1%	10.2%	7.1%	11.1%	14.3%	17.6%	15.3%
(times) potential capture rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Households age 65-74	654	123	371	1,755	587	310	818	1,773	566	417	27,492
(times) % income qualified ¹	22.0%	74.2%	36.4%	10.6%	18.1%	14.5%	12.1%	18.6%	24.8%	27.9%	22.8%
(times) potential capture rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Households age 75+	302	59	248	896	350	218	585	1,578	768	199	24,036
(times) % income qualified ¹	47.3%	94.6%	59.5%	38.5%	43.1%	52.1%	35.1%	38.6%	55.4%	58.8%	50.1%
(times) potential capture rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand potential	54	24	52	108	50	34	62	190	122	43	3,718
Percent Subsidized ²	40%	40%	40%	60%	20%	40%	40%	40%	22%	50%	50%
Number	21	10	21	65	10	13	25	76	27	21	1,859
(minus) Existing and Pending Units ²	0	0	0	0	0	0	0	0	0	21	988
(equals) Total Subsidized Demand	21	0	21	65	10	13	25	76	27	0	871
Percent Affordable ²	60%	60%	60%	40%	80%	60%	60%	60%	78%	50%	50%
Number	32	15	31	43	40	20	37	114	95	21	1,859
(minus) Existing and Pending Units ²	0	0	0	45	0	0	0	0	0	0	923
(equals) Total Affordable Demand	32	15	31	-2	40	0	0	114	95	21	936
¹ Based on households earning \$50,000 and under in 2023;											
² Existing and pending units are deducted at market equilibrium (97% occupancy)											
Source: Maxfield Research and Consulting, LLC											

TABLE DMD-7 DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2030											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hgts	Columbus	Coon Rapids	East Bethel	Fridley
2023											
Households age 65-74	1,630	1,202	15	4,099	226	378	3,863	359	3,863	709	1,828
(times) % income qualified ¹	86.2%	72.9%	86.7%	77.5%	84.3%	93.4%	62.9%	89.6%	76.8%	86.8%	73.9%
(times) HO factor \$35k-\$39k	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
(plus) Homeowners w/incomes \$35k-39k ²	90	66	1	225	12	21	212	20	212	39	101
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	22	14	0	51	3	6	40	5	48	10	22
Households age 75+	694	1,014	10	2,214	99	233	2,724	176	2,724	294	1,661
(times) % income qualified ¹	66.6%	47.7%	70.0%	52.1%	70.7%	57.0%	43.3%	72.6%	51.1%	65.4%	56.3%
(times) HO factor \$35k-\$39k	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
(plus) Homeowners w/incomes \$35k-39k ²	62	91	1	199	9	21	245	16	245	26	149
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	87	95	1	223	13	25	235	24	270	36	179
(Equals) Demand potential	109	109	2	274	16	31	275	29	318	46	201
(minus) Existing and Pending Units ³	37	247	0	63	0	0	70	0	170	67	56
(Equals) Total Independent Living Demand	72	-138	2	211	16	31	205	29	148	-21	145
CONTINUED											

TABLE DMD-7
DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING
ANOKA COUNTY
2023 to 2040

	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023										
Households age 65-74	1,107	182	962	377	229	605	1,586	571	303	18,083
(times) % income qualified ¹	82.8%	72.9%	83.5%	77.5%	81.9%	82.6%	83.8%	70.4%	69.2%	78.0%
(times) HO factor \$35k-\$39k	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
(plus) Homeowners w/incomes \$35k-39k ²	61	10	53	21	13	33	87	31	17	995
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	15	2	13	5	3	8	21	7	3	226
Households age 75+	417	76	348	131	104	225	616	510	166	10,990
(times) % income qualified ¹	63.2%	47.7%	62.4%	50.8%	65.1%	59.6%	62.9%	48.9%	45.9%	53.9%
(times) HO factor \$35k-\$39k	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
(plus) Homeowners w/incomes \$35k-39k ²	38	7	31	12	9	20	55	46	15	989
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	50	7	41	13	13	25	73	49	15	1,141
(Equals) Demand potential	64	9	54	18	16	33	94	55	18	1,480
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	741
(Equals) Total Independent Living Demand	64	9	54	18	16	33	94	55	18	739
CONTINUED										

TABLE DMD-7 CONT. DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley
2030											
Households age 65-74	1,997	1,259	10	4,432	268	466	1,548	416	3,948	919	1,905
(times) % income qualified ¹	90.0%	75.9%	80.0%	82.3%	89.2%	88.4%	69.9%	93.7%	82.0%	90.8%	76.8%
(times) HO factor \$35k-\$39k	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
(plus) Homeowners w/incomes \$35k-39k ²	110	69	1	244	15	26	85	23	217	51	105
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	29	15	0	58	4	7	18	6	52	13	24
Households age 75+	1,131	1,253	12	3,194	154	342	1,478	302	3,559	497	1,980
(times) % income qualified ¹	72.5%	58.2%	50.0%	59.5%	78.9%	79.8%	49.8%	72.6%	58.4%	72.5%	68.9%
(times) HO factor \$35k-\$39k	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
(plus) Homeowners w/incomes \$35k-39k ²	102	113	1	287	14	31	133	27	320	45	178
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	152	139	1	361	22	50	143	41	396	67	254
(Equals) Demand potential	181	154	1	419	26	57	161	47	448	80	278
(minus) Existing and Pending Units ³	37	247	0	63	0	0	70	0	170	67	56
(Equals) Total Independent Living Demand	144	-93	1	356	26	57	91	47	278	13	222
CONTINUED											

TABLE DMD-7 CONT. DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040										
	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2030										
Households age 65-74	1,286	270	1,331	475	267	704	1,773	565	356	24,351
(times) % income qualified ¹	86.6%	75.8%	91.7%	84.8%	86.3%	91.5%	87.8%	78.9%	76.6%	78.0%
(times) HO factor \$35k-\$39k	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
(plus) Homeowners w/incomes \$35k-39k ²	96	20	100	36	20	53	133	42	27	1,826
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	18	3	20	7	4	10	25	7	4	312
Households age 75+	715	162	603	233	157	393	1,058	630	165	18,142
(times) % income qualified ¹	68.3%	51.1%	69.4%	62.4%	53.5%	73.7%	71.0%	58.7%	51.3%	53.9%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	82	19	69	27	18	45	122	72	19	2,086
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	94	17	80	28	17	55	144	73	17	1,958
(Equals) Demand potential	112	20	100	35	21	66	169	80	22	2,270
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	741
(Equals) Total Independent Living Demand	112	20	100	35	21	66	169	80	22	1,529
CONTINUED										

TABLE DMD-7 CONT. DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hgts	Columbus	Coon Rapids	East Bethel	Fridley
2040											
Households age 65-74	2,417	1,331	10	4,735	316	567	1,792	482	4,287	1,159	1,993
(times) % income qualified ¹	90.0%	75.9%	83.5%	82.3%	89.2%	88.4%	69.9%	93.7%	82.0%	90.8%	62.4%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	205	113	1	402	27	48	152	41	364	99	169
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	36	17	0	64	5	8	21	7	58	17	21
Households age 75+	1,630	1,531	20	4,314	216	567	1,862	446	4,515	729	2,345
(times) % income qualified ¹	72.5%	58.2%	62.4%	59.5%	78.9%	79.8%	49.8%	72.6%	58.4%	72.5%	78.4%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	187	176	2	496	25	65	214	51	519	84	270
(times) potential capture rate	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%	16.5%
(equals) demand potential	226	176	2	505	32	85	188	62	521	101	348
(Equals) Demand potential	262	193	3	570	37	94	209	69	579	118	369
(minus) Existing and Pending Units ³	37	247	0	63	0	0	70	0	170	67	56
(Equals) Total Independent Demand	225	0	3	507	37	94	139	69	0	51	313
¹ Based on households earning \$40,000+ in 2023, \$45,000 in 2030 and \$50,000 in 2040 ² Estimated homeowners with incomes between \$35,000 and \$39,999 in 2023 ³ Existing and pending units are deducted at market equilibrium (95% occupancy)											
Source: Maxfield Research and Consulting, LLC											

TABLE DMD-7 CONT. DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040										
	Ham Lake	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2040										
Households age 65-74	1,491	371	1,755	587	310	818	1,773	566	177	27,492
(times) % income qualified ¹	86.6%	75.8%	91.7%	84.8%	86.3%	91.5%	87.8%	78.9%	76.6%	76.8%
(times) HO factor \$35k-\$39k	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
(plus) Homeowners w/incomes \$35k-39k ²	127	32	149	50	26	70	151	48	15	2,337
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
(equals) demand potential	21	5	26	8	4	12	26	7	2	352
Households age 75+	1,056	248	896	350	218	585	1,578	768	199	24,036
(times) % income qualified ¹	68.3%	51.1%	69.4%	62.4%	53.5%	73.7%	71.0%	58.7%	51.3%	52.9%
(times) HO factor \$35k-\$39k	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
(plus) Homeowners w/incomes \$35k-39k ²	121	29	103	40	25	67	181	88	23	2,764
(times) potential capture rate	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%
(equals) demand potential	131	24	112	40	22	77	202	84	19	2,399
(Equals) Demand potential	152	29	139	48	26	90	227	91	22	2,751
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	741
(Equals) Total Independent Demand	152	29	139	48	26	90	227	91	22	2,010
¹ Based on households earning \$40,000+ in 2023, \$45,000 in 2030 and \$50,000 in 2040										
² Estimated homeowners with incomes between \$35,000 and \$39,999 in 2023; \$40,000-\$44,999 in 2030; \$45,000-\$49,999 in 2040										
³ Existing and pending units are deducted at market equilibrium (95% occupancy)										
Source: Maxfield Research & Consulting, LLC										

TABLE DMD-8 DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 TO 2030											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023											
People age 75-79	395	21	58	338	144	102	238	688	341	131	10,129
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	192	8	32	178	56	42	123	275	224	101	5,870
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	112	12	23	161	31	22	41	142	184	44	4,764
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	223	14	37	229	72	51	123	341	257	90	7,013
(times) Percent Income-Qualified ²	63.1%	3.8%	39.1%	60.1%	50.8%	45.1%	65.2%	62.9%	48.9%	45.9%	53.9%
(times) Percent Living Alone	36.1%	56.8%	32.4%	31.9%	31.9%	28.2%	29.1%	28.2%	52.8%	31.4%	42.6%
(plus) Proportion of demand from couples (12%) ³	7	0	1	6	2	1	3	8	9	2	38
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	80	5	13	82	26	18	44	122	93	32	517
(minus) Existing and Pending Units ⁵	0	0	0	61	0	0	0	60	0	0	985
(Equals) Total Assisted Living Demand	80	5	13	21	26	18	44	62	93	32	-468
CONTINUED											

TABLE DMD-8 DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 TO 2030											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023											
People age 75-79	395	21	58	338	144	102	238	688	341	131	10,129
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	192	8	32	178	56	42	123	275	224	101	5,870
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	112	12	23	161	31	22	41	142	184	44	4,764
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	223	14	37	229	72	51	123	341	257	90	7,013
(times) Percent Income-Qualified ²	63.1%	3.8%	39.1%	60.1%	50.8%	45.1%	65.2%	62.9%	48.9%	45.9%	53.9%
(times) Percent Living Alone	36.1%	56.8%	32.4%	31.9%	31.9%	28.2%	29.1%	28.2%	52.8%	31.4%	42.6%
(plus) Proportion of demand from couples (12%) ³	7	0	1	6	2	1	3	8	9	2	38
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	80	5	13	82	26	18	44	122	93	32	517
(minus) Existing and Pending Units ⁵	0	0	0	61	0	0	0	60	0	0	985
(Equals) Total Assisted Living Demand	80	5	13	21	26	18	44	62	93	32	-468
CONTINUED											

TABLE DMD-8 CONT. DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2030											
People age 75-79	1,197	786	7	2,715	164	257	918	259	2,619	467	1,293
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	665	589	8	1,667	51	136	679	164	1,601	281	902
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	401	522	3	1,047	44	102	707	71	1,361	131	790
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	736	668	6	1,793	82	164	827	158	1,908	281	1,040
(times) Percent Income-Qualified ²	72.5%	58.2%	50.0%	59.5%	78.9%	79.8%	49.8%	72.6%	58.4%	72.5%	78.4%
(times) Percent Living Alone	37.7%	60.3%	0.0%	40.3%	36.0%	48.9%	55.5%	38.9%	46.0%	31.5%	39.2%
(plus) Proportion of demand from couples (12%) ³	27	32	0	59	3	9	31	6	70	9	246
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	267	245	2	648	30	60	300	57	692	101	450
(minus) Existing and Pending Units ⁵	95	153	0	120	32	0	97	0	189	0	173
(Equals) Total Assisted Living Demand	172	92	2	528	-2	60	203	57	503	101	277
CONTINUED											

TABLE DMD-8 CONT. DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 TO 2030											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2030											
People age 75-79	881	32	111	626	235	164	396	1,104	383	156	14,612
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	445	14	64	325	134	64	211	626	297	79	8,926
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	232	18	43	234	55	40	104	276	253	75	6,465
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	494	22	72	390	133	84	226	634	328	105	10,061
(times) Percent Income-Qualified ²	68.3%	5.0%	51.1%	69.4%	62.4%	53.5%	73.7%	71.0%	58.7%	51.3%	61.6%
(times) Percent Living Alone	36.1%	56.8%	32.4%	31.9%	31.9%	28.2%	29.1%	28.2%	52.8%	31.4%	42.6%
(plus) Proportion of demand from couples (12%) ³	17	0	2	12	4	2	7	17	14	2	76
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	179	8	26	140	48	30	81	228	120	38	3,548
(minus) Existing and Pending Units ⁵	0	0	0	61	0	0	0	60	0	0	985
(Equals) Total Assisted Living Demand	179	8	26	79	48	30	81	168	120	38	2,563
CONTINUED											

TABLE DMD-8 CONT. DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2040											
People age 75-79	1,891	978	5	3,921	274	405	1,254	389	3,637	707	1,521
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	1,119	851	16	2,617	73	205	825	302	2,117	503	1,124
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	623	582	3	1,477	58	122	825	117	1,817	211	1,044
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	1,180	836	8	2,641	124	235	1,023	261	2,576	458	1,304
(times) Percent Income-Qualified ²	72.5%	58.2%	50.0%	59.5%	78.9%	79.8%	49.8%	72.6%	58.4%	72.5%	78.4%
(times) Percent Living Alone	35.0%	60.3%	0.0%	40.3%	36.0%	48.9%	55.5%	38.9%	46.0%	31.5%	39.2%
(plus) Proportion of demand from couples (12%) ³	41	40	0	86	5	13	39	10	94	14	342
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	427	306	3	955	45	87	371	95	935	165	576
(minus) Existing and Pending Units ⁵	95	153	0	120	32	0	97	0	189	0	173
(Equals) Total Assisted Living Demand	332	153	3	835	13	87	274	95	746	165	403
¹ The percentage of seniors unable to perform or having difficulty with ADLs, based on the publication Health, United States, 2018 Health and Aging Chartbook, conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics. ² Includes households with incomes of \$40,000 or more (who could afford monthly rents of \$3,000+ per month) plus 40% of the estimated owner households with incomes below \$40,000 (who will spend down assets, including home-equity, in order to live in assisted living housing). ³ The 2009 Overview of Assisted Living (a collaborative project of AAHSA, ASHA, ALFA, NCAL & NIC) found that 12% of assisted living residents are couples. ⁴ We estimate that 65% of the qualified market needing assistance with ADLs could either remain in their homes or reside at less advanced senior housing with the assistance of a family member or home health care, or would need greater care provided in a skilled care facility. ⁵ Existing and pending units at 95% occupancy. We exclude 15% of units to be Elderly Waiver.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-8 CONT. DEMAND FOR ASSISTED LIVING RENTAL HOUSING ANOKA COUNTY 2023 TO 2030											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2040											
People age 75-79	1,349	48	187	1,038	365	252	622	1,698	443	192	21,016
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%
People age 80-84	697	22	110	535	246	93	337	1,128	401	47	13,292
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%
People age 85+	340	29	71	338	89	62	194	468	351	119	8,895
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%
(Equals) Number needing assistance	754	35	121	619	222	128	372	1,053	429	126	14,415
(times) Percent Income-Qualified ²	68.3%	5.0%	51.1%	69.4%	62.4%	53.5%	73.7%	71.0%	58.7%	51.3%	61.8%
(times) Percent Living Alone	36.1%	56.8%	32.4%	31.9%	31.9%	28.2%	29.1%	28.2%	52.8%	31.4%	42.6%
(plus) Proportion of demand from couples (12%) ³	25	0	3	19	6	3	11	29	18	3	116
(times) Potential penetration rate ⁴	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
(Equals) Demand Potential	273	12	43	223	80	46	134	379	156	45	5,086
(minus) Existing and Pending Units ⁵	0	0	0	61	0	0	0	60	0	0	985
(Equals) Total Assisted Living Demand	273	12	43	162	80	46	134	319	156	45	4,101
¹ The percentage of seniors unable to perform or having difficulty with ADLs, based on the publication Health, United States, 2018 Health and Aging Chartbook, conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics. ² Includes households with incomes of \$40,000 or more (who could afford monthly rents of \$3,000+ per month) plus 40% of the estimated owner households with incomes below \$40,000 (who will spend down assets, including home-equity, in order to live in assisted living housing). ³ The 2009 Overview of Assisted Living (a collaborative project of AAHSA, ASHA, ALFA, NCAL & NIC) found that 12% of assisted living residents are couples. ⁴ We estimate that 65% of the qualified market needing assistance with ADLs could either remain in their homes or reside at less advanced senior housing with the assistance of a family member or home health care, or would need greater care provided in a skilled care facility. ⁵ Existing and pending units at 95% occupancy. We exclude 15% of units to be Elderly Waiver.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-9 DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2023											
People age 65-74	2,947	1,854	22	6,952	366	654	2,161	612	6,420	1,224	3,067
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	1,058	1,058	12	2,873	123	242	1,260	235	3,146	425	1,880
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	246	480	3	746	34	88	624	39	1,042	75	612
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	387	725	6	1,511	71	156	913	104	1,817	199	1,034
(times) Percent Income-Qualified ²	69.6%	49.4%	63.2%	53.2%	52.2%	49.3%	43.8%	68.4%	52.8%	68.4%	52.3%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	67	89	1	201	9	19	100	18	240	34	135
(minus) Existing and Pending Units ³	46	32	0	157	13	0	47	0	105	0	63
(Equals) Total Memory Care Demand	21	57	1	44	-4	19	53	18	135	34	72
CONTINUED											

TABLE DMD-9 DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2023											
People age 65-74	1,878	131	262	1,630	659	385	1,020	2,734	908	518	36,505
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	587	29	90	516	200	144	361	963	565	232	15,999
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	112	12	23	161	31	22	41	142	184	44	4,764
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.0%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	219	23	50	319	94	63	145	420	310	104	8,907
(times) Percent Income-Qualified ²	63.4%	13.5%	48.7%	58.3%	62.1%	67.7%	71.8%	66.2%	54.0%	55.6%	57.5%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	35	1	6	46	15	11	26	70	42	14	1,280
(minus) Existing and Pending Units ³	0	0	0	43	0	0	0	44	25	0	576
(Equals) Total Memory Care Demand	35	1	6	3	15	11	26	26	17	14	704
CONTINUED											

TABLE DMD-9 CONT. DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2030											
People age 65-74	3,867	4,098	22	7,565	451	821	1,510	777	7,076	1,641	3,217
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	1,762	2,514	15	4,382	215	393	1,597	423	4,220	748	2,195
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	401	1,056	3	1,047	44	102	707	71	1,361	131	790
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	587	1,620	7	2,053	98	200	1,008	171	2,319	322	1,264
(times) Percent Income-Qualified ²	69.6%	49.4%	63.2%	53.2%	52.2%	49.3%	43.8%	68.4%	52.8%	68.4%	52.3%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	102	200	1	273	13	25	110	29	306	55	165
(minus) Existing and Pending Units ³	46	32	0	157	13	0	47	0	105	0	63
(Equals) Total Memory Care Demand	56	168	1	116	0	25	63	29	201	55	102
CONTINUED											

TABLE DMD-9 CONT. DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2030											
People age 65-74	2,616	168	402	2,377	866	465	1,243	2,995	912	587	42,197
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	1,326	46	175	951	369	227	607	1,730	680	235	23,538
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	232	19	43	234	55	40	104	276	253	75	6,465
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	402	35	89	492	152	96	254	674	396	139	11,950
(times) Percent Income-Qualified ²	63.4%	13.5%	48.7%	58.3%	62.1%	67.7%	71.8%	66.2%	54.0%	55.6%	55.5%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	64	1	11	72	24	16	46	112	53	19	1,658
(minus) Existing and Pending Units ³	0	0	0	43	0	0	0	44	25	0	576
(Equals) Total Memory Care Demand	64	1	11	29	24	16	46	68	28	19	1,082
CONTINUED											

TABLE DMD-9 CONT. DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Andover	Anoka	Bethel	Blaine	Centerville	Circle Pines	Columbia Hghts	Columbus	Coon Rapids	East Bethel	Fridley
2040											
People age 65-74	5,181	4,083	34	8,441	573	1,059	3,008	999	7,896	2,237	3,419
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	3,010	2,687	21	6,538	347	610	2,079	691	5,754	1,210	2,645
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	623	1,264	3	1,477	58	122	825	117	1,817	714	1,044
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	906	1,852	8	2,827	137	263	1,272	266	3,030	1,000	1,591
(times) Percent Income-Qualified ²	69.6%	49.4%	63.2%	53.2%	52.2%	49.3%	43.8%	68.4%	52.8%	68.4%	52.3%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	158	229	1	376	18	32	139	45	400	171	208
(minus) Existing and Pending Units ³	46	32	0	157	13	0	47	0	105	0	63
(Equals) Total Memory Care Demand	112	197	1	219	5	32	92	45	295	171	145
¹ Alzheimer's Association: Alzheimer's Disease Facts & Figures (2021) ² Includes seniors with HH income at \$60,000 or above plus 25% of homeowners with incomes below this threshold (who will spend down assets, including home-equity, in order to live in memory care housing). ³ Existing and pending units at 93% occupancy. We exclude 15% of the units to be Elderly Waiver.											
Source: Maxfield Research & Consulting, LLC											

TABLE DMD-9 CONT. DEMAND FOR MEMORY CARE RENTAL HOUSING ANOKA COUNTY 2023 to 2040											
	Ham Lake	Hilltop	Lexington	Lino Lakes	Linwood Twp	Nowthen	Oak Grove	Ramsey	Spring Lk Pk	St. Francis	Anoka County
2040											
People age 65-74	3,216	222	602	3,445	1,162	579	1,440	3,369	918	685	50,329
(times) Dementia incident rate ¹	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
People age 75-84	2,046	70	297	1,573	611	345	959	2,826	844	239	34,308
(times) Dementia incident rate ¹	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%
People age 85+	340	29	71	338	89	62	194	468	351	119	8,895
(times) Dementia incident rate ¹	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%	34.6%
(Equals) Total senior population with dementia	570	51	144	738	235	141	403	1,037	516	189	16,297
(times) Percent Income-Qualified ²	63.4%	13.5%	48.7%	58.3%	62.1%	67.7%	71.8%	66.2%	54.0%	55.6%	55.5%
(times) Potential penetration rate	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
(Equals) Demand Potential	90	2	18	108	37	24	72	172	70	26	2,261
(minus) Existing and Pending Units ³	0	0	0	43	0	0	0	44	25	0	576
(Equals) Total Memory Care Demand	90	2	18	65	37	24	72	128	45	26	1,685
¹ Alzheimer's Association: Alzheimer's Disease Facts & Figures (2021)											
² Includes seniors with HH income at \$60,000 or above plus 25% of homeowners with incomes below this threshold (who will spend down assets, including home-equity, in order to live in memory care housing).											
³ Existing and pending units at 93% occupancy. We exclude 15% of the units to be Elderly Waiver.											
Source: Maxfield Research & Consulting, LLC											

Anoka County Demand Summary

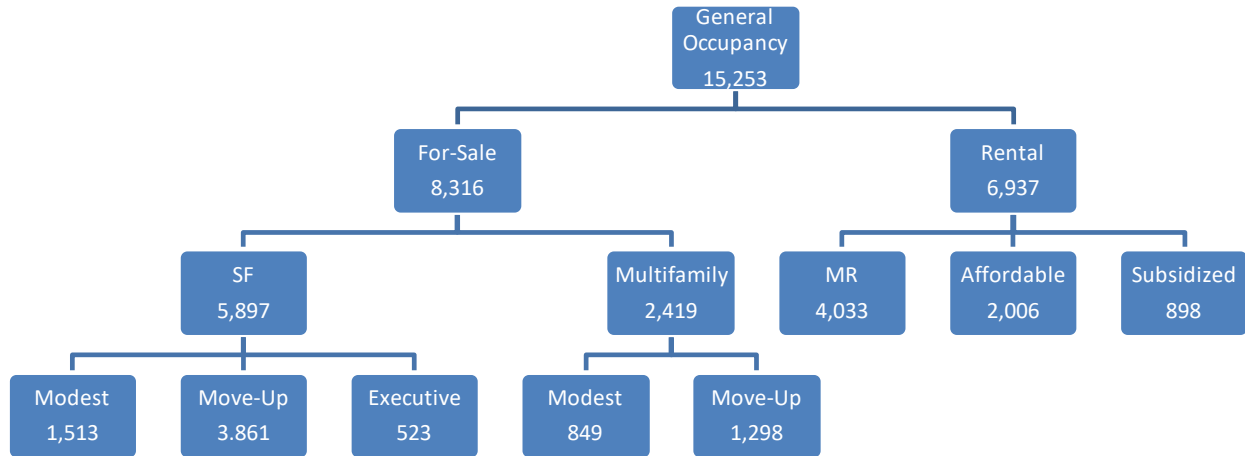
The housing demand calculations in Tables DMD-1 through DMD-9 indicate as of 2023, 8,295 for-sale housing units, 4,509 rental units and 5,237 senior units will be needed in Anoka County to 2030 to satisfy the housing demand for current and future residents. Additional demand was identified between 2030 and 2040 for 6,790 for-sale units, 9,757 rental units and 12,673 senior units. We note that senior demand is cumulative so units added to the market over the period must be subtracted from the final totals. Summary demand tables for general occupancy and senior housing are broken down by each city and the township.

Individual communities will be responsible for maintaining and monitoring their individual lot supplies for single-family and owned multifamily. The industry benchmark is three to five years supply depending on the rate of new development. Development was strong in the latter half of the 2010s, but with higher mortgage interest rates, new construction has slowed. Currently, Anoka County has 1,113 vacant developed lots, which would equate to a one-year supply of developed lots at the recent construction rate from 2018 through 2022. Another 2,350 lots in planned future subdivisions, increasing the lot supply available if these lots were to be converted to developed lots. Converting all planned future lots would result in an additional supply of 2,350 lots, which when combined with the existing 1,113 lots still equals less than a three-year supply. Absorption has already slowed in the short-term due to high construction costs and increased mortgage interest rates, which will dampen demand to a degree and increase the lot supply period.

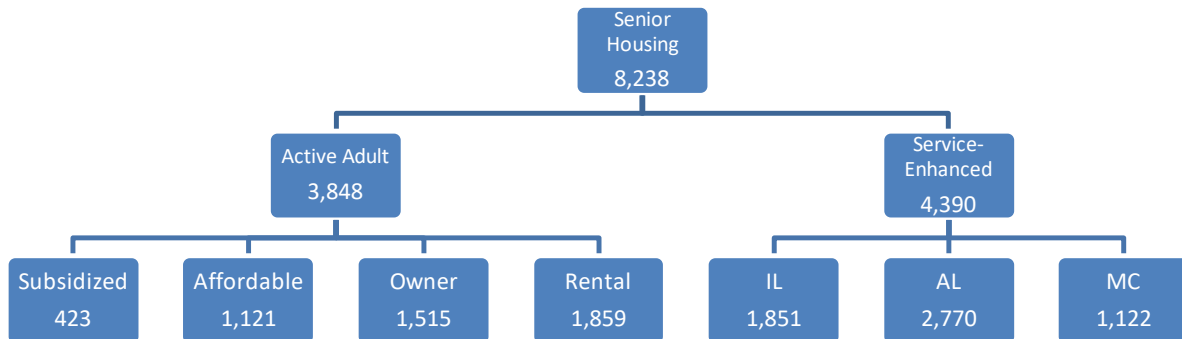
Overall, the rental market has been tight in Anoka County over the past five years with vacancies well below the stabilized rate of 5%, although some older rental properties in the fully developed cities and new construction rental properties are currently offering concessions to lease vacant units. The entire Metro Area has a low vacancy rate of 4.2% as of 2nd Quarter 2023 and the overall Anoka County rental vacancy rate was 2.4% for stabilized properties and 3.0% including stabilized and properties in initial lease-up. With a strong rental market, we find that new units will be needed in the short-term to satisfy potential household growth as well as demand from households that will remain in the rental market longer because they are unable to purchase. The smaller communities can support additional rental units in smaller buildings (e.g. 50 units or less). Rental demand is anticipated to be focused in the fully-developed communities and the growing second-tier suburban cities such as Andover, Blaine and Ramsey where many new jobs are added as well as shopping and services. There is demand for new rental housing in all communities in Anoka County and even smaller cities are likely to have significant pressure over the next ten years to develop additional market rate and affordable rental housing.

Existing senior properties built in the past few years in Anoka County are performing well despite having some vacancy challenges in assisted living. Additional senior housing will be needed to meet the demand from the growing senior population in the latter portion of this decade and into the 2030s. At this time, additional senior housing is under construction in Lino Lakes at the new Lyngblomsten campus which will meet a portion of this demand in the short-term. (see Table P-1).

Anoka County Projected General Occupancy Demand, 2023 – 2030



Anoka County Projected Senior Demand, 2030



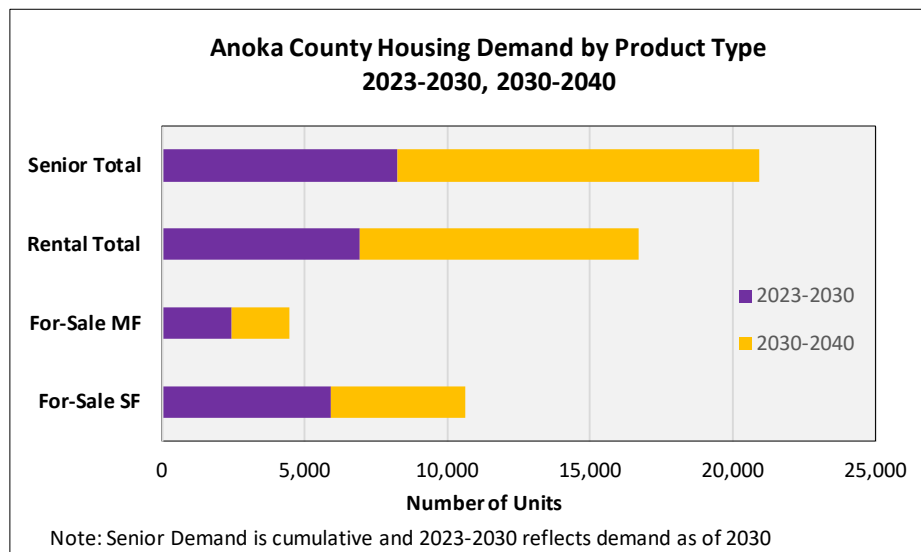
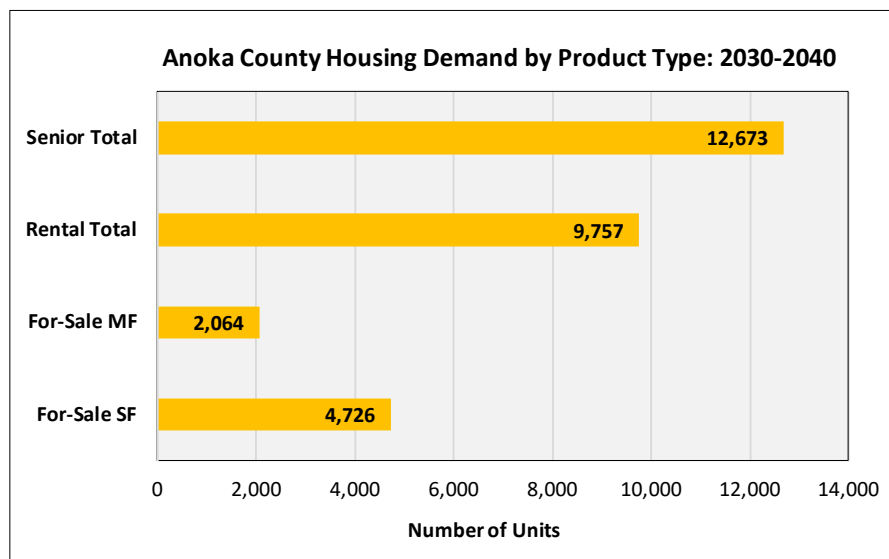
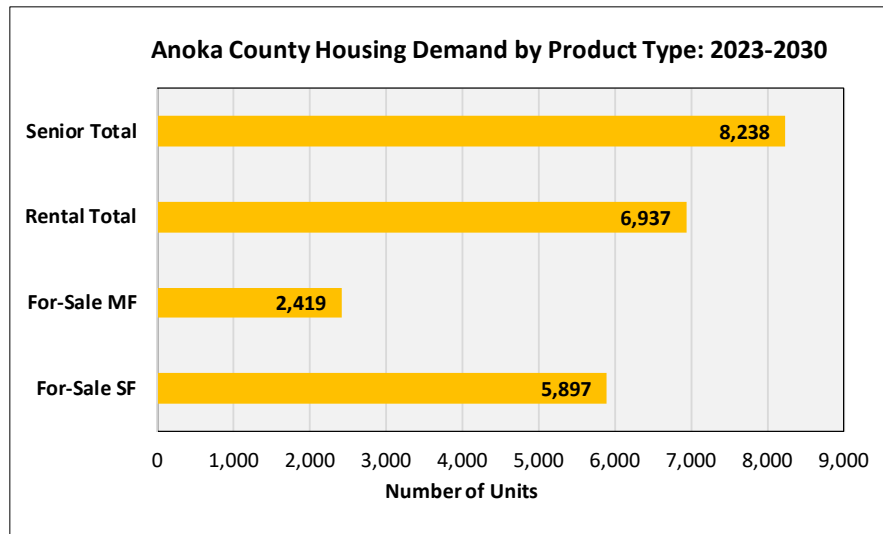


TABLE DMD-10 GENERAL OCCUPANCY EXCESS DEMAND SUMMARY ANOKA COUNTY 2023 to 2040												
2023 to 2030												
Submarket	Single-Family				For-Sale Multifamily				Rental			
	Modest	Move-up	Executive	Total	Modest	Move-up	Executive	Total	Market Rate	Affordable	Subsidized	Total
Andover	82	408	54	544	68	34	34	136	118	39	39	196
Anoka	15	29	0	44	41	52	10	103	465	296	85	846
Bethel	5	5	1	11	0	2	0	2	6	1	1	8
Blaine	526	1,141	88	1,755	301	376	75	752	719	300	180	1,199
Centerville	21	50	0	71	12	19	0	31	19	7	3	29
Circle Pines	7	7	0	14	2	4	0	6	37	26	11	74
Columbia Hgts	5	10	0	15	9	13	0	22	250	250	56	556
Columbus	14	86	43	143	9	20	7	36	34	12	2	48
Coon Rapids	54	117	9	180	72	99	9	180	771	321	193	1,285
East Bethel	15	219	58	292	29	49	19	97	50	25	8	83
Fridley	22	33	0	55	33	50	0	83	569	414	52	1,035
Ham Lake	11	156	56	223	6	28	22	56	43	9	9	61
Hilltop	59	0	0	59	0	0	0	0	34	18	9	61
Lexington	6	9	0	15	11	11	0	22	36	8	8	52
Lino Lakes	215	431	72	718	92	169	46	307	114	48	29	191
Linwood Twp	0	112	37	149	0	8	8	16	24	12	12	48
Nowthen	5	32	16	53	0	7	3	10	8	5	5	18
Oak Grove	32	140	43	215	11	19	8	38	14	8	6	28
Ramsey	276	597	46	919	61	214	31	306	479	103	103	685
Spring Lk Pk	11	33	0	44	27	27	0	54	157	52	52	261
St. Francis	132	246	0	378	65	97	0	162	86	52	35	173
ANOKA COUNTY	1,513	3,861	523	5,897	849	1,298	272	2,419	4,033	2,006	898	6,937
2030 to 2040												
Submarket	Single-Family				For-Sale Multifamily				Rental			
	Modest	Move-up	Executive	Total	Modest	Move-up	Executive	Total	Market Rate	Affordable	Subsidized	Total
Andover	68	163	68	299	17	17	34	68	252	54	54	360
Anoka	5	18	23	46	26	47	13	86	575	314	157	1,046
Bethel	0	12	0	12	0	2	0	2	6	1	1	8
Blaine	386	643	257	1,286	165	275	110	550	1,040	433	260	1,733
Centerville	13	32	10	55	7	11	3	21	30	15	15	60
Circle Pines	0	7	10	17	1	6	1	8	44	29	25	98
Columbia Hgts	7	17	0	24	11	18	7	36	374	224	149	747
Columbus	0	80	80	160	10	28	10	48	93	20	20	133
Coon Rapids	82	196	49	327	98	196	33	327	1,219	406	406	2,031
East Bethel	46	324	93	463	46	77	31	154	126	76	51	253
Fridley	17	17	0	34	26	26	0	52	506	405	101	1,012
Ham Lake	41	104	62	207	10	29	13	52	135	29	29	193
Hilltop	38	0	0	38	0	0	0	0	36	20	10	66
Lexington	0	10	0	10	0	15	0	15	33	7	7	47
Lino Lakes	123	206	82	411	53	88	35	176	173	72	43	288
Linwood Twp	16	115	33	164	6	9	3	18	11	5	5	21
Nowthen	4	20	16	40	1	5	1	7	17	12	10	39
Oak Grove	47	153	35	235	10	21	10	41	41	25	17	83
Ramsey	90	198	54	342	30	60	30	120	641	137	137	915
Spring Lk Pk	28	28	0	56	28	41	0	69	167	56	56	279
St. Francis	125	300	75	500	96	107	11	214	172	104	69	345
ANOKA COUNTY	1,136	2,643	947	4,726	641	1,078	345	2,064	5,691	2,444	1,622	9,757
Note: Some totals may not add due to rounding.												
Sources: Maxfield Research & Consulting, LLC												

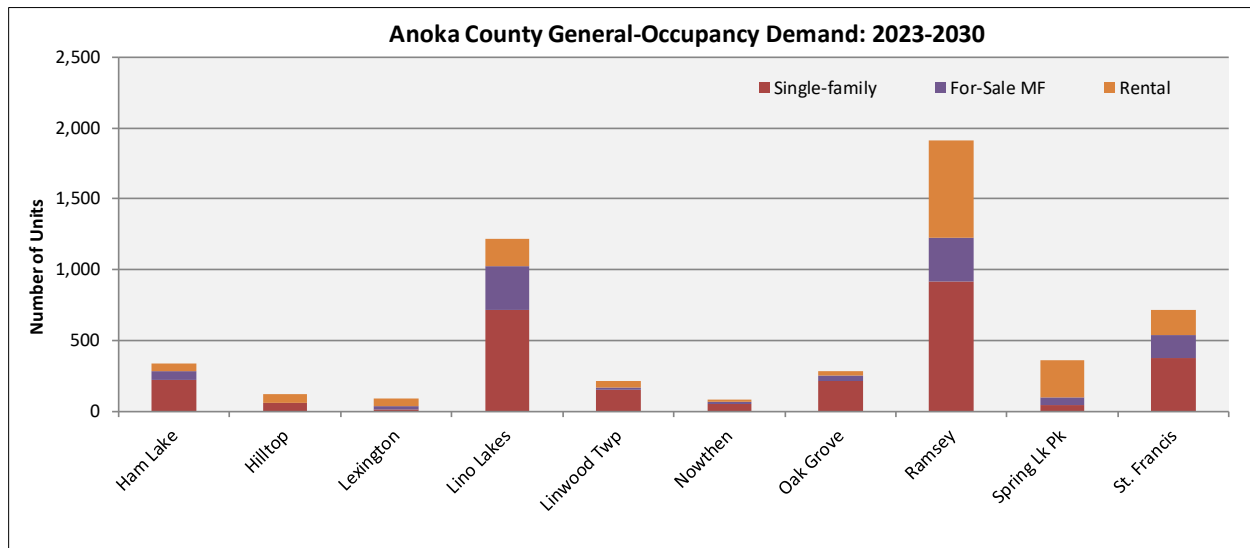
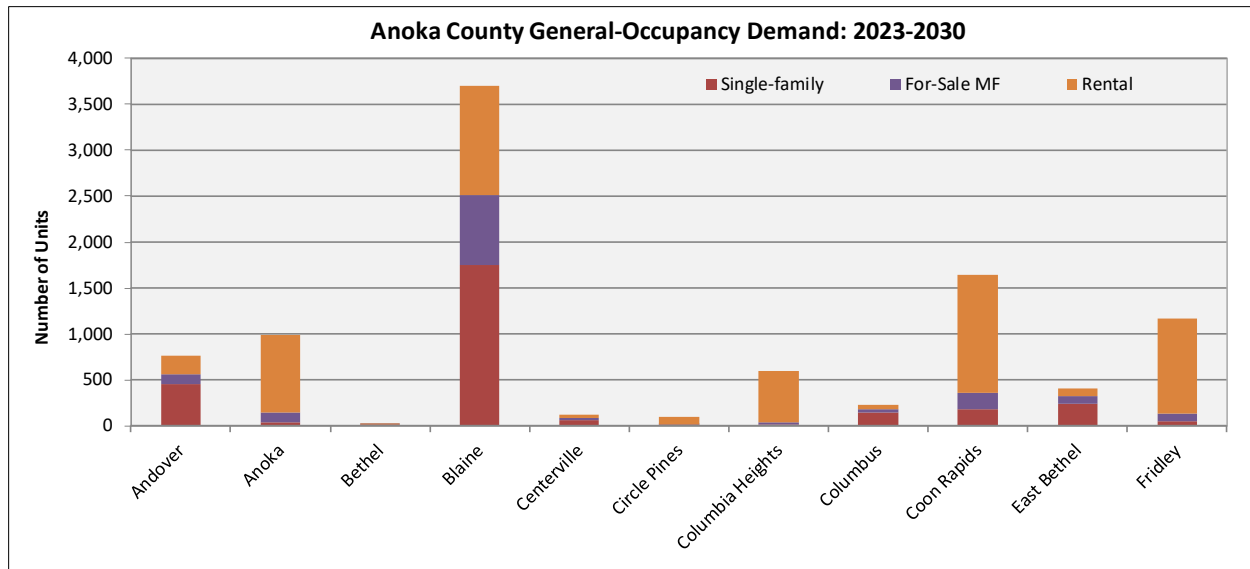


TABLE DMD-11 SENIOR HOUSING EXCESS DEMAND SUMMARY ANOKA COUNTY 2023 to 2040									
2023									
	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Independent Living	Assisted Living	Memory Care	Total
Andover	49	73	98	116	336	72	59	21	152
Anoka	-63	96	2	-36	-1	-138	48	57	-33
Bethel	1	1	1	2	5	2	2	1	5
Blaine	144	151	223	180	698	211	312	44	567
Centerville	6	14	10	-18	12	16	-13	-4	-1
Circle Pines	-42	-20	23	43	4	31	41	19	91
Columbia Hgts	-160	-28	77	142	31	205	152	53	410
Columbus	12	18	32	26	88	29	31	18	78
Coon Rapids	127	101	121	351	700	148	331	135	614
East Bethel	12	37	44	66	159	-21	57	34	70
Fridley	15	166	123	70	374	145	180	72	397
Ham Lake	35	53	71	39	198	64	273	35	372
Hilltop	5	8	0	0	13	0	12	1	13
Lexington	9	14	9	13	45	9	43	6	58
Lino Lakes	37	20	71	86	218	54	162	3	219
Linwood Twp	6	24	21	26	77	18	80	15	113
Nowthen	9	14	11	20	54	16	46	11	73
Oak Grove	15	23	17	26	81	33	134	26	193
Ramsey	47	70	100	15	232	94	319	26	439
Spring Lk Pk	21	14	20	32	87	55	156	17	228
St. Francis	23	35	4	25	87	18	45	14	77
ANOKA COUNTY	308	884	1,078	1,224	2,604	1,061	2,470	604	4,135
2030									
	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Independent Living	Assisted Living	Memory Care	Total
Andover	72	107	135	185	499	144	172	56	372
Anoka	-56	101	31	7	83	-9	92	168	251
Bethel	1	1	1	1	4	1	2	1	4
Blaine	174	196	298	320	988	356	528	116	1,000
Centerville	7	16	13	-9	27	26	-2	0	24
Circle Pines	-35	-10	34	63	52	57	60	25	142
Columbia Hgts	-151	21	91	169	130	91	203	63	357
Columbus	19	28	47	38	132	47	57	29	133
Coon Rapids	169	152	179	487	987	278	503	201	982
East Bethel	19	57	65	97	238	13	101	55	169
Fridley	16	167	145	121	449	222	277	102	601
Ham Lake	35	53	98	73	259	112	179	64	355
Hilltop	5	8	0	0	13	0	8	1	9
Lexington	9	14	16	24	63	20	26	11	57
Lino Lakes	37	-20	107	131	255	100	79	29	208
Linwood Twp	6	24	30	36	96	35	48	24	107
Nowthen	9	14	15	27	65	21	30	16	67
Oak Grove	15	23	25	6	69	66	81	46	193
Ramsey	47	70	140	64	321	169	168	68	405
Spring Lk Pk	21	74	25	-10	110	80	120	28	228
St. Francis	4	25	20	29	78	22	38	19	79
ANOKA COUNTY	423	1,121	1,515	1,859	3,848	1,851	2,770	1,122	4,390
<i>(CONTINUED)</i>									

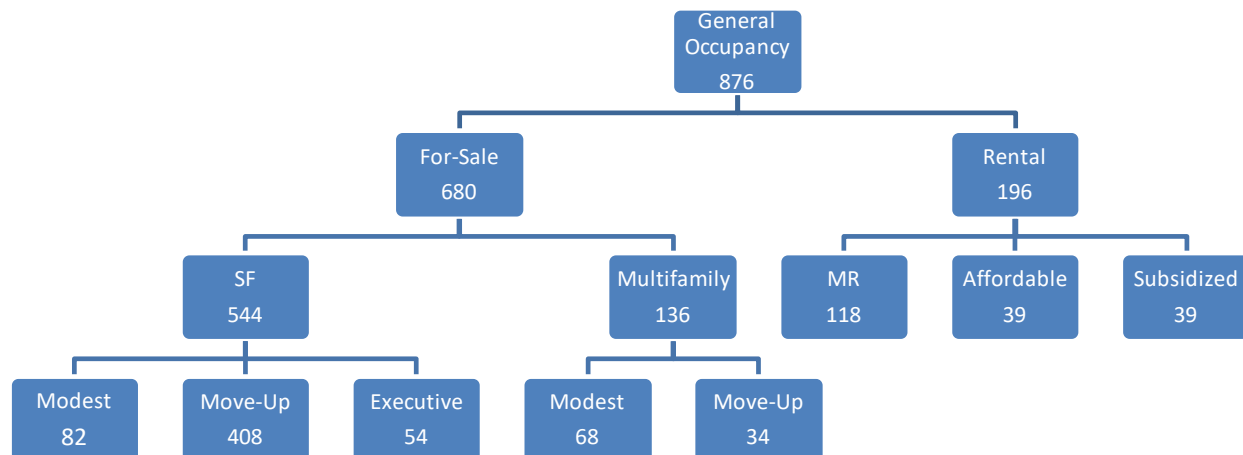
TABLE DMD-11 SENIOR HOUSING EXCESS DEMAND SUMMARY ANOKA COUNTY 2023 to 2040									
2040									
	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Independent Living	Assisted Living	Memory Care	Total
Andover	49	73	133	181	436	144	332	112	588
Anoka	-63	96	3	-34	2	-93	153	197	257
Bethel	1	1	1	1	4	1	3	1	5
Blaine	144	151	271	270	836	356	835	219	1,410
Centerville	6	14	12	-12	20	26	13	5	44
Circle Pines	-42	-20	19	35	-8	57	87	32	176
Columbia Hgts	-160	-28	76	177	65	91	274	92	457
Columbus	12	18	53	43	126	47	95	45	187
Coon Rapids	127	101	160	443	831	267	746	295	1,308
East Bethel	12	37	72	108	229	13	165	171	349
Fridley	15	166	111	42	334	222	403	145	770
Ham Lake	35	53	129	111	328	152	273	90	515
Hilltop	5	8	0	0	13	0	12	2	14
Lexington	9	14	23	34	80	29	43	18	90
Lino Lakes	37	-20	123	150	290	139	162	65	366
Linwood Twp	6	24	44	54	128	48	80	37	165
Nowthen	9	14	19	34	76	26	46	24	96
Oak Grove	15	23	33	37	108	90	134	72	296
Ramsey	47	70	179	112	408	227	319	128	674
Spring Lk Pk	21	74	29	4	128	91	156	45	292
St. Francis	4	25	23	35	87	22	45	26	93
ANOKA COUNTY	289	894	1,513	1,825	2,541	1,955	4,376	1,821	4,781
** Service-enhanced demand is calculated for private pay seniors only; additional demand could be captured if Elderly Waiver and other sources of non-private payment sources are permitted. Note: Some totals may not add due to rounding.									
Sources: Maxfield Research & Consulting, LLC									

Andover Recommendations

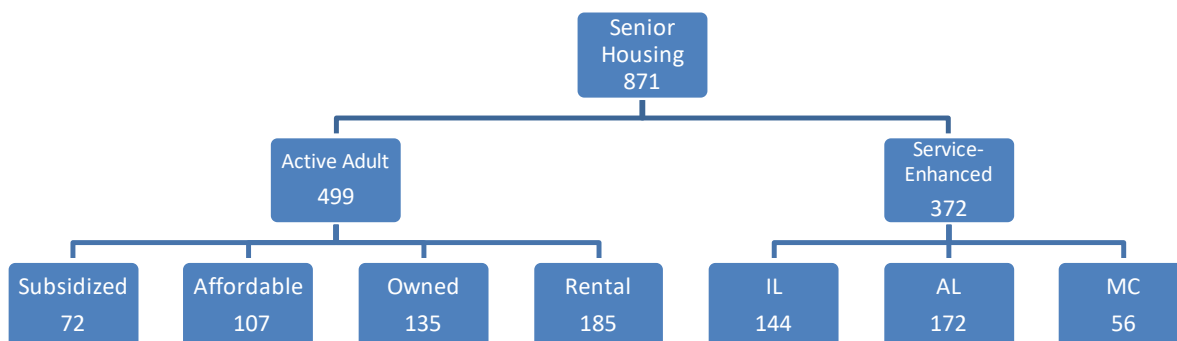
Andover is forecast to experience strong growth to 2040 and is predominantly low-density with some areas that have been developed as medium and high-density (townhomes, apartments and senior housing). An estimated 918 households are projected to be added between 2020 and 2030 with another 1,350 households between 2030 and 2040.

Although demand in Andover is anticipated to remain focused on single-family homes this decade, there is demand for owned multifamily and rental products to create a more balanced mix of housing. Most households relocating to Andover are expected to have higher incomes due to the current pricing of housing. Association-maintained housing products such as detached villas and twinhomes are needed for older adult and senior households that want to remain in the community and want a more convenient lifestyle.

Andover Projected General Occupancy Demand, 2023 – 2030



Andover Projected Senior Demand, 2030



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: To meet the projected single-family home demand in Andover to 2030 of 680 homes, an estimated 2,000 or more lots (three-year supply) would be needed to allow for adequate consumer choice. At this time, Andover has an estimated lot supply of 530 single-family lots and zero multifamily lots. With higher mortgage interest rates, demand for single-family detached homes has dampened, creating higher demand for for-sale multifamily products. In addition, an aging population is generating more demand for twinhomes and villa-style product. Andover has no supply of these lots. New owned multifamily lots are anticipated to be needed in the short-term. As interest rates decrease, demand for new single-family will also rise and additional SF lots will also be needed.

Rental Housing: Demand for 196 rental units is identified to 2030, with the largest component of demand as market rate. There remains however, a continued need for affordable and subsidized rental housing to meet the needs of low- and moderate-income households. Mixed-income rental developments have been successful this decade and incorporating a small portion of these units in new market rate buildings (average is 20% of total units) will assist in meeting some of the demand for this product. Assistance with development costs for affordable rentals may be needed depending on the size of the development proposed. Smaller affordable developments (townhome-style) may also be considered, but these properties have larger financial gaps which usually require additional private and/or public funding. We recommend medium-density in a townhome-style rental.

Senior Housing: By 2030, there will be an estimated demand for 871 senior units (499 active adult and 372 service-enriched). This demand crosses the entire spectrum of senior housing products. We anticipate that most of this demand will be generated closer to 2030 as the baby boom generation ages into their late 60s and late 70s. We anticipate greater demand for active adult product because of the target age spectrum, than service-enriched housing. Existing service-enriched housing has performed well, but growth over the next several years will be focused on those seeking fewer services and active living. Parents of adult children may want to relocate to be nearer their offspring, creating additional demand for service-enriched product. A continuum of care property that incorporates independent living, assisted living and memory housing would offer options for those that need services.

Housing Stock. Andover's housing stock is newer and there is less demand for replacement units and greater demand for overall growth. We see a greater need for increased diversity of the housing stock to balance the high proportion of single-family detached owned homes against additional for-sale multifamily products and rental housing.

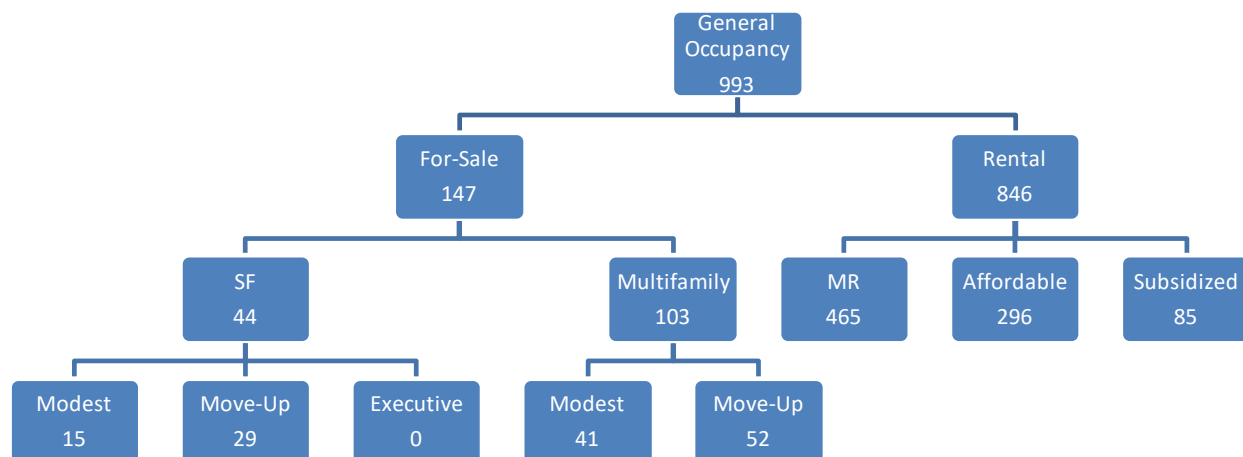
Affordability. The need for affordable housing is significant although the projected demand in Andover remains somewhat low. Developing more affordable housing in the community and particularly, owned multifamily housing or single-family homes would attract younger households that would become established in the community and move up the housing spectrum as they age.

Anoka Recommendations

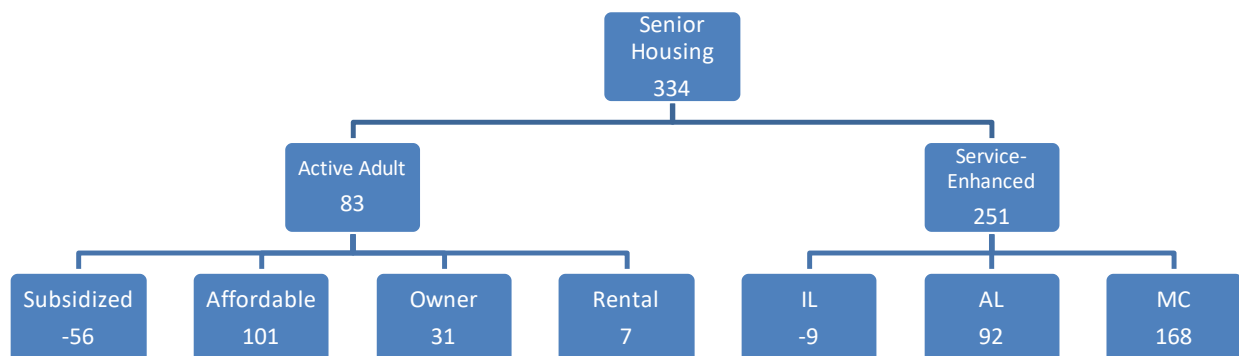
Anoka has a limited supply of land available for new housing and most new units developed are high-density general occupancy rental and/or high-density senior housing. There is a need in the community to diversify the owned housing base and consideration could be given to the development of more owned housing products on higher amenity sites in addition to redevelopment locations in the community. Development of modest price homes on infill or redevelopment properties could support replacement of older homes that may be functionally obsolete.

Despite a scarcity of land, demand remains for all types of housing products in Anoka. Priority should be focused on products with the greatest demand. The City has 51 single-family lots and 384 multifamily lots (future undeveloped). Demand is identified for 15 modest and 29 move-up single-family homes and 103 owned multifamily homes. Rental demand is identified at 846 units, a mix of market rate, affordable and subsidized.

Anoka Projected General Occupancy Demand, 2022 – 2030



Anoka Projected Senior Demand, 2030



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 current has an estimated 28 single-family lots (vacant developed and future lots) and 384 owned multifamily lots (future, undeveloped) to meet the project demand to 2030. The 28 single-family lots would not meet the estimated demand identified although additional owned multifamily lots could be developed to meet the projected demand. Depending on the for-sale products developed, additional single-family lots may be needed, especially if the City were to develop new entry-level for-sale housing. Some higher end single-family could be accommodated on high amenity lots near the River, if land with existing infrastructure was already available.

Rental Housing: Anoka has been proactive in developing new market rate and new affordable rental housing. Anoka's Downtown is pedestrian-friendly and walkable. New housing, owned and rented has been successfully clustered in the Downtown area. Vacancies for all income levels of rental housing are very low, especially for affordable and subsidized units. Anoka has a higher proportion of rentals than many other communities in Anoka County but the aging housing stock suggests a need for some replacement of units due to obsolescence.

Senior Housing: Anoka has a balanced mix of senior housing including affordable, market rate owned and rented active adult and service-enriched housing. Demand is identified for additional affordable senior rental as well as market rate owned (age-restricted). There is also high demand for memory care and additional memory care units could be supported, either through an expansion at existing facilities or in a stand-alone facility. The number of stand-alone properties expanded during this past decade and have been successful. Although there is also demand for assisted living, there are more challenges associated with staffing and existing facilities are still experiencing somewhat higher vacancies in the short-term.

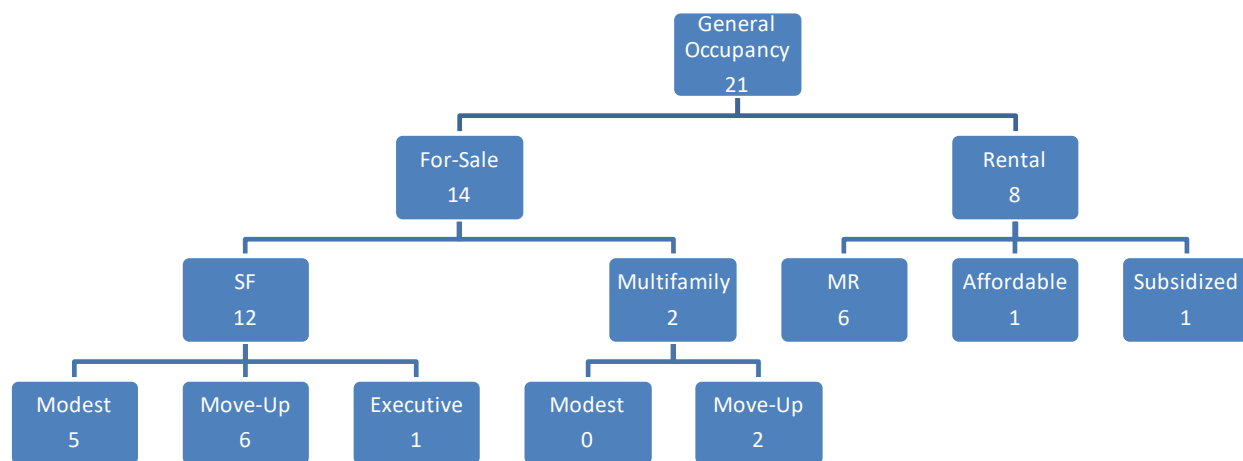
Housing Stock: Anoka's housing stock is older and generally more affordable than many other communities as the City was established more than a century ago. Continued housing replacement with new construction in targeted areas and development of new owned housing provides economic expansion benefits as companies in the area increase jobs.

Affordability: As mentioned above, much of Anoka's existing housing stock is relatively affordable. New housing however, can provide greater diversity even at affordable prices which would still be higher than much of the older housing. Younger buyers looking to enter the market not only want an affordable purchase price, but they are much less inclined toward sweat-equity. A program could be offered to provide grant or low interest loan to first-time homebuyers to put in improvements to a home after purchase or assist existing homeowners wanting to sell to have the improvements made before purchase. A portion of the sale price could be captured back to repay a loan or add to a Trust fund.

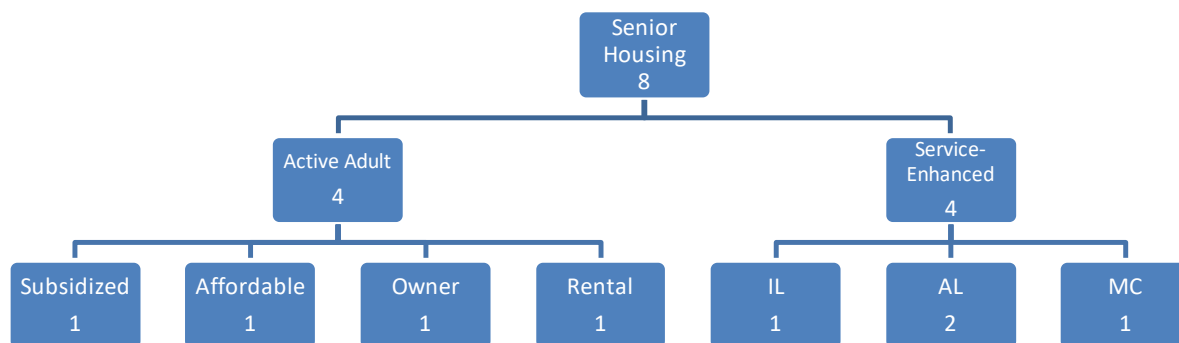
Bethel Recommendations

Bethel is essentially a fully-developed smaller city in northern Anoka County. Growth in Bethel was minimal between 2010 and 2020, but there is a potential to add new housing units through in-fill and redevelopment. Although the current estimated demand is low, demand could be higher with sufficient new product developed. Of this total, 90% is estimated to be for owned housing, primarily single-family homes due to current zoning. The remaining demand, 59 units, would be rental. It is likely that rental units, if developed, would also be low-density or in a cluster-like development. Most new residents are anticipated to be higher-income households in search of single-family homes.

Bethel Projected General Occupancy Demand, 2023 – 2030



Bethel Projected Senior Demand, 2030



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: Bethel has no available lots for either single-family or owned multifamily housing. As a fully-developed community, growth will come from in-fill and redevelopment. Bethel has had some redevelopment but substantial growth would require increased density. Additional for-sale townhomes, twinhomes and/or new rental units would increase the housing stock in the community and could create turnover in existing units.

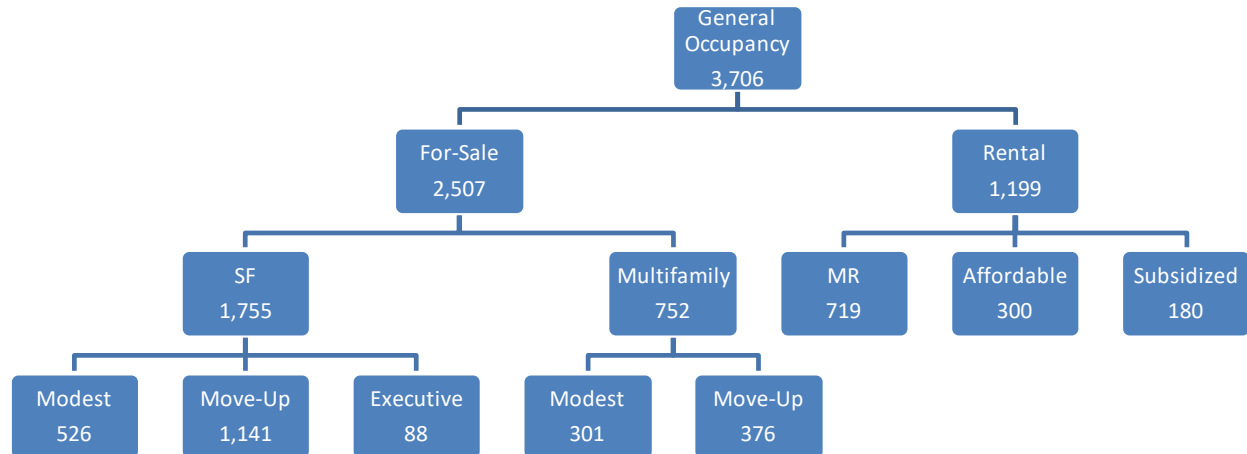
Rental Housing: Demand was identified for eight rental units and most of those would be market rate. With greater mobility among renter prospects, we believe that Bethel could support at least 24 new rental units or even 36 units in one new building. An appropriate location would be needed to support this type of density or if low/medium density, these units could be designed as duplex or twinhomes. Units developed could incorporate a mix of income levels to increase the number of affordable units (albeit limited) to households seeking affordable rental housing.

Senior Housing: By 2030, demand is projected for eight senior units across all service levels. Despite an overall aging population in the community, growth projections are low and new senior housing has been developed in East Bethel. Most of this demand is expected to be generated nearer 2030 when senior demand increases. Currently, there are no senior housing options for those living in the Southeast submarket and those wanting or needing senior housing would have to relocate. The Southeast submarket could support a market rate active adult development and a service-intensive senior housing development by 2030, albeit somewhat smaller in size. Adult family homes may be an alternate product to traditional large-scale senior housing to may satisfy a portion of the demand for seniors that need assisted living and/or memory care services in this submarket.

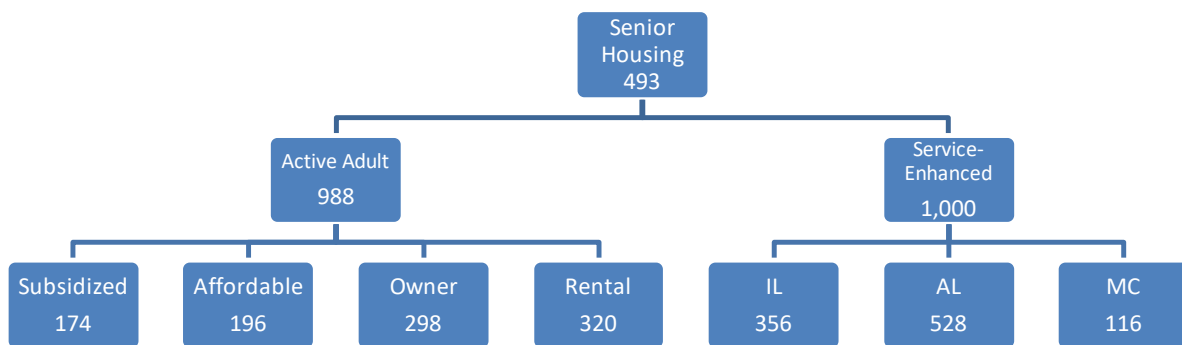
Blaine Recommendations

Blaine is poised to continue its strong growth with ample land remaining for new development, its central location in Anoka County and access to Highway 610, I-35W and Central Avenue. Blaine is projected to add 4,028 households between 2020 and 2030. An estimated 68% of the general occupancy demand is projected to be for owned housing and 32% for rental housing.

Blaine Projected General Occupancy Demand, 2023 – 2030



Blaine Projected Senior Demand, 2030



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: Demand was calculated for 1,755 single-family homes between 2023 and 2030 and 752 owned multifamily homes over the same period. Demand is weighted toward the move-up segment, but there is also significant demand for entry-level homes with an attractive design and concept that can be brought to the market and targeted to the upper-end of the entry level price range. First-time and move-up buyers looking for new housing are likely to be attracted to Blaine as it has had a significant amount of new construction and growth is projected to continue. Increased land costs and price escalations however, may result in a portion of the demand for modest priced single-family homes shifting to townhome product and some of the upper end of the range for modest product may shift into the move-up segment. Blaine has an estimated 425 vacant developed lots and 337 future lots for a total of 762 lots that could be brought to market in the short-term. With the projected demand, new lots would need to be platted within the next 12 to 24 months. Applications for expansions of existing subdivisions and new developments are occurring. Even though growth has slowed in the short-term, new lots are expected to be needed soon to satisfy growth.

Rental Housing: Demand was calculated for 1,199 rental units between 2023 and 2030, of which market rate accounts for 719 units, 300 affordable and 180 subsidized units. New market rate units have been popular in Blaine and have absorbed well. Additional general occupancy affordable units are needed to satisfy demand from moderate income workers where jobs have increased. .

Two buildings are currently in their initial lease-up periods, but absorption has been exceeding projections. Other existing rentals have few or no vacancies and rent levels have been rising. New all ages and family affordable units could be supported with separate concepts.

Senior Housing: Demand for senior housing is targeted to active adult (55+) as well as service-enriched senior housing. There have been several stand-alone memory care facilities constructed, which have low vacancies. Demand however, remains for other service levels , especially independent living with optional services. Blaine could also support an owned cooperative, or other owned, age-restricted product targeted to empty-nesters and/or young seniors. Although a continuum of care property can be supported, we recommend that this type of product be pushed out until the latter half of the decade.

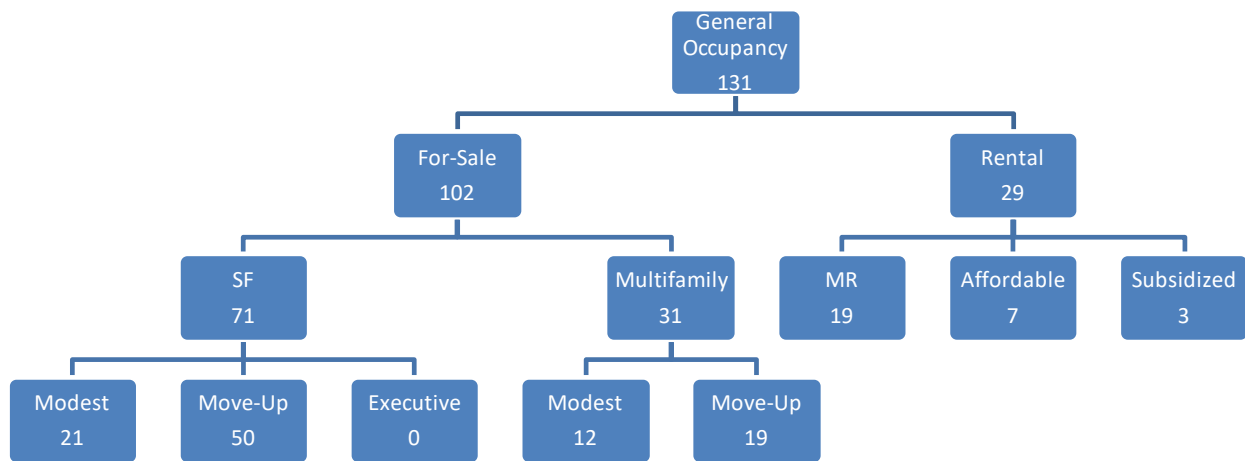
Household Tenure: As of 2023, the proportion of owners to renters is 86% to 14%. New rental housing has increased the proportion of households renting their housing, but additional units are needed to support a greater balance between owned and rented housing. With the addition of new rental housing this decade, we anticipate that the proportion will rise to 82% owned and 18% rented. As the population ages, there is likely to be a shift toward rental housing, although Blaine continues to attract a high number of people seeking to purchase a home in the community.

Household Type: Strong growth in Blaine over the past decade resulted in growth among household living alone and roommate households. Although there were increases in all household type categories, the other three groups showed a decrease in the overall proportion.

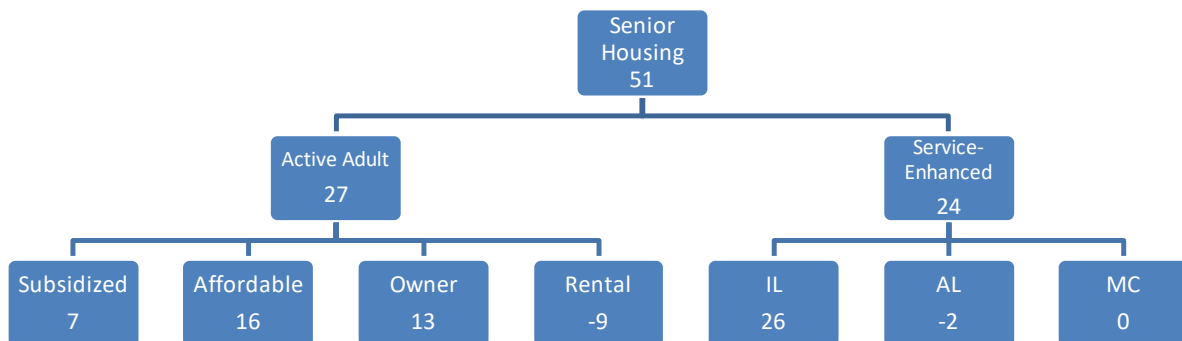
Centerville Recommendations

Centerville is situated adjacent to Interstate 35E, a major transportation corridor between St. Paul and northern Minnesota. In addition, the City is within the MN Tech Corridor and Amazon recently opened a distribution warehouse there. Although Centerville has limited land available for new housing, the City's location has made it a target for interested developers. As industrial and commercial development increase in the Tech Corridor, more housing will be needed in Centerville to satisfy the residential needs of local workers. We identified modest additional demand for new units in Centerville, but growth in the community may result in greater demand than was presented here.

Centerville Projected General Occupancy Demand, 2023 – 2030



Centerville Projected Senior Demand, 2030



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: Centerville has only five vacant developed lots and 34 future lots for single-family development. There are also 26 lots for owned multifamily development. We recommend encouraging the development of future lots to vacant developed lots over the next two years to support greater residential growth in the community. The current lot supply will not meet the identified demand for ownership housing to 2030.

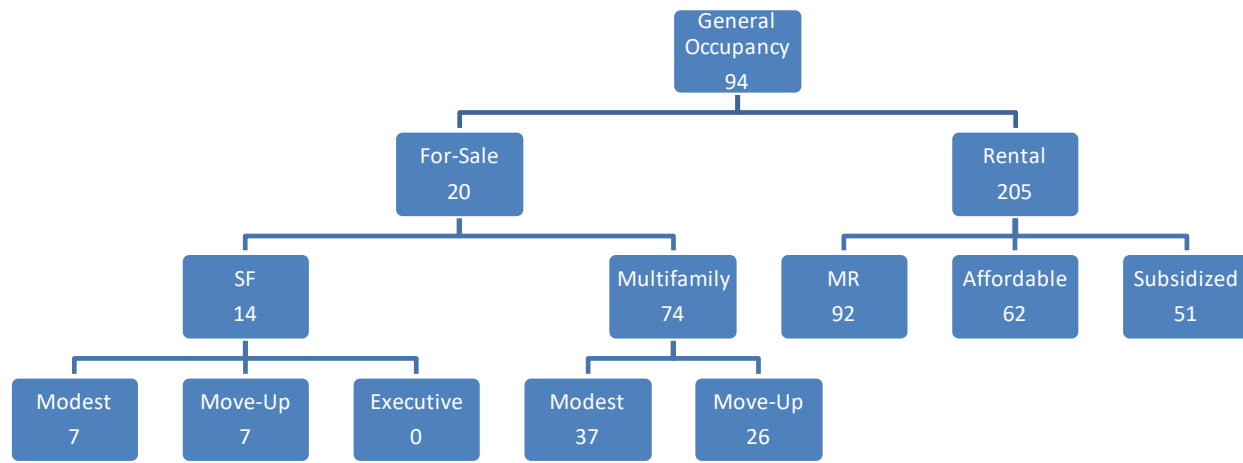
Rental Housing: Centerville has few rental units. A proposal to develop a market rate building in Centerville did not proceed two years ago. We recommend additional market rate rental units mixed with a small portion of units with affordable rents (20%). Rental demand has increased throughout the Metro Area and with new commercial development, additional rental units will be needed.

Senior Housing: The Anoka County HRA owns and manages Chauncey Barrett apartments in Centerville. The property is active adult, market rate, although rent levels are modestly below those of other privately owned active adult properties. We estimate demand for additional active adult units in addition to service-enriched. With the level of demand identified however, it will be challenging to develop a continuum of care in Centerville. The addition of Norbella with assisted living and memory care supports the continuum of care with Chauncey Barrett. As Centerville grows in population, we anticipate that the need/demand for senior housing will also rise as seniors may want to consider alternate housing products. Demand for active adult and independent living units will increase in this decade as the baby boom ages.

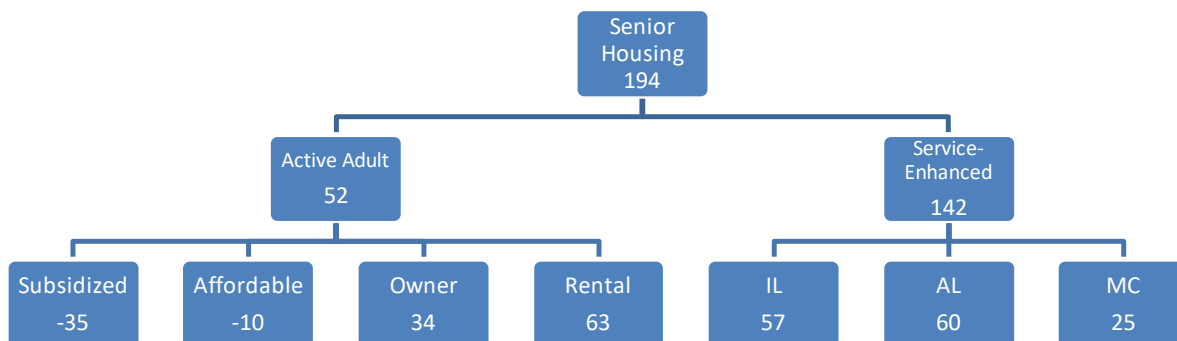
Circle Pines Recommendations

Circle Pines is essentially a fully-developed community in Anoka County and is situated east of I-35W. The City's location and convenient access from I-35W makes it attractive for new housing. In-fill and redevelopment however, remain challenging despite demand for new housing. Although there are likely to be some replacement of single-family homes, we anticipate that new housing units will be focused on high-density developments.

Circle Pines Projected General Occupancy Demand, 2023 – 2030



Circle Pines Projected Senior Demand, 2030



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: Circle Pines has no vacant developed lots for single-family or owned multifamily. Although the identified demand is limited, redevelopment could accommodate at least a portion of the demand. We recommend new owned multifamily development to satisfy the need for more owned units in the short- and long-term.

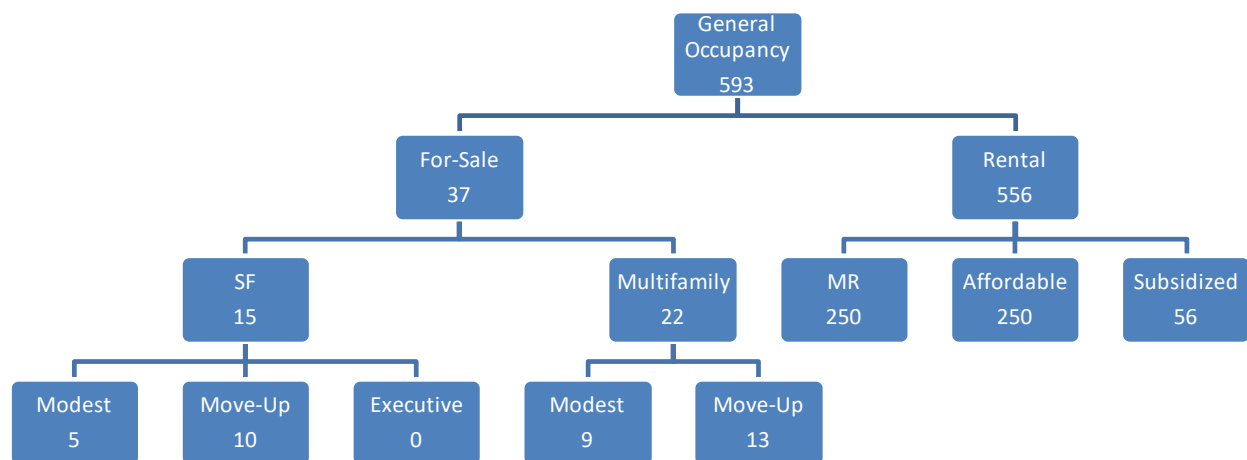
Rental Housing: Demand was calculated for 205 units in Circle Pines with this total divided between 92 market rate, 62 affordable and 51 subsidized units. Demand unsatisfied in Circle Pines due to limited land availability may transfer to adjacent communities such as Lino Lakes and Mounds View.

Senior Housing: With an aging population, demand was identified for senior housing in Circle Pines, including service-enhanced. Demand for senior housing and land availability is likely to compete with general occupancy rental housing for available sites. We recommend that in order to fill some demand for entry-level housing, the City focus on developing active adult housing to free up some existing single-family homes for younger households as this may be more financially viable than developing service-enriched units.

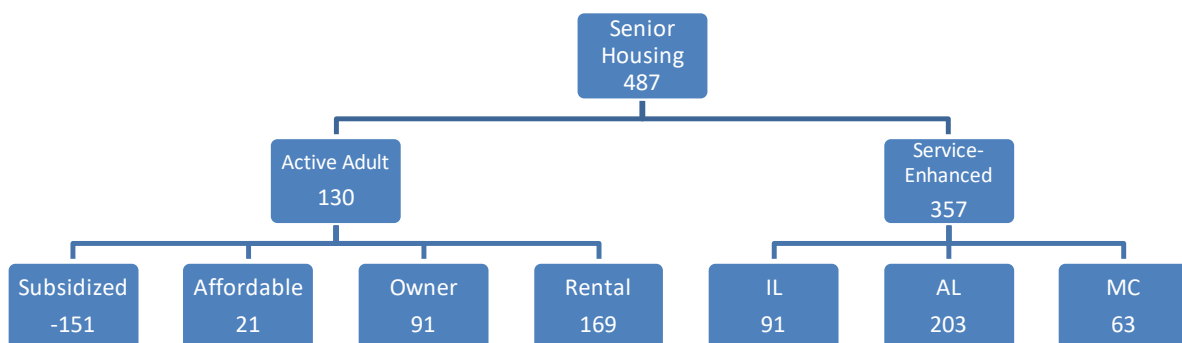
Columbia Heights Recommendations

Columbia Heights is fully-developed, but has achieved relatively strong household growth over the past decade due to the City's efforts with redevelopment which resulted in the development of market rate rentals, active adult affordable senior and other high-density rental products. Columbia Heights' location on Central Avenue near NE Minneapolis has brought demand for new housing. To support additional entry-level and move-up housing, we recommend considering in-fill locations or redevelopment sites where a cluster of new units may be placed.

Columbia Heights Projected General Occupancy Demand, 2023 – 2030



Columbia Heights Projected Senior Demand, 2030



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: Columbia Heights has no developed or future lots for single-family or owned multifamily. Land for low-density development is limited. With the high cost of construction, new owned housing would need to be publicly assisted to achieve feasible sales prices.

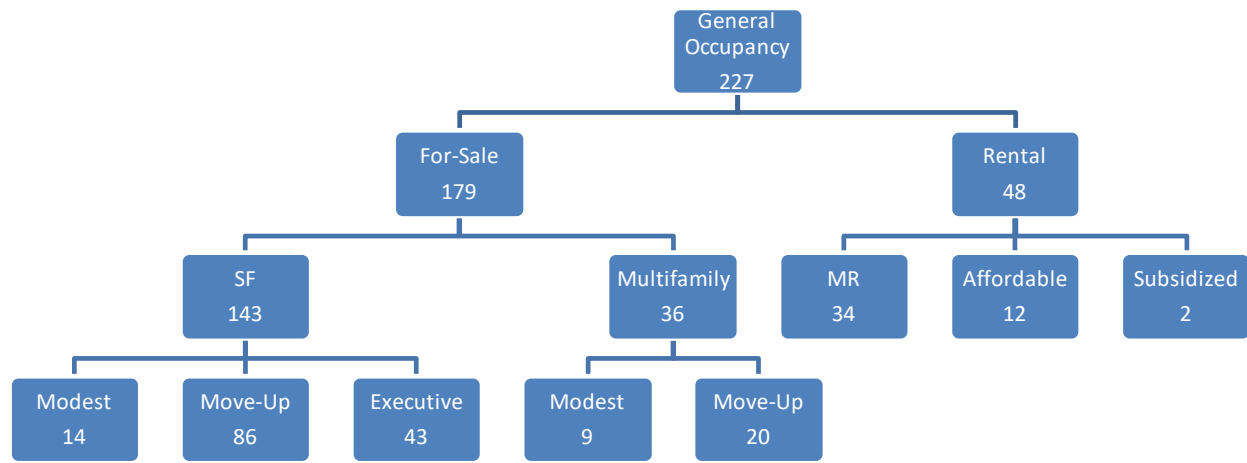
Rental Housing: Demand is identified for 250 market rate and 250 affordable rental units in addition to 56 subsidized units between 2023 and 2030. Another 747 rental units are projected to 2040. Due to the community's proximity to jobs and the low vacancy rate among existing rental developments, additional rental units could be developed in the next few years to meet demand.

Senior Housing: Additional service-enriched senior housing is needed in Columbia Heights as most of the existing product is now older. Crestview's service-enriched components are providing units for those seeking more affordable assisted living and memory care, but additional independent living, market rate, is needed with a-la-carte services.

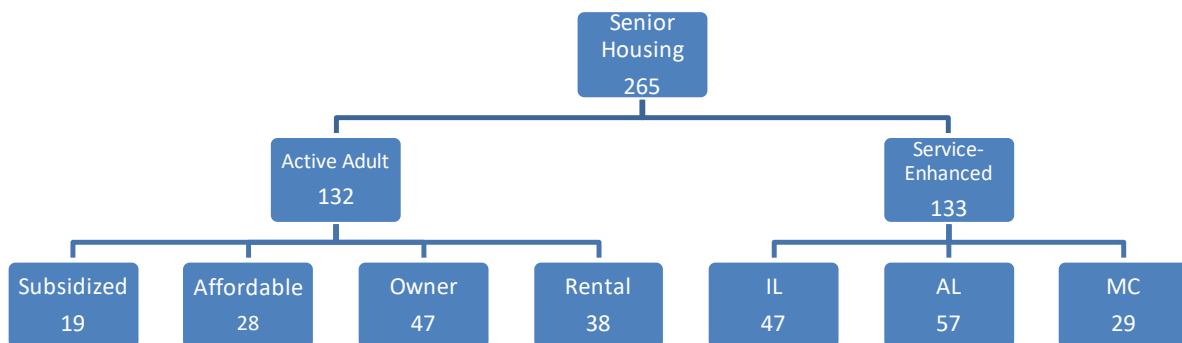
Columbus Recommendations

Columbus is also part of the MN Tech Corridor and new high-density housing has been proposed in locations adjacent to the freeway. In addition, the community has also considered medium density owned multifamily and units targeted to active adult seniors. Columbus can support all types of housing as there is land available and a need to develop units at higher densities.

Columbus Projected General Occupancy Demand, 2023 – 2030



Columbus Projected Senior Demand, 2030



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: Columbus has only seven vacant developed lots and a projected demand for 143 single-family homes between now and 2030. The City should focus on the development of new subdivisions that will offer a variety of single-family price points and owned multifamily products to accommodate demand from existing and future residents. Another 160 single-family homes will be needed between 2030 and 2040, although depending on market conditions, this figure could rise.

Rental Housing: Columbus has very little rental housing other than rented single-family homes. We recommend the development of market rate rental housing in the community over the next few years as well as a mixed-income building that would provide some affordable rental units. Columbus could also develop market rate rental townhomes which we believe would be well-received.

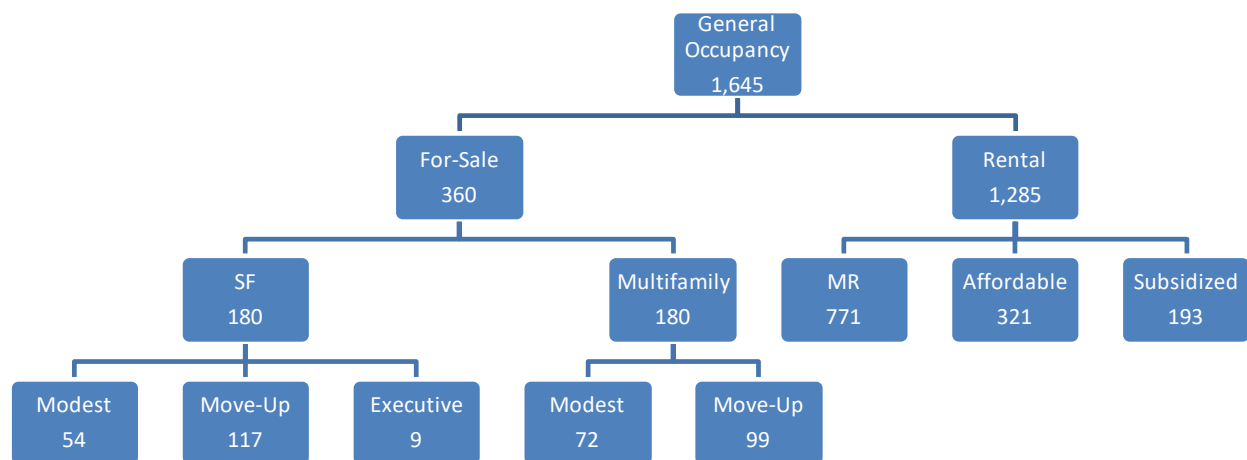
Senior Housing: Demand for senior housing in Columbus will continue to increase as households age. Either active adult housing, owned or rented, and service-enriched housing could be developed over the short-term. We recommend that to 2030, the City focus primarily on active adult products. Demand will continue to grow to 2040 as the local senior population increases.

Household Tenure: The proportion of owner to renter households in Columbus is very low. In order to provide a more balanced housing stock and considering land is available to attract tech companies to the Corridor, we recommend that Columbus consider the development of market rate rental housing as a priority in the community.

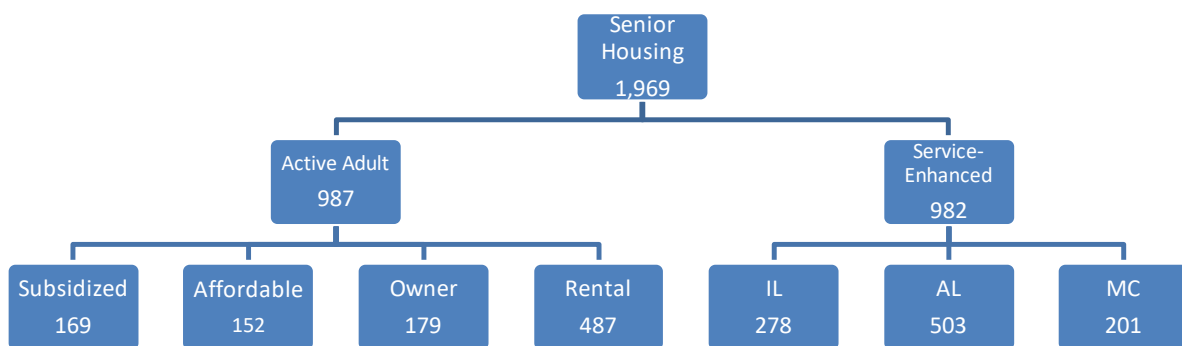
Coon Rapids Recommendations

Coon Rapids is one of the larger cities in Anoka County and nearly fully-developed. Areas of Coon Rapids are now under redevelopment. The City recently added new move-up single-family homes, which have absorbed well. Although there continues to be a need for new rental and senior housing in the City, sites for owned multifamily are also in high demand. Coon Rapids has a high employment base and is near to other significant employment concentrations in Fridley and Blaine. Coon Rapids has a limited number of vacant developed single-family and multifamily lots.

Coon Rapids Projected General Occupancy Demand, 2023 – 2030



Coon Rapids Projected Senior Demand, 2030



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: There remains demand for new single-family and owned multifamily units in Coon Rapids to 2030. Land availability with locations attractive for this product remain challenging. Demand is identified for 180 single-family and 180 owned multifamily units. Price point would be primarily move-up, although new entry level units are also needed.

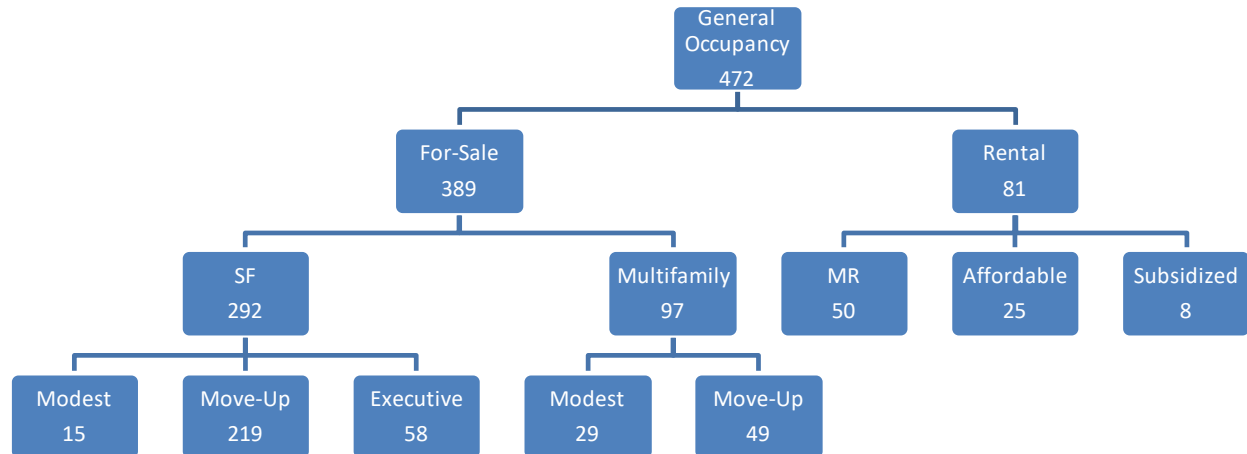
Rental Housing: Demand is identified for 771 market rate rental units, 321 affordable and 193 subsidized units between 2023 and 2030. New market rate and affordable rentals have been developed in the community and they have been very successful. Locations are available along Coon Rapids Boulevard, but redevelopment there has been challenging and locations previously being considered have stalled. Sites along Coon Rapids Boulevard could also be considered for in-fill moderate price owned multifamily.

Senior Housing: Demand is identified for 987 active adult units and 982 service-enriched units in Coon Rapids as of 2030. Senior housing in the City is performing well and there remains demand for market rate and affordable units. We recommend that new senior housing development this decade place less emphasis on assisted living although additional memory care units are needed.

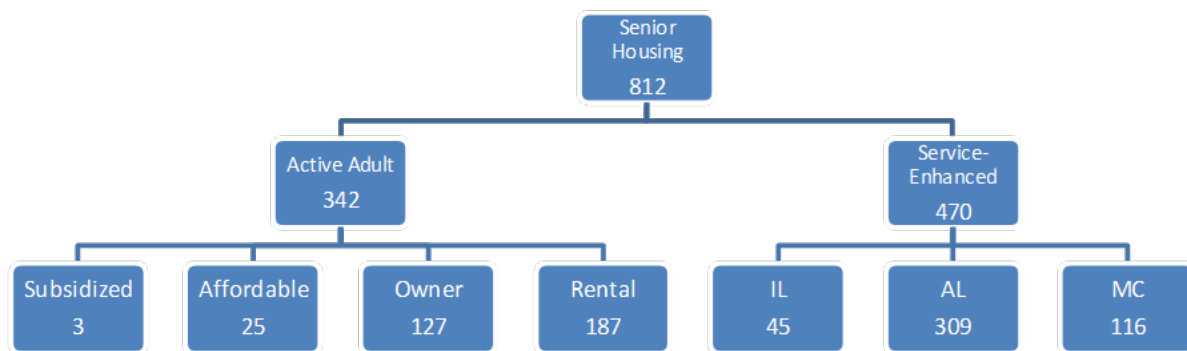
East Bethel Recommendations

East Bethel has recently added new market rate rental housing as well as new senior housing, both of which have been well-received. Although predominantly occupied by single-family homes, the addition of units at higher densities to serve existing and new residents has increased growth.

East Bethel Projected General Occupancy Demand, 2023 – 2030



East Bethel Projected Senior Demand, 2030



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, there are 33 vacant, developed and 87 future single-family lots in the City and 14 future owned multifamily lots. Given the projected demand, East Bethel will need to increase its lot supply over the next 24 months to meet demand for owned housing units. Most of the demand for new owned housing has been targeted to move-up and executive homes. A cluster of homes with smaller lots sizes targeted to entry-level buyers would further diversify the City's housing stock.

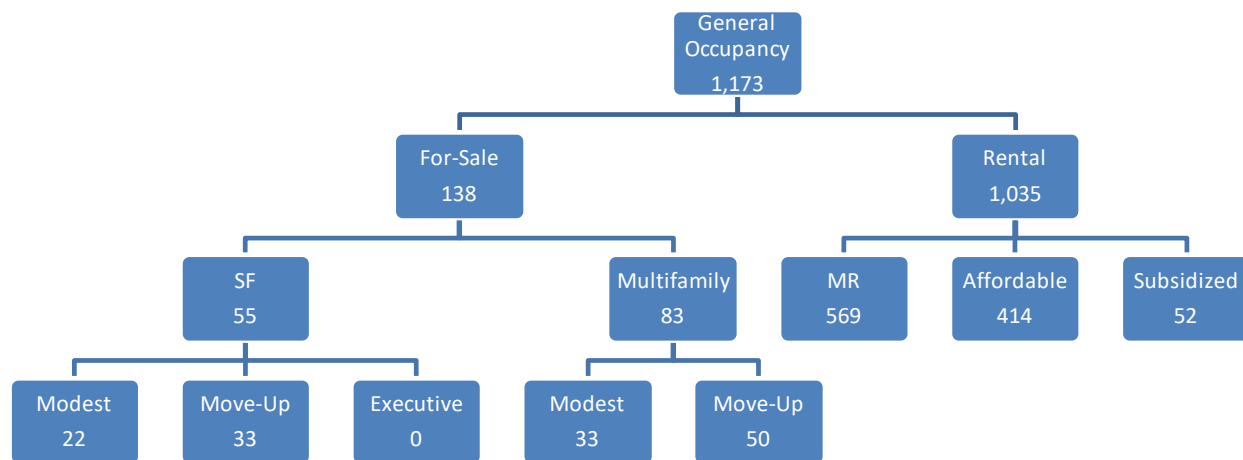
Rental Housing: There is demand for 83 rental units in East Bethel, a figure that may be conservative given the strong absorption experienced by the most recent buildings. We also encourage development of additional rental product types in the community as land is available for low- and medium density rentals, products that have been developed in other locations in the Twin Cities.

Senior Housing: Demand is identified for 159 units of active adult and 70 units of service-enriched senior housing to 2030. With the addition of the recent continuum of care, we believe that the focus in the short-term should be on active adult ownership or active adult rental.

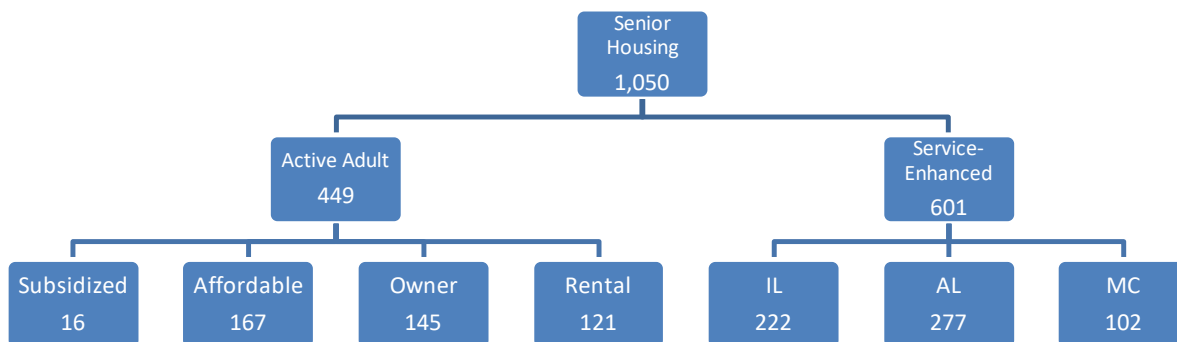
Fridley Recommendations

Fridley has a large employment concentration and has been proactive with redevelopment. Redevelopment has brought new housing to Fridley, most of it rental and senior. There is limited land available for new development and much of the existing owned and rented housing stock is older, having been developed in the 1960s and 1970s. Demand for housing in Fridley remains strong because of its central location, high level of goods and services and convenient transportation connections.

Fridley Projected General Occupancy Demand, 2023 – 2030



Fridley Projected Senior Demand, 2030



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: Limited demand is identified for traditional single-family and owned multifamily and Fridley has no vacant lots for development of these products. Although demand for this product is limited and challenging to develop in Fridley, we believe there is demand for modest price owned housing that could serve a variety of target segments including young to mid-age households and those that want a more convenient lifestyle. Only a small number of units are likely to be accommodated for any one development, but they would be well-received.

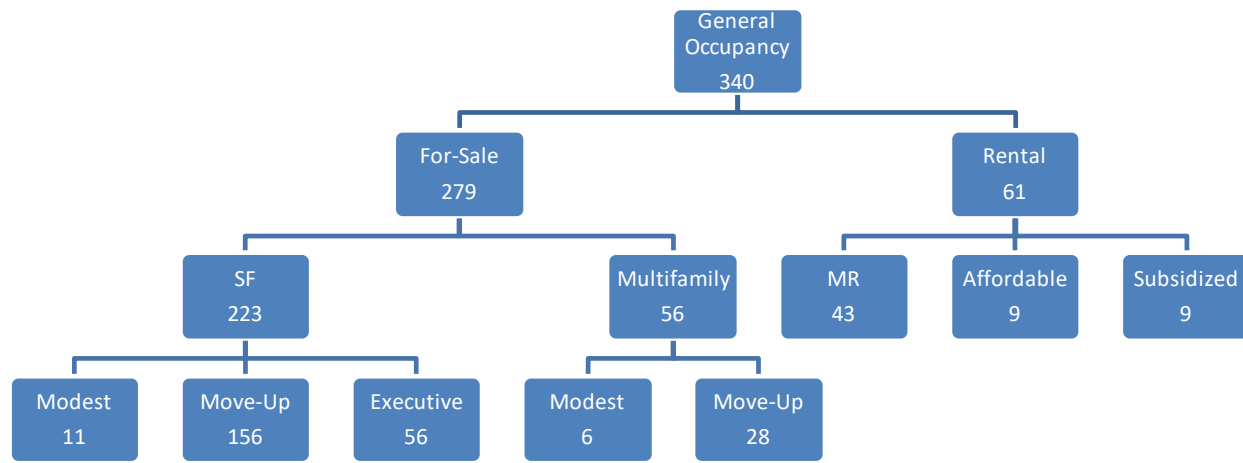
Rental Housing: Demand was identified for 1,035 rental units in Fridley between 2023 and 2030 and another 1,012 units between 2030 and 2044. While Fridley has a high proportion of rental units, there is demand for new construction and the affordability of older rental units attracts those with moderate incomes. The recent increase in the development of new market rate rental has diversified the rental housing stock in Fridley.

Senior Housing: There is limited market rate senior housing (continuum of care) in Fridley. We recommend that the City consider a development of this type, although not until the latter half of this decade due to current softness in the market for assisted living. Demand was identified for 449 active adult (affordable and market rate) units and 601 service-enhanced units by 2030 accounting for the new properties that recently opened and/or are under construction.

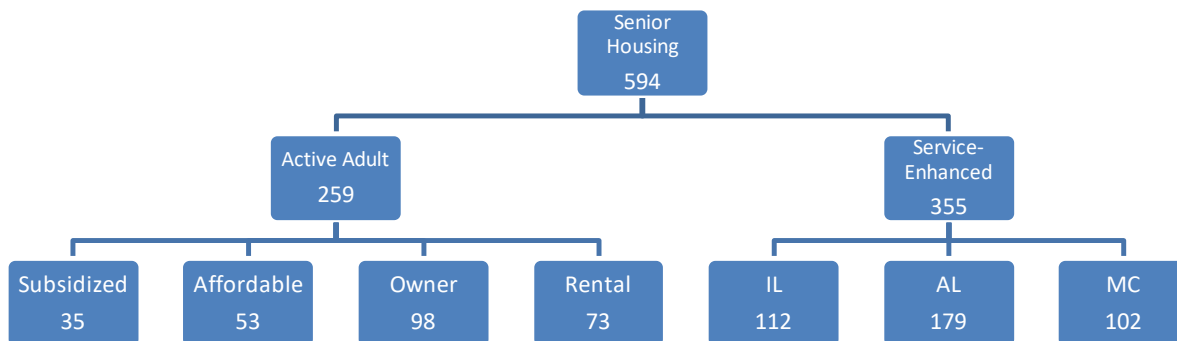
Ham Lake Recommendations

Ham Lake has available single-family lots but no owned multifamily lots. There has been no recent development of rental housing, but this is a product that would likely be well received in the community, in addition to owned multifamily units and additional age-restricted housing. We project that Ham Lake will add 482 households from 2020 to 2030 and 600 households from 2030 to 2040.

Ham Lake Projected General Occupancy Demand, 2023 – 2030



Ham Lake Projected Senior Demand, 2030



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: From 2023 to 2030, we estimated demand for 223 single-family and 56 owned multifamily. The City has 90 vacant developed single-family lots and 75 future lots. This supply is insufficient to satisfy demand over the period. Although demand is anticipated to remain strong for single-family homes, owned multifamily product is expected to increase in popularity as older households look for residences that offer a more convenient lifestyle.

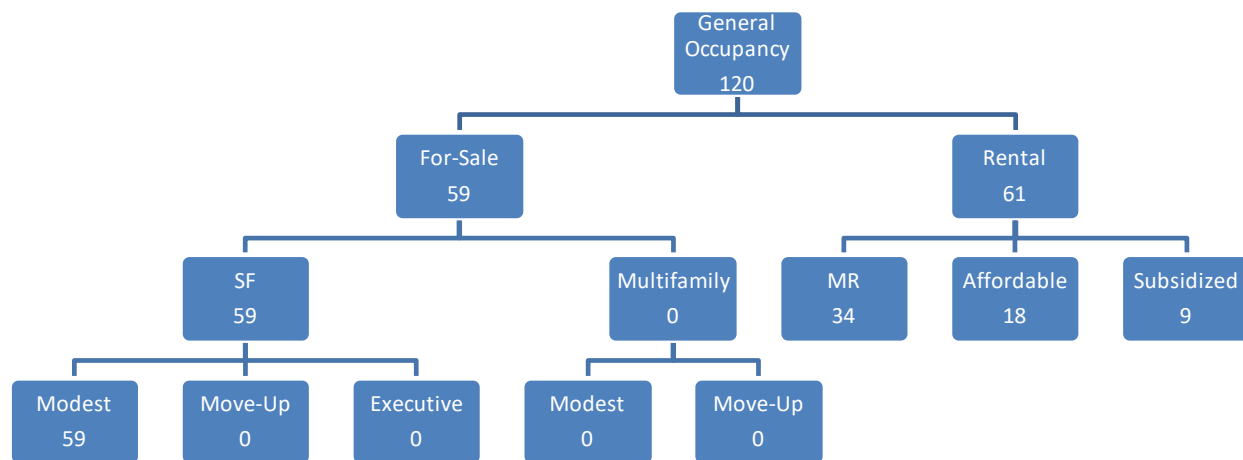
Rental Housing: There is demand for 61 rental units in Ham Lake. We recommend a focus on market rate development. This figure may be somewhat conservative as Ham Lake is likely to be able to attract demand from its neighboring city and Central Avenue offers a convenient transportation route.

Senior Housing: Demand for senior housing was identified to be relatively high in Ham Lake given the community's aging population. We recommend that the City focus on active adult product in the short-term either ownership or rental units.

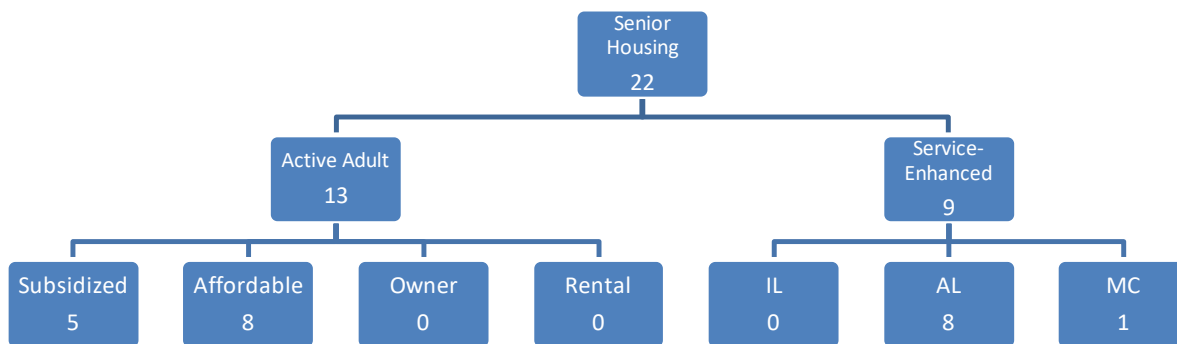
Hilltop Recommendations

Between 2010 and 2020, Hilltop's population increased by 214 people, growth of 28.8% over the decade. Households increased by only 11, indicating that the household size in the community expanded significantly. Hilltop's housing supply continues to provide affordable housing to the community as well as some of the most affordable housing in Anoka County. We estimate there is demand for 59 owned and 61 rental units in Hilltop. All homes are anticipated to be of moderate price targeting middle-income households.

Hilltop Projected General Occupancy Demand, 2023 – 2030



Hilltop Projected Senior Demand, 2030



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: Most of the demand will continue to be for affordable owned detached manufactured homes in Hilltop. The City experience strong growth between 2010 and 2020, testament to the demand and need for affordable ownership housing. Demand was identified for another 59 units between 2023 and 2030.

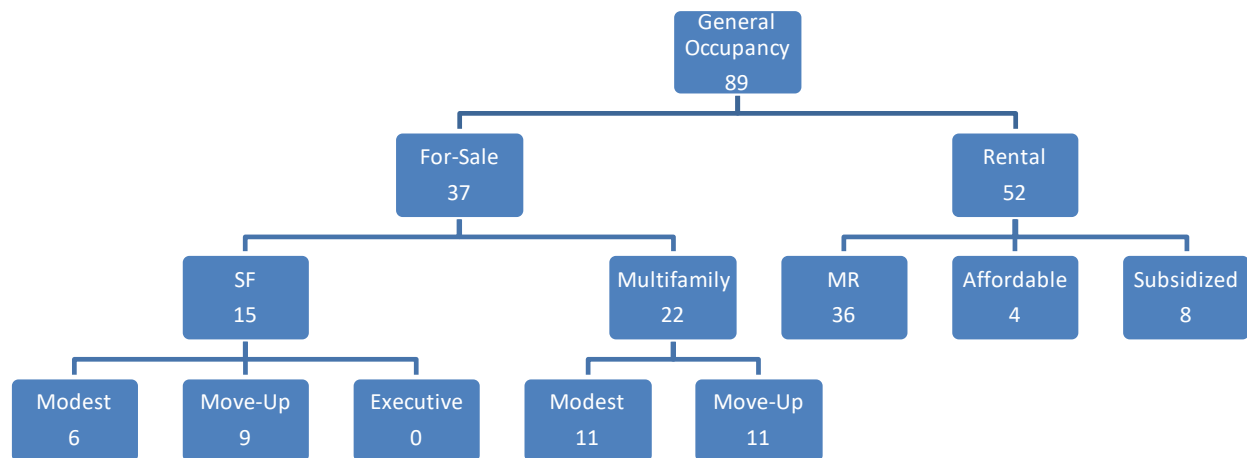
Rental Housing: There is demand for rental units in Hilltop but the product type would remain similar to units that are currently owned.

Senior Housing: Although we identified limited demand for senior housing in Hilltop, there may be an opportunity to develop a small assisted living or memory care facility with 10 units or less. Most residents likely relocate to other nearby senior facilities if they reach the level where they need services.

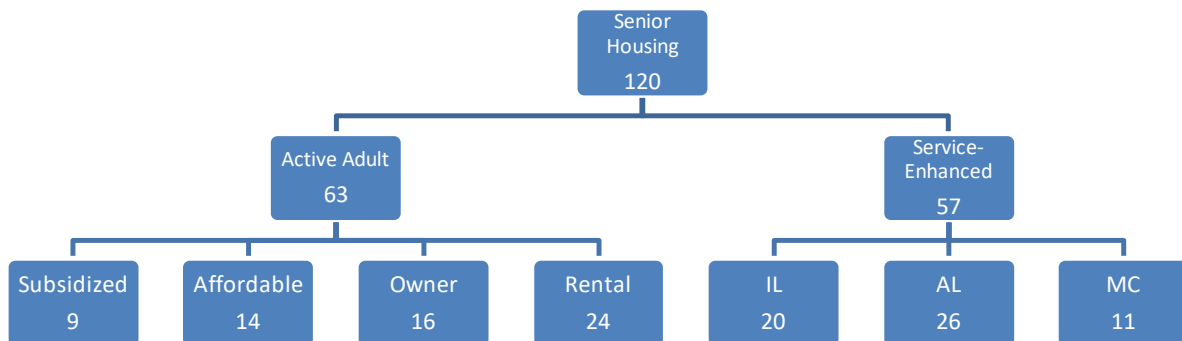
Lexington Recommendations

Lexington is a fully-developed community adjacent to I-35W. New rental housing developed in the community this past decade has been successful and added to household growth beyond what had been originally projected.

Lexington Projected General Occupancy Demand, 2023 – 2030



Lexington Projected Senior Demand, 2030



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: There are no available single-family or owned multifamily lots in Lexington. Although we have identified demand for 37 for-sale units between 2023 and 2030, most of that demand is likely to be satisfied through in-fill and/or tear downs in the community. Unless a larger redevelopment site is made available, we do not see significant new development of owned housing in Lexington in the short-term.

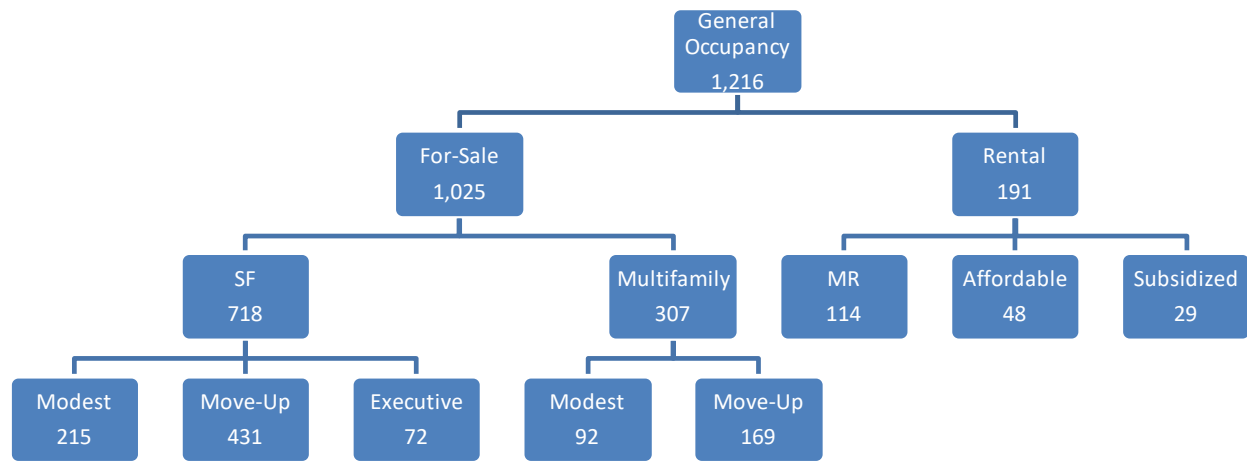
Rental Housing: There is demand for 52 rental units in the Lexington submarket, a mix of market rate, affordable and subsidized, although most of the demand is identified for market rate. Additional demand for rental housing in Lexington may come from adjacent communities if additional land is made available in the City. Recently, 355 market rate units were developed at Lexington Lofts in 2021. These units satisfied much of the pent-up demand for new rental housing in the community. There remains additional demand for affordable rental housing to serve moderate income households.

Senior Housing: There is modest demand for active adult and service-enriched housing in Lexington to 2030 and beyond. A hybrid property would likely satisfy most of the demand for this product with less of a focus on assisted living and memory care, the highest service levels.

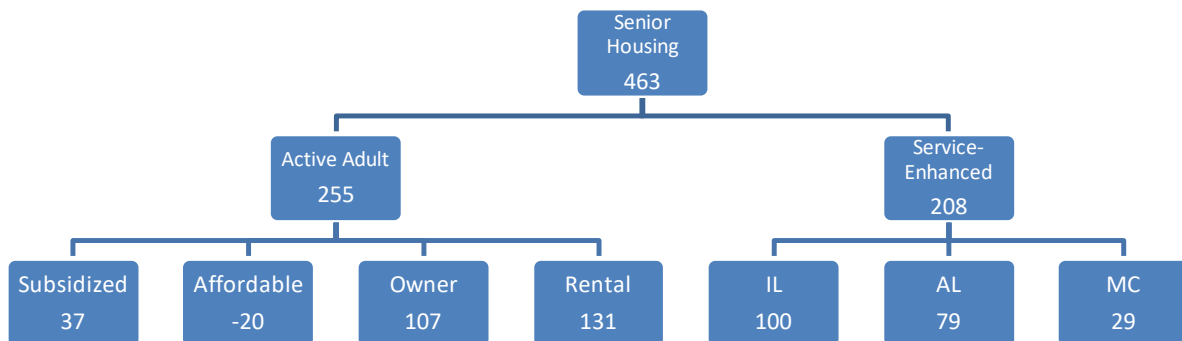
Lino Lakes Recommendations

Lino Lakes is projected to add 1,443 new households between 2020 and 2030 and another 600 households between 2030 and 2040. Most housing product in Lino Lakes is owned with limited rental housing. Newer rental housing has been concentrated near I-35W in the Town Center. A new large scale senior campus developed by Lyngblomsten is under construction and will bring a mix of independent living and service-enriched units to the community

Lino Lakes Projected General Occupancy Demand, 2023 – 2030



Lino Lakes Projected Senior Demand, 2030



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: There are 117 vacant developed lots and 493 future lots of single-family in the community in addition to 10 vacant developed lots and 30 future lots of owned multifamily. Demand is projected for 718 single-family and 307 owned multifamily from 2023 to 2030. Given the projected demand, there is an insufficient lot supply to accommodate the projected demand to 2030. We anticipate demand will accelerate in the next 24 to 36 months as interest rates start to decrease.

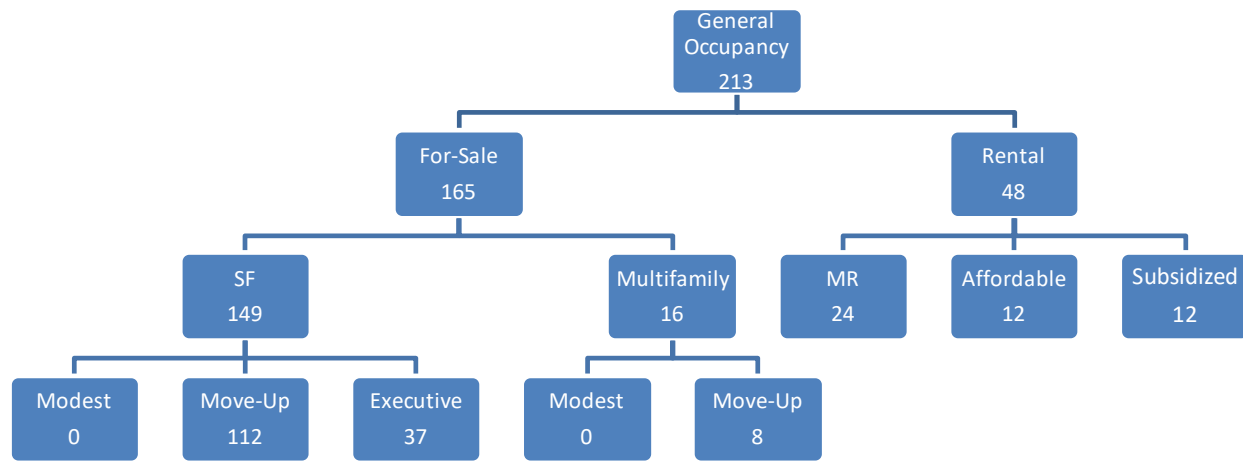
Rental Housing: There is demand for 191 rental units in the City from 2023 to 2030 and demand for another 288 units between 2030 and 2040. There has been very limited development of market rate rentals in Lino Lakes and there is demand for either rental townhomes or an elevator-style building. The overall vacancy rate in Lino Lakes remains low, below market equilibrium.

Senior Housing: Tours for the new Lyngblomsten campus begin in early December. Demand remains for another 255 active adult units and 208 service-enriched units in Lino Lakes although the new campus will capture some this demand in the short-term.

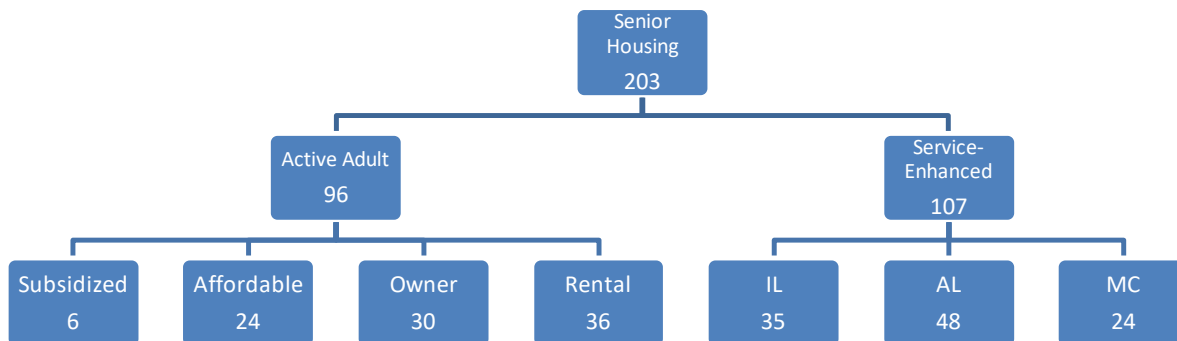
Linwood Twp Recommendations

Linwood is the only remaining township in Anoka County and does not currently accommodate high density development. Additional infrastructure would be needed to be able to consider more traditional high-density development. However, low-density or densities of less than 8 units per acre may be clustered together and could satisfy demand for housing from target markets not currently being accommodated.

Linwood Twp Projected General Occupancy Demand, 2023 – 2030



Linwood Twp Projected Senior Demand, 2030



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: Linwood has only 12 single-family lots available. Between 2023 and 2030, demand was identified for 149 single-family and 16 owned multifamily (we recommend detached villas or twinhomes). Additional lots will be needed in the short-term to accommodate demand for future development.

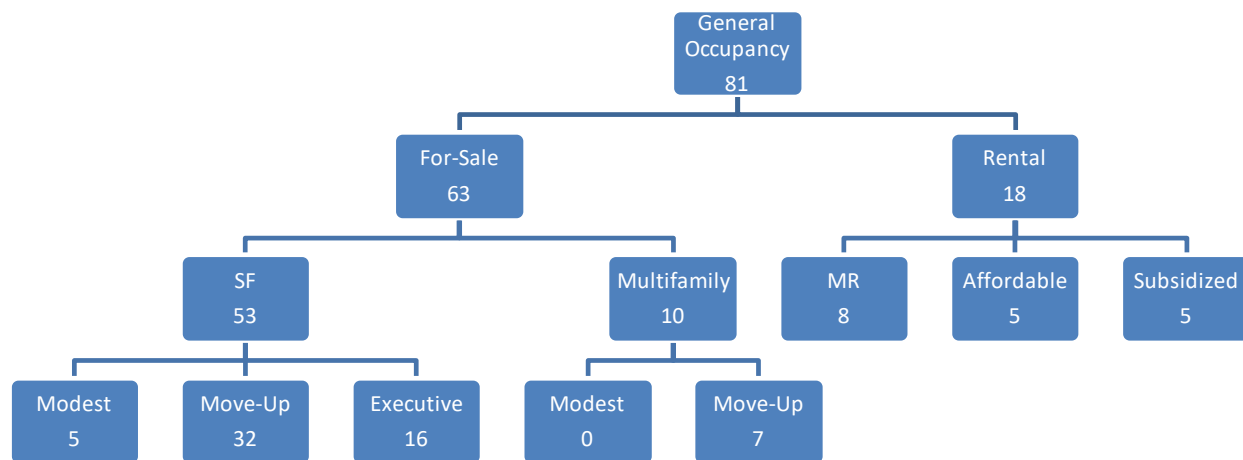
Rental Housing: Although there is demand for rental housing in Linwood, additional infrastructure would be needed to accommodate this product type.

Senior Housing: The demand for senior housing in the community is likely to rise as older households may want to remain in the community but relocate to housing that better serves their needs. Linwood may want to consider in the future how they may be able to accommodate some households that want to remain in the area but need additional services.

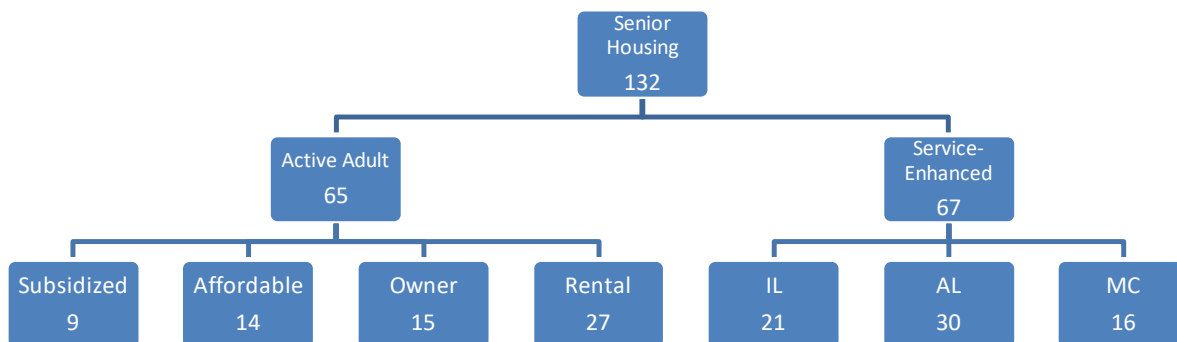
Nowthen Recommendations

Nowthen is projected to add 140 households between 2020 and 2030 and 230 households between 2030 and 2040. Additional demand is found for all types of housing with a focus on single-family homes. Additional general occupancy product, owned and rented multifamily would like need to be clustered as there is limited demand projected for both of these products in the short-term. It is likely that as Nowthen grows, the current demand may be too conservative.

Nowthen Projected General Occupancy Demand, 2023 – 2030



Nowthen Lakes Projected Senior Demand, 2030



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: Nowthen has 53 future lots available and demand is estimated at 53 single-family homes between 2023 and 2030. The current lot supply may satisfy demand but additional lots may be needed if demand exceeds the current lot supply, especially with lower mortgage rates and as new construction resumes.

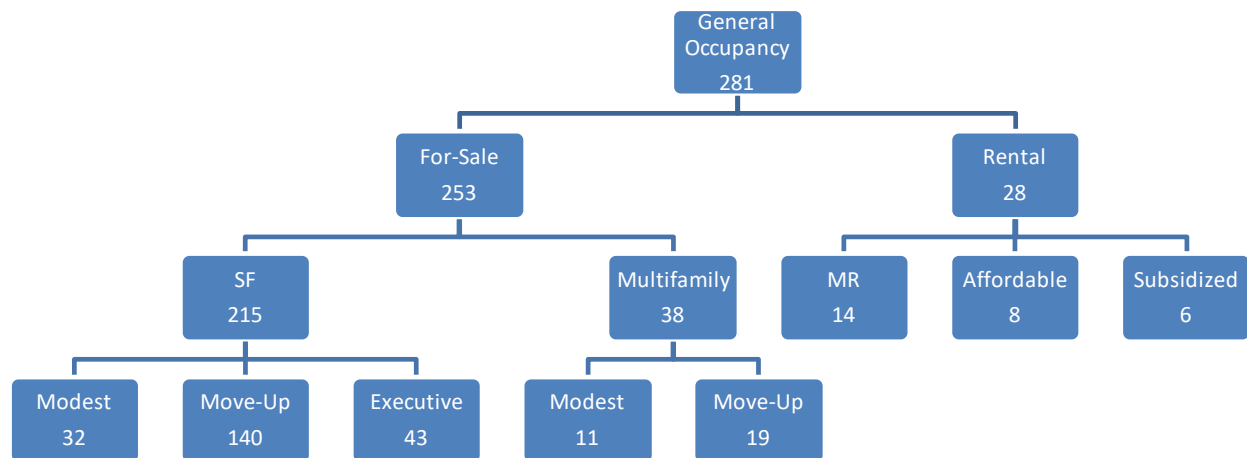
Rental Housing: There is limited demand identified for rental housing, only 18 units. While the community can likely support a development of up to 36 market rate units in the short-term, it may be difficult to develop new rental housing without a public-private partnership. Small buildings with eight or fewer units may be able to be developed without assistance, providing contemporary features and amenities to satisfy some of the current demand.

Senior Housing: Demand was identified for 65 active adult units and 65 service-enriched units to 2030. We recommend that the City focus on additional active adult rental housing to serve existing residents that want to remain in the community.

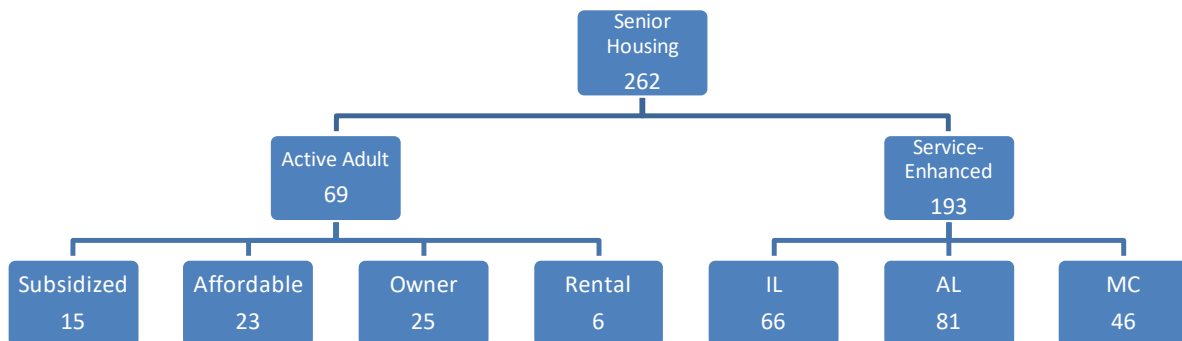
Oak Grove Recommendations

Oak Grove is projected to add 422 households between 2023 and 2030 and another 500 households between 2030 and 2040. The focus will continue to be on single-family housing although demand for owned multifamily and rental housing will increase.

Oak Grove Projected General Occupancy Demand, 2023 – 2030



Oak Grove Projected Senior Demand, 2030



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: Between 2022 and 2030, we project demand for an estimated 1,175 single-family homes and 632 owned multifamily units. The Cottage Grove submarket has a lot supply of 440 vacant developed lots and 848 future lots and 62 vacant developed and future owned multifamily lots. Virtually all of these are in the City of Cottage Grove, but significant land is available in Grey Cloud Island and additional land is available in St. Paul Park. We anticipate some slowdown in demand resulting from current high mortgage interest rates. If demand accelerates in the next couple of years, then additional lots may be needed to accommodate demand to maintain a three-year lot supply.

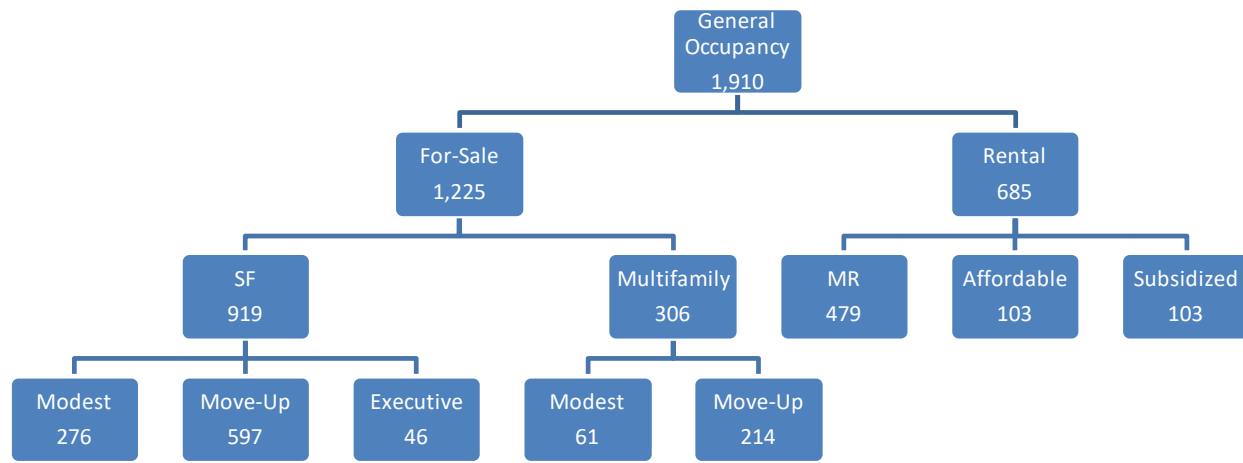
Rental Housing: There is demand for 774 rental units in the Cottage Grove submarket. New market rate rentals in the submarket have been well-received, but the vacancy rate remains low. There is also significant pent-up demand for rental housing in Newport and St. Paul Park. Existing rental housing is older, primarily constructed in the 1960s and 1970s with rents that are very affordable. It may be difficult to develop new rental housing in these smaller communities without a public-private partnership. Small buildings with eight or fewer units may be able to be developed without assistance, providing contemporary features and amenities to satisfy some of the current demand.

Senior Housing: The newest service-enriched senior property is *Norris Square* which was built in 2010 and has 86 independent, 21 assisted living and 18 memory care units and recently opened additional independent units. Legends at Cottage Grove (age-restricted, affordable) has captured active adult demand and the property filled rapidly. Additional demand exists for active adult rental and ownership units as well as service-enriched senior housing.

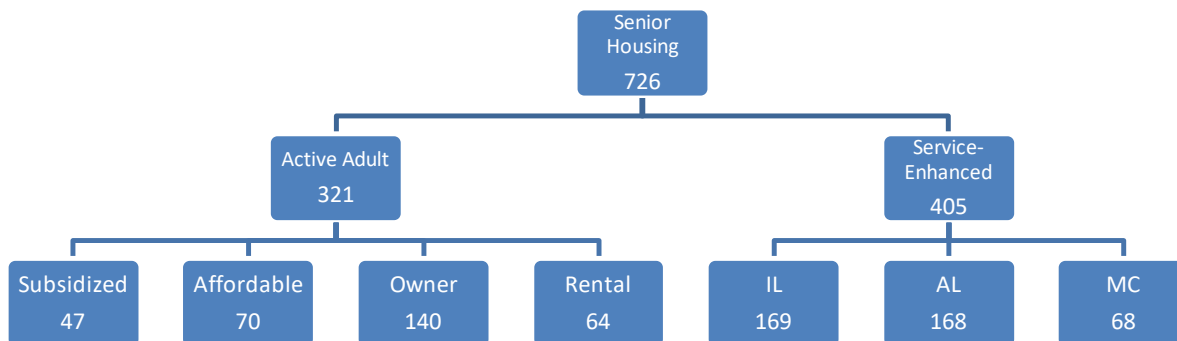
Ramsey Recommendations

Ramsey is a strong growth community in Anoka County that has a relatively diverse housing stock. Ramsey is projected to increase its household base by 2,300 households between 2020 and 2030 and another 1,900 households between 2030 and 2040. Despite a continued focus on single-family homes, Ramsey is likely to continue to develop a variety of housing products to meet demand.

Ramsey Projected General Occupancy Demand, 2023 – 2030



Ramsey Projected Senior Demand, 2030



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: Ramsey has a total of 131 vacant developed lots and 663 future lots. Between 2023 and 2030, we project demand for an estimated 919 single-family and 306 owned multifamily units. Current developed lots are insufficient to satisfy the projected demand to 2030. We anticipate some slowdown in demand resulting from current high mortgage interest rates. If demand accelerates in the next couple of years, then additional lots may be needed to accommodate demand to maintain a three-year lot supply.

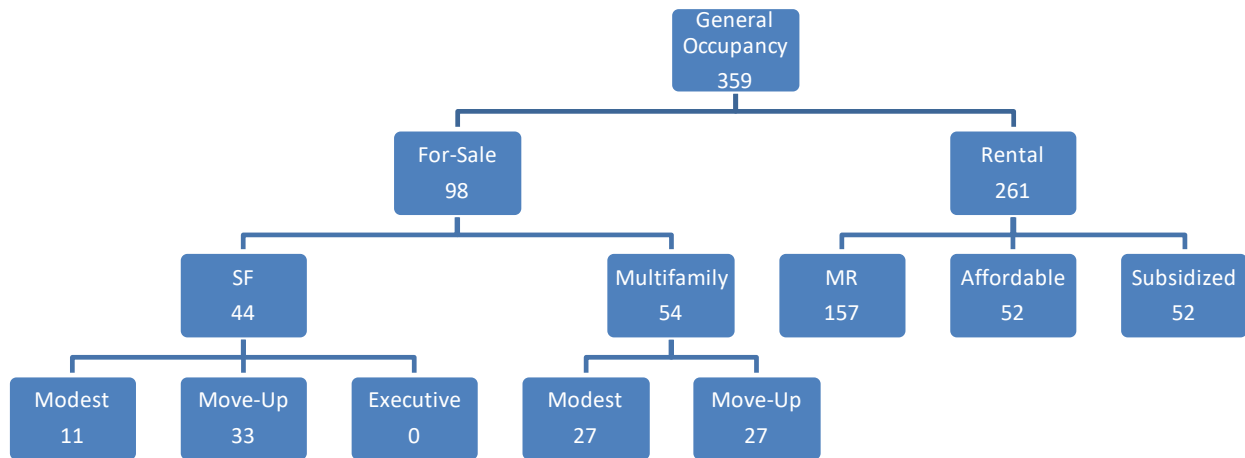
Rental Housing: There is demand for 695 rental units in Ramsey between 2023 and 2030. New rentals have been well-received in the community and we anticipate that additional rentals will also be successful and the vacancy rate remains low in Ramsey. We also identify pent-up demand for additional rental housing.

Senior Housing: Demand for senior housing is estimated at 321 active adult units 405 service-enriched units from 2023 to 2030. We recommend a focus in the short-term on active adult owned and/or rented housing.

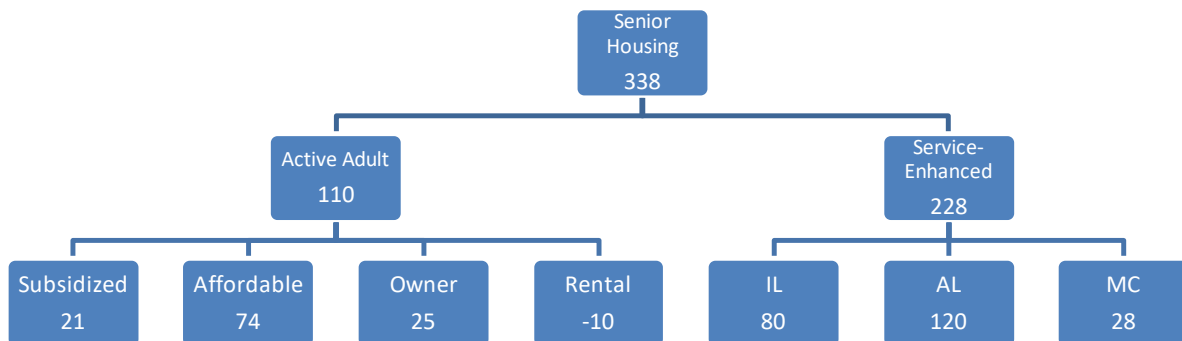
Spring Lake Park Recommendations

Spring Lake Park is a fully-developed city with limited land available for new housing development. Moderate household growth is likely to be accommodated through rental or senior housing but there is also demand for new owned housing for selected target segments.

Spring Lake Park Projected General Occupancy Demand, 2023 – 2030



Spring Lake Park Projected Senior Demand, 2030



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: Spring Lake Park has no existing vacant lots available and demand has been identified for 44 single-family and 54 owned multifamily units between 2023 and 2030. This demand would have to be accommodated through redevelopment sites.

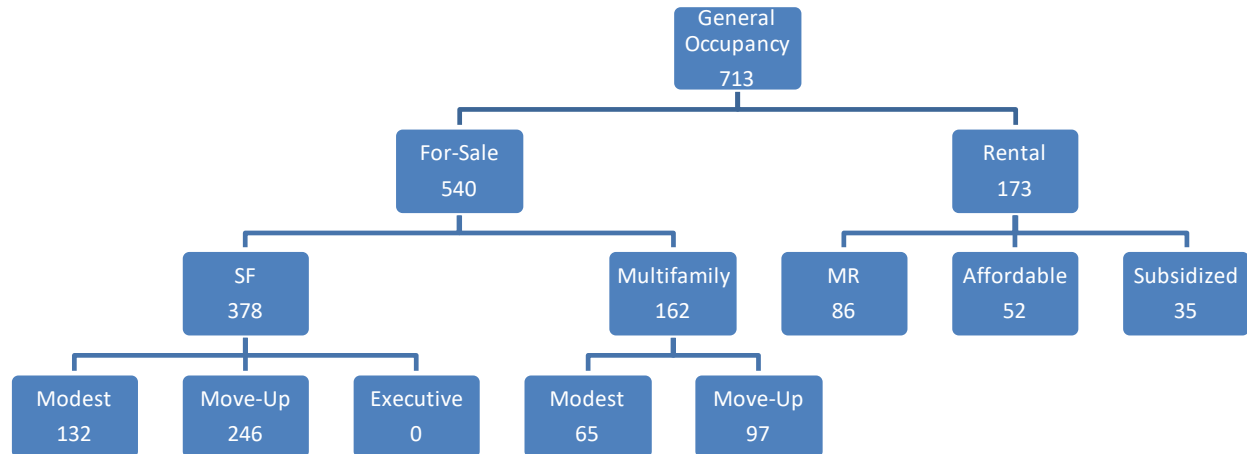
Rental Housing: There is demand for 261 rental units from 2023 to 2030 and 279 rental units from 2030 and 2040. Vacancies remain low and there is a lack of diversity among the rental housing stock. New rental units in Spring Lake Park are likely to be well-received.

Senior Housing: There is also demand for additional senior housing but we recommend a focus in the short-term on active adult rental housing.

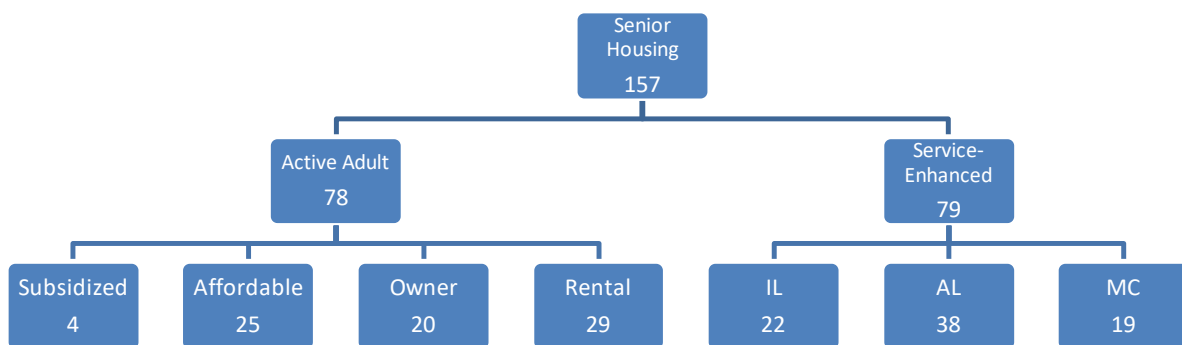
St. Francis Recommendations

St. Francis is projected to add 623 households between 2023 and 2030 and another 1,000 households between 2030 and 2040. There is strong opportunity to significantly diversify the housing stock in St. Francis to accommodate a wide variety of housing units among various market segments.

St. Francis Projected General Occupancy Demand, 2023 – 2030



St. Francis Projected Senior Demand, 2030



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: St. Francis has 67 vacant developed lots and 214 future lots. Demand is identified for 540 single-family and owned multifamily units from 2023 to 2030. Given the current lot supply, additional lots will need to be developed to meet the projected demand over the next six years. We anticipate some slowdown in demand resulting from current high mortgage interest rates. If demand accelerates in the next couple of years, then additional lots may be needed to accommodate demand to maintain a three-year lot supply.

Rental Housing: There is demand for 173 rental units from 2023 to 2030 and another 345 rental units from 2030 and 2040. All types of rental units are needed in St. Francis, but rent levels remain low. It will be difficult to development new rental housing without a public-private partnership.

Senior Housing: Demand is identified for a limited number of active adult and service-enriched senior housing to 2030. We recommend focusing on products targeted to meet demand for the active adult segment. Service-enriched housing can be considered in smaller freestanding buildings for assisted living and memory care.

Introduction

Based on the findings of our analysis and demand calculations, Table CR-1 provides a summary of the recommended development concepts by product type for communities in Anoka County. These proposed development concepts are intended to act as a guide to most effectively meet the housing needs of existing and future households in the county. The recommended development types do not directly coincide with total demand as illustrated in Tables DMD-10 and DMD-11.

Recommended Housing Product Types

Owner Occupied

Single-Family Housing

Table DMD-10 (shown earlier on Page 195) identifies demand for 5,897 single-family homes from 2023 to 2030 and another 4,726 single-family homes from 2030 to 2040. On the same table, demand is identified for 2,419 owned multifamily homes (townhomes, twinhomes, condominiums) from 2023 to 2030 and 2,064 owned multifamily homes from 2030 to 2040. Table F-9 (shown earlier on Page 197) summarized vacant developed and future lot supply for each community in the county. Based on the analysis, most communities in the county do not currently have a sufficient vacancy lot supply to meet short-term demand from 2023 to 2030, although the gaps are not significant. In addition, new construction has slowed due to higher mortgage interest rates and a number of households that would have moved are remaining in their current homes. Demand for entry-level housing remains very high and existing supply of resales is very low and new construction of this product type is non-existent. There is demand for this housing even at higher mortgage interest rates, but no product.

The lot supply benchmark for growing communities is a three- to five-year lot supply, which ensures adequate consumer choice without excessively prolonging developer-carrying costs. Anoka County has an estimated 1,113 vacant developed lots, most concentrated in the growing communities of Blaine, Lino Lakes and Ramsey and another 2,350 future lots (undeveloped), concentrated in Andover, Blaine, Lino Lakes, Ramsey and St. Francis. There is no immediate need for new platted lots, but communities should be monitoring their existing lot supplies as we anticipate a surge in new development again when interest rates come down (estimated to begin in 2024 and move lower in 2025). In-fill lots are most likely to meet a small portion of demand in communities that have very limited land available such as Circle Pines, Columbia Heights, Fridley, Lexington and Spring Lake Park.

New single-family home construction in Anoka County, in particular homes, developed in Andover, Blaine, East Bethel, Ham Lake, Nowthen and Oak Grove has catered primarily to move-up and executive buyers. New home prices in Anoka County recently have ranged from

As a result, new home prices in Anoka County on average range from \$350,000 to more than \$1,000,000 depends on the community. These new construction homes target a variety of buyers; from entry-level, move-up, to executive buyers. However, most of the new construction product caters to move-up buyers.

The existing housing stock is highly diverse in Anoka County with entry-level homes in most of the Columbia Heights, Fridley, Spring Lake Park, Circle Pines, Lexington, Anoka and ranging up to executive level in Cities such as East Bethel, Ham Lake, Nowthen, Oak Grove, and Columbus. Although there are many entry-level homes, inventory available for resale is exceptionally low and has been so for the past four years. Demand for entry-level homes cannot be satisfied by the existing inventory and more new entry-level housing is needed throughout the county.

For-Sale Multifamily Housing

An increasing portion of households are turning to housing types other than single-family for a variety of reasons, some of which include lower maintenance, lifestyle convenience and lower or moderate price. Recently, the target market for owned multifamily housing has been dominated by empty-nesters and retirees downsizing from their single-family homes. Younger households including singles and couples without children will also purchase owned multifamily housing primarily for moderate pricing and lifestyle convenience.

During this past decade, many homebuilders focused on detached single-family and did not provide many owned multifamily products. There are currently 221 vacant developed lots for owned multifamily and 994 future lots. Future lot inventories are concentrated in Blaine, Ramsey and St. Francis. Our review of the Anoka County for-sale housing stock found a relatively low proportion of maintenance-free products as buyers have preferred the single-family house, historically.

Given the aging of the population and the high growth rate in the 55+ population as well as demand from other demographic cohorts, Anoka County will need to focus on diversifying its housing stock to accommodate preferences from older adult buyers and those that may prefer to rent rather than own. Based on the changing demographics, demand was calculated for 2,419 new multifamily for-sale units in Anoka County from 2023 to 2030 and 2,049 units from 2030 to 2040. These attached units could be developed as twinhomes, detached townhomes, cottages, villas, townhomes/row homes, or any combination. Although there is a market for households under age 50, the primary target market will still be empty-nesters, never-nesters and young seniors. Most of these units will be one-level, or at least have a owner's suite on the main level if a unit is two-stories. The following provides greater detail into townhome and twinhome products.

- *Twin Homes*— By definition, a twin home is basically two units with a shared wall with each owner owning half of the lot the home is on. Some one-level living units are designed in three-, four-, or even six-unit buildings in a variety of configurations. The swell of support for twin home and one-level living units is generated by the aging baby boomer

generation, which is increasing the numbers of older adults and seniors who desire low-maintenance housing alternatives to their single-family homes but are not ready to move to service-enhanced rental housing (i.e. downsizing or right sizing).

Traditionally most twinhome developments have been designed with the garage being the prominent feature of the home; however, today's newer twin homes have much more architectural detail. Many higher-end twinhome developments feature designs where one garage faces the street and the other to the side yard. This design helps reduce the prominence of the garage domination with two separate entrances. Housing products designed to meet the needs of these aging Anoka County residents, many of whom desire to stay in their current community if housing is available to meet their needs, will be needed into the foreseeable future.

Because demand for owned multifamily is spread across Anoka County, twin homes will be one of the preferred multifamily product type as units can be constructed as demand warrants. Because townhomes bring higher density and economies of scale to the construction process, the price point can be lower than stand-alone single-family housing. We recommend a broad range of pricing for twinhomes; however, pricing should start at about \$380,000 for an entry-level twin home (slab-on-grade).

Many older adults and seniors will move to this housing product with substantial equity in their existing single-family home and will be willing to purchase a maintenance-free home that is priced similar to their existing single-family home. The twin homes should be association-maintained with 40'- to 50'-wide lots on average.

- *Detached Townhomes/Villas* – An alternative to the twin home is the one-level villa product and/or rambler. This product also appeals mainly to baby boomers and empty nesters seeking a product similar to a single-family living on a smaller scale while receiving the benefits of maintenance-free living. Many of these units are designed with a walk-out or lookout lower level if the topography warrants. We recommend lot widths ranging from 45 to 55 feet with main level living areas between 1,500 and 1,800 square feet. The main level living area usually features a master bedroom, great room, dining room, kitchen, and laundry room while offering a “flex room” that could be another bedroom, office, media room, or exercise room. However, owners should also be able to purchase the home with the option to finish the lower level (i.e. additional bedrooms, game room, storage, den/study, workshop, etc.) and some owners may want a slab-on-grade product for affordability reasons. Finally, builders could also provide the option to build a two-story detached product that could be mixed with the villa product.

Pricing for a detached townhome/villa will vary based on a slab-on-grade home versus a home with a basement. Base pricing should start at \$250,000 and will fluctuate based on custom finishes, upgrades, etc.

- *Side-by-Side and Back-to-Back Townhomes* – This housing product is designed with three or four or more separate living units in one building and can be built in a variety of configurations. With the relative affordability of these units and multi-level living, side-by-side and back-to-back townhomes have the greatest appeal among entry-level households without children, young families and singles and/or roommates across the age span. However, two-story townhomes would also be attractive to middle-market, move-up, and empty-nester buyers. Many of these buyers want to downsize from a single-family home into maintenance-free housing, many of which will have equity from the sale of their single-family home.

General Occupancy Rental Housing

Maxfield Research and Consulting calculated demand for an estimated 6,937 rental units in Anoka County from 2023-2030 and 9,757 units from 2030 to 2040. Demand is divided between market rate, affordable and subsidized. Cities demonstrating high demand for rental housing include Blaine, Coon Rapids and Fridley. Our competitive inventory identified a low 2.4% vacancy rate among market rate general occupancy properties as of 3rd Quarter 2023. Due to the age and positioning of most of the existing rental supply, a portion of units are priced at or below guidelines for affordable housing, which indirectly satisfies demand from households that income-qualify for financially assisted housing. Many renters however, are seeking newer rental properties with additional and updated amenities that are not offered in older apartment developments.

Because of the economies of scale when constructing multifamily rental housing, new construction requires density that may be difficult to achieve in some of the northern Anoka County communities. New rental housing can be developed in lower-density formats, but unless publicly assisted, will be priced at the upper end of the rent spectrum. There is immediate demand for rental housing through this decade especially if as job growth continues throughout Anoka County. The following rental product types are recommended to 2030:

- *Market Rate Rental* – As illustrated in Table R-2, the market rate vacancy from the over 3,300 apartments inventoried across the county was only 1.5%; suggesting pent-up demand for additional market rate units. Demand was found for about 740 market rate units through 2035. Townhome rentals make-up about 3% of the entire rental housing stock while single-family rentals comprise 14% of all rental housing units. About 70% of the rental housing stock is located within larger multifamily-style buildings of over 10 units.

Although much of Anoka County has sufficient rental housing, the northern communities are still lacking this product and we recommend new market rate rental products in all communities but with a focus on cities that have little to no market rate rental product. We recommend new market rental project(s) that will attract a diverse resident profile, including young to mid-age professionals as well as singles and couples across all ages (including seniors). To appeal to a wide target market, we suggest a market rate apartment project(s) with a unit mix consisting of one-bedroom units, one-bedroom plus den units or

two-bedroom units, and two-bedroom plus den or three-bedroom units. Larger three-bedroom units would be attractive to households with children.

Monthly rents (in 2023 dollars) should range from \$1,350 for a one-bedroom unit to \$2,400 for a three-bedroom unit. Average rents in Anoka County are approximately \$1.56 per square foot, however monthly rents for new construction will require per square foot rents closer to \$2.00 per square foot to be financially feasible. Monthly rents can be trended up by 2.0% annually prior to occupancy to account for inflation depending on overall market conditions. Because of construction and development costs, it may be difficult for a market rate apartment to be financially feasible with rents lower than the suggested per square foot price. Thus, for this type of project to become a reality in the smaller submarkets there may need to be a public – private partnership to reduce development costs and bring down the rents or the developer will need to provide smaller unit sizes.

New market rate rental units should be designed with contemporary amenities that include open floor plans, higher ceilings, in-unit washer and dryer, full appliance package, central air-conditioning, and garage parking.

- *Market Rate General Occupancy Rental Townhomes*– In addition to the traditional multifamily structures, we find that demand exists for larger townhome units for families and couples – including those who are new to the community and want to rent until they find a home for purchase. A portion of the overall market rate demand could be a townhome style development versus traditional multifamily design or single-family rentals.
- *Affordable and Subsidized Rental Housing*– Affordable and subsidized housing receives financial assistance (i.e. operating subsidies, tax credits, rent payments, etc.) from governmental agencies in order to make the rent affordable to low-to-moderate income households. We find demand for more than 2,800 affordable and subsidized units to 2030; however, because subsidized housing is extremely challenging to develop and finance, most of this housing will be developed as affordable, with a portion targeted toward lower income households. Demand is identified for affordable and subsidized rental housing across all communities.

Senior Housing

As illustrated in Table DMD-11, demand exists for all service levels of senior housing in Anoka County to 2040. Because of the aging of the older adult and senior population, demand for senior housing accounts for a high proportion of the overall housing demand to 2040. **We note however, that although demand for assisted living has been identified as somewhat high, labor challenges and prospective residents’ preferences for independent living and active adult products with add-on services will capture a portion of the assisted living demand to 2030.** Affordable senior rental housing has also been popular and new developments have opened recently in Columbia Heights, Spring Lake Park and Blaine. The substantial size of these

properties has required longer absorption periods and there is some overlap with market rate active adult housing because of the higher rent levels at 60% AMI.

Developing additional senior housing can create turnover in the for-sale market, freeing up lower priced homes to be sold to entry-level and entry-move-up buyers. The Pandemic created a suppression of demand in the short-term for senior housing because of concerns with the spread of the disease and the increased vulnerability of senior population. Although assisted living and memory care still have higher vacancy rates, active adult and independent living have recovered and vacancy rates for those products are quite low. Senior housing will continue to be in demand over the next 15 to 20 years as the baby boom generation ages. The current formats of most senior housing however, are likely to undergo some revamping as the baby boomers ideas of aging are dissimilar to their parent's generation. Redevelopment of independent living toward more active adult segments, fewer assisted living units and consideration of more owned senior housing are likely to fill some of the current gaps in the senior housing market.

- Active Adult Senior Cooperative – At present there are two senior cooperatives in Anoka County and only a handful of active adult rental properties. Maxfield Research estimates demand for 1,078 active adult owned units to 2030 and another 1,515 owned units to 2040. Demand is cumulative and therefore, if additional units are added to the market, those must be subtracted from the above demand. Minimum size for an active adult cooperative is usually 50 units and many properties have between 80 and 100 units. The cooperative model, in particular, appeals to a larger base of potential residents in that it has characteristics of rental and ownership housing. Cooperative developments allow prospective residents an ownership option and homestead tax benefits without a substantial upfront investment as would be true in a condominium development or life care option.
- Active Adult Rental – There are 1,203 active adult rental units in Anoka County. Demand was calculated for 1,224 active adult rentals to 2030 and 1,859 active adult units to 2040. Demand is spread across the county although there is a wide range of demand across individual communities.

Because active adult senior housing is not need-driven, the demand for this product type competes to some degree with general-occupancy rental housing projects. Maxfield Research finds many of the existing rental buildings have an older demographic that may be attracted to an age-restricted building if more product was available. Monthly rents should be similar to other newer, market rate general-occupancy apartment buildings.

- Affordable and Subsidized Rental – Anoka County demand for affordable and subsidized senior housing is identified at 1,192 units 2030 and 1,544 to 2040. At present, there are 972 affordable units with a vacancy rate of 4.1% and 1,008 subsidized units in the county posting a vacancy rate of 0.3%. Affordable senior housing products can also be incorporated into a mixed income building which may increase the projects financial

feasibility. Affordable senior housing will likely be a low-income tax credit project through the Minnesota Housing Finance Agency. Affordable housing demand is strongest in the larger rapidly growing submarkets. Although funding of exclusively subsidized senior housing is difficult as federal funding has been significantly reduced. Therefore, a new subsidized development would likely rely on a mix of funding sources combined.

- *Independent Living* – Demand was calculated for 1,851 units to 2030. There are 780 independent living units in Anoka County with a vacancy rate of 4.0%. Demand is highest among the largest communities and demand from smaller communities will likely transfer over to developments that are larger in size. We recommend new independent properties have a mix of one-bedroom, one-bedroom plus den, two-bedroom units and two-bedroom plus den units.

In addition, meals and other support and personal care services would be available to residents on a fee-for-service basis, such as laundry, housekeeping, etc. When care needs increase, some people will want to receive services in their units while others will need to transfer to traditional assisted living.

Due to economies of scale needed for independent living housing, other service levels may have to be combined to the project to increase density to be financially feasible. Alternatively, the concept called “Catered Living” may be viable as it combines independent and assisted living residents and allows them to age in place in their unit versus moving to a separate assisted living facility. (See the following for definition of Catered Living).

- *Assisted Living and Memory Care Senior Housing* – Based on our analysis, demand was identified for 2,770 assisted living units and 1,122 memory care units by 2030. There are a total of six existing assisted living projects with a total of 160 units and a total of five memory care facilities with 110 existing memory care units in the county. Because there is an ample supply of assisted living in the county, most submarkets have enough supply to meet the growing demand. However, the highest demand is for the Sauk Rapids and Rice Submarkets for assisted living, whereas memory care demand is strongest in Rice, Foley, and St. Cloud submarkets.

For assisted living we recommend that this type of development include a mix of studio, and one-bedroom, and a few two-bedroom units with base monthly rents ranging from \$3,000 to \$4,500. Memory care units should be in a secured, self-contained wing located on the first floor of a building and should feature its own dining and common area amenities including a secured outdoor patio and wandering area.

The base monthly fees should include all utilities (except telephone and basic cable/satellite television) and the following services:

- Three meals per day;
- Weekly housekeeping and linen service;

- Two loads of laundry per week;
- Weekly health and wellness clinics;
- Meal assistance;
- Regularly scheduled transportation;
- Professional activity programs and scheduled outings;
- Nursing care management;
- I'm OK program;
- 24-hour on site staffing;
- Personal alert pendant with emergency response; and
- Nurse visit every other month.

Additional personal care packages should also be available for an extra monthly charge above the required base care package. A care needs assessment is recommended to be conducted to determine the appropriate level of services for prospective residents.

Given the service-intensive nature of memory care housing and staffing ratios, typically most memory care facilities are attached to either an assisted living development or are a component of a skilled nursing facility. Therefore, new memory care units would be best suited if they were attached to an assisted living complex as demand is not high enough for a stand-alone memory complex. Alternatively, memory care could also be associated with a skilled nursing facility; however, we stress the residential approach to memory care versus the institutional feel from a nursing home.

- Service-Enhanced Senior Housing or "Catered Living" –Due to economies of scale, it will be difficult to develop stand-alone facilities in communities that are predominantly low density. Therefore, we recommend senior facilities that allow seniors to "age in place" and remain in the same facility in the stages of later life. Catered living is a "hybrid" senior housing concept where demand will come from independent seniors interested in independent living housing as well as seniors in need of a higher level of care (assisted living). In essence, catered living provides a permeable boundary between independent living and assisted living care. The units and spatial allocations are undistinguishable between the two senior housing products, but residents will be able to select an appropriate service level upon entry to the facility and subsequently increase service levels over time. Additionally, catered living appeals to single seniors but also to couples; each resident can select a service level appropriate for his or her level of need, while still continuing to reside together.

The catered living concept trend is a newer concept but tends to be developed in more rural communities that cannot support stand-alone facilities for each product type. Monthly rents should include a base rent and service package with additional services provided either a la carte or in care packages. Monthly rents for new independent living usually start at \$2,000 for independent living and \$3,000 or higher for assisted living.

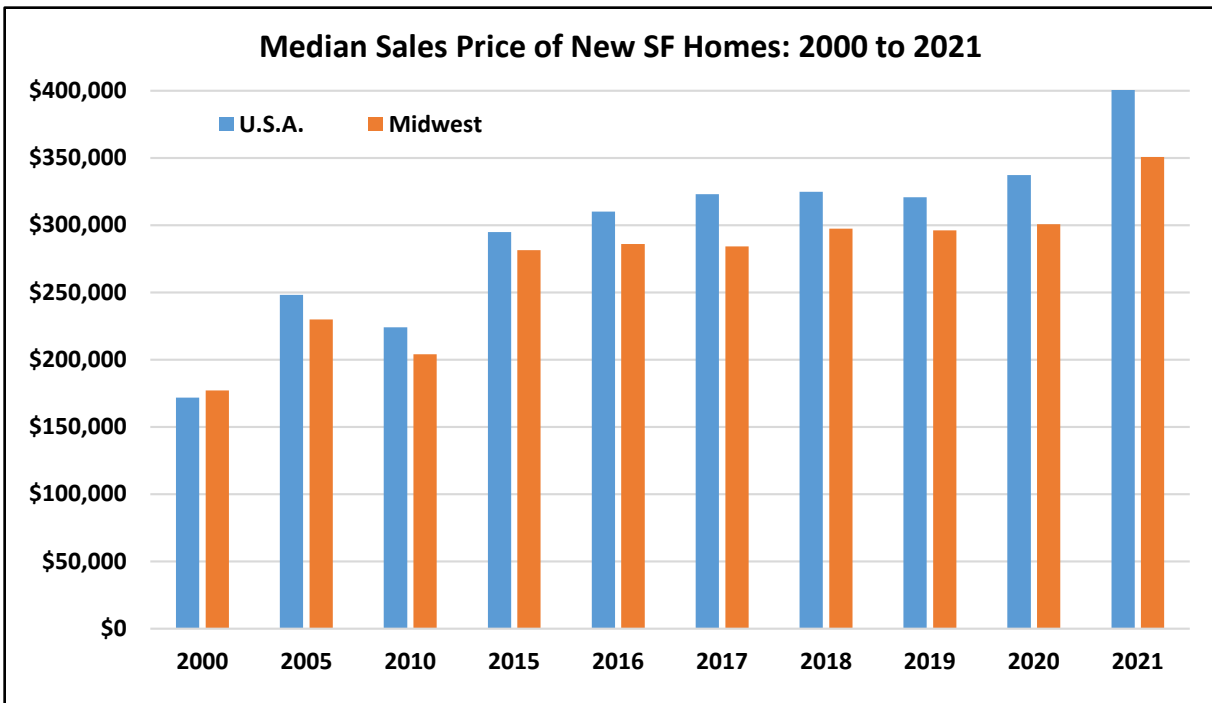
Challenges and Opportunities

The following were identified as the greatest challenges and opportunities for developing the recommended housing types (in no particular order – sorted alphabetically).

- **Aging Population/Aging Boomers.** There is significant growth in in the senior population in Anoka County, especially among seniors ages 65 to 74. In addition, homeownership rates among seniors 65+ are high in 2020. High homeownership rates among seniors indicate there could be lack of senior housing options, or simply that many seniors prefer to live in their home and age in place.

Because of the rising population of older adults, demand for alternative maintenance-free housing products is rising. In addition, demand for home health care services and home remodeling programs to assist seniors with retrofitting their existing homes should also increase.

- **Construction & Development Costs.** The cost to build and develop new single-family housing has increased significantly over the past decade and since the Great Recession in all markets across the U.S.A., as seen in the chart below. New construction pricing peaked last decade between 2005 and 2007 before falling during the recession. Pricing in nearly every market across the United States decreased between 2008 and 2011 before starting to rebound in 2012 and beyond. However, since the Great Recession it has become increasingly difficult for builders to construct entry-level new homes due to a number of constraints – rising land costs, rising material and labor costs, lack of construction labor, and increasing regulation and entitlement fees. As a result, affordable new construction homes have become rare as builders are unable to pencil-out modestly priced new construction. New construction in Anoka County is difficult to achieve under the \$400,000 price point and many communities have homes being developed at above \$700,000, out of reach for many middle-income households. Mortgage interest rates are anticipated to come down in late 2024 and continue to decline into 2025.



- **COVID-19.** The COVID-19 pandemic has had both direct and indirect effects on the housing industry. The senior housing industry was directly impacted as the virus affected older adults at a much higher rate. Senior properties hit record high vacancy rates and many seniors continue to age in place as long as possible as they have avoided living in a shared space.

Despite the pandemic over the past three years, the local real estate market has performed above expectations and strong demand remains for housing. Supply remains at an all-time low and there are more buyers than sellers, however that is leveling-out now with elevated mortgage rates. The pandemic has changed buyer preferences; both internally and externally. Buyers have a greater desire for outdoor features, green space, more square footage, flexible spaces for home offices, and healthy living conditions. Buyers are also trading location for more home by locating further from their place of employment. There is also a preference toward new construction and the new home market has been strong since 2020 as builders have not kept the pace with demand.

On the rental side, social distancing initially had an impact on common corridor apartment buildings as all communal areas were shut down and tenants could not utilize amenities. Since the pandemic, the demand for smaller unit sizes has waned as renters desire larger spaces as they work from home, utilize for fitness, etc. With telecommuting and work from home being the norm tenants are seeking a separation of work and live spaces as well as access to balconies and patios to provide fresh air and extra space. There has been strong demand for townhome-style rentals or a building that has been designed with a separate entrance to eliminate the possible of interacting with others and catching the virus. These trends and preferences will likely continue as the pandemic has waned.

- **Housing Resources & Programs.** Many communities and local Housing and Redevelopment Authorities (HRA's) offer programs to promote and preserve the existing housing stock. In addition, there are various regional and state organizations that assist local communities enhance their housing stock. There are few cities that offer any housing programs across the county. Generally, we find a limited number of housing and redevelopment programs available targeted to development and redevelopment. We recommend implementing even a few housing programs to assist new development or enhance the existing housing stock. The following is a sampling of potential programs that could be explored.
 - Architectural Design Services - The local government authority (City, HRA, etc.) partners with local architects to provide design consultation with homeowners. Homeowner pays a small fee for service, while the City/public entity absorbs the majority of the cost. No income restriction.
 - Construction Management Services – Assist homeowners regarding local building codes, reviewing contractor bids, etc. Typically provided as a service by the building department. This type of service could also be rolled into various remodeling related programs.
 - Density Bonuses – Since the cost of land is a significant barrier to housing affordability, increasing densities can result in lower housing costs by reducing the land costs per unit. Municipalities can offer density bonuses as a way to encourage higher-density residential development while also promoting an affordable housing component.
 - Fast Track Permitting – Program designed to reduce delays during the development process that ultimately add to the total costs of housing development. By expediting the permitting process costs can be reduced to developers while providing certainty into the development process. Typically, no-cost to the local government jurisdiction.
 - Heritage/Historic Preservation – Encourage residents to preserve historic housing stock in neighborhoods with homes with character through restoring and preserving architectural and building characteristics. Typically funded with low interest rates on loans for preservation construction costs.
 - Home Improvement Area (HIA) - HIAs allow a townhome or condo association low interest loans to finance improvements to communal areas. Unit owners repay the loan through fees imposed on the property, usually through property taxes. Typically, a "last resort" financing tool when associations are unable to obtain traditional financing due to the loss of equity from the real estate market or deferred maintenance on older properties.

- Home-Building Trades Partnerships – Partnership between local Technical Colleges or High Schools that offer building trades programs. Affordability is gained through reduced labor costs provided by the school. New housing production serves as the “classroom” for future trades people to gain experience in the construction industry.
- Home Sale Point of Sale - City ordinance requiring an inspection prior to the sale or transfer of residential real estate. The inspection is intended to prevent adverse conditions and meet minimum building codes. Sellers are responsible for incurring any costs for the inspection. Depending on the community, evaluations are completed by either city inspectors or third-party licensed inspectors.
- Housing Fair - Free seminars and advice for homeowners related to remodeling and home improvements. Most housing fairs offer educational seminars and "ask the expert" consulting services. Exhibitors include architects, landscapers, building contractors, home products, city inspectors, financial services, among others.
- Home Energy Loans – Offer low interest home energy loans to make energy improvements in their homes.
- Household and Outside Maintenance for the Elderly (H.O.M.E.) – Persons 60 and over receive homemaker and maintenance services. Typical services include house cleaning, grocery shopping, yard work/lawn care, and other miscellaneous maintenance requests.
- Infill Lots – The City or HRA purchase blighted or substandard housing units from willing sellers. After the home has been removed, the vacant land is placed into the program for future housing redevelopment. Future purchasers can be builders or the future owner-occupant who has a contract with a builder. Typically, all construction must be completed within an allocated time period (one year in most cases).
- Land Banking – Land Banking is a program of acquiring land with the purpose of developing at a later date. After a holding period, the land can be sold to a developer (often at a price lower than market) with the purpose of developing affordable housing.
- Land Trust - Utilizing a long-term 99-year ground lease, housing is affordable as the land is owned by a non-profit organization. Subject to income limits and targeted to workforce families with low-to-moderate incomes. If the family chooses to sell their home, the selling price is lower as land is excluded.
- Live Where You Work - Program designed to promote homeownership in the same community where employees work. City provides a grant to eligible employees to purchase a home near their workplace. Employers can also contribute or match the city's contribution. Participants must obtain a first mortgage through participating lenders. The grant can be allocated towards down payment assistance, closing costs,

and gap financing. Some restrictions apply (i.e. length of employment, income, home buyer education, etc.)

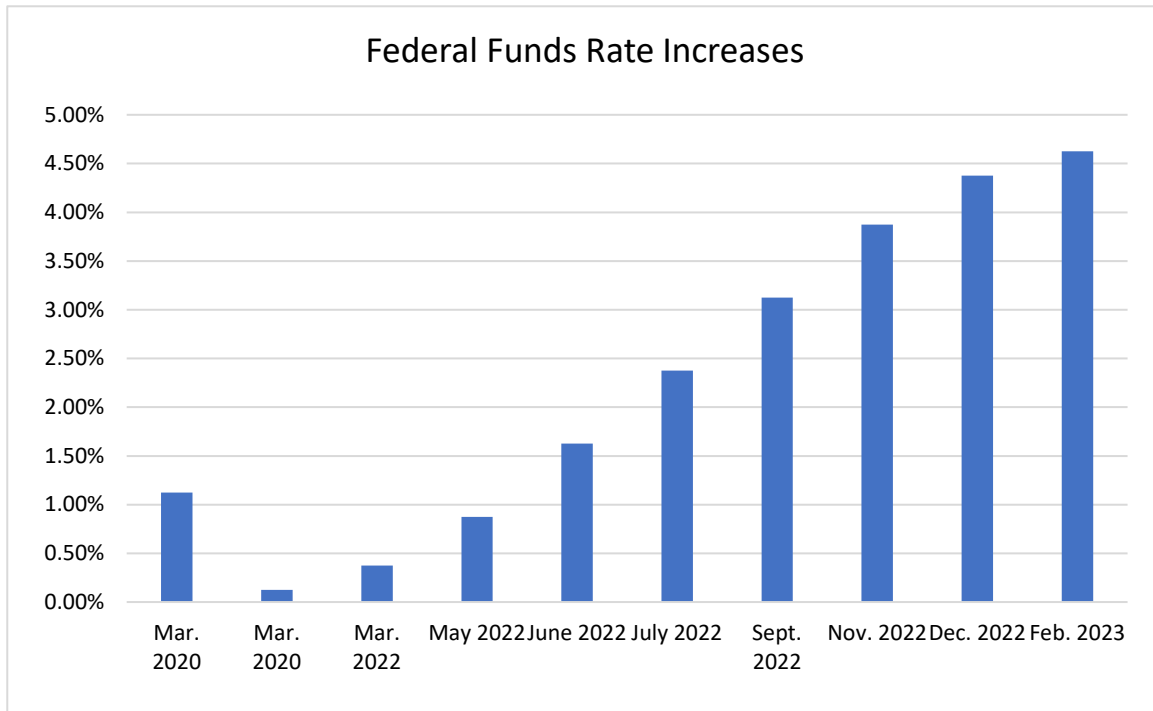
- Realtor Forum - Typically administered by City with partnership by local school board. Inform local Realtors about school district news, current development projects, and other marketing factors related to real estate in the community. In addition, Realtors usually receive CE credits.
- Remodeling Tours - City-driven home remodeling tour intended to promote the enhancement of the housing stock through home renovations/additions. Homeowners open their homes to the public to highlight home improvements.
- Rental Collaboration - City organizes regular meetings with owners, property managers, and other stakeholders operating in the rental housing industry. Collaborative, informational meetings that includes city staff, updates on economic development and real estate development, and updates from the local police, fire department, and building inspection departments.
- Rent to Own - Income-eligible families rent for a specified length of time with the end-goal of buying a home. The HRA saves a portion of the monthly rent that will be allocated for a down payment on a future house.
- Shallow Rent Subsidy: The HRA funds a shallow rent subsidy program to provide program participants living in market rate rentals a rent subsidy (typically about \$100 to \$300 per month).
- Tax Abatement: A temporary reduction in property taxes over a specific time period on new construction homes or home remodeling projects. Encourages new construction or rehabilitation through property tax incentives.
- Tax Increment Financing (TIF): Program that offers communities a flexible financing tool to assist housing projects and related infrastructure. TIF enables communities to dedicate the incremental tax revenues from new housing development to help make the housing more affordable or pay for related costs.
- Transfer of Development Rights – Transfer of Development Rights (TDR) is a program that shifts the development potential of one site to another site or different location, even a different community. TDR programs allow landowners to sever development rights from properties in government-designated low-density areas and sell them to purchasers who want to increase the density of development in areas that local governments have selected as higher density areas.

- Waiver or Reduction of Development Fees – There are several fees’ developers must pay including impact fees, utility and connection fees, park land dedication fees, etc. To help facilitate affordable housing, some fees could be waived or reduced to pass the cost savings onto the housing consumer.
- **Inflation.** U.S. inflation rates have now started to decrease after hitting a 40-year high of nearly 9% in 2022, the biggest yearly increase since December 1981. The Federal Reserve’s targeted interest rate increases have slowed inflation but are still not at the Fed’s target level of 2%. Rampant price increases for nearly every good and service and specifically energy and food costs are having an impact on American consumers and affect housing affordability. As interest rates have increased for-sale housing demand has slowed and demand for rental housing has increased. This has resulted in higher housing costs for both buyers and renters. Housing assets are in higher demand during inflationary times as real estate values tend to hedge inflation and investors seek out rental housing assets as equity continues to grow. In the short term, household balance sheets will continue to be stretched but may begin to come back into line over the next 12 to 24 months.

Consumer-price index, change from a year earlier



Source: Labor Department

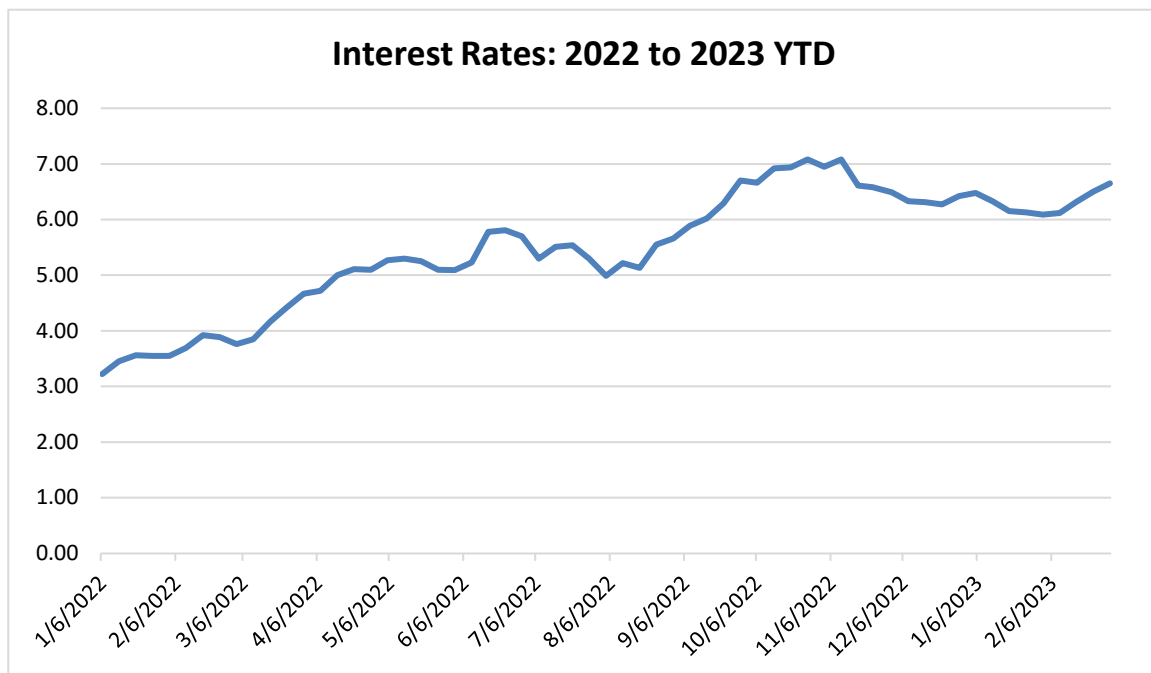
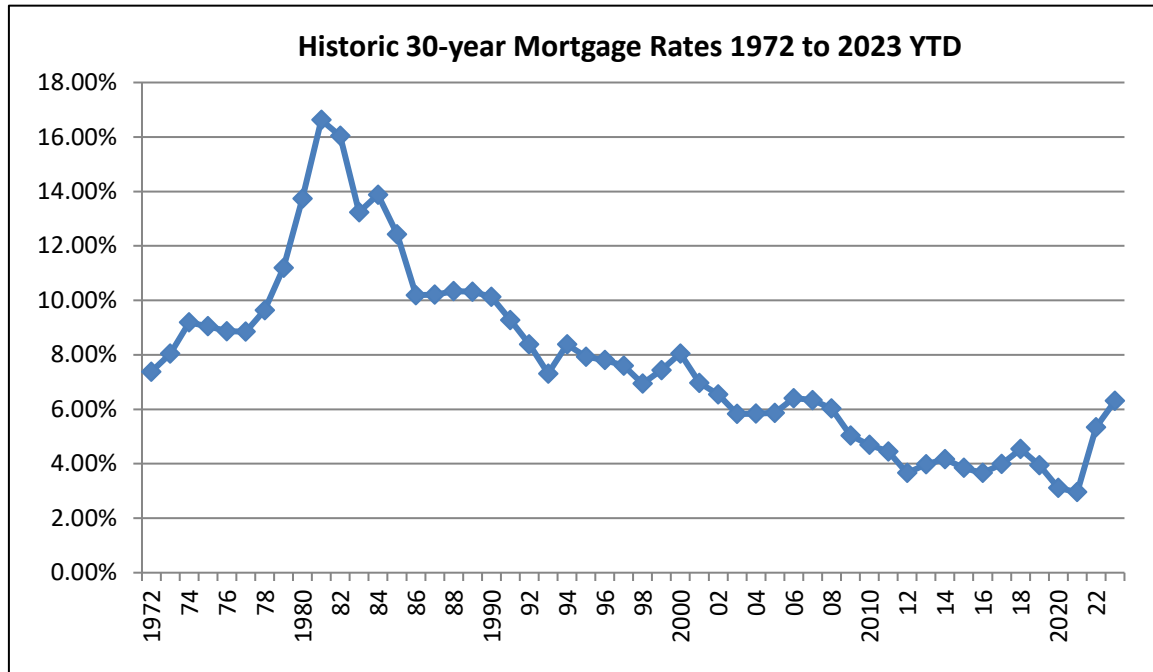


- Lot Supply.** Table FS-9 showed the inventory of vacant developed detached lots in newer subdivisions in Anoka County. Based on this lot supply and the recent construction activity over the past few years, the current finished lot inventory is insufficient in the short-term for nearly all communities in Anoka County. Several cities have no available lots.

Maxfield Research recommends a lot supply of at least three to five years to meet demand. In addition, there should be a wide variety of lots available, including walkouts, look-outs, flat lots, mature lots, etc. that will appeal to a variety of buyers and price points.

- Mortgage Rates.** Mortgage rates play a crucial part in housing affordability. Lower mortgage rates result in a lower monthly mortgage payment and buyers receiving more home for their dollar. Rising interest rates often require homebuyers to raise their down payment in order to maintain the same housing costs. Mortgage rates have stayed at historic lows for most of the past decade trending under 4.5% (30-year fixed) since around 2010. At the on-set of the COVID-19 pandemic, rates plummeted to at or near an all-time low under 3% for part of 2020 and most of 2021. However, due to a 40-year high inflation the Federal Reserve began hiking rates in 2022 to slow the economy and curtail inflation. The Federal Reserve has implemented seven rate hikes to in 2022 and one in 2023 and is expected to be aggressive throughout the end of year into 2023. As a result, the cost of for-sale housing has increased significantly this year and many would-be-buyers are on the sidelines and have been priced out of the market. Compared to early 2022, mortgage payments in the early 2023 are on average about 60% higher than the beginning of 2022 (3.25% vs. 6.75%). As a result, affordability has been crushed and a housing market reset is in play.

The following charts illustrates historical mortgage rate averages as compiled by Freddie Mac. The Freddie Mac Market Survey (PMMS) has been tracking mortgage rates since 1972 and is the most relied upon benchmark for evaluating mortgage interest market conditions. The Freddie Mac survey is based on 30-year mortgages with a loan-to-value of 80%.



- **Rental Housing Stock.** A vacancy rate was identified for the rental housing survey of 2.4% in Anoka County rate, affordable and subsidized rental housing buildings, indicating pent-up demand for rental housing. Single-family rentals are sought after by many households in more rural communities, however the rental stock is low across all rental types and new supply is needed to meet the growing demand for rental housing.

APPENDIX

Definitions

Absorption Period – The period necessary for newly constructed or renovated properties to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has signed a lease.

Absorption Rate – The average number of units rented each month during the absorption period.

Active adult (or independent living without services available) – Active Adult properties are similar to a general-occupancy apartment building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Organized activities and occasionally a transportation program are usually all that are available at these properties. Because of the lack of services, active adult properties typically do not command the rent premiums of more service-enriched senior housing.

Adjusted Gross Income “AGI” – Income from taxable sources (including wages, interest, capital gains, income from retirement accounts, etc.) adjusted to account for specific deductions (i.e. contributions to retirement accounts, unreimbursed business and medical expenses, alimony, etc.).

Affordable housing – The general definition of affordability is for a household to pay no more than 30% of their income for housing. For purposes of this study, we define affordable housing that is income-restricted to households earning at or below 80% AMI, though individual properties can have income-restrictions set at 40%, 50%, 60% or 80% AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. It is essentially housing affordable to low or very low-income tenants.

Amenity – Tangible or intangible benefits offered to a tenant in the form of common area amenities or in-unit amenities. Typical in-unit amenities include dishwashers, washer/dryers, walk-in showers and closets and upgraded kitchen finishes. Typical common area amenities include detached or attached garage parking, community room, fitness center and an outdoor patio or grill/picnic area.

Area Median Income “AMI” – AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. The U.S. Department of Housing and Urban Development (HUD) calculates AMI annually and adjustments are made for family size.

Assisted Living – Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their particular health situation), who are in need of extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have either staff on duty 24 hours per day or at least 24-hour emergency response.

Building Permit – Building permits track housing starts and the number of housing units authorized to be built by the local governing authority. Most jurisdictions require building permits for new construction, major renovations, as well as other building improvements. Building permits ensure that all the work meets applicable building and safety rules and is typically required to be completed by a licensed professional. Once the building is complete and meets the inspector's satisfaction, the jurisdiction will issue a "CO" or "Certificate of Occupancy." Building permits are a key barometer for the health of the housing market and are often a leading indicator in the rest of the economy as it has a major impact on consumer spending.

Capture Rate – The percentage of age, size, and income-qualified renter households in a given area or "Market Area" that the property must capture to fill the units. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income-qualified renter households in the designated area.

Comparable Property – A property that is representative of the rental housing choices of the designated area or "Market Area" that is similar in construction, size, amenities, location and/or age.

Concession – Discount or incentives given to a prospective tenant to induce signature of a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or free amenities, which are normally charged separately, such as parking.

Congregate (or independent living with services available) – Congregate (Independent Living) properties offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties typically dedicate a larger share of the overall building area to common areas, in part, because the units are smaller than in adult housing and in part to encourage socialization among residents. Congregate properties attract a slightly older target market than adult housing, typically seniors ages 75 or older. Rents are also above those of the active adult buildings, even excluding the services.

Contract Rent – The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease.

Demand – The total number of households that would potentially move into a proposed new or renovated housing project. These households must be of appropriate age, income, tenure and size for a specific proposed development. Components vary and can include, but are not limited to: turnover, people living in substandard conditions, rent over-burdened households, income-qualified households and age of householder. Demand is project specific.

Density – Number of units in a given area. Density is typically measured in dwelling units (DU) per acre – the larger the number of units permitted per acre the higher the density; the fewer units permitted results in lower density. Density is often presented in a gross and net format:

- **Gross Density** – The number of dwelling units per acre based on the gross site acreage.
Gross Density = Total residential units/total development area
- **Net Density** - The number of dwelling units per acre located on the site, but excludes public right-of-ways (ROW) such as streets, alleys, easements, open spaces, etc.
Net Density = Total residential units/total residential land area (excluding ROWs)

Detached housing – a freestanding dwelling unit, most often single-family homes, situated on its own lot.

Effective Rents – Contract rent less applicable concessions.

Elderly or Senior Housing – Housing where all the units in the property are restricted for occupancy by persons ages 62 years or older, or at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or better and the housing is designed with amenities, facilities and services to meet the needs of senior citizens.

Extremely low-income – person or household with incomes below 30% of Area Median Income, adjusted for respective household size.

Fair Market Rent – Estimates established by HUD of the Gross Rents needed to obtain modest rental units in acceptable conditions in a specific geographic area. The amount of rental income a given property would command if it were open for leasing at any given moment and/or the amount derived based on market conditions that is needed to pay gross monthly rent at modest rental housing in a given area. This figure is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families on at financially assisted housing.

Foreclosure – A legal process in which a lender or financial institute attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by using the sale of the house as collateral for the loan.

Gross Rent – The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease, plus the estimated cost of all utilities paid by tenants.

Household – All persons who occupy a housing unit, including occupants of a single-family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Household Trends – Changes in the number of households for any particular areas over a measurable period of time, which is a function of new households formations, changes in average household size, and net migration.

Housing Choice Voucher Program – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Housing choice vouchers are administered locally by public housing agencies. They receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A housing subsidy is paid to the landlord directly by the public housing agency on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Housing unit – House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Project-Based Section 8 – A federal government program that provides rental housing for very low-income families, the elderly, and the disabled in privately owned and managed rental units. The owner reserves some or all the units in a building in return for a Federal government guarantee to make up the difference between the tenant's contribution and the rent. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

HUD Section 202 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by elder household who have incomes not exceeding 50% of Area Median Income.

HUD Section 811 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy of persons with disabilities who have incomes not exceeding 50% Area Median Income.

HUD Section 236 Program – Federal program that provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% Area Median Income who pay rent equal to the greater of market rate or 30% of their adjusted income.

Income limits – Maximum household income by a designed geographic area, adjusted for household size and expressed as a percentage of the Area Median Income, for the purpose of establishing an upper limit for eligibility for a specific housing program. See Income-qualifications.

Inflow/Outflow – The Inflow/Outflow Analysis generates results showing the count and characteristics of worker flows in to, out of, and within the defined geographic area.

Low-Income – Person or household with gross household incomes below 80% of Area Median Income, adjusted for household size.

Low-Income Housing Tax Credit – A program aimed to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and rents on these units be restricted accordingly.

Market analysis – The study of real estate market conditions for a specific type of property, geographic area or proposed (re)development.

Market rent – The rent that an apartment, without rent or income restrictions or rent subsidies, would command in a given area or “Market Area” considering its location, features and amenities.

Market study – A comprehensive study of a specific proposal including a review of the housing market in a defined market or geography. Project specific market studies are often used by developers, property managers or government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what house needs, if any, existing within a specific geography.

Market rate rental housing – Housing that does not have any income-restrictions. Some properties will have income guidelines, which are minimum annual incomes required in order to reside at the property.

Median Rent/Home Price – The median refers to the price point where half of the rents/homes are priced above the point, and half are priced below it. The median is a more accurate gauge of housing costs as averages tend to skew prices at the high and low end of the market.

Memory Care – Memory Care properties, designed specifically for persons suffering from Alzheimer’s disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which deals almost exclusively with widows or widowers, a higher proportion of persons afflicted with Alzheimer’s disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver’s

concern of incurring the costs of health care at a special facility while continuing to maintain their home.

Migration – The movement of households and/or people into or out of an area.

Mixed-income property – An apartment property contained either both income-restricted and unrestricted units or units restricted at two or more income limits.

Mobility – The ease at which people move from one location to another.

Moderate Income – Person or household with gross household income between 80% and 120% of the Area Median Income, adjusted for household size.

Multifamily – Properties and structures that contain more than two housing units.

Naturally Occurring Affordable Housing – Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered “naturally-occurring” or “unsubsidized affordable” units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc.

Net Income – Income earned after payroll withholdings such as state and federal income taxes, social security, as well as retirement savings and health insurance.

Net Worth – The difference between assets and liabilities, or the total value of assets after the debt is subtracted.

Pent-up demand – A market in which there is a scarcity of supply and as such, vacancy rates are very low or non-existent.

Population – All people living in a geographic area.

Population Density – The population of an area divided by the number of square miles of land area.

Population Trends – Changes in population levels for a particular geographic area over a specific period – a function of the level of births, deaths, and in/out migration.

Project-Based rent assistance – Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Redevelopment – The redesign, rehabilitation or expansion of existing properties.

Rent burden – gross rent divided by adjusted monthly household income.

Restricted rent – The rent charged under the restriction of a specific housing program or subsidy.

Saturation – The point at which there is no longer demand to support additional market rate, affordable/subsidized, rental, for-sale, or senior housing units. Saturation usually refers to a particular segment of a specific market.

Senior Housing – The term “senior housing” refers to any housing development that is restricted to people ages 55 or older. Today, senior housing includes an entire spectrum of housing alternatives. Maxfield Research Inc. classifies senior housing into four categories based on the level of support services. The four categories are: Active Adult, Congregate, Assisted Living and Memory Care.

Short Sale – A sale of real estate in which the net proceeds from selling the property do not cover the sellers’ mortgage obligations. The difference is forgiven by the lender, or other arrangements are made with the lender to settle the remainder of the debt.

Single-family home – A dwelling unit, either attached or detached, designed for use by one household and with direct street access. It does not share heating facilities or other essential electrical, mechanical or building facilities with another dwelling.

Stabilized level of occupancy – The underwritten or actual number of occupied units that a property is expected to maintain after the initial lease-up period.

Subsidized housing – Housing that is income-restricted to households earning at or below 30% AMI. Rent is generally based on income, with the household contributing 30% of their adjusted gross income toward rent. Also referred to as extremely low income housing.

Subsidy – Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment’s contract/market rate rent and the amount paid by the tenant toward rent.

Substandard conditions – Housing conditions that are conventionally considered unacceptable and can be defined in terms of lacking plumbing facilities, one or more major mechanical or electrical system malfunctions, or overcrowded conditions.

Target population – The market segment or segments of the given population a development would appeal or cater to.

Tenant – One who rents real property from another individual or rental company.

Tenant-paid utilities – The cost of utilities, excluding cable, telephone, or internet necessary for the habitation of a dwelling unit, which are paid by said tenant.

Tenure – The distinction between owner-occupied and renter-occupied housing units.

Turnover – A measure of movement of residents into and out of a geographic location.

Turnover period – An estimate of the number of housing units in a geographic location as a percentage of the total house units that will likely change occupants in any one year.

Unrestricted units – Units that are not subject to any income or rent restrictions.

Vacancy period – The amount of time an apartment remains vacant and is available on the market for rent.

Workforce housing – Housing that is income-restricted to households earning between 80% and 120% AMI. Also referred to as moderate-income housing.

Zoning – Classification and regulation of land use by local governments according to use categories (zones); often also includes density designations and limitations.