

April 12, 2005

## **MEMORANDUM**

TO: Mr. Tim Yantos  
Anoka County Housing and Redevelopment Authority

FROM: Brian Smith  
Mary Bujold  
Maxfield Research Inc.

RE: Initial Market Assessment for an Independent Senior Rental Housing Project in  
St. Francis, Minnesota

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### **Introduction/Purpose and Scope of Research**

#### *Introduction/Purpose and Scope of Research*

This memorandum contains an initial market assessment of the demand for independent senior housing in St. Francis, Minnesota. Maxfield Research Inc. calculated demand for senior housing and services based on estimates of the senior household base, estimates of senior household incomes and an inventory of existing competitive and planned units in the defined Market Area.

The methodologies used to calculate demand in this memorandum are proprietary to Maxfield Research, but are consistent with methodologies used by analysts throughout the senior housing industry.

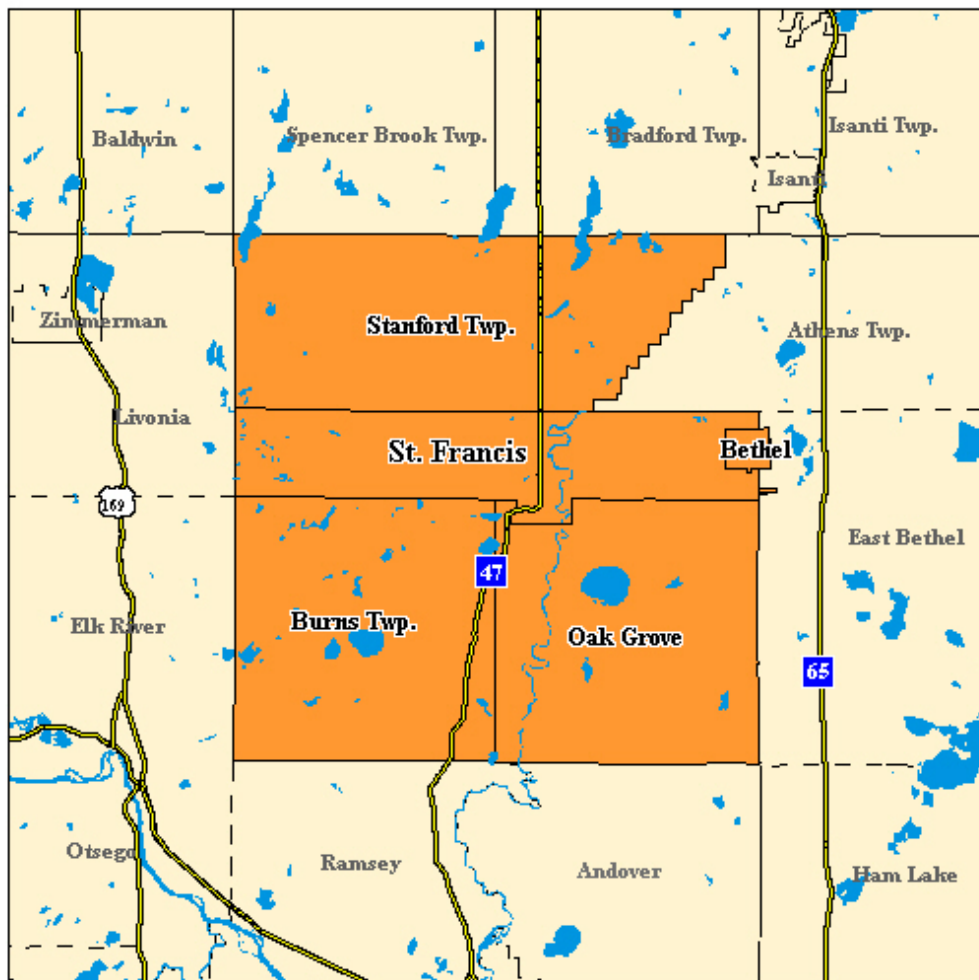
This memorandum begins by presenting our initial conclusions based on the research findings. It then defines the Market Area and presents estimates and projections of the senior population and senior household incomes in the Market Area. Finally, this assessment presents demand calculations for independent living units and a recommendation regarding the number of units supportable.

## Market Area Definition

Based on the location of the Site, transportation routes, man-made geographic boundaries, and our experience of the draw areas for independent senior housing, we define the primary draw (or “market”) for this Initial Market Assessment as the following group of communities: St. Francis, Bethel, Burns Township, Oak Grove, and Stanford Township. The Map below illustrates the geographic areas included in the St. Francis Market Area (highlighted in orange).

We estimate that approximately 75% of the market support for independent senior housing in St. Francis would come from this Market Area. The remaining portion of the demand (25%) for a senior housing development in St. Francis will come from outside the defined Market Area. These individuals will include people currently residing just outside the Market Area who have an orientation to the area (i.e., church, doctor, etc.); people who once resided in the area that desire to move back to be near friends and family, as well as parents of adult children living in the Market Area.

**St. Francis Market Area**



Maxfield Research Inc.

## Household Income Trends

Table 1 shows estimated and projected incomes for senior households in the Market Area in 2004 and 2009. The income estimates were made by Maxfield Research Inc., based on data from Claritas Inc., a national demographics firm. The data helps determine the demand for senior housing based on the size of the market at specific price levels. It should be noted that the data does not account for the asset base of senior households, nor supplemental income that a senior household could gain from the proceeds of a home sale or from contributions from family members. This information has been compiled and is presented later in this report.

The frailer the senior, the greater the proportion of their income they will typically spend on housing and services. Studies have shown that seniors are often willing to pay 40% or more of their incomes for market rate senior housing with little or no services, while income allocations of 50% to 65% are typical in a congregate setting, and 80% to 90% percent or more for assisted living housing. The proceeds from the sale of a home, as well as financial assistance from adult children are often used as supplemental income to afford senior housing alternatives.

The following are key points regarding senior household incomes from Table 1.

- The median income among all age 65+ households in the St. Francis Market Area was estimated at \$42,753 in 2004. Within this age group, the median income for households between the ages of 65 and 74 was \$47,657, while the median income for households age 75 and older was \$32,922. The higher incomes for younger senior households (65 to 74) compared to older seniors (75+) is primarily due to the higher proportion of younger seniors who are married, and more likely to have two pensions or higher Social Security benefits, while some continue to work. Households age 55 to 64, who are often in their peak earning years, had a 2004 estimated income of just over \$72,230. These older adults are not a primary market for age-restricted senior housing.
- A senior household earning \$47,657 (the median income for households age 65 to 74 in 2004) could afford a monthly housing cost of \$1,589, allocating 40% of the household's annual income towards housing, or \$1,986, allocating 50% of income. A senior household earning \$32,922 (median income for households age 75+) could afford a monthly housing cost of \$1,372, allocating 50% of income towards housing.
- It is expected that the median income among age 65+ households will increase to \$48,991 in 2009, an increase of 14.6% over five years. Among age 65 to 74 households, the median income is projected to increase to \$54,455 in 2009, and among age 75 and older households, it is expected that the median income will increase to \$39,205.

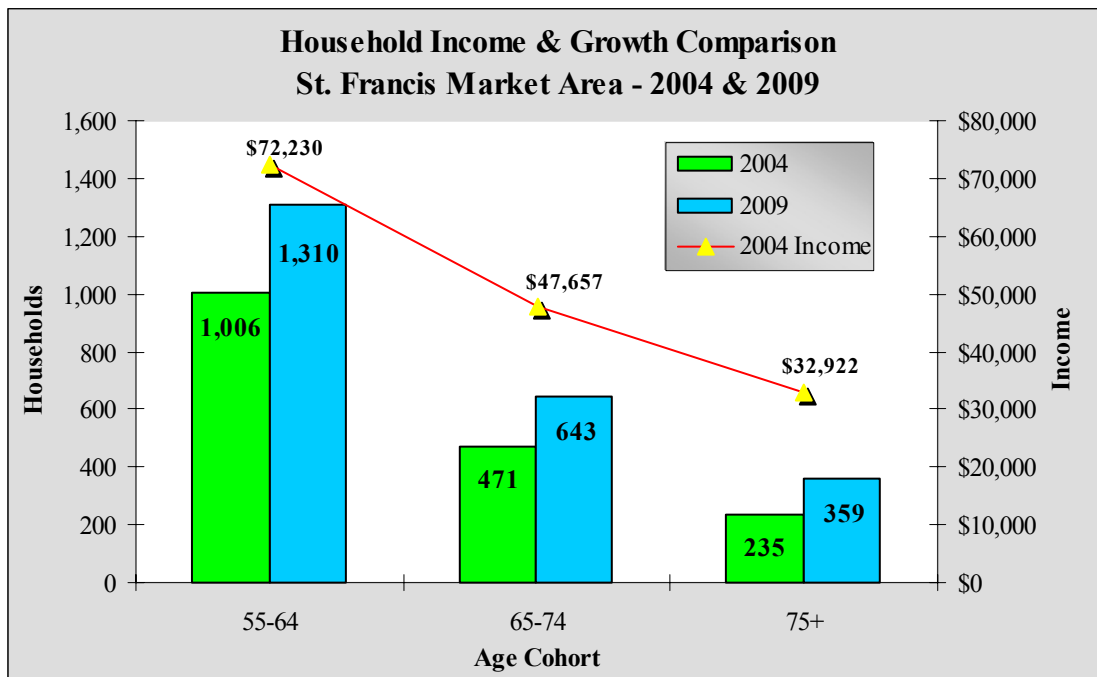
**TABLE 1  
OLDER ADULT INCOME DISTRIBUTION  
ST. FRANCIS MARKET AREA  
2004 & 2009**

<b>2004</b>								
	<b>55-64</b>		<b>65-74</b>		<b>75+</b>		<b>Total 65+</b>	
	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>
Under \$10,000	0	0.0	37	7.9	14	6.0	51	7.2
\$10,000-\$14,999	11	1.1	21	4.5	11	4.7	32	4.5
\$15,000-\$24,999	68	6.8	55	11.7	57	24.3	112	15.9
\$25,000-\$34,999	64	6.4	59	12.5	46	19.6	105	14.9
\$35,000-\$49,999	120	11.9	76	16.1	59	25.1	135	19.1
\$50,000-\$74,999	269	26.7	140	29.7	21	8.9	161	22.8
\$75,000-\$99,999	210	20.9	49	10.4	13	5.5	62	8.8
\$100,000 or more	264	26.2	34	7.2	14	6.0	48	6.8
<b>Total</b>	<b>1,006</b>	<b>100.0</b>	<b>471</b>	<b>100.0</b>	<b>235</b>	<b>100.0</b>	<b>706</b>	<b>100.0</b>
Median Income	\$72,230		\$47,657		\$32,922		\$42,753	
<b>2009</b>								
	<b>55-64</b>		<b>65-74</b>		<b>75+</b>		<b>Total 65+</b>	
	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>
Under \$10,000	1	0.1	44	6.8	14	3.9	58	5.8
\$10,000-\$14,999	8	0.6	25	3.9	12	3.3	37	3.7
\$15,000-\$24,999	56	4.3	49	7.6	56	15.6	105	10.5
\$25,000-\$34,999	80	6.1	53	8.2	80	22.3	133	13.3
\$35,000-\$49,999	110	8.4	126	19.6	76	21.2	202	20.2
\$50,000-\$74,999	306	23.4	166	25.8	72	20.1	238	23.8
\$75,000-\$99,999	269	20.5	100	15.6	17	4.7	117	11.7
\$100,000 or more	480	36.6	80	12.4	32	8.9	112	11.2
<b>Total</b>	<b>1,310</b>	<b>100.0</b>	<b>643</b>	<b>100.0</b>	<b>359</b>	<b>100.0</b>	<b>1,002</b>	<b>100.0</b>
Median Income	\$83,752		\$54,455		\$39,205		\$48,991	
<b>Change</b>								
	<b>55-64</b>		<b>65-74</b>		<b>75+</b>		<b>Total 65+</b>	
	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>	<b>No.</b>	<b>Pct.</b>
Under \$10,000	1	0.0	7	18.9	0	0.0	7	13.7
\$10,000-\$14,999	-3	-27.3	4	19.0	1	9.1	5	15.6
\$15,000-\$24,999	-12	-17.6	-6	-10.9	-1	-1.8	-7	-6.3
\$25,000-\$34,999	16	25.0	-6	-10.2	34	73.9	28	26.7
\$35,000-\$49,999	-10	-8.3	50	65.8	17	28.8	67	49.6
\$50,000-\$74,999	37	13.8	26	18.6	51	242.9	77	47.8
\$75,000-\$99,999	59	28.1	51	104.1	4	30.8	55	88.7
\$100,000 or more	216	81.8	46	135.3	18	128.6	64	133.3
<b>Total</b>	<b>304</b>	<b>30.2</b>	<b>172</b>	<b>36.5</b>	<b>124</b>	<b>52.8</b>	<b>296</b>	<b>41.9</b>
Median Income	\$11,523		\$6,798		\$6,283		\$6,239	

Sources: Claritas, Inc. Maxfield Research Inc.

- The target market for market rate independent senior housing is generally senior households age 65 and older with incomes of at least \$25,000 in 2004 (plus senior homeowners with incomes of at least \$15,000). Younger seniors, ages 55 to 64, may also choose age-restricted housing, accounting for only a small portion of the overall demand within any given Market Area. As of 2004, there were 559 senior households (ages 65+) in the Market Area with incomes of \$25,000 or higher, accounting for just over half of all senior households.
- The number of senior households (65+) in the St. Francis Market Area is projected to increase by 296 households between 2004 and 2009, resulting in an increase of 41.9%. The number of income eligible seniors (\$30,000 or higher, accounting for inflation) increased by 177 households from 559 households in 2004 to 726 households in 2009.

The graph below shows the number of households by age cohort in 2004 and 2009, as well as the 2004 median household income.



### Homeownership Rate

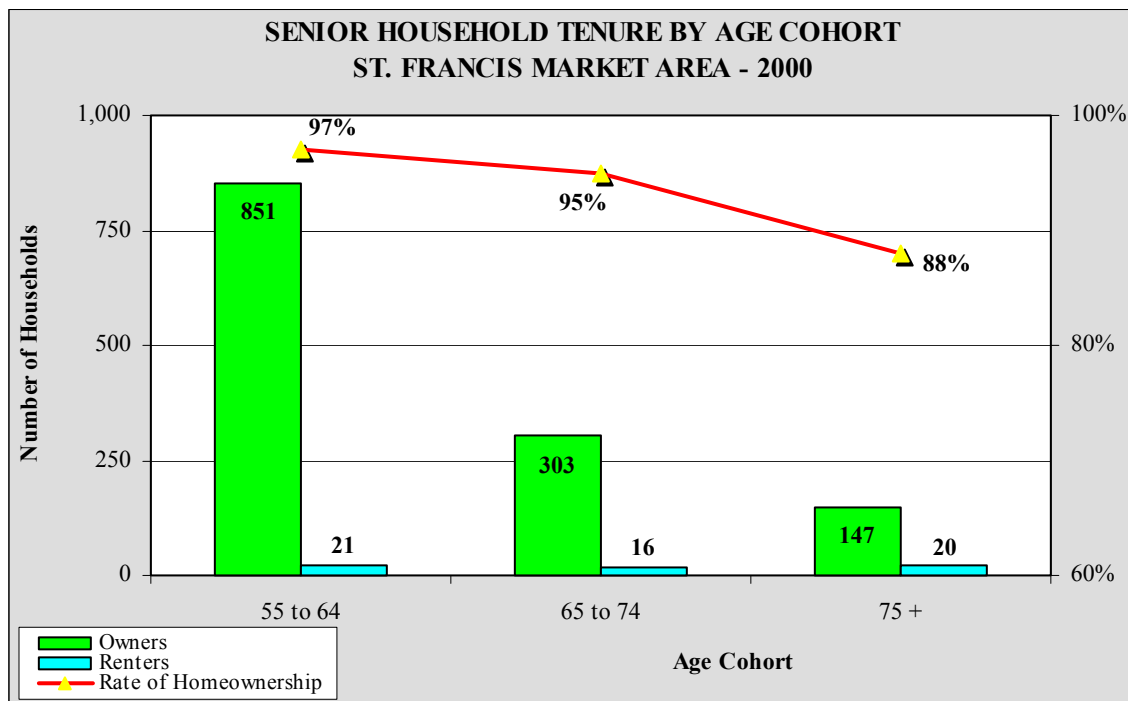
In addition to existing income sources, many senior households are able to derive additional income by investing the proceeds from the sale of a home. This supplemental income can be used to cover the costs associated with residency in an age-restricted facility. Table 2 shows homeownership rates from the 1990 and 2000 Censuses for senior households in the Market Area.

- Homeownership rates in all age categories increased from 1990. Overall, 95% of the Market

Area's older adult and senior (age 55+) households owned their housing in 2000. Homeownership rates, however, decline as householders age, from 97% among households age 55 to 64, to 95 among householders ages 65 to 74, and 88% for households age 75 and older in 2000.

- Total older adult and senior (age 55+) owner-occupied households increased by 391 (a 109% increase) and the number of renters increased by 13 households (a 163% increase) between 1990 and 2000. The high homeownership rate indicates a large percentage of seniors today have equity in an existing home that they can allocate to senior housing.
- Households age 75 and over experienced an increase of 62 owner households (a 73% increase) and increased the homeownership rate from 85% to 88% from 1990 to 2000. This shows both the strong growth in the Market Area and either the desire of seniors to stay in their homes or the lack of maintenance-free housing for seniors to move to.
- As seniors age, they may no longer desire, or be able or willing to maintain their single-family homes. They may prefer to move to housing that offers them greater freedom from maintenance and/or offers support services. Seniors typically begin to consider moving into senior housing in their early 70s.

<b>TABLE 2                      OLDER ADULT HOUSEHOLD TENURE                      ST. FRANCIS MARKET AREA                      1990 and 2000</b>								
	<b>Age of Householder</b>							
	<b>55-64</b>		<b>65-74</b>		<b>75+</b>		<b>Total 55+</b>	
	<b>Own</b>	<b>Rent</b>	<b>Own</b>	<b>Rent</b>	<b>Own</b>	<b>Rent</b>	<b>Own</b>	<b>Rent</b>
<b>2000</b>								
Number of Households	751	21	303	16	147	20	1,201	57
Homeownership Rate	97%		95%		88%		95%	
<b>1990</b>								
Number of Households	360	8	190	8	85	15	635	31
Homeownership Rate	98%		96%		85%		95%	
<b>Change</b>								
Number of Households	391	13	113	8	62	5	566	26
Homeownership Rate	109%	163%	59%	100%	73%	33%	89%	84%
Sources: US Census Bureau, Maxfield Research Inc.								



The graph above shows that as seniors in the Market Area age, the rate of homeownership declines. The graph illustrates that many seniors over the age of 70 are choosing to stay in their single-family homes or have a lack of choices near their location for alternative senior housing.

## Home Values

Maxfield Research gathered data on resale prices for all single-family homes in the St. Francis Market Area. Table 3 on the following page presents home resale data for homes that are 15 years and older in the Market Area. This data is presented for the years 2000 through 2004 from the local Multiple Listing Service. This information is useful because it is a good indicator of the amount of equity that seniors may be able to derive from the sale of their homes. This information is also useful in that this built-up equity could be used to cover the cost of housing or supplement their income should they desire to move into alternative housing. To better gauge the likely equity that area seniors might be able to command, we have examined sales data only for homes 15 years and older. We collected data on older homes because most seniors' homes are older and many of the new homes constructed in the Market Area over the last decade and a half are occupied by younger households, especially in the southern part of the Market Area.

- In 2004, the average value of homes resold in the St. Francis Market Area (among homes that are over 15 years old) is just about \$221,925, while the median sale price was \$207,900. It should be noted that median sale prices are generally a more accurate portrayal of home equity since average figures can be skewed by a few very high- or low-priced homes. In the Market Area, for example, the highest-price home sold in the year 2004 was \$510,000, and

the lowest-priced home was \$123,500.

- Home values have appreciated significantly in the Market Area over the last four years with the median sales price increasing 43% and average sale price increasing 46% over the period. Both the average and median home sale prices have steadily increased each year from 2000 through 2004.

Year	# of Resales	Average Market Time (Days)	Sale Price Distribution			
			Median Sale Price	% Change	Average Sale Price	% Change
2000	49	51	\$145,900	--	\$152,004	--
2001	63	67	\$159,900	10%	\$170,846	12%
2002	48	66	\$182,200	14%	\$190,518	12%
2003	63	65	\$195,597	7%	\$209,196	10%
2004	67	51	\$207,900	6%	\$221,925	6%

Sources: Regional Multiple Listing Service of Minnesota (MLS); Maxfield Research Inc.

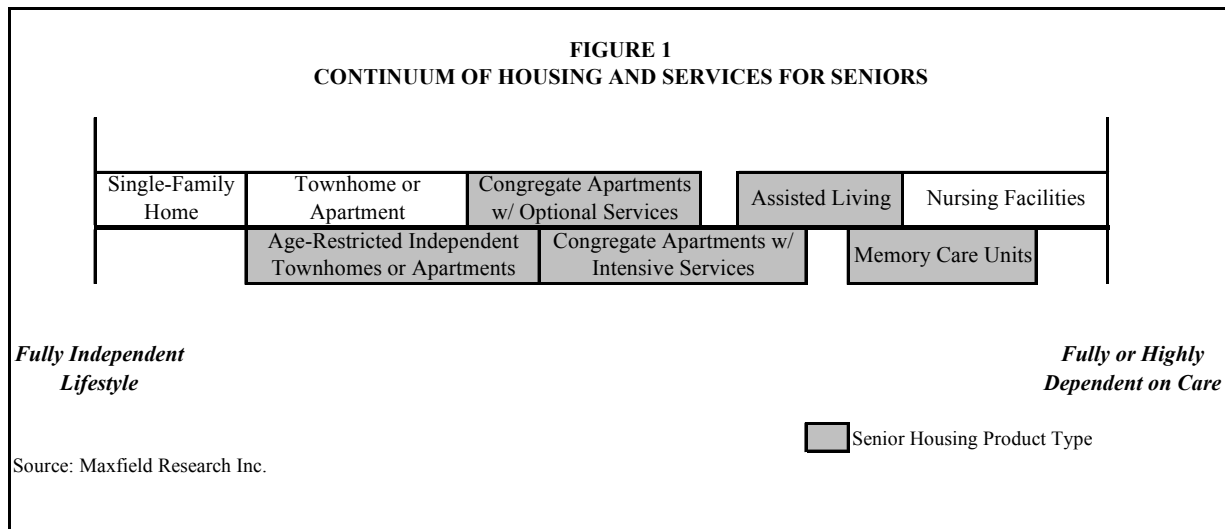
- In 2000, the average length of time a home remained on the market was 51 days. During years 2001 through 2003, days on market increased to an average in the mid 60's, but in 2004 decreased to an average of 51 days. The average sale time of two months is fairly quick and indicates the market is a sellers market and that seniors would be able to sell their homes in a short period of time should they decide or need to sell their homes.
- Because a large majority of senior homeowners own their homes outright, they have access to a sizeable financial resource in the form of the equity they can realize from the sale of their homes. While the interest earned on investing these funds can help offset the monthly costs associated with living in a senior housing facility, many seniors are also willing to begin spending-down assets in order to live in a facility that meets their needs. For example, a senior who owns their home outright for \$207,000 would likely be able to derive approximately \$192,500 after factoring in marketing/real estate commissions and moving costs. Should this equity be invested in an interest-bearing account with a four percent return, it would produce an income of \$7,700 annually (or \$642 per month).



## Senior Housing Defined

Senior housing is a concept that generally refers to the integrated delivery of housing and services to seniors. As shown in Figure 1, however, senior housing can include a wide range of product types across the service-delivery spectrum. These product types range from independent apartments and/or townhomes with virtually no services to highly specialized, service-intensive, assisted living units or housing geared for people with dementia-related illnesses (termed "memory care"). 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).

The least service-intensive projects, also termed "*active adult*" or "*adult/few services*" projects, are similar to general occupancy housing projects in that they offer virtually no support services or health care, but are age-restricted (typically 55 or 62 and over). Organized activities, transportation programs and common areas are typical of these projects. However, due to the lack of services, adult/few services projects typically do not command the rent premiums of more service-intensive senior housing.



*Congregate/optional-services* projects, the next level up on the service-delivery spectrum, offer residents some support services such as meals and housekeeping, but these services are typically a-la-carte so that residents can choose whether or not to pay for them. Next on the service-delivery spectrum are *congregate/service-intensive* projects, which include even more personalized support services in the rent, and attract a frailer senior population than adult or optional-services projects. As the proposed project in St. Francis will be independent senior housing, this preliminary demand study focuses on independent senior housing (with and without services) in the St. Francis Market Area.

The most service-intensive product types, *assisted living* and *memory care*, offer the highest level of services that are just short of a nursing home. Typically, services covered in the fee for

both of these product types include all meals, housekeeping, linen changes, personal laundry, 24-hour emergency response, and a wide range of personal care and therapeutic services (either built into the fee or a-la-carte). Sponsorship by a nursing home, hospital, faith-based organization or other health care entity is common for assisted living and memory care projects (as well as for many congregate/service-intensive projects).

### Supply of Independent Senior Housing in the St. Francis Market Area

The St. Francis Market Area currently has no independent senior rental properties. Table 4 below summarizes the existing and pending supply of adult/few services senior housing in the St. Francis Market Area. We have identified one development under construction in the Market Area. The project is the Lake George Senior Apartments that incurred a fire last year and was destroyed.

TABLE 4 INDEPENDENT SENIOR HOUSING DEVELOPMENTS ST. FRANCIS MARKET AREA April 2005									
Project	Year Open	Vacancies	Vac. Rate	Unit Mix	Unit Size (Sq. Ft.)	Monthly Fee	Services	Amenities/Features/Comments	% of Units Considered Competitive
<b>Adult/Few Services</b>									
None									
<b>Existing Total</b>		<b>0</b>	<b>0.0%</b>	<b>0</b>					
<b>PENDING</b>									
Lake George Senior	2006			14 - 1BR	750 - 800	\$600 - \$850	No services offered.	Central A/C, In-unit W/D, library,	50%
Market Rate Rental				15 - 1BR+D	946	\$950		excercise room, computer room,	
Oak Grove				17 - 2BR	1,002 - 1,328	\$990 - \$1,220		community room, underground heated	
				6 - 2BR+D	1,355	\$1,250		garage is \$30/mo.	
				52					
<b>Pending Total</b>				<b>52</b>					
Source: Maxfield Research Inc.									

#### *St. Francis*

- There are currently no pending senior projects in St. Francis.

#### *Bethel*

- There are currently no pending senior projects in the City of Bethel.

#### *Burns Township*

- There are currently no pending senior projects in Burns Township.

#### *Oak Grove*

- Lake George Senior Apartments is awaiting insurance proceeds before they can start with reconstruction after a fire destroyed the almost completed project last summer. City officials stated a tentative April 1<sup>st</sup> date for reconstruction to begin. The Lake George development is

a 52-unit affordable independent senior project at 80% of AMI. The building will consist of 14 one-bedroom units, 15 one-bedroom plus den units, 16 two-bedroom units, and 6 two-bedroom plus den units. One-bedroom units will range in size from 750 to 800 square feet and will achieve monthly rents of \$600 to \$850, one-bedroom plus den units will be 946 square feet and rent for \$950, two-bedroom units will range in size from 1,002 to 1,328 and rent from \$990 to \$1,220, and the two-bedroom plus den units will be 1,355 square feet and rent for \$1,250. Underground garage stalls will be available for \$30 per month.

**Stanford**

- There are currently no pending senior projects in Stanford Township.

**Market Rate Independent Senior Housing Demand Estimates**

Table 5 below and the accompanying chart present our demand calculations for market rate independent senior rental housing in St. Francis.

TABLE 5 ADULT RENTAL SENIOR HOUSING DEMAND ST. FRANCIS MARKET AREA 2004 & 2009						
	2004			2009		
	Age of Householder			Age of Householder		
	55-64	65-74	75+	55-64	65-74	75+
# of Households w/ Incomes of >\$25,000/\$30,000	927	358	153	1,205	499	237
<b>(plus)</b>						
+ # of Households w/ Incomes of \$18-\$25K/\$23-30K	48	39	40	51	37	51
(times) Homeownership Rate	x 97%	95%	88%	x 97%	95%	88%
(equals) Potential Market	= 47	37	35	= 49	35	45
(equals) Total Potential Market Base	= 974	395	188	= 1,254	534	282
(times) Potential Short-Term Capture Rate	x 0.4%	6.5%	12.5%	x 0.4%	6.5%	12.5%
<b>(equals) Potential Demand</b>	= <b>4</b> + <b>26</b> + <b>24</b>			= <b>5</b> + <b>35</b> + <b>24</b>		
<b>Total Local Short-Term Demand Potential</b>	= <b>53</b>			= <b>63</b>		
(plus) Demand from Outside Market Area (25%)	+ 18			+ 21		
<b>(equals) Total Adult Rental Demand Potential</b>	= <b>71</b>			= <b>84</b>		
(minus) Existing Competitive Units *	- 0			- 25		
<b>(equals) Senior adult rental demand in Market Area</b>	= <b>71</b>			= <b>59</b>		
(time) Percent of demand capturable by project in St. Francis	x 50% - 55%			x 50% - 55%		
<b>(equals) Senior adult rental demand in the Market Area</b>	= <b>35 - 39</b>			= <b>30 - 33</b>		

\* Existing Competitive unit counts reflect the estimated number of units that will be competitive based on position in the Market Area, less a 5% vacancy rate.

Source: Maxfield Research Inc.

Table 5 calculates demand based on senior households that have incomes of \$25,000 or more. This estimate also includes senior households whose incomes would rise to this level based on proceeds gained from the sale of their single-family homes. We have estimated this proportion based on the homeownership rates and home values in the St. Francis Market Area.

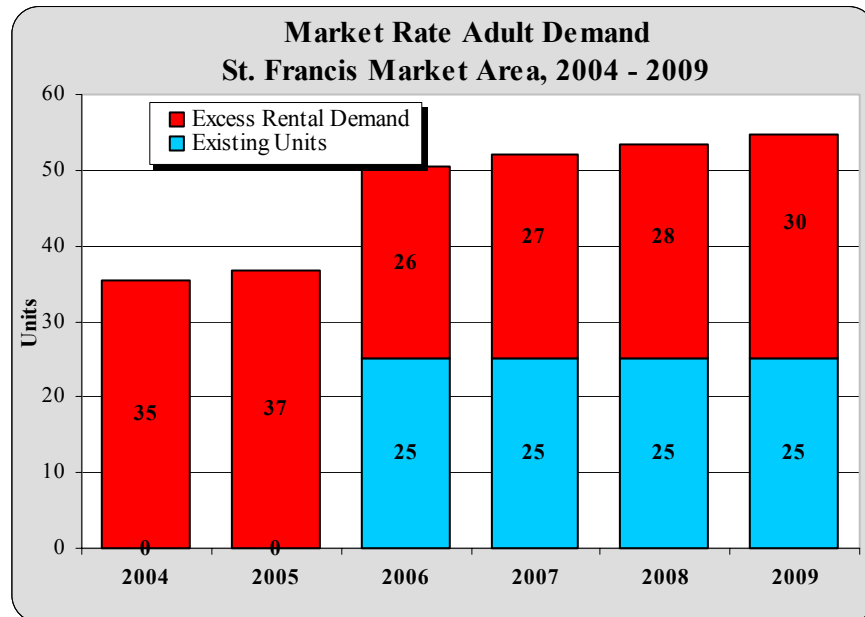
To arrive at the potential age- and income-qualified base for market rate independent senior housing, we have included all older adult and senior households that have incomes of \$25,000 or more plus households that have incomes between \$18,000 and \$25,000 who would qualify with the proceeds from the sale of their home. We estimate that the number of age- and income-qualified older adult and senior households in the Market Area in 2004 to total 1,557.

We then adjusted the number of age-qualified older adults to include appropriate short-term capture rates for each age cohort. In 2004, we estimate these capture rates to be 0.4% of households age 55 to 64, 6.5% of households 65 to 74, and 12.5% of households age 75 and older. We used the same capture rates for 2009. This results in a short-term (2004) demand potential of approximately 53 market rate independent senior rental units.

We also estimate that additional demand will come from outside the St. Francis Market Area. This demand will consist primarily of parents of adult children living in the Market Area, individuals who live just outside the Market Area and have an orientation to the area, as well as former residents who desire to return. Due to the proximity of St. Francis and the Remainder of the Market Area from the Metro Area, we estimate that approximately 25 percent of the demand for independent senior rental housing will come from outside the Market Area. The demand from local seniors is then added to the demand from seniors who would relocate to the St. Francis Market Area resulting in a total unmet demand for 71 independent senior units in 2004 and 84 independent senior housing units in 2009.

From this estimate, a portion of existing and pending competitive rental units serving the Market Area are subtracted (minus a vacancy factor of 5% to allow for sufficient consumer choice and turnover), resulting in net demand for 71 rental units in the Market Area in 2004. We estimate that by 2009, the demand for senior rental units in the Market Area will decrease slightly to approximately 59 units.

**Finally, we estimate a range of 50-55 percent of this demand could be captured by a project located in St. Francis. This results in a demand for 35 to 39 independent senior rental units in 2004, decreasing slightly in 2009 to 30 to 33 senior rental units when the Lake George project comes online in 2006.**



### Preliminary Conclusions

The initial market assessment of the age/income-qualified senior base and lack of existing competitive units in the St. Francis Market Area indicate that as of 2004 demand exists for market rate independent senior rental housing. As Table 5 shows, our calculations indicate that there is sufficient demand to support up to 35 to 39 adult rental units in 2004. The Lake George Senior Apartments is the only project under construction and/or pending in the Market Area and will absorb some of the pent-up demand in 2006 when it opens for occupancy. Even with the Lake George project, demand in 2006 will only decrease to 26 to 27 units and as those units are absorbed into the Market, demand will then increase to 30 to 33 units by 2009. Based on this level of unmet demand we would recommend an independent adult rental project consisting of 28 to 32 units.

Table 6 shows our recommended unit mix, sizes, and pricing for the proposed senior housing project. We recommend that the project include a range of unit sizes and types to appeal to a broader target market. Based on rents achieved at existing and pending projects in the Market Area, we recommend monthly rents ranging from \$700 to \$800 for one-bedroom units, \$875 to \$925 for one-bedroom plus den units, and \$950 to \$1,150 for two-bedroom units. These monthly rents include water, sewer, and trash removal. Residents would be responsible for heat and electricity, however.

**TABLE 6**  
**RECOMMENDED CONCEPT**  
**INDEPENDENT SENIOR HOUSING**  
**ST. FRANCIS MARKET AREA**  
**April 2005**

<u># of Units</u>	<u>Unit Type</u>	<u>Unit Sizes (Sq. Ft.)</u>	<u>Monthly Rent</u>	<u>Rent per (Sq. Ft.)</u>
8 - 8	1BR	725 - 800	\$700 - \$800	\$0.97 - \$1.00
10 - 12	1BR/Den	900 - 975	\$875 - \$925	\$0.95 - \$0.97
10 - 12	2BR	1,050 - 1,200	\$975 - \$1,150	\$0.93 - \$0.96
<u>28 - 32</u>				

Source: Maxfield Research Inc.

### **Site Locations/Descriptions**

St. Francis City officials recommended four locations to analyze for senior housing. Important criteria for independent seniors when choosing locations for senior rental housing are accessibility and visibility, proximity to health care and community services, compatibility with surrounding land uses, and aesthetics of surrounding land uses.

The four Sites are all located on or near Highway 47 in the center of the City of St. Francis. There are many service and retail spaces along St. Francis Boulevard that would attract potential senior residents. The St. Francis City Center is located at 233<sup>rd</sup> Avenue and St. Francis Boulevard and is home to The County Market grocery store, Movie Gallery, Anytime Fitness, chiropractic office, Hong Kong Delight, Great Clips, Nova Care Rehabilitation, Anoka County Federal Credit Union, Boulevard Coffee, Papa's Italian, McDonald's, and other various retailers. The Ponds Golf Course is a short drive east and is located on Bridge Street NW just past Downtown St. Francis. Seniors can enjoy Rum River North County Park along the scenic Rum River along with numerous other parks that the City has planned throughout the City. There are also a five churches of various denominations located within five miles of all the possible Site locations. Various physicians and medical services are located within a few miles of the Sites and an urgent care facility is located in the St. Francis Professional Building along with the City Hall at Ambassador Boulevard and St. Francis Boulevard.

### **Site #1**

Site #1 is located on the northeast corner of St. Francis Boulevard NW (Highway 47) and Ambassador Boulevard NW (County Road 28) adjacent to the St. Francis Professional Building. The St. Francis Professional Building is home to the St. Francis City Hall along with an urgent care medical facility, dance school, and Counselor Realty office. The Site is located a few blocks north of the St. Francis City Center. The surrounding land uses are compatible, with services and retail located south of the Site, the Crossroads School and Vocational Center along with residential neighborhoods to the west, and small pond, vacant land, trees to the north and northeast. Views to the west, north, and east are good with wooded surroundings. The Site would be easily accessed off of St. Francis Boulevard and Ambassador Boulevard



View NE of Site #1 at St. Francis Boulevard NW (Highway 47) and Ambassador Boulevard NW (County Road 28) intersection.

### **Site #2**

This Site is located one and a half miles north of the St. Francis City Center on the border of Anoka County and Isanti County on the southeast corner of Highway 47 and 245<sup>th</sup> Avenue NW. The surrounding land uses consist of farmland to the southeast, wooded land to the northeast, and a few single-family homes to the west. This Site offers more of a secluded feel than the other three Sites, yet is still a short drive from all the goods and services a senior would require. Views from the proposed building would be favorable in all directions. Access to the proposed development would come via Highway 47 and 245<sup>th</sup> Avenue. This Site however would most likely not be connected up to City services.



View of Site #2 northeast from Highway 47

### **Site #3**

Site #3 is currently being used for agriculture and is located two blocks east of St. Francis Boulevard and one block east of Ambassador Boulevard at the north end of Yucca Street. A single-family neighborhood borders the Site to the south and farmland to the north and west. East of the Site is wooded land with the Rum River just beyond. The St. Francis City Center is short walk or drive to the west on 233<sup>rd</sup> Avenue. The site would be accessible from Yucca Street and possibly Ambassador Boulevard. The development would have good aesthetic views to the east while views to the southwest of the newly constructed water tower and the cell phone tower would be undesirable.



View of Site #3 southwest from Ambassador Boulevard NW north of 233<sup>rd</sup> Avenue.



### **Site #4**

The last Site is located adjacent to the St. Francis City Center on the south side of Pederson Drive NW (County Road 81). The Site is currently occupied by a single-family home that would be removed. Across the street, north of the Site is the St. Francis City Center while east of the Site is Mansetti's Restaurant and the St. Francis Junior High School on the other side of St. Francis Boulevard. Directly west of the Site is vacant land followed by single family neighborhoods while a church and more vacant land lies south of the Site. This Site would be easily accessible via Pederson Drive and would provide seniors a very short walk to goods and services. However, residents located on the north side of proposed building would have unfavorable views of the shopping center.



View south of Site #4 from McDonald's parking lot at City Center entrance.

### ***Summary***

After analyzing all four Site locations, we believe that Sites #1 and #2 are best fitted for independent senior rental housing. However, Sites #3 and #4 are also adequate for senior housing. All of the Sites have compatible land uses adjacent to them and are easily accessible. Only Site #2 is located further than a half mile from the closest goods and services and then is located only one and a half miles away. With locations away from the retail and commercial land uses, Sites #1 and #2 offer a quieter environment and aesthetically pleasing views in most all directions from the proposed development. Although the Sites are not as close to goods and services than the other two, both are located within a one to three minute drive from the St. Francis City Center.