

# Minneapolis Trends

*A Quarterly Overview of  
Socioeconomic and Housing  
Trends in Minneapolis*

## Highlights for the first quarter of 2003

- Unemployment grew in Minneapolis and the Metro Area in comparison with the last quarter of 2002. However, it was still lower than in the first quarter of the previous year. *page 5*
- Interest rates decreased steadily. *page 7*
- Both new housing construction and construction value in the City decreased sharply. Construction of new units in the Metro Area decreased, but at a slower rate than in the City. *pages 9 & 11*
- New housing units spread primarily in the northwestern quadrant of the City, while residential remodels tended to take place in the southwestern quadrant. *pages 10 & 13*
- There were few residential demolitions. *page 13*
- Average rent in the City rental market remained stable at fourth quarter (2002) levels. The vacancy rate increased. *page 15*
- Sale values were high and residential sales were fewer than any time in 2002. *page 16*



First Quarter 2003



Minneapolis  
City of Lakes  
Planning Department  
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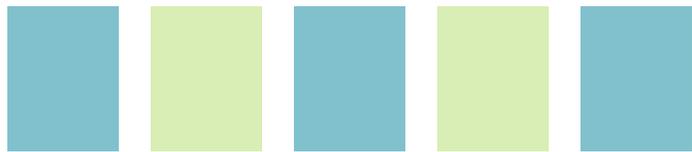
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# Minneapolis Trends

## first quarter 2003



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# ECONOMIC INDICATORS

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**Population:** Data are based on the 2000 Census of Population and Housing. Figures shown are for the City of Minneapolis and the Metropolitan Area. For the purposes of this report the Metropolitan Area includes Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. This information will not be updated in future reports.

**Income per capita:** Income per capita is the cumulative income measured in dollars produced during a period of time in a given geographical area divided by the total population of this area. The most current source of information is the 2000 Census of Population and Housing. Figures for 1989 were adjusted to 1999 dollars using the Consumer Price Index (CPI) of the Bureau of Labor Statistics (USBLS). Table two compares Minneapolis, the Metro Area and the US. This information will not be updated in future reports.

**Labor Force, Employment and Unemployment:** Labor force, employment and unemployment information is based on monthly figures from the Minnesota Department of Economic Security. Labor Force is the average number of non-farm workers employed or looking for a job at a given time. Table three presents quarterly and year-to-date information for the City and the Metropolitan Area.

**Consumer Price Index:** This index, developed by the USBLS, is based on consumer surveys of all urban households for items such as food and beverages, housing, apparel, medical care, recreation, education and others. Bi-annual and annual information is available. Table four presents a comparison of urban consumers in Minneapolis, the Midwest and the US. This information will be updated every six months.

**Interest Rates:** LIBOR (London Inter-bank offered rate) and the 30-year required net yield is tracked monthly by Fannie Mae. Information by quarter in Tables five and six show interest rates in the last month of the quarter.

## POPULATION

In 2000 Minneapolis had about 14,000 or 3.8 percent more people than in 1990. In the seven-county Metropolitan Area population increased by more than 353,000, nearly the total population of the City of Minneapolis.

## INCOME PER CAPITA

Between 1989 and 1999 income per capita grew in real terms in Minneapolis and the Metropolitan Area. In 2000 growth was almost 3 percent points more in the City than the US, but 2.5 percent points lower in comparison to the Metro Area.

TABLE 1: POPULATION

AREA	2000	1990	GROWTH
Minneapolis	382,452	368,383	3.8%
7-county Metropolitan Area	2,642,056	2,288,721	15.4%

*Source: Census of Population and Housing 7-County Metro Area comprises Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties*

TABLE 2: INCOME PER CAPITA

AREA	1999	(adjusted) 1989	GROWTH
Minneapolis	\$22,685	\$19,850	14.3%
7-county Metropolitan Area	\$26,776	\$22,919	16.8%
US	\$21,587	\$19,374	11.4%

*Source: Census of Population and Housing. 1989 income adjusted to 1999 values*

## EMPLOYMENT

In the first quarter, Minneapolis' labor force increased slightly in comparison with the fourth quarter. Employment decreased and unemployment increased .5 percentage points to 4.5 percent. Despite this increase, the unemployment rate in the first quarter was lower than the unemployment rate one year ago. In the Metro Area the labor force shrank by 1.6 percent, making it slightly smaller than it was in the first quarter of 2002.

TABLE 3: LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT

	CITY	METRO AREA	CITY	METRO AREA
	<b>1Q-02</b>		<b>YTD</b>	
Labor Force	212,364	1,623,973	212,364	1,623,973
Employment	202,536	1,554,528	202,536	1,554,528
Unemployment Rate	4.6%	4.3%	4.6%	4.3%
	<b>2Q-02</b>		<b>YTD</b>	
Labor Force	217,427	1,651,208	214,896	1,637,590
Employment	206,909	1,581,262	204,723	1,567,895
Unemployment Rate	4.8%	4.2%	4.7%	4.3%
	<b>3Q-02</b>		<b>YTD</b>	
Labor Force	219,468	1,669,556	216,420	1,648,246
Employment	208,309	1,600,434	205,918	1,578,741
Unemployment Rate	5.1%	4.1%	4.9%	4.2%
	<b>4Q-02</b>		<b>YTD</b>	
Labor Force	216,138	1,648,854	216,349	1,648,398
Employment	207,502	1,588,105	206,314	1,581,082
Unemployment Rate	4.0%	3.7%	4.6%	4.1%
	<b>1Q-03</b>		<b>YTD</b>	
Labor Force	216,490	1,622,972	216,490	1,622,972
Employment	206,666	1,555,910	206,666	1,555,910
Unemployment Rate	4.5%	4.1%	4.5%	4.1%

*Source: Planning Department with data from Minnesota Department of Economic Security, Labor Market Information*

## PRICES

In 2002 prices for all consumer goods and services in the Minneapolis-Saint Paul Metropolitan Area were lower on average than US urban areas as a whole, but higher than midwest urban areas. Housing is less expensive in the Minneapolis-Saint Paul Area in comparison with Midwestern and US urban areas. Housing prices along with all other items increased in the second part of the year.

TABLE 4: CONSUMER PRICE INDEX (CPI) 2002

*For all consumers, not seasonally adjusted; base period: 1982-84=100*

AREA	2002 FIRST HALF		2002 SECOND HALF		2002 ANNUAL	
	ALL ITEMS	HOUSING	ALL ITEMS	HOUSING	ALL ITEMS	HOUSING
<b>Minneapolis</b>	179.3	167.4	180	168.3	179.6	167.8
<b>Midwest</b>	173.8	170.7	175.9	173	174.9	171.8
<b>US</b>	178.9	179.2	180.9	181.4	179.9	180.3

*Source: Bureau of Labor Statistics*

## INTEREST RATES

Interest rates, which influence the demand for housing as well as other investments, continued to decrease during the first quarter of 2003.

The LIBOR Rate continued to decrease steadily. In April 2002 it was at 2.61, and in March, at the end of the first quarter, it was 1.34. LIBOR is used as a base index for setting rates of some adjustable rate financial instruments, including adjustable rate mortgages.

TABLE 5: LIBOR RATE 2002 & 2003  
end of quarter

QUARTER	RATE
1Q-02	3.006
2Q-02	2.251
3Q-02	1.813
4Q-02	1.447
1Q-03	1.34

Source: Fannie Mae. Fannie Mae publishes rates the last business day of each month. Quarterly rates are rates for the last month of the quarter.

LIBOR RATE,  
April 2002 to March 2003



The 30-year required net yield is frequently used as a basis for converting an adjustable rate mortgage to a fixed rate mortgage. During the first quarter of 2003 the 30-year required net yield rate decreased, following last year's trend.

TABLE 6:  
30-YEAR REQUIRED NET YIELD  
end of quarter

QUARTER	RATE
1Q-02	6.68
2Q-02	6.66
3Q-02	5.91
4Q-02	6.03
1Q-03	5.45

Source: Fannie Mae. Quarterly rates show monthly rates at the end of each quarter

INTEREST RATES, Historical 30 year required net yield  
April 2003 to March 2003



# RESIDENTIAL GROWTH

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Building permits for new residential construction: Permits represent projects for residential construction submitted for approval to the City. Typically there is a time lag between the proposed project and the actual construction.

Tables seven and eight are based on monthly figures provided by the City of Minneapolis and Metropolitan Area counties to the Bureau of the Census. The map on new building construction is based on permit information by address provided by the City's Inspections Division. Numbers from the Census Bureau and City Inspections may differ slightly for the same period. Census Bureau numbers do not include additions, remodels or demolitions.

Single family buildings include only one unit in the structure.

Multi-Family buildings include two or more units in the structure.

Value of residential construction is based on the amount of dollars that developers report as cost of their projects.

Construction value per unit refers to the total construction value divided by the number of units permitted during the period considered.

Building permits for residential remodeling: Map two is based on data from the City of Minneapolis Inspections Division. Information includes all projects for residential remodeling submitted for approval to the City with a value of \$48,000 or more.

Building permits for demolitions or wrecking: This information was obtained from the City of Minneapolis Inspections Division, and includes all residential buildings that were demolished either partially or totally. The categories within multi-family buildings and units include condominiums. These categories are identical with those of the City Assessor's Office.

# NEW RESIDENTIAL CONSTRUCTION

In the first quarter of 2003, Minneapolis permitted 281 multi and single family housing units. This represents 7.6 percent of the total housing permitted in the seven-county Metropolitan Area.

The Metro Area grew at an average of 1,230 units per month. The number of single family dwellings permitted in the City sharply decreased from last year. In the Metro Area there were fewer single family units permitted in the first quarter than the fourth quarter last year, although the level was still higher than in the first quarter of 2002.

In the first quarter, 248 Multi-family units were permitted in the City, down from the 277 units permitted in the fourth quarter. Construction activity for multi-family housing in the Metro Area fell sharply in the first quarter.

TABLE 7: NEW RESIDENTIAL CONSTRUCTION

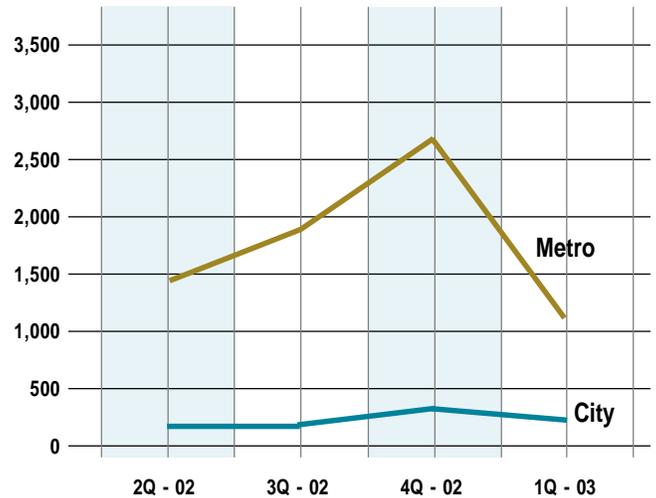
	SF UNITS	MF UNITS	TOTAL	SF UNITS	MF UNITS	TOTAL
			<b>1Q-02</b>	<b>YTD</b>		
City	40	616	656	40	616	656
Metro Area	2,414	1,725	3,483	2,414	1,725	3,483
City Share	1.6%	26.3%	18.8%	1.6%	26.3%	18.8%
			<b>2Q-02</b>	<b>YTD</b>		
City	65	232	297	105	848	953
Metro Area	3,311	1,433	4,447	5,725	3,158	8,883
City Share	1.9%	13.9%	6.7%	1.8%	21.2%	10.7%
			<b>3Q-02</b>	<b>YTD</b>		
City	68	242	310	173	1,090	1,263
Metro Area	3,034	1,780	4,814	8,759	4,938	13,697
City Share	2.2%	12.0%	6.4%	1.9%	18.1%	9.2%
			<b>4Q-02</b>	<b>YTD</b>		
City	74	277	351	247	1,367	1,614
Metro Area	3,049	2,618	5,667	11,808	7,556	19,364
City Share	2.4%	9.6%	6.2%	2.0%	15.3%	8.3%
			<b>1Q-03</b>	<b>YTD</b>		
City	33	248	281	33	248	281
Metro Area	2,621	1,073	3,694	2,621	1,073	3,694
City Share	1.3%	23.1%	7.6%	1.3%	23.1%	7.6%

Source: US Bureau of the Census

PERMITS FOR NEW CONSTRUCTION: SINGLE FAMILY UNITS



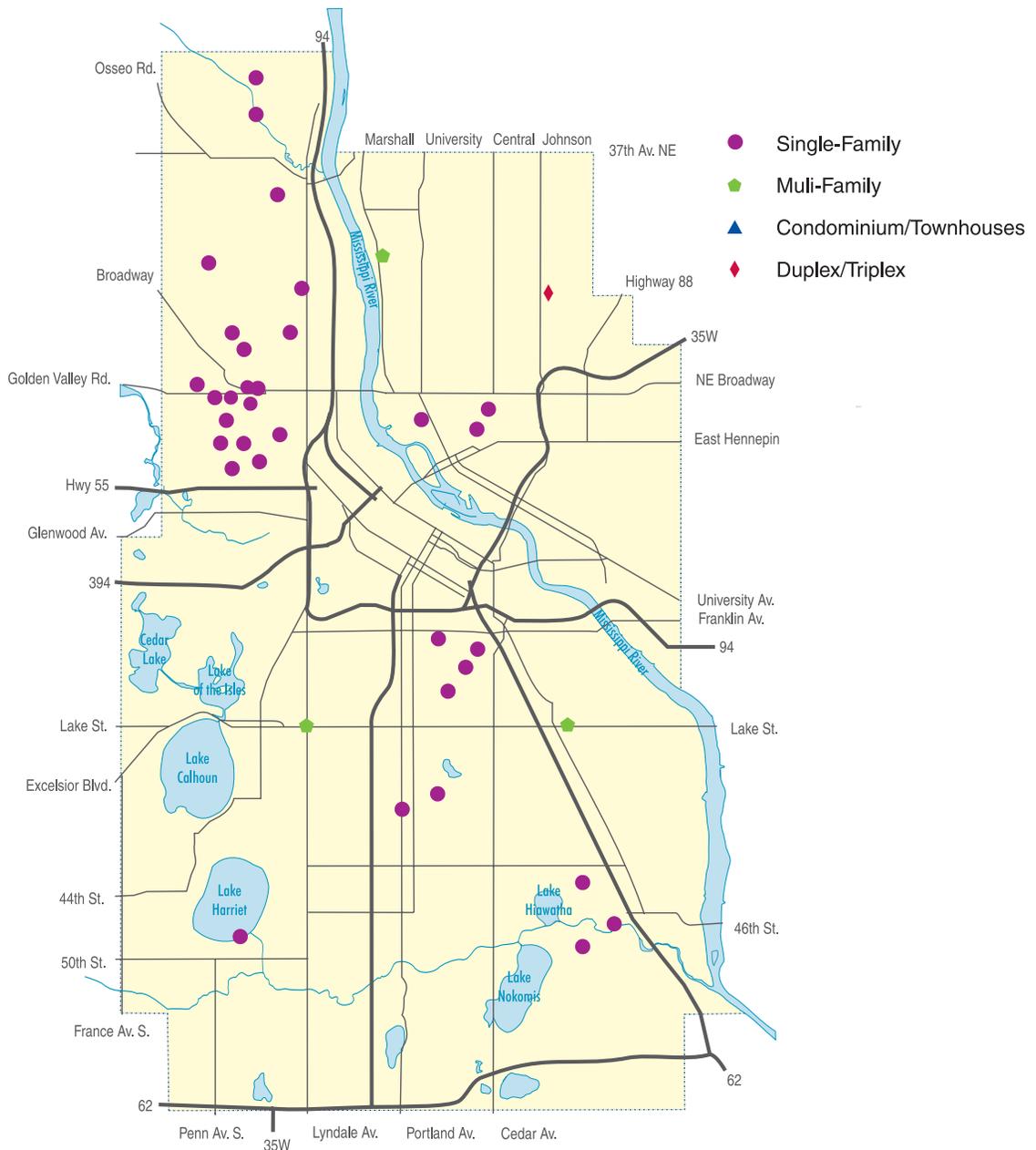
PERMITS FOR NEW CONSTRUCTION: MULTI-FAMILY



# NEW RESIDENTIAL CONSTRUCTION

Permits issued for new single-family residential construction in the City during the first quarter of 2003, show that about 32 percent of the total number of projects were concentrated north of Olson Memorial Highway and west of Highway 94 in the Near-North Community. Fewer single-family residential permits were issued in Phillips and Powderhorn, to the east of Highway 35 W and south of Highway 94; a few permits were issued for construction to the east of Lakes Nokomis and Hiwatha, and east of the Mississippi River and south of Broadway.

MAP 1: MINNEAPOLIS PERMITS FOR NEW RESIDENTIAL CONSTRUCTION - 1Q 2003



## VALUE OF RESIDENTIAL CONSTRUCTION

In the first quarter new residential construction in the seven-county Metropolitan Area was valued at almost 620 million dollars. The City's share of this was 3.5 percent, about 21 million.

In the first quarter, single and multi-family construction value declined in both the City

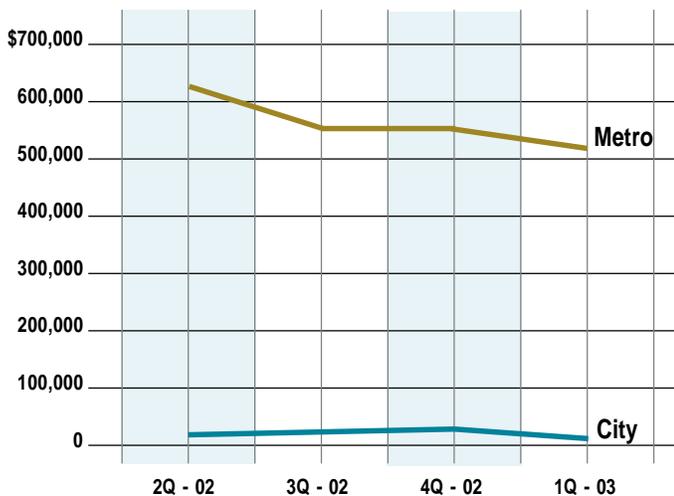
and the Metro Area. However, single-family construction value was higher than it was during the same period last year. Multi-family construction values showed a steep decline during the same period. The City share in the Metro Area in multi-family construction value fell from 40 percent to 16 percent.

TABLE 8: VALUE OF NEW RESIDENTIAL CONSTRUCTION in dollars

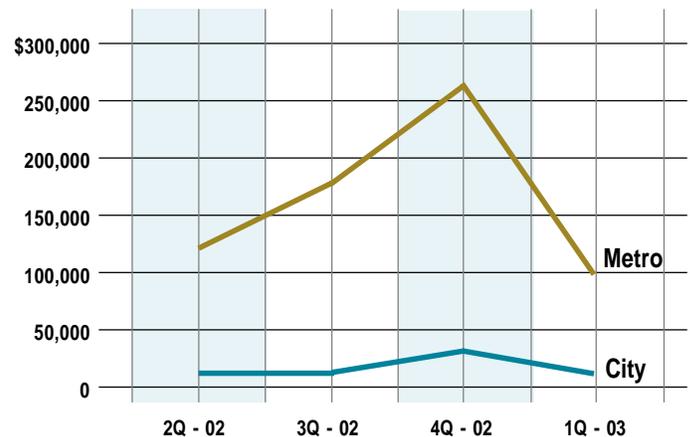
	SF UNITS	MF UNITS	SF UNITS	MF UNITS
	<b>1Q-02</b>		<b>YTD 2002</b>	
City	\$ 4,257,752	\$76,142,572	\$ 4,257,752	\$ 76,142,572
Metro Area	439,888,271	189,097,311	439,888,271	189,097,311
City Share	1.0%	40.3%	40.3%	12.8%
	<b>2Q-02</b>		<b>YTD</b>	
City	8,742,881	19,883,736	13,000,633	96,026,308
Metro Area	623,665,320	126,052,628	1,063,553,591	315,149,939
City Share	1.4%	15.8%	1.2%	30.5%
	<b>3Q-02</b>		<b>YTD</b>	
City	10,469,155	21,839,227	23,469,788	117,865,535
Metro Area	559,013,612	174,839,323	1,622,567,203	489,989,262
City Share	1.9%	12.5%	1.4%	24.1%
	<b>4Q-02</b>		<b>YTD</b>	
City	9,880,681	33,253,274	33,350,469	151,118,809
Metro Area	571,778,530	251,624,209	2,194,345,733	741,613,471
City Share	1.7%	13.2%	1.5%	20.4%
	<b>1Q-03</b>		<b>YTD 2003</b>	
City	\$ 5,178,427	\$16,222,344	\$ 5,178,427	\$ 16,222,344
Metro Area	518,254,676	101,240,227	518,254,676	101,240,227
City Share	1.0%	16.0%	1.0%	16.0%

Source: US Bureau of the Census

**SINGLE FAMILY CONSTRUCTION VALUES**  
in millions of dollars



**MULTI-FAMILY CONSTRUCTION VALUES**  
in millions of dollars

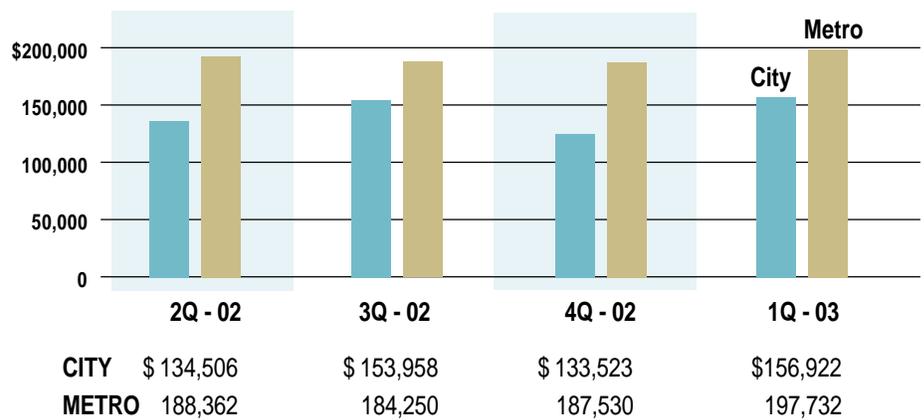


## NEW RESIDENTIAL CONSTRUCTION

Construction values per single-family unit in the first quarter in both the City and the Metro Area were higher than any period in 2002. Construction value per unit was 17 percent higher in the City and five percent higher in the Metro Area in comparison with the fourth quarter of 2002.

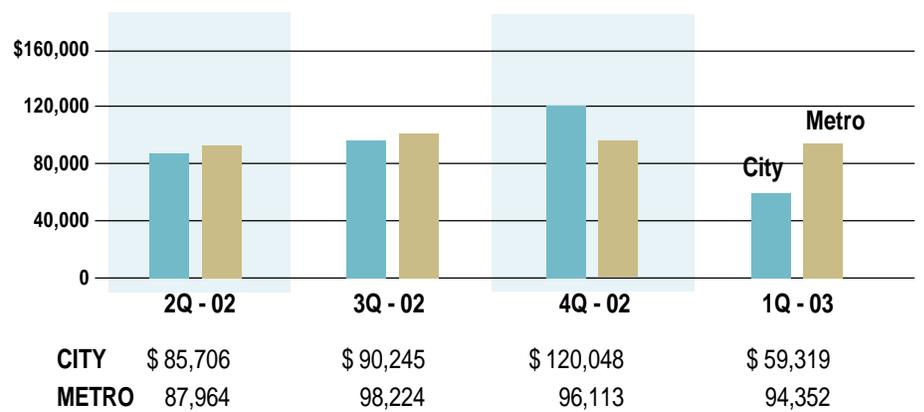
Construction value per multi-family units declined in the first quarter in both the City and MetroArea. Construction values fell by 50 percent in the City and by 1.8 percent in the MetroArea.

**SINGLE FAMILY CONSTRUCTION VALUE per unit**



Source: Planning Department with data from the Bureau of the Census

**MULTI-FAMILY CONSTRUCTION VALUE per unit**

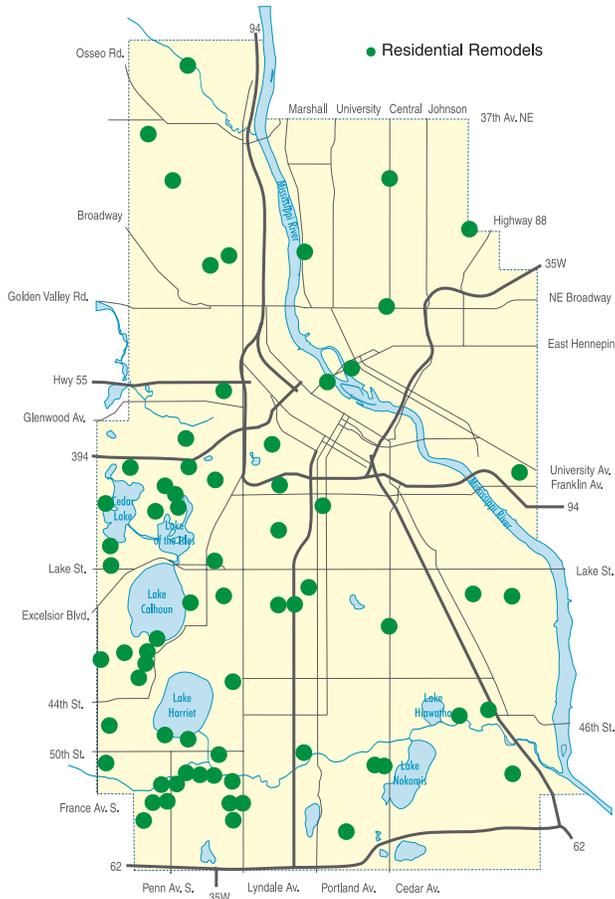


Source: Planning Department with data from the Bureau of the Census

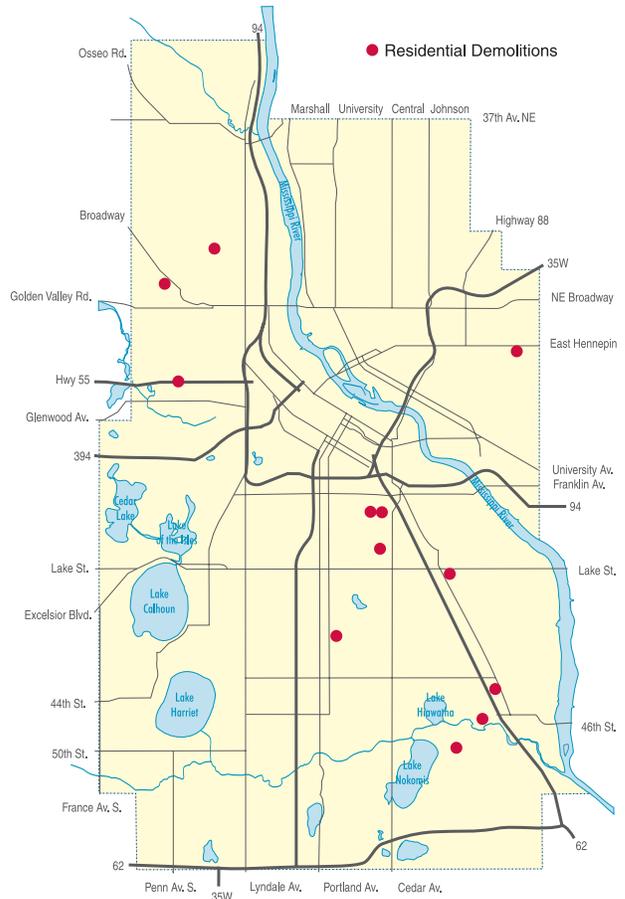
## RESIDENTIAL REMODELS

About 70 permits were issued for remodels with a value of \$48,000 and over. Most of the projects are located south of Highway 394 and east of Highway 35 W, around the lakes area. The largest project is the conversion of a nursing home into a 40-unit efficiency apartment building on LaSalle St, in the vicinity of Loring Park.

MAP 2: MINNEAPOLIS RESIDENTIAL REMODEL PROJECTS 1Q 2003



MAP 3: MINNEAPOLIS PERMITS FOR RESIDENTIAL DEMOLITIONS 1Q 2003



## RESIDENTIAL DEMOLITIONS

In the first quarter of 2003 there were 14 residential units demolished. Most demolitions took place in the southeastern quadrant of the City and were single-family dwellings.

TABLE 9: MINNEAPOLIS BUILDING PERMITS FOR RESIDENTIAL DEMOLITION

NUMBER OF UNITS	2002				2003 1Q-03	YTD 1Q-02	2002 2Q-02	2002 3Q-02	2002 4Q-02	2003 1Q-03
	1Q-02	2Q-02	3Q-02	4Q-02						
Single Family	13	19	22	17	12	13	32	54	71	12
Condo/Townhouse	0	0	0	0	0	0	0	0	0	0
Multi-Family	10	9	14	5	2	10	19	33	38	2
Duplex/Triplex	3	9	16	0	0	3	12	28	28	0
<b>TOTAL</b>	<b>26</b>	<b>37</b>	<b>52</b>	<b>22</b>	<b>14</b>	<b>26</b>	<b>63</b>	<b>115</b>	<b>137</b>	<b>14</b>

Source: Inspections Department

# THE HOUSING STOCK

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**Single and multi-family:** Table ten was derived from the Minneapolis Assessor's Office based on property tax records from the Hennepin County Property Tax Department. The City Assessor's Office certifies the records for the City every year. As a result table ten will be updated yearly because accurate data is not available quarterly.

Structure refers to a building that may have one or more units. The number of units and structures for single-family is the same.

Condominium refers to a legal category of property ownership and usually designates units in high-rise buildings or other multi-family structures that have common areas and individual properties.

Townhouses are attached single-family units that usually adopt a condominium type of home ownership.

**Vacancy Rate:** Is the percent of unoccupied housing units in the total. Overall vacancy rates for the City and Metro Area are available only in the 2000 and 1990 Census of Population and Housing.

Vacancy rates for the multi-family rental market are calculated quarterly by GVA Marquette Advisors based on a survey of 1,269 properties with 124,086 units in the Twin Cities Metropolitan Area; 17,831 units are in the City of Minneapolis. The survey also tracks the average rent paid for these units.

**Average sale values:** Are based on reported home prices to the Hennepin County Property Tax Department. The figures are unverified and unadjusted, and may not reflect the actual sale value.

## HOUSING STOCK

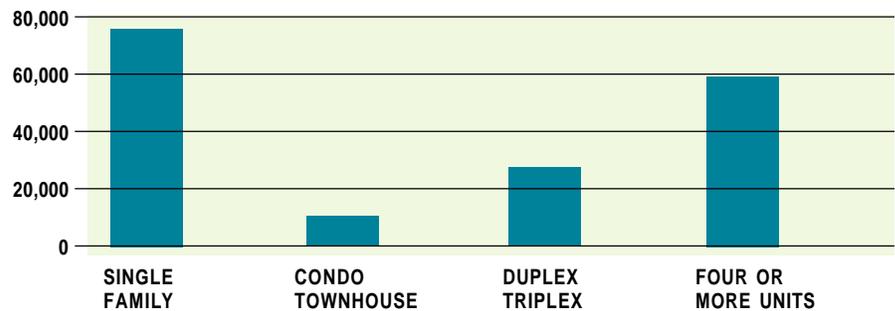
In 2002 Minneapolis had 169,117 housing units. Of these almost 45 percent were single-family and nearly 35 percent were multi-family with four or more units in the structure.

TABLE 10: HOUSING STOCK – MINNEAPOLIS 2002

HOUSING TYPE	SINGLE-FAMILY	CONDOMINIUM TOWNHOUSE	DUPLEX/TRIPLEX	FOUR UNITS OR MORE	TOTAL
Structures	75,402	10,145	12,119	3,449	101,115
Units	75,402	10,145	25,198	58,372	169,117
% of all Structures	74.6%	10.0%	12.0%	3.4%	100%
% of all Units	44.6%	6.0%	14.9%	34.5%	100%

Source: Minneapolis Assessor's Office

NUMBER OF HOUSING UNITS BY TYPE – MINNEAPOLIS 2002



Source: Minneapolis Assessor's Office

## VACANCY RATE

Between 1990 and 2000 the overall vacancy rate, including all types of housing units, dropped from 6.9 percent in 1990 to 3.7 percent in 2000 in Minneapolis. It also decreased in the Metro Area from 5.1 percent to 2.5 percent.

TABLE 11: OVERALL VACANCY RATE

	2000	1990
Minneapolis	3.7%	6.9%
Metro Area	2.5%	5.1%

Source: Census of Population and Housing

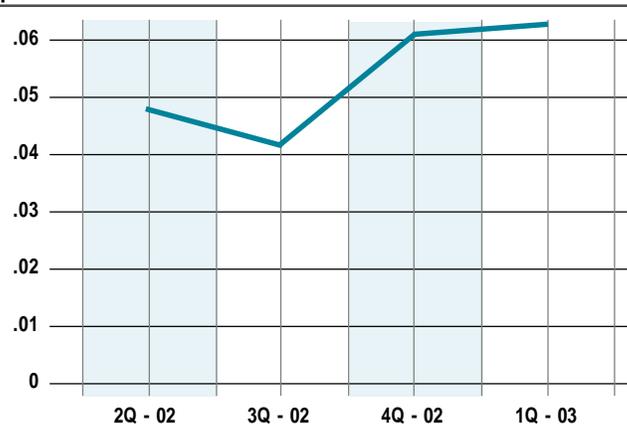
In the first quarter the average vacancy rate in the multi-family rental market in Minneapolis was 6.3 percent and the average rent was \$799. The average vacancy rate was 6.1 percent in the fourth quarter and 4.6 percent in the first quarter of 2002. The average rent tended to stabilize at fourth quarter levels.

TABLE 12: MINNEAPOLIS MULTI-FAMILY VACANCY RATE & AVERAGE RENT by quarters

QUARTER	2002				2003	YTD
	1Q-02	2Q-02	3Q-02	4Q-02	1Q-03	1Q-03
Units surveyed	18,185	17,605	18,017	18,051	17,831	17,831
Vacant Units	831	849	762	1,098	1,124	1,124
Average rent	\$ 801	\$ 790	\$ 789	\$ 799	\$ 799	\$ 799
Vacancy Rate	4.6%	4.8%	4.2%	6.1%	6.3%	6.3%

Source: Marquette report for 2002 based on property survey

VACANCY RATE 2002 by quarters



## RESIDENTIAL SALES

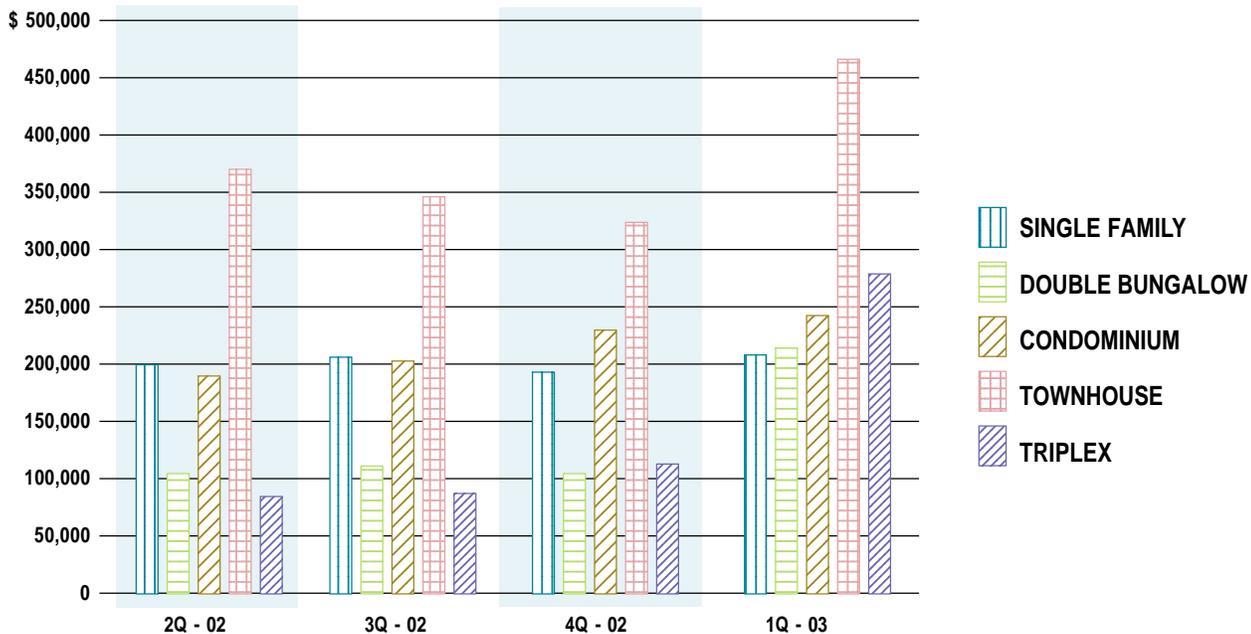
The average sale value for a single-family house in Minneapolis in the first quarter was about \$207,200, a hike in comparison to fourth quarter values. All types of housing gained in value. However, sales decreased somewhat, and the market cooled down.

TABLE 12: MINNEAPOLIS RESIDENTIAL HOUSING UNITS SOLD & AVERAGE SALE VALUE by quarters

	2Q-2002		3Q-2002		4Q-2002		1Q-2003	
	# UNITS	AVG. SALE						
Single-Family	1,420	\$ 200,187	1,471	\$ 207,848	1,139	\$ 196,373	967	\$ 207,195
Double Bungalow	442	102,701	416	114,262	328	102,063	163	219,636
Condominium	184	194,804	197	\$ 203,020	129	233,895	168	245,320
Townhouse	14	370,724	25	347,653	21	323,135	14	469,099
Triplex	54	79,966	48	80,175	33	116,176	10	269,710
<b>YTD</b>								
Single-Family	2,420	\$ 189,011	3,891	\$ 196,132	5,030	\$ 196,187	967	207,195
Double Bungalow	776	100,799	1,192	105,498	1,520	104,756	163	219,636
Condominium	302	192,860	499	196,871	628	204,477	168	245,320
Townhouse	32	324,735	57	334,787	78	331,650	14	469,099
Triplex	102	78,860	150	79,281	183	85,934	10	269,710

Source: City of Minneapolis Assessor's Office

### HOUSING: AVERAGE SALE VALUE MINNEAPOLIS 2Q-2002 to 1Q-2003



Source: City of Minneapolis Assessor's Office

# AFFORDABLE HOUSING

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**MCDA Funding:** The City of Minneapolis primarily finances housing through the Minneapolis Community Development Agency (MCDA). The MCDA partners with private developers and non-profit organizations to increase production of affordable housing. Federal and local funding is used by the agency to finance production.

Tables 14 and 15 show the number of units that will be produced in closed projects. This includes new construction and rehabilitation. Closed projects are projects whose funding and conveyance is final and construction has started.

An affordable unit is a housing unit affordable to households earning 50 percent or less of area median income (as adjusted for family size). A unit between 50 and 80 percent of the area median income is called a moderate to market unit.

Single-Family construction and rehab by the MCDA will be reported by quarters beginning the first quarter of 2003.

**HUD Funding:** The US Department of Housing and Urban Development (HUD) provides housing funding for low income families and elderly, disabled or handicapped individuals whose annual gross income does not exceed 50 percent of HUD's median income guidelines. Low-income families may also receive direct rental assistance through section 8 vouchers.

Table 17 does not include homes receiving vouchers. The table includes properties receiving financial aid under Section 236 of the 1994 Housing Act.

**Publicly Owned Housing:** The Minneapolis Housing Authority owns publicly owned housing. The Authority manages properties, provides rental assistance and services to residents, builds new units and preserves the existing stock.

## MCDA ASSISTED HOUSING

The MCDA financed and closed six multi-family housing projects in the first quarter of 2003, the same number as in the first quarter of 2002. The total number of units was 216, a sharp decrease in comparison with the first quarter of 2002. In the first quarter of 2003 almost 58 percent of the units financed by MCDA were affordable.

TABLE 14: MULTI-FAMILY HOUSING UNITS IN PROJECTS FINANCED BY MCDA  
new construction and rehabilitation

QUARTER	2002				2003	YTD
	1Q-02	2Q-02	3Q-02	4Q-02	1Q-03	1Q-03
Number of projects	6	5	6	10	6	6
Affordable Units*	428	45	116	249	125	125
Moderate to market**	99	3	47	176	0	0
Market Units	219	72	526	163	91	91
<b>TOTAL</b>	<b>746</b>	<b>120</b>	<b>689</b>	<b>588</b>	<b>216</b>	<b>216</b>

\* at 50% of income level or below

\*\* at more than 50% of income level

Source: Minneapolis Community Development Agency (MCDA)

In the year 2002 MCDA financed about 20 percent of affordable single-housing units and 75 percent of moderate to market housing units in 80 projects.

TABLE 15: SINGLE-FAMILY HOUSING UNITS IN PROJECTS FINANCED BY MCDA  
new construction and rehabilitation

YEAR	2002 UNITS	PERCENT
Affordable Units*	16	20.0
Moderate to Market Units	60	50.0
Other**	24	30.0
<b>TOTAL***</b>	<b>80</b>	<b>100.0</b>

\* at 50% of income level or below

\*\* at 115 % of income level or units for which information on income level is not available. The GMHC Century Homes Program requires its buyers to be below 115% of median income.

\*\*\* includes 56 townhouses

\*\*\* The total figure only includes closed contracts with the end buyer, but does not include the total number of closed contracts with developers. There were 60 additional closings with developers during 2002.

Source: Minneapolis Community Development Agency (MCDA)

## PUBLIC HOUSING

More than 80 percent of public housing units in Minneapolis are in high rise buildings. The number of publicly owned housing units administered by the Minneapolis Housing Authority is stable. In 2002 MPH replaced 11 units and the total number did not change between 2001 and 2002.

In addition to MCDA and MPH, HUD finances housing in the City through Section 8 of the Housing Assistance Payment Program and Section 236 of the 1964 Housing Act.

TABLE 16: HOUSING TYPES OWNED BY THE MINNEAPOLIS HOUSING AUTHORITY  
2002

HOUSING TYPE	NUMBER	PERCENT
Multi-Family	4,856	84.1%
Single-Family	731	12.7%
Row Houses	184	3.2%
<b>TOTAL</b>	<b>5,771</b>	

Source: Minneapolis Public Housing (MPH)

# HUD ASSISTED HOUSING

In the first quarter of 2003 HUD was assisting more than 4,600 units in 51 buildings located in the City.

**TABLE 17: MINNEAPOLIS SECTION 8 & SECTION 236 ASSISTED BUILDINGS**

1Q-2003	
Number of Section 8 Units	4,610
Possible Market Units	1,490
<b>TOTAL</b>	<b>6,100</b>

It does not include Section 8 voucher assisted units.

*Source: HUD*

**MAP 4: SECTION 8 HOUSING BUILDING LOCATION MINNEAPOLIS – 1Q-2003**

