

# 3. HOUSING & COMMUNITY

- Introduction
- Socioeconomic Conditions
- Housing Supply
- Housing Demand
- Goals & Strategies
- Implementation
- Strategy Glossary



## INTRODUCTION

Every ten years the City is required to update its Comprehensive Plan, and addressing and planning for the City’s Housing stock is a required part of that process. The purpose of this chapter is to evaluate the City’s existing housing stock and to plan for future housing needs based on household and population projections as required in the City’s 2015 System Statement prepared by the Metropolitan Council.

The existing neighborhood pattern and housing stock tells the story of how and where people live in the City today, and how neighborhoods and housing have developed over time in the community. In conjunction with understanding the physical qualities of the housing stock and neighborhood pattern, it is equally important to understand the demographic and socioeconomic trends that may influence where people choose to live, and what types of products may be demanded over the next 10-20 years. The following chapter summarizes the who, what, when and where of the housing stock in the community and concludes with some practical implementation tools to help the City achieve its housing goals and strategies identified within this chapter.

## HOUSING AND REDEVELOPMENT AUTHORITY (HRA)

The City’s Housing and Redevelopment Authority (HRA) prepared this chapter to comply with the 2015 System Statement and to reflect the City’s aspirations for the housing stock in the City over the next 20 years. The HRA is a separate legal entity governed by the laws of the State of Minnesota and will be responsible for administering and complying with many of the City’s implementation efforts, as described in Table 3032. The Anoka HRA has five commissioners who are appointed by the City Council for a five-year term.



**T&T DESIGNS** Plot Map Proof for Rum River Shores  
 T&T Designs, Inc. / T&T Advertising / T&T Art Studio  
 651.945.8582 | ttd@tandonline.com | www.tandonline.com  
 Please review and proof ALL parts, contact with feedback. Thank You

## SOCIOECONOMIC CONTEXT

A key consideration in preparation of the housing chapter of the Comprehensive Plan (“2040 Plan”) is to understand the socioeconomic conditions in the City today, and to plan for projected changes to population, households and employment over the next 20-years. As part of the comprehensive planning process, the Metropolitan Council prepares a System Statement for each community that includes projections for each of the main demographic and socioeconomic categories through 2040. These forecasts are meant to inform every element of the 2040 Plan development, and this data is particularly important to consider when preparing the housing chapter.

Table 3-1 and Figure 3-1 present the data as provided within the System Statement. While a significant portion of the land in the City of Anoka is developed, there remains some undeveloped areas that are available for development. A portion of that land, as demonstrated within the following tables, is projected to be developed with new households, while the remaining projected increase would likely be accommodated through redevelopment opportunities. As shown on Table 3-1, the City is projected to add approximately 1,600 new Households in the community, which correlates to an approximately 23% increase in households from the 2014 estimated number of households (per

Anoka County Parcel data, there are approximately 7,350 households in the community as of 2017, approximately 100-more units than the 2014 US Census estimate).

## POPULATION

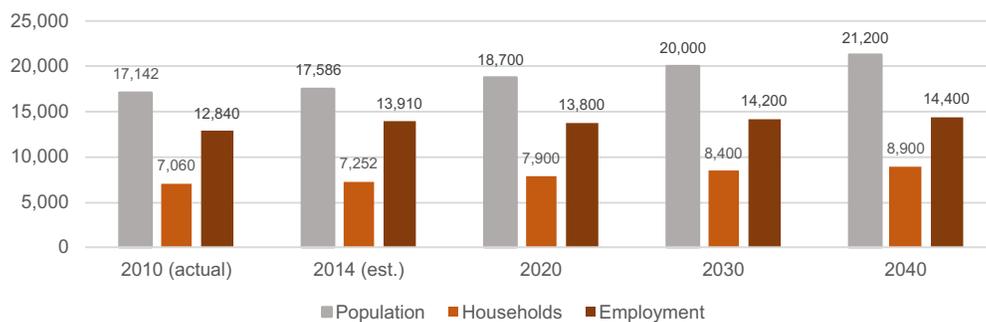
As shown in the Metropolitan Council projections, the City is expected to continue to increase in population over the next 20 years. As shown in Table 3-2: Population by Age, the estimated 2015 total population in the City was 17,244 people, which is slightly less than shown in the 2014 estimate provided by the Metropolitan Council (Table 3-1). While some new developments have been platted since 2015 and the new population is likely not reflected, the data still provides a good baseline to consider who is living in the community today.

TABLE 3-1: POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS FOR ANOKA, 2018

| Year          | Population | Households | Employment |
|---------------|------------|------------|------------|
| 2010 (actual) | 17,142     | 7,060      | 12,840     |
| 2014 (est.)   | 17,586     | 7,252      | 13,910     |
| 2020          | 18,700     | 7,900      | 13,800     |
| 2030          | 20,000     | 8,400      | 14,200     |
| 2040          | 21,200     | 8,900      | 14,400     |

Source: Metropolitan Council 2015 Systems Statement – Anoka

FIGURE 3-1: METROPOLITAN COUNCIL THRIVE FORECASTS FOR POPULATION, HOUSING, AND EMPLOYMENT



Source: Metropolitan Council 2015 Systems Statement – Anoka

**Age of Population**

As shown in Table 3-2 and Figure 3-2, the City’s population age is following regional and national trends with respect to an increasing senior population. This is demonstrated clearly by the accelerated Median age from 2010 when the Median Age of the population was just under 34 years of age, and by 2015 the Median age is over 40-years of age. This increase in Median age is slightly higher than the 2015 estimated Median Age in the County which is approximately 38-years of age; and older than the Median age of the 7-County Metropolitan Area which is approximately 36.5 years of age. The City’s population is slightly older, and aging slightly faster, than Anoka County and the region as a whole.

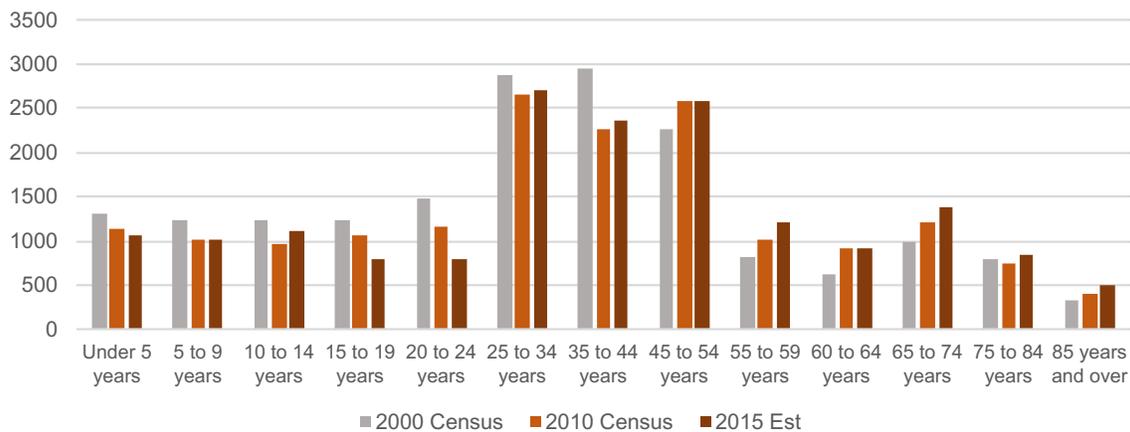
The age of the City’s population and surrounding areas is directly correlated to the types of housing, price points, and styles that current and future residents will demand. The age distribution is important to consider when planning for the future of the City’s housing stock, because demands of the existing population may change as they age and their family composition evolves.

TABLE 3-2: POPULATION BY AGE

| Age Group         | 2000 Census   | 2010 Census   | 2015 Est.     | % Change 2010 - 2015 |
|-------------------|---------------|---------------|---------------|----------------------|
| Under 5           | 1,305         | 1,146         | 1,059         | -7.6%                |
| 5 to 9            | 1,225         | 1,010         | 1,005         | -0.5%                |
| 10 to 14          | 1,224         | 973           | 1,113         | 14.4%                |
| 15 to 19          | 1,230         | 1,071         | 784           | -26.8%               |
| 20 to 24          | 1,468         | 1,166         | 794           | -31.9%               |
| 25 to 34          | 2,877         | 2,661         | 2,709         | 1.8%                 |
| 35 to 44          | 2,952         | 2,251         | 2,351         | 4.4%                 |
| 45 to 54          | 2,266         | 2,573         | 2,570         | -0.1%                |
| 55 to 59          | 818           | 1,016         | 1,210         | 19.1%                |
| 60 to 64          | 618           | 918           | 924           | 0.7%                 |
| 65 to 74          | 988           | 1,206         | 1,391         | 15.3%                |
| 75 to 84          | 782           | 747           | 846           | 13.3%                |
| 85 and over       | 323           | 404           | 488           | 20.8%                |
| <b>Total</b>      | <b>18,076</b> | <b>17,142</b> | <b>17,244</b> |                      |
| <b>Median Age</b> | <b>33.9</b>   | <b>37.6</b>   | <b>40.5</b>   |                      |

Source: US Census, 2015 American Community Survey

FIGURE 3-2: POPULATION BY AGE



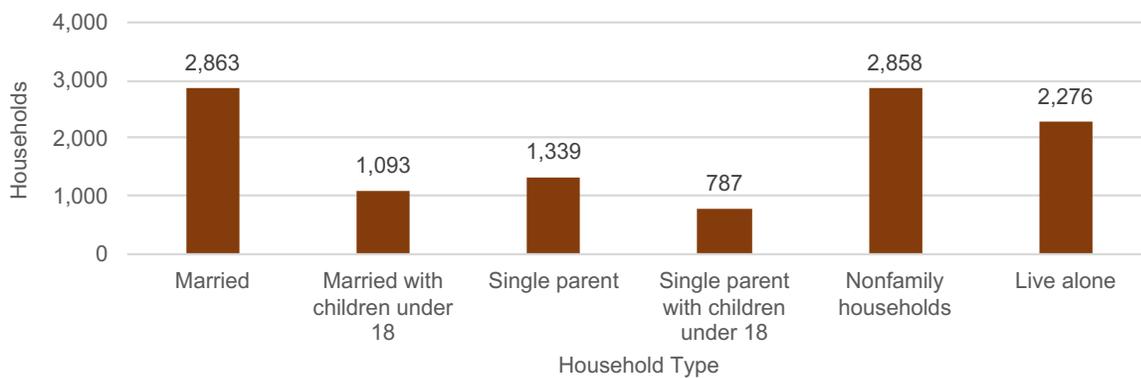
Source: US Census, 2015 American Community Survey

As shown in Table 3-2, approximately 28% of the City’s population is over 55 years old, and an additional approximately 15% of the population is over 45 years old. This represents over 40% of the City’s population, which is a significant percentage of the population that may desire housing styles other than a traditional single-family residence, particularly as some of these households become empty-nesters.



This trend was emerging in the 2030 Plan but has accelerated in recent years, as demonstrated by the percent change in the senior cohorts. The percent of the population over the age of 60 is expected to increase not only in the City, but in the County and throughout the 7-County Metropolitan Area with the aging of the baby boomer generation. This will likely continue to impact the types of housing demanded, which subsequently will likely impact the City’s existing housing stock.

FIGURE 3-3: HOUSEHOLD TYPE IN 2015



Source: US Census, 2015 American Community Survey

**Family Composition**

The Household type describes the family composition of the households in the community, which are described in terms of how many people, generally, may reside in a household; whether there are children in the home; or whether a person lives alone. As shown on Figure 3-3, approximately 27% of the households have children under the age of 18. This is slightly higher than Anoka County, and the 7-County Metropolitan Area. However, it does represent a decrease in the percent of households with children from 2000, where approximately 32% of the households had children under the age of 18 living in the home.

**Ethnicity (Diversity of Residents)**

The City’s population is becoming more diverse, which is consistent with the demographic trends of Anoka County and the 7-County Metropolitan Area. As shown in Table 3-3, an increasing percent of the population in the community identifies as more than one race. Approximately 90% of the population identifies as white, which is about 5% less than identified in the 2030 Plan, and about 6% identify as black or African American which is the race that experienced the most population gains in

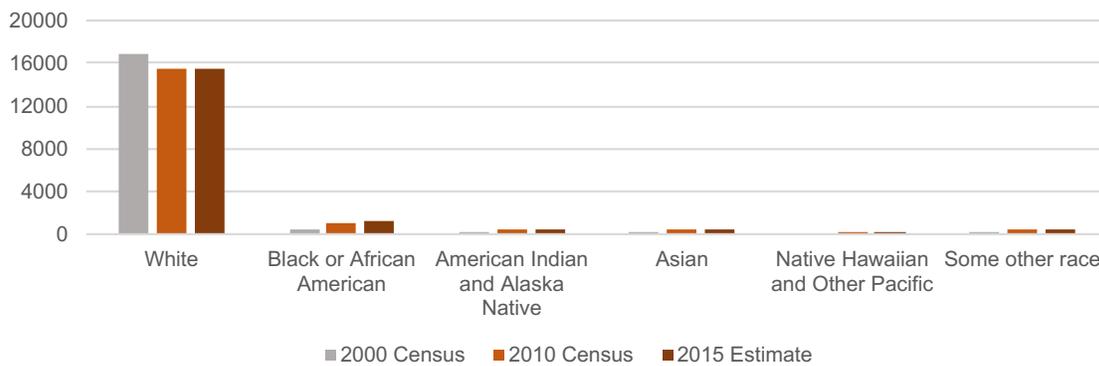
the City over the last decade. As the community becomes more diverse it will be important to evaluate what types of housing are needed to meet the demands of the changing population.

**TABLE 3-3: ETHNICITY (RACE ALONE OR IN COMBINATION)**

| Ethnicity                         | 2000 Census | 2010 Census | 2015 Est.     | Percent of Population |
|-----------------------------------|-------------|-------------|---------------|-----------------------|
| White                             | 16,837      | 15,543      | 15,452        | 89.6%                 |
| Black or African American         | 446         | 1,033       | 1,259         | 7.3%                  |
| American Indian and Alaska Native | 190         | 357         | 378           | 2.2%                  |
| Asian                             | 173         | 394         | 424           | 2.5%                  |
| Native Hawaiian and Other Pacific | 0           | 13          | 1             | 0.0%                  |
| Some other race                   | 93          | 345         | 401           | 2.3%                  |
| <b>Total Population</b>           |             |             | <b>17,277</b> | <b>100%</b>           |

*Source: US Census, 2015 American Community Survey*

**FIGURE 3-4: ETHNICITY (RACE ALONE OR IN COMBINATION)**



*Source: US Census, 2015 American Community Survey*

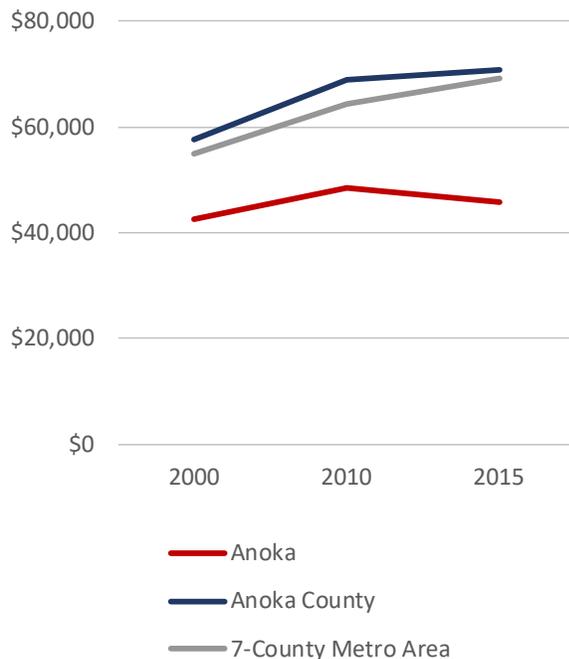
## INCOME AND EMPLOYMENT

It is important to consider the economic characteristics of the community’s residents because it helps inform what types of housing, and at what price points, might be most needed or necessary to preserve. The following section provides a brief summary and analysis of incomes in the community as well as what types of industries/jobs that residents in the City are employed. Other chapters of this plan will provide more detail regarding these characteristics, so the following summary focuses on how these characteristics are correlated to the existing and future housing stock.

### Median Income

As shown in Table 3-4 and Figure 3-5, the Median Incomes of residents in Anoka are about 35% less than the Median Incomes in the County, which is similar when compared to the 7-County Metropolitan Area.

FIGURE 3-5: MEDIAN HOUSEHOLD INCOME



Source: US Census, 2015 American Community Survey

TABLE 3-4: RESIDENT MEDIAN INCOMES IN THE CITY OF ANOKA, ANOKA COUNTY AND THE 7-COUNTY METRO AREA 2000-2015

| Region              | 2000     | 2010     | 2015     | % Change (2000 - 2015) |
|---------------------|----------|----------|----------|------------------------|
| Anoka (City)        | \$42,659 | \$48,616 | \$45,850 | 7.41%                  |
| Anoka (County)      | \$57,754 | \$69,028 | \$70,873 | 22.72%                 |
| 7-County Metro Area | \$54,807 | \$64,471 | \$69,266 | 26.32%                 |

Source: US Census, 2015 American Community Survey

As shown in Table 3-4, the percent change between 2000 and 2015 indicates that the City’s Median Income increased, but did not change as much, or grow as fast as incomes in the County or the region in the same time period. Some of this can be explained by the characteristics of the existing housing stock, including the high percentage of multi-family and rental properties in the community. Additionally, it should be noted, that these numbers likely do not reflect or include new neighborhoods such as Rum River Shores. This may have an impact on Median Incomes of the City, given the anticipated market values of new homes being constructed (this is discussed further in subsequent sections of this chapter).

### Jobs and Industries

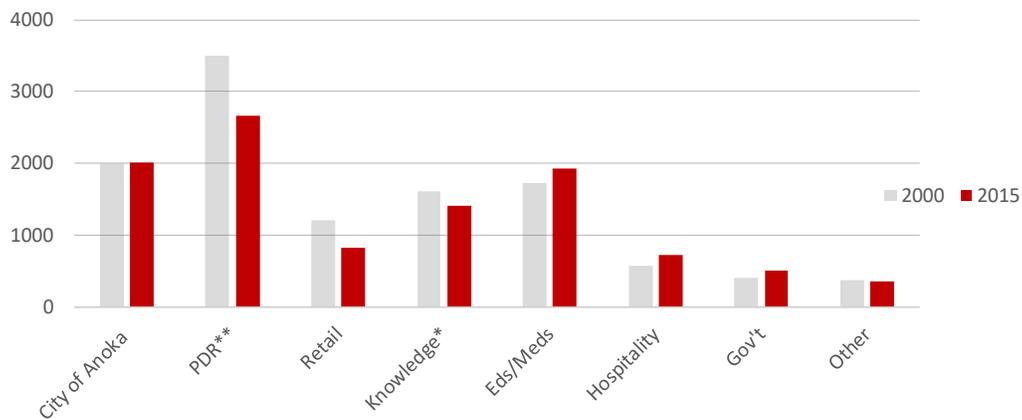
Income and jobs are often directly correlated, and it is important to understand what types of industries and jobs Anoka’s residents work because it can inform what types of housing may be needed today and in the future. As shown in Figure 3-6, Anoka’s residents are employed most in the industries of Production Distribution and Repair (PDR, which includes manufacturing, construction, utilities); the City of Anoka, and Education/Medical. Like many areas of the Twin Cities, residents experienced a fairly significant decline in the PDR industry, while

seeing some growth in the Education/Medical industries. (Full Data related to this information can be found on Table 3-5).

As shown on Table 3-5, across all industries, the total number of residents employed declined by approximately 961, while Anoka County and the 7-County Metropolitan increased employment.

This chapter does not attempt to answer why the employment changed, though age of the population is likely the most significant factor as residents enter retirement. However, if there is something else contributing to this decline, and it were to continue, it could have a significant impact on the housing stock, and the demand for affordable housing for example.

FIGURE 3-6: EMPLOYMENT CHANGE BY INDUSTRY 2000-2015



Source: US Census, 2015 American Community Survey

TABLE 3-5: EMPLOYMENT CHANGE BY INDUSTRY

| City of Anoka       |             |             |             |        |        |        |            |            |            |              |         |         |
|---------------------|-------------|-------------|-------------|--------|--------|--------|------------|------------|------------|--------------|---------|---------|
| Industry            | 2000        |             |             | 2010   |        |        | 2015       |            |            | Distribution |         |         |
|                     | 2000        | 2010        | 2015        | 2000   | 2010   | 2015   | 2000       | 2010       | 2015       | '00-'10      | '10-'15 | '00-'15 |
| PDR**               | 3,499       | 2,655       | 2,673       | 37.2%  | 31.4%  | 31.7%  | -844       | 18         | -826       | -24.1%       | 0.7%    | -23.6%  |
| Retail              | 1,203       | 1,094       | 830         | 12.8%  | 12.9%  | 9.8%   | -109       | -264       | -373       | -9.1%        | -24.1%  | -31.0%  |
| Knowledge*          | 1,611       | 1,420       | 1,409       | 17.1%  | 16.8%  | 16.7%  | -191       | -11        | -202       | -11.9%       | -0.8%   | -12.5%  |
| Eds/Meds            | 1,731       | 1,953       | 1,928       | 18.4%  | 23.1%  | 22.8%  | 222        | -25        | 197        | 12.8%        | -1.3%   | 11.4%   |
| Hospitality         | 574         | 781         | 727         | 6.1%   | 9.2%   | 8.6%   | 207        | -54        | 153        | 36.1%        | -6.9%   | 26.7%   |
| Gov't               | 412         | 278         | 515         | 4.4%   | 3.3%   | 6.1%   | -134       | 237        | 103        | -32.5%       | 85.3%   | 25.0%   |
| Other               | 369         | 276         | 356         | 3.9%   | 3.3%   | 4.2%   | -93        | 80         | -13        | -25.2%       | 29.0%   | -3.5%   |
| Total               | 9,399       | 8,457       | 8,438       | 100%   | 100.0% | 100.0% | -942       | -19        | -961       | -10.0%       | -0.2%   | -10.2%  |
| Anoka County        |             |             |             |        |        |        |            |            |            |              |         |         |
| Industry            | 2000        |             |             | 2010   |        |        | 2015       |            |            | Distribution |         |         |
|                     | 2000        | 2010        | 2015        | 2000   | 2010   | 2015   | 2000       | 2010       | 2015       | '00-'10      | '10-'15 | '00-'15 |
| PDR**               | 63,995      | 60,008      | 57,774      | 38.8%  | 34.2%  | 31.9%  | -3,987     | -2,234     | -6,221     | -6.2%        | -3.7%   | -9.7%   |
| Retail              | 20,667      | 20,723      | 20,526      | 12.5%  | 11.8%  | 11.3%  | 56         | -197       | -141       | 0.3%         | -1.0%   | -0.7%   |
| Knowledge*          | 30,087      | 33,147      | 35,231      | 18.2%  | 18.9%  | 19.4%  | 3,060      | 2,084      | 5,144      | 10.2%        | 6.3%    | 17.1%   |
| Eds/Meds            | 28,902      | 36,648      | 38,995      | 17.5%  | 20.9%  | 21.5%  | 7,746      | 2,347      | 10,093     | 26.8%        | 6.4%    | 34.9%   |
| Hospitality         | 8,450       | 11,406      | 13,202      | 5.1%   | 6.5%   | 7.3%   | 2,956      | 1,796      | 4,752      | 35.0%        | 15.7%   | 56.2%   |
| Gov't               | 7,599       | 7,833       | 8,849       | 4.6%   | 4.5%   | 4.9%   | 234        | 1,016      | 1,250      | 3.1%         | 13.0%   | 16.4%   |
| Other               | 5,401       | 5,669       | 6,613       | 3.3%   | 3.2%   | 3.6%   | 268        | 944        | 1,212      | 5.0%         | 16.7%   | 22.4%   |
| Total               | 165,101     | 175,434     | 181,190     | 100.0% | 100.0% | 100.0% | 10,333     | 5,756      | 16,089     | 6.3%         | 3.3%    | 9.7%    |
| 7-COUNTY METRO AREA |             |             |             |        |        |        |            |            |            |              |         |         |
| Industry            | 2000        |             |             | 2010   |        |        | 2015       |            |            | Distribution |         |         |
|                     | 2000        | 2010        | 2015        | 2000   | 2010   | 2015   | 2000       | 2010       | 2015       | '00-'10      | '10-'15 | '00-'15 |
| PDR**               | 468,424     | 356,457     | 392,961     | 28.8%  | 22.9%  | 23.1%  | -111,967   | 36,504     | -75,463    | -23.9%       | 10.2%   | -16.1%  |
| Retail              | 181,371     | 157,279     | 168,012     | 11.1%  | 10.1%  | 9.9%   | -24,092    | 10,733     | -13,359    | -13.3%       | 6.8%    | -7.4%   |
| Knowledge*          | 451,059     | 430,823     | 456,173     | 27.7%  | 27.6%  | 26.9%  | -20,236    | 25,350     | 5,114      | -4.5%        | 5.9%    | 1.1%    |
| Eds/Meds            | 274,382     | 348,911     | 392,590     | 16.9%  | 22.4%  | 23.1%  | 74,529     | 43,679     | 118,208    | 27.2%        | 12.5%   | 43.1%   |
| Hospitality         | 137,828     | 147,182     | 163,371     | 8.5%   | 9.4%   | 9.6%   | 9,354      | 16,189     | 25,543     | 6.8%         | 11.0%   | 18.5%   |
| Gov't               | 58,384      | 65,974      | 68,131      | 3.6%   | 4.2%   | 4.0%   | 7,590      | 2,157      | 9,747      | 13.0%        | 3.3%    | 16.7%   |
| Other               | 56,212      | 52,403      | 56,250      | 3.5%   | 3.4%   | 3.3%   | -3,809     | 3,847      | 38         | -6.8%        | 7.3%    | 0.1%    |
| Total               | 1,627,660   | 1,559,029   | 1,697,488   | 100.0% | 100.0% | 100.0% | -68,631    | 138,459    | 69,828     | -4.2%        | 8.9%    | 4.3%    |
| United States       |             |             |             |        |        |        |            |            |            |              |         |         |
| Industry            | 2000        |             |             | 2010   |        |        | 2015       |            |            | Distribution |         |         |
|                     | 2000        | 2010        | 2015        | 2000   | 2010   | 2015   | 2000       | 2010       | 2015       | '00-'10      | '10-'15 | '00-'15 |
| PDR**               | 37,900,038  | 30,226,593  | 32,787,642  | 29.3%  | 23.7%  | 23.8%  | -7,673,445 | 2,561,048  | -5,112,396 | -20.2%       | 8.5%    | -13.5%  |
| Retail              | 15,344,488  | 14,547,773  | 15,459,457  | 11.8%  | 11.4%  | 11.2%  | -796,715   | 911,683    | 114,969    | -5.2%        | 6.3%    | 0.7%    |
| Knowledge*          | 28,238,310  | 27,236,236  | 30,212,264  | 21.8%  | 21.3%  | 21.9%  | -1,002,074 | 2,976,028  | 1,973,954  | -3.5%        | 10.9%   | 7.0%    |
| Eds/Meds            | 24,788,001  | 30,235,490  | 32,782,750  | 19.1%  | 23.7%  | 23.7%  | 5,447,489  | 2,547,261  | 7,994,749  | 22.0%        | 8.4%    | 32.3%   |
| Hospitality         | 12,127,146  | 13,479,279  | 15,297,094  | 9.4%   | 10.6%  | 11.1%  | 1,352,133  | 1,817,815  | 3,169,948  | 11.1%        | 13.5%   | 26.1%   |
| Gov't               | 6,961,572   | 7,543,200   | 7,202,374   | 5.4%   | 5.9%   | 5.2%   | 581,628    | -340,826   | 240,801    | 8.4%         | -4.5%   | 3.5%    |
| Other               | 4,200,335   | 4,404,848   | 4,305,658   | 3.2%   | 3.5%   | 3.1%   | 204,513    | -99,190    | 105,323    | 4.9%         | -2.3%   | 2.5%    |
| Total               | 129,559,890 | 127,673,418 | 138,047,236 | 100.0% | 100.0% | 100.0% | -1,886,472 | 10,373,818 | 8,487,347  | -1.5%        | 8.1%    | 6.6%    |

\*\*PDR = Production, Distribution, and Repair industry sectors (i.e., Manufacturing, Construction, Transportation, Utilities, etc.)

## HOUSING SUPPLY

In order to plan for future housing needs in the City, it is important to first understand current neighborhood patterns and the existing housing stock. While a full analysis of land uses and neighborhoods are contained within other chapters of this 2040 Plan, it is important to understand how existing neighborhoods define the housing supply.

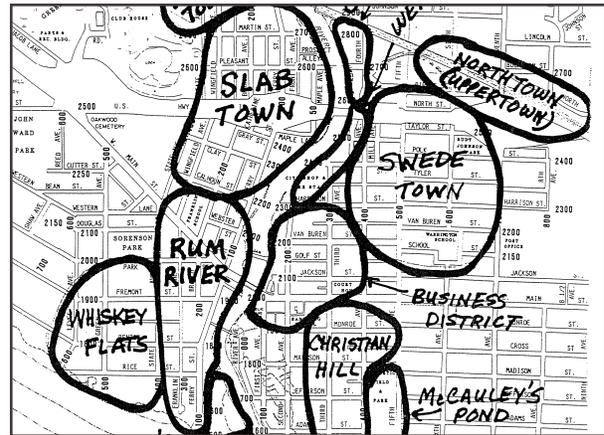
### Neighborhood Structure

The City has a balanced and diverse housing supply that includes single-family residential, townhomes and multi-family neighborhoods (See Table 3-7: Housing Structure Type for unit breakdown). The diversity in the housing stock establishes neighborhood patterns that influence the types of housing and options available in a specific area of the community, and also naturally constrains or establishes the square footage of housing and lots within an area. For example, many of the single-family neighborhoods were all constructed within a similar period making lot sizes, housing types, square footages and styles fairly homogeneous and/or similar. This creates a natural set of characteristics within the housing stock.

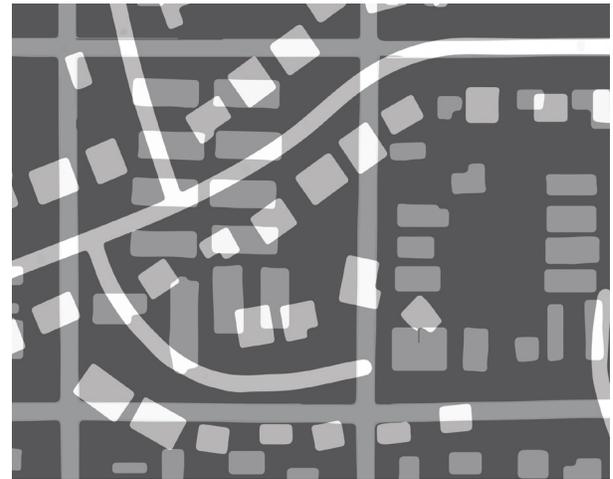
Existing neighborhood pattern is important to consider in conjunction with the changing population and household makeup since demands of the housing stock may change from what has traditionally been available in the community.

Analyzing the existing housing supply and neighborhood pattern helps inform decision-makers about what exists, the condition of housing, and what types of housing are readily available (enough supply) and what types of housing may not be available (not enough supply).

This section describes the structure, tenure, quality, and affordability of the housing stock in Anoka. These attributes compared with resident household characteristics provide a comprehensive overview



*Anoka has always valued the impact of stable, diverse neighborhoods.*



*Graphic by Meghan Teichmann.*



*This 1880s house at 210 Monroe was moved by its owners to 314 Monroe two blocks away to avoid demolition.*

of the existing housing stock and conditions that can be used to assist decision-makers to create solid housing policies and programs.

### Housing Structure

Just over half of the City’s existing housing stock is single-family detached homes, and there is a fairly large supply of multifamily homes to accommodate a wide variety of residential preferences and lifestyles. According to the 2015 American Community Survey (ACS) data collected by the US Census, there are a total of 7,526 housing units in the City, an increase of approximately 264 units since

the 2030 Plan. Of those units, approximately 52 percent (3,890 units) are single family, 42 percent (3,164 units) are multifamily and 6.0 percent (452 units) are townhomes. (Table 3-7).

According to Building Permit data, and as reflected on Table 3-6, since 2008 the City has added an additional 197 multi-family units, and 93 single-family detached homes further diversifying the housing options available.

**TABLE 3-6: BUILDING PERMITS SINCE 2008-2016**

| Year         | Multifamily<br>(5 units or<br>more) | Duplex,<br>triplex &<br>quad | Townhomes<br>(single-family<br>attached) | Single-Family<br>Detached |
|--------------|-------------------------------------|------------------------------|--|---------------------------|
| 2008         | 22                                  | 0                            | 0  | 2                         |
| 2009         | 0                                   | 0                            | 0  | 2                         |
| 2010         | 18                                  | 0                            | 0  | 2                         |
| 2011         | 0                                   | 0                            | 0  | 2                         |
| 2012         | 60                                  | 0                            | 0  | 4                         |
| 2013         | 0                                   | 0                            | 0  | 11                        |
| 2014         | 97                                  | 0                            | 0  | 24                        |
| 2015         | 0                                   | 0                            | 0  | 26                        |
| 2016         | 0                                   | 0                            | 0  | 20                        |
| <b>TOTAL</b> | <b>197</b>                          | <b>0</b>                     | <b>0</b>                                 | <b>93</b>                 |

*Source: US Census, 2015 American Community Survey*

**New Developments**

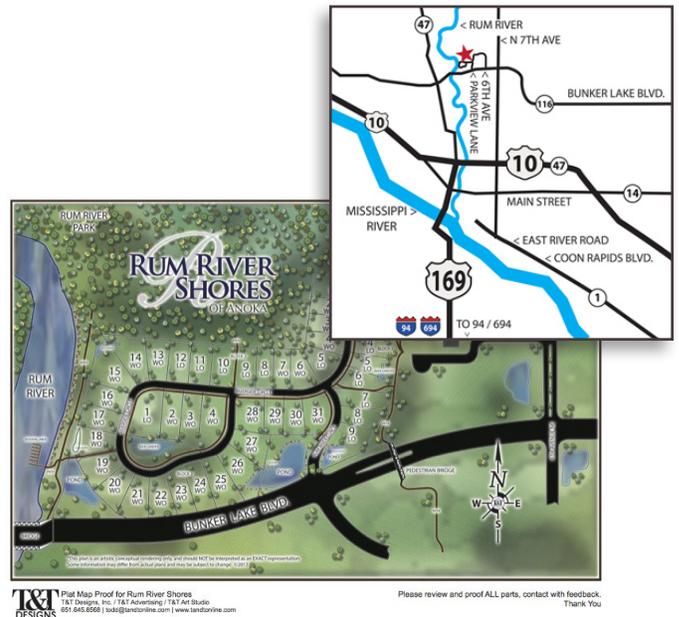
- Rum River Shores

Rum Rivers Shores is a new neighborhood located on the Rum River with 44 new lots available for development. The neighborhood provides opportunities for higher-end price points, with estimated market values of the new homes ranging in price from \$355,700 to \$789,800 with a median estimated market value (EMV) of \$355,700. The neighborhood includes four custom home builders, and based on the project development website (accessed in December 2017) 26 of the lots are currently occupied and/or sold, and 18 lots remain available.

Per the project website, lots range in price from approximately \$85,900 to \$120,900.

- 2nd Avenue and Monroe Street Urban Townhomes (Lennar)

The new project at 2nd Avenue and Moroe Street is a recently approved 16-unit attached urban townhome project to be developed by Lennar. The neighborhood is located near the City’s downtown and will offer a new owner-occupied urban townhome style product to the community that is not currently available in the area. The townhomes will be marketed starting at \$300,000 and are expected to be available beginning in late 2018.



*Rum River Shores is one of the recent developments of beautiful, high-quality, market-rate housing in Anoka.*



*Conceptual drawing by Lennar for the townhomes at 2nd Avenue and Monroe Street.*

TABLE 3-7: HOUSING STRUCTURE TYPE

| 7-County Metropolitan Area |                  |                |                |               | Distribution by Type |               |               |               | Distribution by Tenure |              |             |
|----------------------------|------------------|----------------|----------------|---------------|----------------------|---------------|---------------|---------------|------------------------|--------------|-------------|
| Structure Type             | Total            | Owned          | Rented         | Vacant        | Total                | Owned         | Rented        | Vacant        | Owned                  | Rented       | Vacant      |
| 1, detached unit           | 705,956          | 632,367        | 50,228         | 23,361        | 58.5%                | 80.5%         | 13.8%         | 41.3%         | 89.6%                  | 7.1%         | 3.3%        |
| 1, attached unit           | 136,368          | 93,048         | 37,318         | 6,002         | 11.3%                | 11.8%         | 10.2%         | 10.6%         | 68.2%                  | 27.4%        | 4.4%        |
| 2 units                    | 32,815           | 6,727          | 23,053         | 3,035         | 2.7%                 | 0.9%          | 6.3%          | 5.4%          | 20.5%                  | 70.3%        | 9.2%        |
| 3 or 4 units               | 26,100           | 5,410          | 18,481         | 2,209         | 2.2%                 | 0.7%          | 5.1%          | 3.9%          | 20.7%                  | 70.8%        | 8.5%        |
| 5 to 9 units               | 29,698           | 5,610          | 22,420         | 1,668         | 2.5%                 | 0.7%          | 6.1%          | 2.9%          | 18.9%                  | 75.5%        | 5.6%        |
| 10 to 19 units             | 50,258           | 3,355          | 43,460         | 3,443         | 4.2%                 | 0.4%          | 11.9%         | 6.1%          | 6.7%                   | 86.5%        | 6.9%        |
| 20 to 49 units             | 76,693           | 7,767          | 63,623         | 5,303         | 6.4%                 | 1.0%          | 17.4%         | 9.4%          | 10.1%                  | 83.0%        | 6.9%        |
| 50 or more units           | 133,131          | 18,628         | 104,067        | 10,436        | 11.0%                | 2.4%          | 28.5%         | 18.4%         | 14.0%                  | 78.2%        | 7.8%        |
| Mobile Home                | 15,366           | 12,395         | 1,844          | 1,127         | 1.3%                 | 1.6%          | 0.5%          | 2.0%          | 80.7%                  | 12.0%        | 7.3%        |
| Boat, RV, Van, etc.        | 353              | 105            | 248            | 0             | 0.0%                 | 0.0%          | 0.1%          | 0.0%          | 29.7%                  | 70.3%        | 0.0%        |
| <b>Total Units</b>         | <b>1,206,738</b> | <b>785,412</b> | <b>364,742</b> | <b>56,584</b> | <b>100.0%</b>        | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>65.1%</b>           | <b>30.2%</b> | <b>4.7%</b> |

| Anoka County              |                |               |               |              | Distribution by Type |               |               |               | Distribution by Tenure |              |             |
|---------------------------|----------------|---------------|---------------|--------------|----------------------|---------------|---------------|---------------|------------------------|--------------|-------------|
| Structure Type            | Total          | Owned         | Rented        | Vacant       | Total                | Owned         | Rented        | Vacant        | Owned                  | Rented       | Vacant      |
| 1, detached unit          | 91,438         | 83,698        | 5,166         | 2,574        | 71.0%                | 84.1%         | 20.7%         | 59.8%         | 91.5%                  | 5.6%         | 2.8%        |
| 1, attached unit          | 15,371         | 10,748        | 4,143         | 480          | 11.9%                | 10.8%         | 16.6%         | 11.2%         | 69.9%                  | 27.0%        | 3.1%        |
| 2 units                   | 1,389          | 199           | 1,073         | 117          | 1.1%                 | 0.2%          | 4.3%          | 2.7%          | 14.3%                  | 77.2%        | 8.4%        |
| 3 or 4 units              | 1,291          | 299           | 948           | 44           | 1.0%                 | 0.3%          | 3.8%          | 1.0%          | 23.2%                  | 73.4%        | 3.4%        |
| 5 to 9 units              | 2,201          | 299           | 1,772         | 130          | 1.7%                 | 0.3%          | 7.1%          | 3.0%          | 13.6%                  | 80.5%        | 5.9%        |
| 10 or more units          | 12,926         | 697           | 11,454        | 775          | 10.0%                | 0.7%          | 45.9%         | 18.0%         | 5.4%                   | 88.6%        | 6.0%        |
| Mobile Home or other type | 4,164          | 3,583         | 399           | 182          | 3.2%                 | 3.6%          | 1.6%          | 4.2%          | 86.0%                  | 9.6%         | 4.4%        |
| <b>Total Units</b>        | <b>128,780</b> | <b>99,522</b> | <b>24,955</b> | <b>4,302</b> | <b>100.0%</b>        | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>77.3%</b>           | <b>19.4%</b> | <b>3.3%</b> |

| Anoka (City)       |              |              |              |            | Distribution by Type |               |               |               | Distribution by Tenure |              |             |
|--------------------|--------------|--------------|--------------|------------|----------------------|---------------|---------------|---------------|------------------------|--------------|-------------|
| Structure Type     | Total        | Owned        | Rented       | Vacant     | Total                | Owned         | Rented        | Vacant        | Owned                  | Rented       | Vacant      |
| 1, detached unit   | 3,898        | 3,303        | 486          | 109        | 52.0%                | 88.3%         | 14.0%         | 36.4%         | 84.7%                  | 12.5%        | 2.8%        |
| 1, attached unit   | 452          | 379          | 63           | 10         | 6.0%                 | 10.1%         | 1.8%          | 3.5%          | 83.9%                  | 13.8%        | 2.3%        |
| 2 units            | 341          | 11           | 299          | 31         | 4.6%                 | 0.3%          | 8.6%          | 10.3%         | 3.3%                   | 87.6%        | 9.1%        |
| 3 or 4 units       | 189          | 8            | 181          | 1          | 2.5%                 | 0.2%          | 5.2%          | 0.3%          | 4.0%                   | 95.6%        | 0.5%        |
| 5 to 9 units       | 489          | 0            | 469          | 20         | 6.5%                 | 0.0%          | 13.6%         | 6.7%          | 0.0%                   | 95.9%        | 4.1%        |
| 10 or more units   | 2,131        | 41           | 1,962        | 128        | 28.4%                | 1.1%          | 56.8%         | 42.5%         | 1.9%                   | 92.1%        | 6.0%        |
| Mobile Home        | 0            | 0            | 0            | 0          | 0%                   | 0%            | 0%            | 0%            | 0%                     | 0%           | 0%          |
| <b>Total Units</b> | <b>7,500</b> | <b>3,742</b> | <b>3,460</b> | <b>299</b> | <b>100.0%</b>        | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>49.9%</b>           | <b>46.1%</b> | <b>4.0%</b> |

Source: US Census, 2015 American Community Survey

**Housing Tenure and Average Household Size by Tenure**

In addition to the type of housing units, Anoka has an equally diverse and stable distribution of ownership and rental housing. Based on the US Census data, over the past 20-years, there has been a slight shift in the distribution of owner-occupied and renter-occupied housing in the community. As shown in Table 3-8, approximately 50% of the housing in Anoka is owner occupied, approximately 46% is renter occupied and approximately 4% of the housing units are vacant. When comparing the City of Anoka to Anoka County and 7-County Metropolitan Area, the City’s homeownership rates are significantly lower, while the percentage of renter-occupied units is significantly higher. This is important to consider when planning for new households, or addressing potential demands within existing neighborhoods over the next 20-years. The higher percentage and distribution of renter occupied housing was the impetus for the city’s recent moratorium that was adopted in an effort to study the city’s housing supply and to identify ways to encourage and promote development and maintenance of owner-occupied housing. As a result of that study, the City amended the rental licensing section of the city code by adopting a density cap ordinance. The City also reviewed and amended the permitted land uses and standards to assist in protecting and maintaining neighborhood character.

**TABLE 3-8: TENURE BY HOUSING TYPES**

|                            | Owned | Rented | Vacant |
|----------------------------|-------|--------|--------|
| 7-County Metropolitan Area | 65.1% | 30.2%  | 4.7%   |
| Anoka County               | 77.3% | 19.4%  | 3.3%   |
| City of Anoka              | 49.9% | 46.1%  | 4.0%   |

Source: US Census, 2015 American Community Survey

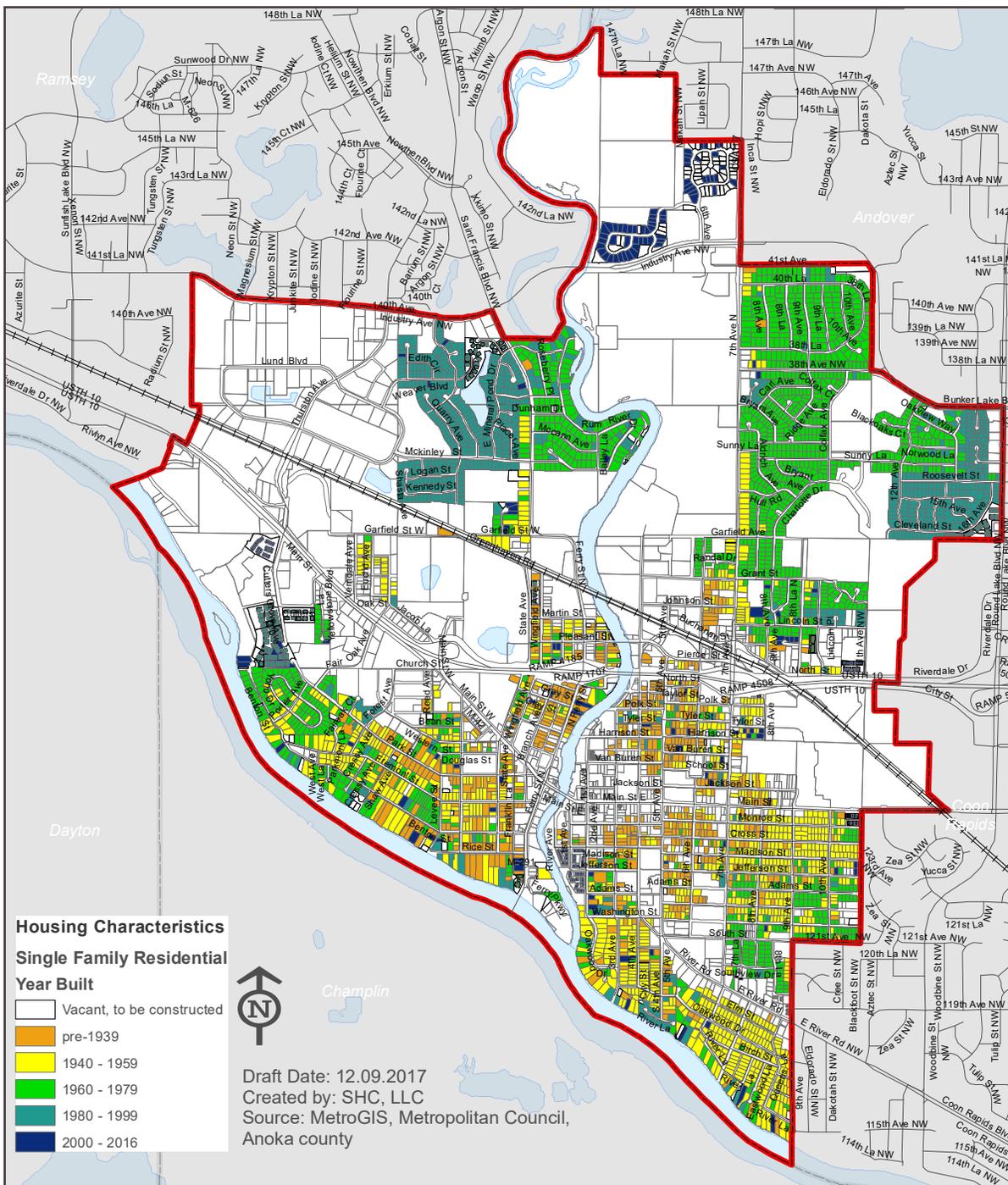
Table 3-9: 2015 Average Household Size also demonstrates a departure from the 2030 Plan data with respect to the average number of people living in a household in owner and rental occupied housing. As shown, the City has an average household size of 2.5 person in owner occupied units and 2.06 persons per household in renter-occupied housing. This is important to consider with respect to household types and mix because smaller household sizes may be reflective of the type of product available, or, it may be indicative of the aging population, or some combination of both.

**TABLE 3-9: 2015 AVERAGE NUMBER OF PERSONS PER HOUSEHOLD**

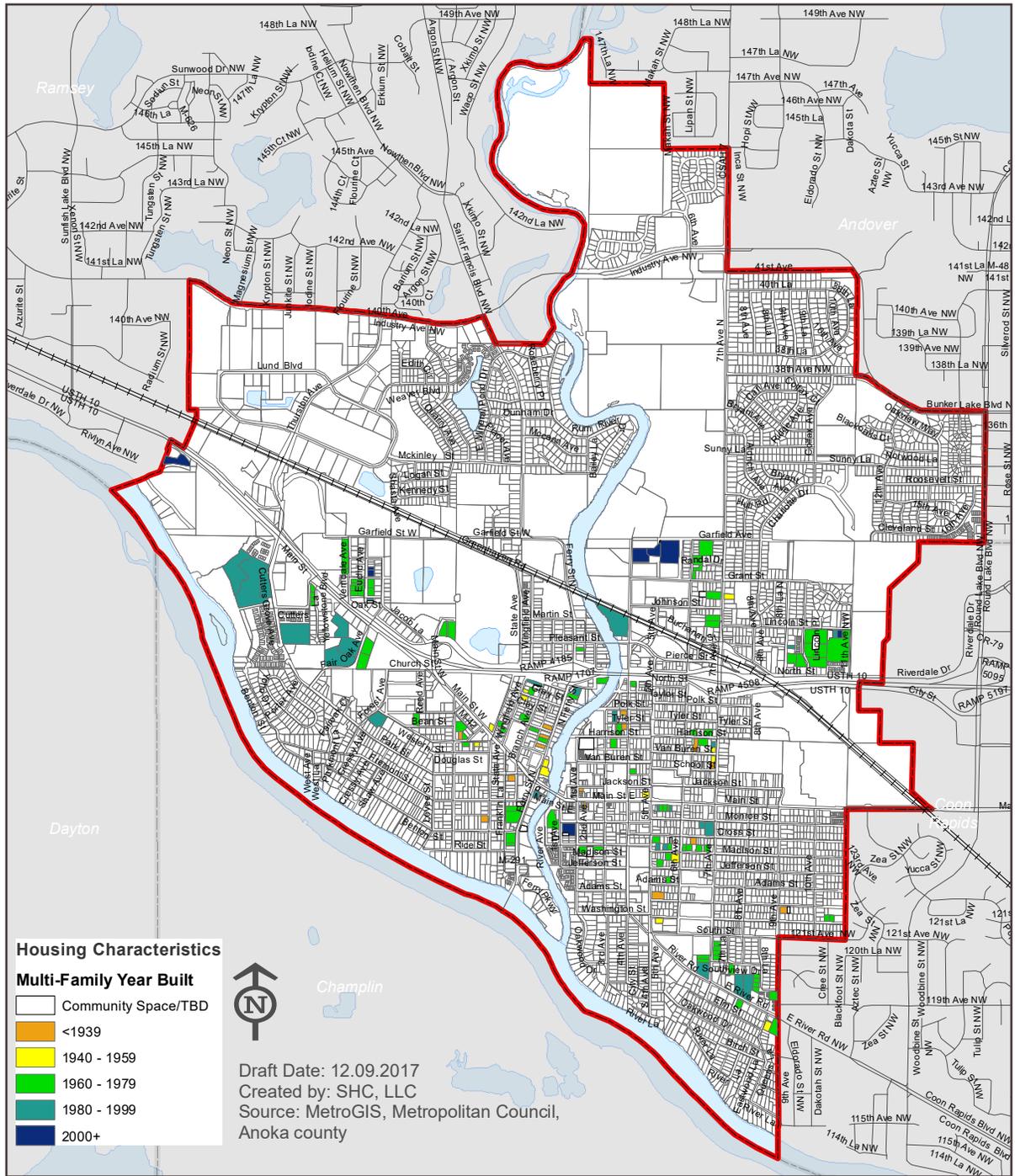
|                 | City of Anoka | Anoka County |
|-----------------|---------------|--------------|
| Owner-Occupied  | 2.5           | 2.76         |
| Renter-Occupied | 2.06          | 2.46         |

Source: US Census, 2015 American Community Survey

MAP 3-1: AGE OF SINGLE FAMILY STRUCTURES



MAP 3-2: AGE OF MULTI-FAMILY STRUCTURES



### Housing Quality

The quality of the existing housing stock is as important as the diversity of the housing types because it directly correlated to neighborhood and community character. Table 3-10: Year Housing Structure Built, shows that more than 80 percent of Anoka’s housing stock is more than 28 years old, and nearly 9.0% of the housing stock was constructed in 1939 or before. Anoka’s housing stock is some of the oldest in the county, so maintenance and management of these properties becomes increasingly more important as the structures, and oftentimes the neighborhoods in which they are located, continue to age. (See Map 3-1: Age of Single Family Structures and Map 3-2: Age of Multi-Family Structures.)



TABLE 3-10: YEAR HOUSING STRUCTURE BUILT

| Year Built      | City of Anoka | Anoka County | 7-County Metro Area | Distribution  |              |                     |
|-----------------|---------------|--------------|---------------------|---------------|--------------|---------------------|
|                 |               |              |                     | City of Anoka | Anoka County | 7-County Metro Area |
| 2010 or later   | 89            | 1,809        | 63,920              | 1.2%          | 1.4%         | 5.1%                |
| 2000-2009       | 332           | 21,536       | 160,119             | 4.4%          | 16.7%        | 12.8%               |
| 1990-1999       | 822           | 26,218       | 168,283             | 10.9%         | 20.4%        | 13.4%               |
| 1980-1989       | 1,240         | 22,757       | 182,888             | 16.5%         | 17.7%        | 14.6%               |
| 1970-1979       | 1,645         | 21,444       | 186,473             | 21.9%         | 16.7%        | 14.9%               |
| 1960-1969       | 1,358         | 16,272       | 129,086             | 18.0%         | 12.6%        | 10.3%               |
| 1950-1959       | 932           | 12,128       | 130,991             | 12.4%         | 9.4%         | 10.4%               |
| 1940-1949       | 435           | 2,852        | 50,459              | 5.8%          | 2.2%         | 4.0%                |
| 1939 or earlier | 673           | 3,764        | 182,727             | 8.9%          | 2.9%         | 14.6%               |
| Total Units     | 7,526         | 128,780      | 1,254,946           | 100.0%        | 100.0%       | 100.0%              |

Source: US Census, 2015 American Community Survey

Adequately maintaining the older housing stock is critical to the stabilization of neighborhood value and marketability of housing. In general, homes approximately 30 years of age or more require some level of maintenance and repair, particularly if some deferred maintenance has begun to take hold of as structure. Additionally, oftentimes structures 30-years or more require some modernization to remain functional and desirable to prospective buyers to effectively compete with modern amenities and construction. One of the most significant issues associated with neighborhood decline is if there is deferred maintenance of homes or lack of modernization of a older housing stock, so it is important for the City to be proactive in programs and services to help residents maintain their properties.

In Anoka, the housing maintenance and general housing condition issues are determined and monitored through the housing maintenance code and rental inspection process. In addition to identifying houses in need of maintenance, structures beyond repair have been identified and addressed over the years. The Anoka Housing and Redevelopment Authority (HRA) plays an active role in both promoting and creating housing programs which assist with the general maintenance and upgrade of housing in the City. The HRA's goal is to assist in providing solutions related to housing maintenance to help prevent blight and deterioration.

In April of 1994, the City of Anoka adopted Ordinance No. 1994-933, "Housing Maintenance Standards," which is now located in Chapter 48 of the City Code. These standards were created to help preserve the housing stock within the City of Anoka. In 2005, the City hired their first full time Property Maintenance Coordinator. Since that time, numerous properties in violation of this ordinance have been identified through resident complaints and more proactive City staff inspections. As a result, the housing stock in the City of Anoka is



being upgraded through general maintenance or demolition of dilapidated or nuisance properties.

In an effort to provide a safe living environment for the rental population the City of Anoka passed Chapter 48 Article II, a rental licensing ordinance, at its August 15, 2005 council meeting. Rental licensing requires all rental properties within the City of Anoka to obtain a rental license and be inspected. Rental licensing assures that rental housing in the City of Anoka is decent, safe, and sanitary and is operated and maintained so as not to become a nuisance to the neighborhood, foster blight and deterioration, or create a disincentive to reinvestment in the community. Rental licensing standards have been updated throughout the years.

The operation of rental residential properties is a business enterprise that entails certain responsibilities. Operators are responsible to take such reasonable steps as are necessary to assure that the citizens of the city who occupy rental units may pursue the quiet enjoyment of the normal activities of life in surroundings that are:

- safe, secure and sanitary;
- free from crimes and criminal activity, noise, nuisances or annoyances;
- free from reasonable fears about safety of persons and security of property;
- and suitable for raising children.

## HOUSING AFFORDABILITY

One of the most important factors in analyzing the housing stock is its affordability and marketability. Anoka has a very affordable housing stock and provides affordable home-ownership and rental options. Some of the characteristics that contribute to a more affordable housing stock can be attributed to the age of the housing stock, the smaller size of the homes, and also Anoka’s geographic location in the region. These same factors also contribute to the City’s marketability and housing value. With older and smaller homes, the average market value of the homes is less than that of other communities that may have more typical suburban size larger lots, homes and a newer housing stock.

Included within the 2015 System Statement provided by the Metropolitan Council, is an allocation of affordable housing need for the City of Anoka. The System Statement requires the City to plan for an additional 113 Affordable Units over the next 20 years (Table 3-11) While a substantial portion of the existing housing stock falls within an affordable ranges, the Metropolitan Council is establishing an allocation for the projected newly created households. As such, land use designations contained within other chapters of the 2040 Plan assign appropriate densities to developing or redevelopment areas to meet the Metropolitan Council’s affordable allocation.

**TABLE 3-11: AFFORDABLE HOUSING NEED ALLOCATION FOR ANOKA**

| Percent of Area Median Income (AMI) | Units |
|-------------------------------------|-------|
| At or below 30% AMI                 | 58    |
| 31 to 50% AMI                       | 0     |
| 51 to 80% AMI                       | 55    |
| Total Units                         | 113   |

Source: Metropolitan Council 2015 Systems Statement - Anoka

### Definition of Affordability

There are several different definitions of affordable housing. The definition of affordable housing most frequently cited and measured in this chapter is that housing is affordable when households do not pay more than 30 percent of their income on housing costs. (Defined by the Federal Housing and Urban Development or “HUD”). When households have incomes at or below 80 percent of the area median income (AMI), costs associated with market rate housing (whether ownership or rental) become a challenge. This household group tends to pay more than 30 percent of their income on housing and has less disposable income to pay for other goods and services such as clothing, food, child care, transportation and medical expenses. In addition, those residents with lower incomes have significantly fewer housing choices to meet their family needs.

Per the Metropolitan Council’s directive within the 2015 System Statement, Cities within the 7-County Metropolitan Area are required to plan for the allocated number affordable housing units based on three levels of affordability which were prescribed by HUD for the Twin Cities Region. The three levels are: Extremely Low Income (30% of AMI or less); Very Low Income (31-50% of AMI); and Low Income (51-80% of AMI) where AMI is Area Median Income.

Table 3-12: 2015 Affordability of Housing Stock compiles an inventory of the estimated market value of ownership housing and of rental rates to determine what percentage of the City’s housing stock would be considered Affordable based on the levels established by HUD for the region. As shown, nearly 93% of the City’s housing stock is at or below the 80% of AMI, with nearly 50% of the housing stock at or below 50% of AMI. The City’s overall housing stock is affordable, and is more affordable than the County and the 7-County Metropolitan Area.

TABLE 3-12: 2015 AFFORDABILITY OF HOUSING STOCK

|  |  | Units        | Total Units<br>(2015 Est.) | % of Total<br>Housing Stock |
|--|--|--------------|----------------------------|-----------------------------|
| Number of Ownership Housing Units              | Affordable at or below 30% of Area Median Income | 9            |                            |                             |
| Number of Rental Housing Units                 | Affordable at or below 30% of Area Median Income | 425          |                            |                             |
| <b>Total All Housing Units at or Below 30%</b> |  | 434          | 7,526                      | 5.8%                        |
|  |  |              |                            |                             |
| Number of Ownership Housing Units              | Affordable at 31-50% of Area Median Income       | 1,355        |                            |                             |
| Number of Rental Housing Units                 | Affordable at 31-50% of Area Median Income       | 1,780        |                            |                             |
| <b>Total All Housing Units at 31-50%</b>       |  | 3135         | 7,526                      | 41.7%                       |
|  |  |              |                            |                             |
| Number of Ownership Housing Units              | Affordable at 51-60% of Area Median Income       | 1467         |                            |                             |
| Number of Rental Housing Units                 | Affordable at 51-60% of Area Median Income       | 800          |                            |                             |
| <b>Total All Housing Units at 51-60%</b>       |  | 2,267        | 7,526                      | 30.1%                       |
|  |  |              |                            |                             |
| Number of Ownership Housing Units              | Affordable at 61-80% of Area Median Income       | 654          |                            |                             |
| Number of Rental Housing Units                 | Affordable at 61-80% of Area Median Income       | 478          |                            |                             |
| <b>Total All Housing Units at 61-80%</b>       |  | 1,132        | 7,526                      | 15.0%                       |
|  |  |              |                            |                             |
| Number of Ownership Housing Units              | Affordable at 81-115% of Area Median Income      | 183          |                            |                             |
| Number of Ownership Housing Units              | Affordable above 115% of Area Median Income      | 110          |                            |                             |
| Number of Rental Housing Units                 | Affordable above 80% of Area Median Income       | 415          |                            |                             |
| <b>Total All Housing Units at 80-115%</b>      |  | 708          | 7,526                      | 9.4%                        |
|  |  |              |                            |                             |
| <b>Total at 80% or Below</b>                   |  | <b>6,968</b> | <b>7,526</b>               | <b>92.6%</b>                |

Source: US Census, 2015 American Community Survey

### Ownership Housing Affordability

Table 3-12: 2015 Affordability of Housing Stock shows that there are 3,668 existing ownership households available out of a total of 3,753 ownership households in the City. This is over 95% of the ownership households in the City.

The Table 3-13: Affordable Purchase Price for Owner Occupied Housing identifies what housing costs/prices would meet each of the affordability levels for home ownership in the City of Anoka:

**TABLE 3-13: AFFORDABLE PURCHASE PRICE FOR OWNER OCCUPIED HOUSING**

| Year of Purchase | Price at 30% of AMI | Price at 50% of AMI | Price at 80% of AMI |
|------------------|---------------------|---------------------|---------------------|
| 2016             | \$82,800            | \$148,000           | \$235,000           |
| 2015             | \$84,500            | \$151,500           | \$238,500           |

Source: Metropolitan Council

The median estimated market value (EMV) of owner occupied housing in the City is approximately \$164,700 which falls between the 50-80% AMI levels as shown on Table 3-13. The City’s median EMV is less than Anoka County that has a median EMV of \$187,000, further demonstrating the relative affordability of the City as compared to the region. Map 3-3 also shows median values of homes demonstrating that affordable housing is available throughout most neighborhoods in the community.

### Rental Density Cap

On September 17, 2018, the Anoka City Council adopted an ordinance regulating the density of single-family rental dwellings in the City of Anoka. In any R-1, R-2, R-3, R-4, or MS zoning district, no more than 10% of single-family homes on single-family lots on any block shall be eligible to obtain a rental license. Rental dwellings of two or more

units are not affected. The ordinance took effect on September 28, 2018.

This amendment was motivated by Anoka’s high proportion of rental units compared to owner-occupied units, standing at about 48% rental. Concerns over speculative home purchases, code violations, and nuisance calls to police prompted staff to study methods for addressing rental housing. Anoka follows cities like West Saint Paul and North Mankato in enacting this 10% cap.

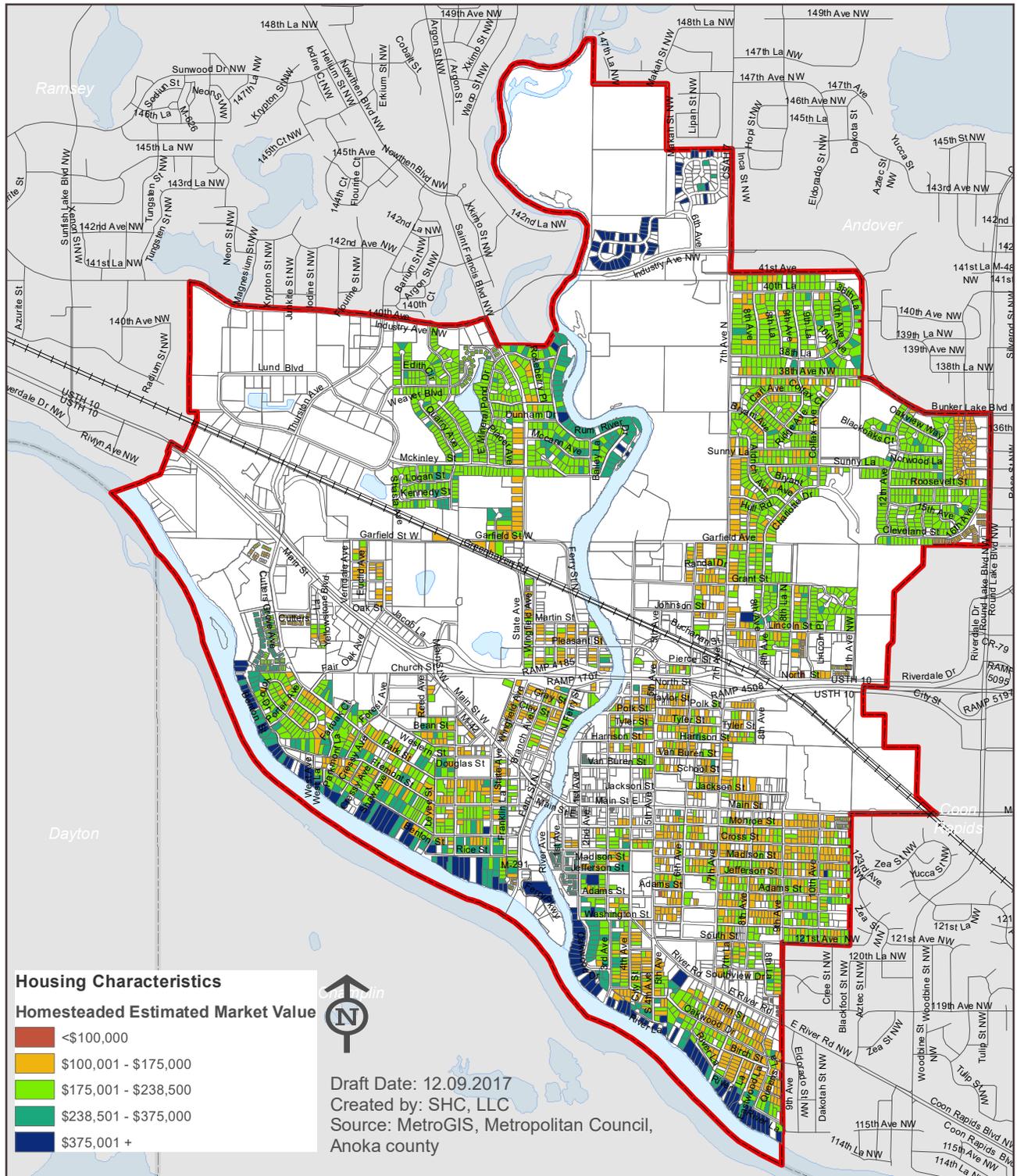
**TABLE 3-14: ESTIMATED MARKET VALUE OF OWNER OCCUPIED HOUSING**

| Estimated Market Value of Owner Occupied Housing | Number of Units  | Percentage    |
|--|------------------|---------------|
| Less than \$50,000                               | 123              | 3.3%          |
| \$50,000 to \$99,999                             | 240              | 6.4%          |
| \$100,000 to \$149,999                           | 982              | 26.2%         |
| \$150,000 to \$199,999                           | 1,447            | 38.6%         |
| \$200,000 to \$299,999                           | 672              | 17.9%         |
| \$300,000 to \$499,999                           | 157              | 4.2%          |
| \$500,000 to \$999,999                           | 131              | 3.5%          |
| \$1,000,000 or more                              | 1                | >0.1%         |
| <b>Total</b>                                     | <b>3,753</b>     | <b>100.0%</b> |
| <b>Median (dollars)</b>                          | <b>\$164,700</b> |               |

Source: US Census, 2015 American Community Survey, Anoka County GIS



MAP 3-3: ESTIMATED MARKET VALUE OF OWNER-OCCUPIED HOUSING



### Rental Housing Affordability

The 2015 ACS estimates that there are approximately 3,356 rental units in the City, which includes apartments, senior complexes, and single-family homes. Since the housing bust, cities have experienced strong rental demand which is continuing even as the economy recovers. The City continues to have a vacancy rates at less than 5%, and that trend is expected to continue as millennials,

price since pricing is often based on a price-per-foot calculation.

### Distressed Housing and Foreclosures

Home foreclosures and distressed housing can impact a neighborhood, resale values, and the overall community. Oftentimes when homeowners are in a position of short sale or foreclosure their properties can fall into disrepair, experience deferred

TABLE 3-15: AFFORDABLE RENTAL RATES

| Housing Type | Affordable rent (including utilities) at 30% of AMI | Affordable rent (including utilities) at 50% of AMI | Affordable rent (including utilities) at 80% of AMI |
|--------------|---|---|---|
| Studio       | \$450   | \$751   | \$1,201   |
| 1-BR         | \$483   | \$805   | \$1,288   |
| 2-BR         | \$579   | \$966   | \$1,545   |
| 3-BR         | \$669   | \$1,115   | \$1,784   |
| 4-BR         | \$747   | \$1,245   | \$1,992   |

Source: Metropolitan Council

seniors, and those with limited incomes continue to participate in the rental market. The City's rental market has remained strong over the past decade likely due to market and economic conditions, the relatively affordability of units and range of choices available. As shown in Table 3-16, the Median rent in the City is \$856/month, that would be within the affordable range at 80% of AMI, for a 1-bedroom, and at 30-50% AMI for a 2-bedroom. As shown in the table, Anoka's median rent is approximately 12% less than the median rent of Anoka County, which makes the City one of the more affordable places to rent in the county.

maintenance and potentially become vacant homes. After the housing bust of the late 2000s, the number of foreclosure and short sales have slowly declined, however, distressed properties continue to be present in the market. Over the last five years (2012) there have been 271 distressed sales in the

TABLE 3-16: ESTIMATED RENTAL RATES

| Gross Rents Paid (2015 Estimates) | City # of Units | Anoka County |
|-----------------------------------|-----------------|--------------|
| Less than \$500                   | 271             | 1,464        |
| \$500 to \$999                    | 2,014           | 11,383       |
| \$1,000 to \$1,499                | 724             | 7,907        |
| \$1,500 to \$1,999                | 242             | 2,735        |
| \$2,000 to \$2,499                | 88              | 391          |
| \$2,500 to \$2,999                | 0               | 94           |
| \$3,000 or more                   | 17              | 42           |
| Total Units w/Rent                | 3,356           | 24,016       |
| Median (dollars)                  | \$856           | \$971        |

Source: US Census, 2015 American Community Survey

There are several factors contributing to why the City's rental stock is relatively affordable as compared to the region. First, the multi-family housing stock is aging similarly to the single family housing stock, and few new projects have been constructed recently. Second, unit sizes, including single-family rentals, have smaller square footages due to their age which also affects the overall rental

City according to sales data collected from the MLS and the Minneapolis Association of Realtors.

While the foreclosure crisis has subsided, it continues to be a part of the real estate market place. Some homes may go unoccupied and not be maintained properly for a period of time, potentially putting additional burden on code enforcement staff and increasing the potential for a declining appearance of neighborhood housing and home values. These potential newly vacant homes may be an opportunity for affordable housing purchases. Conversely, the vacant homes may also attract investment buyers who in turn rent the homes given the demand for rental properties in the area.

Prior to the 2030 Plan, the city updated its vacant building registration ordinance to better identify, inventory, and monitor vacant buildings. The program addresses buildings with code compliance issues by requiring the owner to submit a plan of action to address code violations even though the property is vacant. This ordinance, coupled with a strong housing foreclosure plan, will help the city to overcome many of the negative effects of increasing foreclosed properties.

**Publicly Subsidized Units**

There are a total of 264 subsidized housing units in the City. The following table summarizes the available subsidized units in the community. There is currently a one to two year waiting list for subsidized senior housing in Anoka with a longer waiting list for subsidized family housing.

**TABLE 3-17: PROPERTIES WITH SUBSIDIZED HOUSING BY POPULATION SERVED**

| Building/Complex    | Units | Affordability Level | Population Served | Expiration |
|---------------------|-------|---------------------|-------------------|------------|
| Walker on the River | 45    | 30% AMI             | Senior            | 2032       |
| Bridge Square       | 101   | 30% AMI             | Senior            | 2001       |
| Sunny Acres         | 52    | 30% AMI             | Family            | 2009       |
| Franklin Lake       | 66    | 60% AMI             | Senior/Disabled   | 2030       |

Source: HUD

**Cost Burdened Households**

The lower Median Income of Anoka is correlated with the aging of the City’s residents and the higher than average single parent households. The lower Median income and higher housing cost burden of a community may affect a resident’s ability to reinvest and maintain their home and may be justification to provide resources for home

**TABLE 3-18: HOUSEHOLDS COST-BURDENED BY AFFORDABILITY LEVEL**

| Income level        | Households that are burdened at this affordability level |
|---------------------|--|
| At or below 30% AMI | 1056   |
| 31% to 50% of AMI   | 903  |
| 51% to 80% of AMI   | 482  |

Source: Metropolitan Council, 2015 American Community Survey

improvement and other programs to assist cost burdened households. Support for providing home improvement resources is also justified by the percentage of households that pay over 30 percent of their income on housing, and are thus burdened by the cost of housing which reduces the amount of income available for other needs such as food, medical, transportation, etc. According to 2015 ACS Census data, approximately 2,441 households are burdened by housing costs at some level (Table 3-18).

# HOUSING DEMAND

## FUTURE HOUSING OPPORTUNITIES AND CHALLENGES

As described in the Land Use chapter of this 2040 Plan, the City is designated by the Metropolitan Council as “Suburban” which is defined as, “... communities [which] experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development



patterns at significantly lower densities than in previous eras. Suburban communities are expected to plan for forecasted population and household growth at average densities of at least 5 units per acre for new development and redevelopment. In addition, Suburban communities are expected to target opportunities for more intensive development near regional transit investments...” Given the community’s designation, the following considerations regarding housing in the City are provided:

### Land Uses and New Developments in the City

Vacant and underutilized land continues to be developed and redeveloped in the city consistent with the City’s Future Land Use Plan. The Land Use chapter of this 2040 Plan describes anticipated uses per land use designation, and specifically identifies anticipated densities within each residential land use designation. The following table is a reference to the Land Use chapter, which contains more details:

TABLE 3-19: FUTURE LAND USE & HOUSEHOLD PROJECTIONS

| Future Land Use Designation                                 | Density  | Uses/Development Pattern   | Change in Acres from ELU                   | Units available by 2040   |
|---|--|--|--|---|
| Low Density Residential (RL)                                | 1-4 Dwelling Units/Acre                                    | Primarily single-family neighborhoods, includes older established neighborhoods and new developments such as Rum River Shores.   | +89  | 89 - 356  |
| Medium Density Residential (RM)                             | 5-10 Dwelling Units/Acre                                   | This includes attached and detached products, such as small-lot single family, villas, townhomes and row homes   | +34  | 170 - 340   |
| High Density Residential (RH)                               | 11 -37 Dwelling Units/Acre (eligible to increase with PUD) | This land use is primarily multi-family product, including condominium and apartment style products – this land use designation and available acreage fulfills the Metropolitan Council’s requirements regarding Affordable Housing Allocation | -10  | NA - no known redevelopment of RH, existing units projected to remain |
| Transit Oriented Development (20% High Density Residential) | 11-37 Units/Acre (up to 50 with PUD)                       | This land use designation is a mix of uses, and allows for high density residential uses including apartments, condominiums, senior facilities, etc.   | +15.8 (Acres is 20% of 79 total TOD Acres) | 174 - 585 (eligible to increase with PUD)                             |

As of March 2017, the City had several sites for sale within the Transit Oriented Development designated land use. These properties represent an example where new housing product could be developed to meet the population and household projections provided within the Metropolitan Council's System Statement. These sites are included in the City's continually-updated Development Opportunities booklet.

According to Anoka County GIS records, average Single-family livable square footage is 1,297 square feet, which includes newly constructed homes such as those located in the Rum River Shores development. It is important to note that new homes tend to have significantly more square footage than those constructed prior to 1990, so while the average total square footage may seem comparable to other communities, once the new developments are removed from the calculation, the older housing stock causes the average to drop closer to an average finished square footage of 1,000 feet or less. This can become a challenge, particularly as seniors move from existing single-family homes, and younger generations expect more square footage with more modern amenities. This dynamic naturally encourages a more affordable housing stock, but also presents an opportunity for the city to rethink how smaller single-family homes might be retrofitted, reconfigured, or designed to meet the demands of new and younger families.

### Increasing Median Sales Price

It is worth noting, that since 2013 the City's Median Sales price is increasing year over year. This is likely due in part to new developments, but also is likely due to some recovery in the marketplace.

TABLE 3-21: MEDIAN SALES PRICE – SINGLE FAMILY

| Year | Number of Sales | Median Price | Percent Change |
|------|-----------------|--------------|----------------|
| 2013 | 185             | \$147,000    | NA             |
| 2014 | 171             | \$167,500    | 13.95%         |
| 2015 | 185             | \$180,000    | 7.46%          |
| 2016 | 245             | \$197,000    | 9.44%          |
| 2017 | 221             | \$208,000    | 5.58%          |

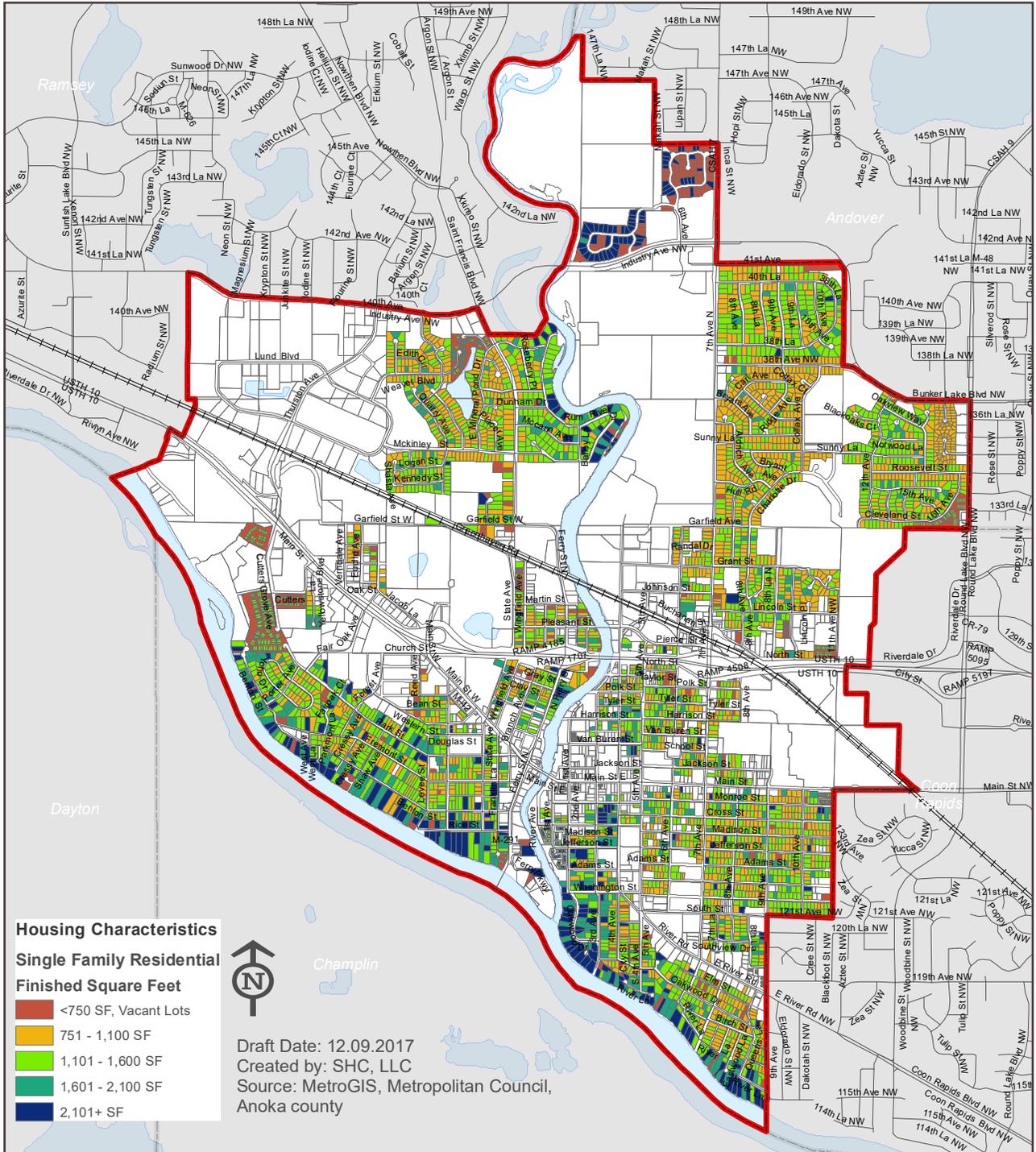
Source: Northstar MLS, as of December 6, 2017

TABLE 3-22: MEDIAN SALES PRICE – MULTI-FAMILY (TOWNHOMES, CONDOS)

| Year | Number of Sales | Median Price | Percent Change |
|------|-----------------|--------------|----------------|
| 2013 | 28              | \$147,500    | NA             |
| 2014 | 26              | \$145,700    | -1.24%         |
| 2015 | 31              | \$156,900    | 7.14%          |
| 2016 | 39              | \$167,000    | 6.05%          |
| 2017 | 39              | \$172,000    | 2.91%          |

Source: Northstar MLS, as of December 6, 2017

MAP 3-4: SINGLE-FAMILY FINISHED SQUARE FEET



## HOUSING GOALS AND STRATEGIES

The following goals, strategies and implementation tools were developed and refined by the City's HRA to reflect the community's aspirations for the housing stock over the next 20 years. As demonstrated in previous sections of this chapter, a significant portion of the City's housing stock is aging which can present several challenges, and opportunities, in the community's neighborhoods. The goals and strategies that follow acknowledge some of those challenges through actionable goals and strategies that provide a framework from which the City can capitalize on opportunities to enhance and maintain its current and future neighborhoods.

The following goal and strategy statements all begin with an action word - that's on purpose. It is important to clearly define what action is intended to be accomplished by the goal or strategy, and to make sure everyone understands those action words to have the same definition. To that end, contained at the end of this chapter is an action word Glossary that assigns value and commitment to each of the action words. This Glossary is important to ensure that the meaning of each of the following statements is consistent for the reader or user of this document.

### GOAL H-1

Enhance the quality and value of the existing single family and multifamily housing units in the City of Anoka.

#### **Strategies:**

1. Continue to provide home renovation programs.
  - a. Encourage participation in the CHORE program, paint-up/fix-up programs such

as the Metro Paint-A-Thon Program and the Community Fix-up Fund.

- b. Continue to hold clean-up/pick-up days for appliances and furniture and the annual home improvement show.
  - c. Continue to offer HRA home renovation loans and rebates.
  - d. Continue to provide access to Construction Management Advice and to educate residents on the benefit of this service for renovation projects.
2. Support the removal of blighted housing in residential areas to increase home and neighborhood value.
  - a. Continue the Scattered Site Replacement Program.
  - b. Promote volunteer programs and partnerships to facilitate exterior renovations to prevent deferred maintenance of homes.
  - c. Continue to enforce Property Maintenance Standards.
3. Encourage homeowners and developers to incorporate energy efficiency and sustainability in home renovation and new construction.
  - a. Educate residents on energy rebates available through utility companies.
  - b. Provide access to resources for improvements to homes that use green building techniques.
  - c. Evaluate the potential for providing specific rebate or loan programs for home renovations utilizing green building methods.



- d. Explore regulations to stabilize and enhance the value of single-family neighborhoods.

### GOAL H-2:

Sustain quality living conditions for all residents through the enforcement of ownership and rental housing maintenance codes and housing programs.

**Strategies:**

1. Encourage the continued and timely enforcement of all maintenance codes.
  - a. Provide education to residents regarding maintenance expectations.
  - b. Continue the City “PACE” program for proactive identification of code violations.
2. Encourage code compliance of homes prior to resale.
  - a. Explore the costs and benefits of

establishing a truth-in-housing or point-of-sale program in the City.

3. Continue to monitor and inspect rental properties.
  - a. Increase communication with landlords on current codes and good rental practices.
4. Promote rehabilitation of rental properties.
  - a. Create a rental rehabilitation program with a focus on older rental properties through the City.
5. Monitor properties in foreclosure.
  - a. Create a foreclosure plan with a focus on housing maintenance and a process to encourage resale of homes.

### GOAL H-3:

Encourage and promote the expansion, redevelopment and renovation of older, smaller homes.

**Strategies:**

1. Promote design ideas associated with smaller home renovation.
  - a. Explore options to provide architectural assistance and ideas to residents and builders.
  - b. Provide design and renovation information to assist in historic home renovation.
2. Promote use of city, county and state renovation loan programs such as the fix-up funds for home renovation.
3. Evaluate lot combinations where small, non-

conforming homes exist for replacement with move-up and higher value housing.

### GOAL H-4:

Promote and increase home ownership of all housing types and values.

**Strategies:**

1. Provide workforce housing options in the City that are targeted to first-time home-buyers and young families.
  - a. Promote the value of quality affordable homes near established city services and schools.
  - b. Promote community benefits including parks, trails, recreational opportunities, small community downtown and good schools.
2. Create a plan to link new jobs to existing and new housing in the City.
3. Identify opportunities to develop higher valued housing for move-up housing that allows people to live and work in the City.
  - a. Encourage development of owner-occupied condos and housing co-ops.
4. Promote increases of density allowances for housing projects that provide community benefits.

### GOAL H-5:

Promote opportunities for older residents to remain living in the City.

**Strategies:**

1. Explore methods for older adults to age in place and/or transition to alternate housing.
  - a. Support the transition of seniors leaving existing homes and selling to new young buyers.
  - b. Identify resources and services available for home maintenance and renovation that assist older adults in maintain their homes so that they can age in place.
  - c. Explore opportunities to develop cooperative homes for older adults with shared centralized services.

### GOAL H-6:

Identify opportunities to incorporate affordable housing in development and redevelopment that achieves the Metropolitan Council Livable Communities goals.

**Strategies:**

1. Continue to designate and guide land uses that encourage a more affordable price for new housing units in the City.
2. Endorse new home ownership opportunities for those with incomes at or below 80 percent of the area median incomes such as Habitat for Humanity and land trust housing.

# IMPLEMENTATION: HOUSING RESOURCES, STRATEGIES, & TOOLS

Table 23 summarizes example resources, strategies, and tools available to implement Anoka’s housing needs and stated housing goals. There are many resources available beyond those identified on the following table, but the following table provides a valuable starting point from which the City can begin to implement this chapter. As the city’s housing needs evolve or transition, the following table can be modified, expanded or updated.

TABLE 3-23: HOUSING RESOURCES, STRATEGIES AND TOOLS

| Housing Goal & Needs   | Tool/Resource/Strategy                        | Description  | Affordability Target                                   |
|--|---|--|--|
| <p>Enhance quality and value of existing housing stock</p> <p>Identified Need: To maintain the existing housing diversity including single-family, multi-family, market rate and affordable options. This is an immediate, and on-going, priority.</p>   | City of Anoka HRA Loans                       | Fund home improvement projects with City of Anoka HRA loan funds for low and moderate income homeowners  | <30% AMI<br>30-50% AMI<br>51-80% AMI                   |
|  | Anoka County Community Development Department | Continue to coordinate with County staff to best align their resources with the City’s housing needs and goals. Anoka County has funding resources and expertise that can support the City’s residents.  | <30% AMI<br>30-50% AMI<br>51-80% AMI                   |
|  | CDBG Funds                                    | Work with Anoka County in its use of CDBG funds to help low and moderate income homeowners with rehabilitation assistance. The HRA and City intend to support the County, but are not likely to use CDBG funds as a primary source to assist in its redevelopment efforts.   | <30% AMI<br>30-50% AMI<br>51-80% AMI                   |
|  | Referrals                                     | Review and create, if necessary, procedures and plan to maintain ability to refer residents to any applicable housing programs outside the scope of local services.  | <30% AMI<br>30-50% AMI<br>51-80% AMI                   |
|  | Preserve LIHTC Properties                     | The HRA and the City will explore potential tools and opportunities to preserve LIHTC properties, and will prioritize properties with known expiration dates and/or timelines.   | <30% AMI<br>30-50% AMI                                 |
|  | City code and appropriate staff               | Explore potential city code amendments in this planning period to the rental licensing procedure that establishes a rental license density cap and clarification of related terminology so that the policy is clear and easy to understand.<br><br>Explore potential standards for AirBNB’s and other short-term rentals | <30% AMI<br>30-50% AMI<br>51-80% AMI<br><br>51-80% AMI |
| <p>Sustain quality living conditions through enforcement of maintenance codes and housing programs</p> <p>Identified Need: To maintain the existing housing diversity including single-family, multi-family, market rate and affordable options. This is an immediate, and on-going, priority.</p> | Code enforcement officers, adequate staff     | Ensure staff are continually educated on maintenance codes, housing policies and ordinances and follow proper enforcement; continue to monitor and enforce rental licenses and properties.   | <30% AMI<br>30-50% AMI<br>51-80% AMI                   |

|  |  |  |  |
|--|--|--|--|
| <p>Encourage and promote expansion, redevelopment and renovation of older homes</p> <p>Identified Need: To ensure review process makes it easy to develop housing products that support the City's housing goals. This is an immediate priority.</p>                 | <p>Zoning and subdivision ordinances</p>         | <p>Review zoning and subdivision ordinances within nine-months of adoption of this Plan to identify any regulations that inhibit the housing priorities in this document</p>   | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
|  | <p>Low or No Cost Home Loans</p>                 | <p>Continue to collaborate with the Center for Energy and Environment in their efforts to provide low or no-cost loans to help homeowners repair heating, plumbing, or electrical systems helps preserve existing housing. For example, Minnesota Housing's Rehabilitation Loan and Emergency Loan programs make zero percent, deferred loans that are forgivable if the borrower lives in the home for 30 years. Minnesota Housing's Community Fix Up Program offers lower-cost home improvement loans, often with discounted interest rates, remodeling advising, or home energy services, through a trained lender network.</p> | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
| <p>Promote home ownership of all housing types and values</p> <p>Identified Need: Homeownership is an important aspect of wealth building for our residents. This is an immediate, and on-going, priority of the City.</p>   | <p>Foreclosure Prevention</p>                    | <p>In established neighborhoods, multiple foreclosures in proximity to one another can have significant effect on surrounding neighborhood. The HRA will continue to monitor and be aware of foreclosures, and will direct homeowners in finding resources that can help.</p>  | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
|  | <p>Housing Bonds</p>                             | <p>The HRA and City have not previously issued housing specific bonds, but would consider housing bonds if a specific project meets the City's Housing's goals and objectives.</p>   | <p>51-80% AMI</p>                                |
|  | <p>Zoning and subdivision ordinances</p>         | <p>Over the next nine months the City in collaboration with the HRA will explore amendments to the zoning ordinance that clarify housing type definitions and add standards for multi-family housing to ensure the ordinances support the City's housing goals and objectives.</p>   | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
|  |  | <p>Over the next nine months the City in collaboration with the HRA Identify necessary or beneficial updates or amendments to existing Planned-Unit Developments</p>   | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
| <p>Promote opportunities for older residents to remain living in the city</p> <p>Identified Need: The City's population is aging and many wish to remain in the community. The City will work to support and provide options for increase senior living options.</p> | <p>Tax Increment Financing</p>                   | <p>The City and HRA will continue to use TIF districts to support the City's redevelopment goals and objectives, and will continue to prioritize the use of the tool when a project meets the stated housing goals and objectives.</p>   | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |
|  | <p>Livable Communities Demonstration Account</p> | <p>If a proposed project meets the stated goals and objectives in this chapter, the HRA and/or City will consider supporting/sponsoring an application to LCDA programs for multi-family proposals in areas guided for high density residential and mixed-use</p>  | <p>&lt;30% AMI<br/>30-50% AMI<br/>51-80% AMI</p> |

|   |                                     |   |                                      |
|---|-------------------------------------|---|--------------------------------------|
| <p>Identify opportunities to incorporate affordable housing</p> <p>Identified Need: The majority of the City's existing housing stock is affordable and it is important to support housing stability through a safe and affordable housing stock.</p> | Brownfield Clean-up                 | Explore EPA and MN DEED grant programs that provide funding and assistance with planning assessment and site clean up in potential redevelopment areas  | <30% AMI<br>30-50% AMI<br>51-80% AMI |
|   | Site Assembly                       | The HRA and/or City will continue to assemble, or assist with assembly, of parcels and sites when such assembly will result in a project that achieves the stated goals and objectives of this Plan.                                      | <30% AMI<br>30-50% AMI<br>51-80% AMI |
|   | Tax Abatement                       | The HRA will consider the use of tax abatement, and will further explore such tool if a project proposal is made that meets the stated goals and objectives of this Plan.   | <30% AMI<br>30-50% AMI<br>51-80% AMI |
|   | HOME Investment Partnership Program | The HRA does not currently use this program to support its stated housing goals and objectives. If a project is proposed that could benefit from this Fund, the HRA will explore if it is the best tool to meet the goals of the project. | <30% AMI<br>30-50% AMI<br>51-80% AMI |
|   | 4D for NOAH Properties              | The City and HRA will explore the use of the 4D classification when rehabilitation or redevelopment results in a higher-quality, safer, cleaner housing units.  | <30% AMI<br>30-50% AMI               |
|   | Fair Housing Policy                 | The City will consider, and if appropriate or needed, will work to incorporate a Fair Housing policy into its ordinances and policies.  | <30% AMI<br>30-50% AMI<br>51-80% AMI |

## STRATEGY GLOSSARY

The terms Goal and Strategy can mean different things to people and may not always be viewed with the same level of importance or commitment. Throughout the Housing Chapter update the terms Goal and Strategy will have the following meaning and definition:

**Goal:** A general statement of a desired objectives indicating broad social, economic or physical conditions to which the community officially agrees to try to achieve in various ways, one of which is the implementation of the Comprehensive Plan.

**Strategy:** An officially adopted course of action or position to implement the community goals.

Goals and strategies assign various roles, commitments, and responsibilities to the City and HRA. To assist with defining the role for each *goal and strategy*, the following key terms are defined and indicate the city's corresponding responsibility:

**Create:** Bring about the desired goal, with city staff involved in all levels, from planning to implementation, and which may involve city financial assistance.

**Continue:** Follow past and present procedures to maintain the desired goal, usually with city staff involved in all levels, from planning to implementation.

**Encourage:** Foster the desired goal through city policies, which may involve city financial assistance.

**Endorse:** Subscribe to the desired goal by adopting supportive city policies.

**Enhance:** Improve the current goal through the use of policies, which may include financial support, and the involvement of city staff at all levels of planning.

**Explore:** Investigate the stated method of achieving the desired goal, which may involve city staff and financial resources to research and analyze such method.

**Identify:** Catalogue and confirm resource(s) or desired item(s), which may involve city staff and may require financial resources.

**Maintain:** Preserve the desired state of affairs through the use of city policies. Financial assistance should be provided if needed.

**Recognize:** Acknowledge the identified state of affairs and take actions or implement policies to preserve or change them.

**Prevent:** Stop described event through the use of appropriate city policies, staff, action and, if needed, finances.

**Promote:** Advance the desired state through the use of city policies and staff activity at all levels of planning.

**Protect:** Guard against a deterioration of the desired state through the use of city policies, staff and, if needed, financial assistance.

**Provide:** Take the lead role in supplying the needed financial and staff support to achieve the desired goal. The city is typically involved in all aspects from planning to implementation to maintenance.

**Strengthen:** Improve and reinforce the desired goal through the use of city policies, staff and financial assistance, if needed.

**Work:** Cooperate and act in a manner to create the desired goal through the use of city staff, actions and policies.

**Support:** Supply the needed staff support, policies and financial assistance at all levels to achieve the desired goal.

**Sustain:** Uphold the desired state through city policies, financial resources and staff action to achieve the goal.

TABLE 3-24: ACTION WORD GLOSSARY

| No commitment of financial investment, staff resources and policy directives | May include financial investment, staff resources and policy directives | Commitment to financial investment (if needed), staff resources and policy directives |
|--|---|---|
| Continue   | Create  | Prevent   |
| Endorse  | Encourage   | Protect   |
| Identify   | Enhance   | Provide   |
| Reserve  | Explore   | Strengthen  |
| Recognize  | Maintain  | Support   |
| Promote  |   | Sustain   |
| Work   |   |   |