



Chapter 5: Housing

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5.1 INTRODUCTION

Housing is an integral part of a community for a multitude of reasons beyond providing essential shelter for residents. The location of housing influences transportation patterns, and the housing industry is both a main engine of the regional economy and a prime generator of revenue to fund municipal services. Housing affords owners a vehicle for building wealth and is a symbol of familial connections and personal history. It is for all these reasons that housing plays an important part in the community and in the Comprehensive Plan.

The housing chapter begins with some general statistics on the housing stock, an examination of local housing affordability and a forecast of future housing needs. (A more in-depth description of the city's housing is found in the Community Profile section.) The housing chapter concludes with a statement of housing goals, policies and implementation strategies.



Statistical Snapshot

A snapshot of housing conditions as of 2000, as reported by the U.S. Census, includes the following:

- *Total housing units:* 21,669
- *Tenure:* 76 percent owner-occupied, 24 percent renter-occupied
- *Building type:* single-family: 58 percent; single-family attached or duplex: 7 percent; multi-family developments with 3 to 20 units: 6 percent; multi-family buildings greater than 20 units: 29 percent
- *Age:* the median age of the housing stock is 42 years
- *Vacancy:* 3.1 percent



5.2 CURRENT CONDITIONS: HOUSING PROFILE

Current Housing Supply

The 2000 Census reported 21,669 housing units in the city. From 2000 to 2006, the City issued 578 building permits for new construction, while 127 units were demolished in a single fire. Assuming that every building and demolition permit issued resulted in an additional dwelling to the city's housing stock, the city in 2006 had an estimated 22,120 housing units.² These are composed of about 13,987 single-family units and 8,119 multi-family units for a 63/37 percent split between the two building type categories.



This estimate is consistent with Metropolitan Council data. The Council estimated that in 2005 the city had 21,422 households, which would imply a housing vacancy rate of about 3 percent, which is similar to what was reported in the 2000 Census and appears reasonable for Edina's real estate market.

Condition of Housing

As part of its 1998 Comprehensive Plan update, City staff conducted a windshield survey of all single-family homes in the city. Homes were evaluated based on exterior features of the structure and yard such as the condition of the roof, paint, yard, fence and outdoor storage. Of the 13,647 homes that were included in the survey, only 1.7 percent had identified deficiencies. The most prevalent deficiency was a roof in fair or poor condition (found in 80 percent of units judged deficient), followed by paint in fair or poor condition (48 percent). A sample viewing of the neighborhoods where the majority of the homes with identified deficiencies were located revealed that maintenance conditions of the homes had improved.

¹ In the 2000 Census there was a discrepancy between total Edina housing units and the sum of total housing units from the units in structure survey. The sum of units by building type estimated here uses the number of housing units from the units in structure survey.



Affordability Defined

Using federal Department of Housing and Urban Development criteria, the Metropolitan Council defines affordability for housing units for purchase or rent. According to the Livable Communities Act Housing Ownership and Rent Affordability Limits released in May 2007, a home was considered affordable for purchase by a

household whose income was 80 percent of area median income if the house was priced at \$206,800 or below. A rental unit was considered affordable for a household earning 50 percent of area median income if the cost of a two bedroom apartment, including tenant-paid utilities, was \$883 or less per month.



The Council's 2006

Report to the Minnesota Legislature on Affordable and Life-cycle Housing stated that within the City of Edina zero affordable rental units were created between 1996 to 2005.

In contrast with the Council's maximum sales price of an affordable home (\$206,800), the median sale price for a home in Edina in 2005 was over double that figure, at \$435,000. The Metropolitan Council, in its "Summary Report: Determining Affordable Housing Need in the Twin Cities", determined that 20 percent of the city's housing stock was affordable to households earning 60 percent of area median income, as calculated by HUD.

Range of Current Housing Prices

An inventory of estimated market values of Edina's housing stock reveals that about 20 percent or 3,467 housing units are valued at/or below the Council's affordable home purchase price. The type of housing deemed affordable within the city is overwhelmingly multi-family. One percent of single-family and duplex homes are deemed affordable for purchase by this analysis. Table 5.1 shows the estimated current market values by housing type.



Table 5.1. Estimated Edina Market Values by Housing Type For Non-Rental Properties, 2007

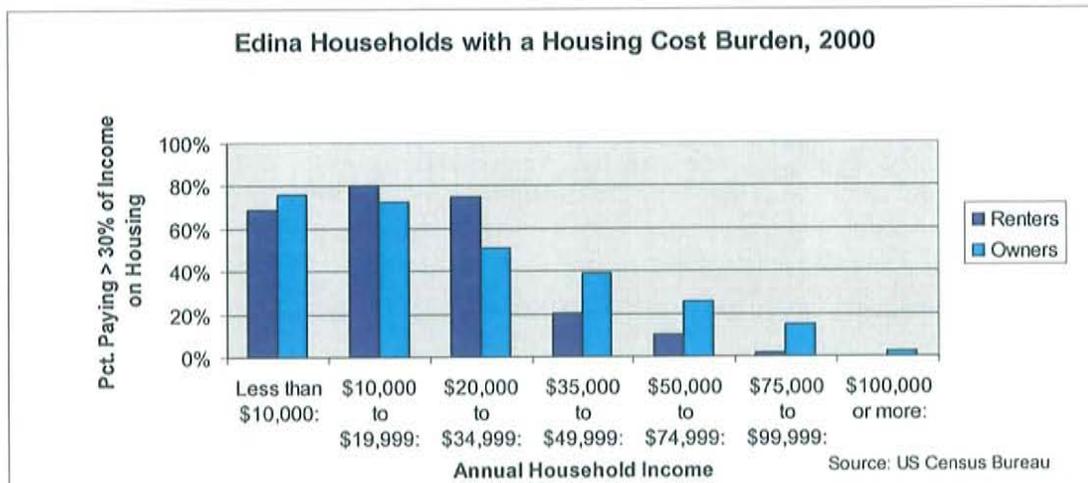
Housing Type	Under \$207k		\$208 - \$250k		\$251 - \$350k		\$351 - \$450k		Over \$451k		Total
	#	%	#	%	#	%	#	%	#	%	
Single-Family	124	3.6%	491	64.9%	3,033	80.8%	2,727	86.2%	6,097	94.3%	12,472
Duplex	21	0.6%	30	4.0%	114	3.0%	168	5.3%	150	2.3%	483
Townhouse	107	3.1%	28	3.7%	175	4.7%	124	3.9%	170	2.6%	604
Condominium	2,785	80.3%	195	25.8%	427	11.4%	145	4.6%	48	0.7%	3,600
Cooperative	430	12.4%	13	1.7%	6	0.2%	1	0.0%	0	0.0%	450
Total	3,467		757		3,755		3,165		6,465		17,609

Source: City of Edina

Households with a Housing Cost Burden

Another standard of housing affordability is to identify those households with a cost burden based on the amount of household income devoted to housing costs. A household has a housing cost burden when more than 30 percent of household income is spent on housing, regardless of income level. Figure 5.1 shows the percentage of renters and owners who pay more than 30 percent of their income on housing. Predictably, households with incomes of less than \$35,000 per year have budgets most impacted by housing costs. 42 percent of persons in rental units and 19 percent of owners of single-family homes in Edina are paying 30 percent or more on housing costs.

Figure 5.1.





City Affordability Goals

Since 1996, Edina has participated in the Metropolitan Livable Communities Act program. The Livable Communities Act (LCA) is a Metropolitan Council grant-based program to encourage communities to achieve goals in affordable and life-cycle housing production and quality of life improvements. At the program's inception, the Metropolitan Council estimated the amount of the City's existing housing stock that was affordable and the City and the Metropolitan Council jointly established goals for the criteria of affordability, life-cycle housing (housing types that are not single-family detached units) and housing density.



See Table 5.2 on next page.

Table 5.2. Livable Communities Act Benchmarks and Goals for Edina

		City Index	Benchmark	Goal
Affordability	Ownership	31%	64-77%	31%
	Rental	14%	32-45%	43%
Life-cycle housing	Type (non-SF detached)	43%	38-41%	43%
	Owner/renter mix	71/29%	(64-71)/ (30-36)%	71/29%
Density	Single-family detached	2.3/acre	2.3-2.9/acre	2.3/acre
	Multi-family	16/acre	11-15/acre	16/acre

Table 5.2 shows the Metropolitan Council's 1995 estimates and City of Edina goals:



- The *City Index* column refers to a snapshot of the Edina's affordable housing, life-cycle housing, and housing density taken from the data available in 1995.
- The *Benchmark* column is a range that represents the City Index average for communities within similar Metropolitan Council planning sectors.
- The *Goal* column indicates the affordable and life-cycle housing share, and the densities negotiated between Edina and the Metropolitan Council.
- *Affordability* refers to the estimate of the share of Edina's affordable housing stock that was considered affordable at the start of the LCA program.
- *Life-cycle Housing* includes housing types that are not single-family detached units; the figures are percentages based on Edina's total housing stock.
- *Density* means the number of housing units per acre for both single-family detached units, and multi-family units.



The Metropolitan Council has identified new affordable housing needs for all cities and townships within the Twin Cities Metropolitan Area for the period from 2011-2020. The housing plan element of local comprehensive plans is required to reflect the allocated portion of the forecasted demand for affordable housing. The City's share of this allocation is 212 affordable housing units by 2020.

Current City Housing Programs

Edina Housing and Redevelopment Authority

The Edina Housing and Redevelopment Authority (HRA) was established in 1974 for the purpose of undertaking urban redevelopment projects and assisting with the development of affordable housing. The HRA has facilitated the development of a number of low- and moderate-income housing developments, including Yorkdale Townhomes, Oak Glen, Summit Point and South Haven.



Edina Housing Foundation (EHF)

The Edina Housing Foundation is not a City board, however its members are appointed by the Edina City Council and HRA. This non-profit corporation provides financial assistance to low/moderate income individuals as well as non-profit developers and sponsors of low/moderate income housing.

City Housing Plans and Studies

Housing Succession Plan for Edina's Future

In November 2004 the City Council created the Edina Housing Task Force and charged it with the responsibility to conduct a study and prepare a plan to promote policies to adequately house City residents and workforce.



Why Housing Matters

The *Housing Succession Plan* and other input received from the Edina Housing Task Force state that deliberate attention to Edina's housing is necessary to:

- Preserve and enhance the strength of our schools;
- Maintain community character;
- Foster diversity;
- Support Edina's businesses' ability to remain competitive in regional and global markets and attract quality employees; and
- Provide lifecycle opportunities for community renewal, i.e. provide opportunities for people to live and work in Edina throughout their lives, continually renewing Edina's residential base.
- Acknowledge and support the community building principle that persons who both live and work in the same community are more invested in that community, are more involved in its schools and community governance, and contribute to a greater sense of stewardship, vitality, and long-term stability.

A mix of housing types and values is necessary, the *Housing Succession Plan* puts forward, to ensure that those who contribute to the





community can live in the community if they desire. That same mix enables newcomers and young families to join the community, to renew it with fresh talents and ideas. A mix of housing respects the desires of older citizens to remain in the community that has been the seat of their life's work and dreams. Seniors who are downsizing have moved out of Edina either because they could not find housing suitable to their needs or that they could afford. Long-time residents report that their children cannot live nearby due to the high cost of housing here, even though young people who grew up in Edina frequently want to live in Edina. During their public input, the Task Force noted, many Edina residents lamented that if they had to buy their homes today they could not afford to. And, finally, housing is increasingly a factor in business' ability to recruit and retain qualified workers.

Significant Portion of Edina Households have Housing Affordability Problem

The Task Force found that roughly 43 percent of households in Edina –about 9,000 out of about 21,000– have incomes of less than \$50,000 per year; and nearly 5,000 households have incomes of \$25,000 or less. Of the 9,000 households, approximately 7,200 pay 30 percent or more of their income for housing. Lower and moderate income workers in Edina are often priced out of its housing market, the Task Force reported.

Housing Succession Plan Objective

The objective of the *Plan* is to sustain Edina's character while enhancing housing options. The purpose of the *Plan* is to create and take advantage of opportunities over the next 15 years to ensure that a portion of Edina's housing remains affordable to seniors, young families, and working families.

The *Housing Succession Plan* was unanimously received by the City Council in November 2006 "with the understanding that it forms the philosophical basis for the Housing Chapter of the Edina Comprehensive Plan." However, it should be noted that the specific targets and strategies of the *Housing Succession Plan* were not adopted by the City Council.

5.3. TRENDS AND CHALLENGES

An analysis of housing needs for Edina residents has three components: needs based on age, number of additional units and affordability. In addition, Edina is characterized by high quality, vital neighborhoods that vary widely in age, character, and the value and size of housing. Existing neighborhood character needs to be preserved. However, these neighborhoods are not static over time



and need to evolve to meet the changing needs and lifestyles of the residents and the larger community.

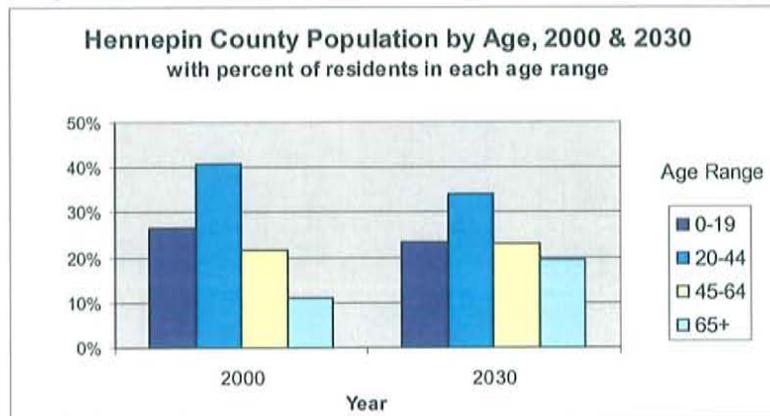
Future Housing Need: Aging-in-Place

The most significant future change in housing will occur not to respond to an increase in total population, but to serve a rapidly aging population with different housing needs. The State Demographic Center predicts that Hennepin County will experience a significant increase in the number of residents over 65 years of age. (The Center does not issue population projections by age at the municipal level. Between 2000 and 2030, the Center predicts that the population of County residents 65 years and older will increase by over 106 percent, to comprise 19 percent of the total population (up from 11 percent in 2000). Figure 5.2 shows a comparison of the 2000 and projected 2030 Hennepin County population projection by age.





Figure 5.2



If the percentage increase in senior population predicted for Hennepin County is applied to Edina (after adjustment for Edina's current higher senior population), the 23 percent of Edina residents over the age of 65 in 2000 could increase to about 35 percent of the total city population in 2030. The projected increase is from about 11,000 to about 18,000 residents in this age bracket, as shown in Table 5.3.

Table 5.3
Edina Population by Age and Percent, 2000 & 2030
 With Percent of Residents in Each Age Range

Years of Age	Year		Year	
	2000	2030	2000	2030
	Percent		Number	
0-19	24%	19%	11,484	10,000
20-44	27%	21%	12,614	10,437
45-64	26%	25%	12,562	12,926
65+	23%	35%	10,765	18,137
Total	100%	100%	47,425	51,500

Source: US Census, State Demographic Center, URS

Note: 2030 population projection from State Demographic Center

Older residents present unique housing challenges. Whether modifying existing homes to suit mobility needs or constructing new housing, the challenges remain similar to ensuring that senior residents receive housing that meets their needs. Residents over the age of 65 benefit greatly from accessibility to medical facilities, retail establishments, recreational opportunities and friends and



relatives. When housing is not situated in close proximity to these amenities, the physical and mental health of seniors can be undermined.

For elderly residents without significant mobility issues, housing type does not appear to be as significant as housing location. National surveys suggest that today's senior population will most likely age in place within the existing housing stock. Other data, such as the state incidence of households that contain senior residents with disabilities, supports this perception. The latest American Community Survey ranks Minnesota as the state with the lowest percentage in the nation of households with a person with a disability.



Elderly residents with special health and mobility needs may require special types of housing. For example, some seniors may benefit from congregate housing.

Others may require housing to meet a specific need such as memory care, or a range of specialized needs.

The City's ability to accommodate the projected increase in residents over the age of 65 will depend on a supply of housing both conveniently located to allow residents to safely age in place with dignity and designed to meet residents' range of special needs. Closely related to housing, though not traditionally thought of as a housing need, the transportation infrastructure will have to be flexible and accessible to meet seniors' needs.

In future, seniors will be more likely to receive health and medical services within the home. Increasingly, health care workers and nursing staff on-site will expedite the provision of medical and supportive services for residents wishing to age in place.

Future Housing Need: Affordable Units

The Metropolitan Council's January 2006 study "Determining Affordable Housing Need in the Twin Cities 2011-2020" calculated that 212 more affordable housing units in Edina are required by 2020 to accommodate local need. The report noted that the "filtering" process may produce some affordable housing supply, as older units depreciate in price. The study reported that 20 percent of the City's housing stock was affordable to households earning 80 percent of area median income. Twenty percent of Edina housing stock translates into roughly 4,400 housing units. The Metropolitan Council does not report the tenure of these affordable



units. Adhering to the 2006 Metropolitan Council affordable housing allocation, the City will require about 212 additional affordable units by 2020 (Note: In May 2007, a Metropolitan Council report indicated that a home was considered affordable for purchase by a household whose income was 80 percent of the area median income if the house was priced at \$206,800 or below).

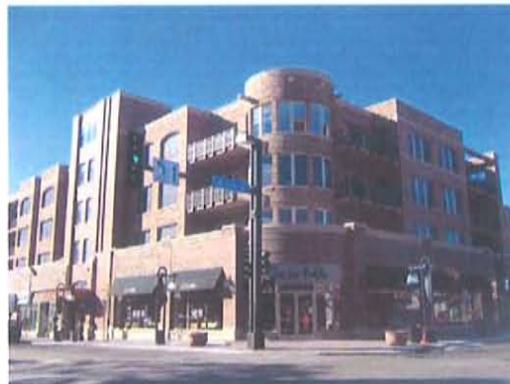
The building permits issued since 2000 reveal an 88/12 percent split in permits for new multi-family versus single-family units. In the future, given the scarcity of available land for development, the overwhelming majority of new housing units will most likely be in multi-family developments. The impact of this development pattern on housing affordability will depend on housing market dynamics and the number of housing projects



constructed within the City. In addition, another factor affecting the creation of new affordable units is the extent that the City utilizes housing programs that locate low and moderate-income households in existing units. (Some of these programs are included in the Affordable Housing Partners section at the end of this chapter).

Future Housing Need: Accommodating New Households

The Metropolitan Council projects that in 2030 Edina will have a total population of 50,000 residents in 22,500 households. This is about a 7 percent increase over the estimated number of households recorded in the 2000 Census. As a component of this change, the Council expects that the average household size will increase slightly to 2.28 residents per household, from the current average of 2.24 residents per household. Table 5.4



shows this baseline projection of new households and the average number of building permits issued per year to reach the projected 2030 household figure.



Metropolitan Council projected new households, 2000-2030	1,504
New housing units needed annually 2000-2030	50
Average annual new building permits issued 2000-2006	82
Source: Metropolitan Council, City of Edina	

Meeting the housing needs of additional households may require the expansion of building types and ownership options currently available in the city.

Affordability and Additional New Housing Units

The Metropolitan Council determined that an additional 212 housing units constructed between 2011 and 2020 would meet Edina's affordable housing need. The City is projected to add about 400 households within that timeframe. On an average annual basis, to meet this estimated need there would have to be 21 affordable units constructed in the City per year during the next decade. This would represent about one quarter of the total annual building permits, if the rate at which the City issued building permits from 2000 to 2006 continued from 2011 to 2020. Or in other words, if Edina increased in population as projected by the Metropolitan Council, about 20 percent of the 1,500 additional housing units would be affordable units.

Livable Communities Act Goals

The City established a goal under the Livable Communities Act that 43 percent of the City's rental units be affordable. To meet this goal, the City's housing stock would have to contain about 2,100 affordable rental units, a three-fold increase from the approximately 700 units at present. New multi-family development is the building type most likely to increase the supply



of rental units in the City. If the rental units were of new construction, 70 percent of the new housing units expected to be built between 2008 and 2010 would have to be rental units. The City has met its other Livable Communities Act goals.



Neighborhood Quality, Vitality, and Preservation

Maintaining and enhancing the quality of all of Edina's neighborhoods is an important part of Edina's livability. Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood that is experiencing reinvestment. Over the past several years, the massing and scale of some single-family home additions and replacement housing have caused concern regarding compatibility with adjacent and nearby homes. This issue is discussed in more detail in Chapter 4: Land Use and Community Design.



5.4 HOUSING GOALS AND POLICIES

The Land Use Plan and Housing Opportunities

The land use and housing elements of the Comprehensive Plan must be integrated so that sufficient land is available to meet the housing needs of existing and potential residents, particularly in the area of affordable housing. The goals and policies of the Land Use and Community Design Plan (Chapter 4) recognize the need for Edina's housing stock to evolve to meet the changing needs and lifestyles of current and potential residents. The Future Land Use Plan addresses the issue of land supply, while the Community Design Guidelines address how a variety of housing types can be integrated into emerging mixed use areas.

Why is Housing Affordability Important to Long-Term Planning for Edina?

The lack of workforce housing affects overall quality of life within Edina and throughout the region, as more residents spend more time commuting long distances to their jobs. As noted in Chapter 3: Community Profile, 85 percent of Edina's 52,000 workers commute from outside Edina. Long commuting times not only affect the quality of life for the commuters and their families, but they also place a burden on Edina residents who experience roads that become more and more congested, and attendant air pollution and surface water run-off issues.



Essential workers such as school teachers, police and fire fighters, and hospital staff, as well as retail and service workers who work in Edina often cannot afford to live in Edina. This workforce which has helped to create and maintain Edina's higher property values is often priced out of its housing market.

The growing lack of affordability of single-family homes for families with children affects the viability of Edina's schools. Real estate agents, and comments heard throughout this

Comprehensive Plan Update process, indicate that the number one reason people, whether or not they had school-age children, move to Edina is the high quality school system. During the last 20 years, Edina schools have participated in open enrollment, during which time Edina's test scores have consistently moved



upward. However, Edina and its schools would benefit from serving more local families, because parental involvement in the community often occurs through children's activities and children's activities often occur through the schools.

Many comments made in this planning process noted that strong schools are a significant factor in maintaining Edina's desirability and strong property values. By 2030, it is possible that there will be fewer school-age children in Edina. The Edina community can strive to maintain the balance and diversity of home types and prices to ensure that families with children continue to have housing options in Edina. The Edina community, in partnership with non-profit and for-profit developers, can collaborate to maintain the balance and diversity of home types and augment the ladder of affordability, to ensure that families with children continue to have housing options in Edina.

Is Land Available to Meet Affordable Housing Needs?

Yes. Given the scarcity of developable land within City boundaries, the type of development which would meet the City's affordable housing needs would likely come from multi-family infill development. This is reinforced by the inventory of





homes estimated market value (Table 5.1) which indicates that over 95 percent of the affordable housing units in Edina are multi-family units. Land currently zoned for multi-family housing constitutes approximately 421 acres, or about 7 percent of all residentially zoned land. When structures built on land zoned for multi-family use are redeveloped, or when new mixed use development is constructed, there are opportunities to include affordable housing units. For instance, townhome developments in the city average about 9 units per acre.

What Other Kinds of Housing Types and Ownership Options Should Be Considered to Meet Affordability Goals?

Housing cooperatives, cohousing communities, and land trusts provide innovative ways for individuals to satisfy housing needs.



Housing Cooperatives

Additional ownership options, such as housing cooperatives or cohousing communities allow for living arrangements that could favorably impact housing affordability. A housing cooperative consists of a group of individuals who own shares in a corporation that owns or controls the land. Having a share entitles the owner to occupy a unit and participate in corporate activities in managing the development. Housing affordability can be achieved when share ownership has income restrictions in limited-equity cooperatives. In fact, the first senior housing cooperative in the United States is the 7500 York Cooperative, a 330-member limited equity cooperative, located within the city. In addition to providing economical housing, the Cooperative offers an increased economic benefit to residents through an agency on the premises that coordinates placement of home health care aides.



Cohousing Communities



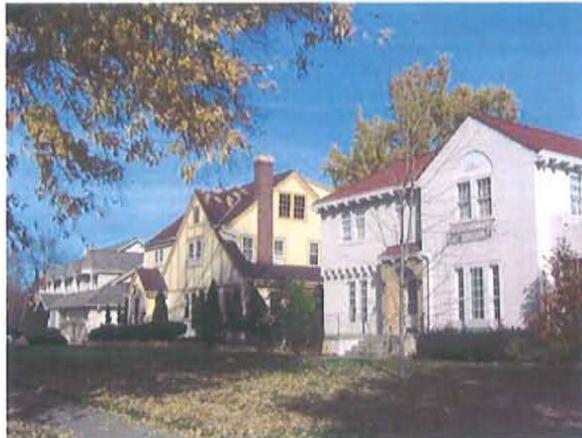
A cohousing community is a collaborative housing arrangement where the design and upkeep of the community is performed by its members. It differs from a housing cooperative with regard to the amount and use of communal space and cohousing members often display a high degree of commitment to community building.

Community Land Trusts

Community land trusts provide affordable housing by separating the value of land from the value of the buildings. This model removes the market value of the land from the mortgage equation, which can reduce the cost of a home for a workforce family by 35-42 percent. Households pay for only the building or dwelling unit, and the community land trust retains ownership of the land in this form of shared-equity housing. A ground lease is signed by both parties and secures the roles of both the community land trust and the homeowner.

Housing Goals

1. Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods in order to ensure the vitality and health of single-family and multi-family/mixed-use neighborhoods. Housing should support and be supported by surrounding land uses, traffic patterns, public facilities, and connections to open space and natural resource features.
2. Promote increased housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential/commercial mixed-use while complementing the character of existing development and promoting transit use and other mobility alternatives.
3. Encourage the production of additional affordable housing units to meet the City's housing needs and, at a minimum, its Metropolitan Council affordable housing need allocation (212 units). Strive to





maintain 20 percent of Edina's housing stock as affordable, with the goal of increasing the percentage of single-family homes that are in this category. Promote owner-occupied units over rental units when providing affordable housing.

4. Seek to accommodate the total projected 1,500 new households projected to locate in the City by the year 2030.
5. Promote a vision of community that is inclusive of a wide range of ages, incomes, and abilities and offers a wide range of housing options for Edina's residents. This broad vision of community is a cornerstone to promoting workforce housing that includes a wide range of housing prices and options, based on the principle that those who contribute to the community should have the opportunity to live here. Also, this housing vision strengthens and reinvigorates community institutions and makes the City an attractive destination for young families.
6. Increase the appeal of Edina's housing stock in order to attract new residents and retain current residents.
7. Promote lifecycle housing to support a range of housing options that meet people's preferences and circumstances at all stages of life.
8. Acknowledge the interrelationship between land use and transportation, and support the expansion of existing transportation infrastructure-capacity through wise land use.
9. Recognize that housing is a long term investment and promote housing policies that offer enduring opportunities for medium and low income residents to house themselves, emphasizing home ownership.
10. Recognize that successfully reaching affordable housing goals assists the City in achieving related community goals. These goals include:
 - a. Preserving and enhancing the strength of the schools;





- b. Maintaining community character and supporting a strong tax base;
- c. Fostering diversity;
- d. Supporting Edina businesses' ability to remain competitive in regional and global markets and attract quality employees;
- e. Providing lifecycle housing opportunities for community renewal.

Housing Policies

To achieve its housing goals the City will:

1. Provide active leadership and acknowledges its responsibility to meet its affordable housing needs for residents and its workforce through its land use and fiscal policies. The City will promote a program that will assist workers employed within the City to live in the City.
2. Research, develop, and offer resources to allow the flexibility for senior residents to age in place.
3. Seek to protect and maintain the residential neighborhoods that contain lifecycle housing and remain attractive to young families. The City will continue its program of offering assistance to income eligible property owners to rehabilitate their homes, thus maintaining the condition of the City's housing stock.
4. Collaborate with public, nonprofit and private groups in the planning and developing of housing, especially with those that focus on the provision of housing for which the marketplace does not sufficiently provide. As recommended by the Edina Housing Task Force, invite the Edina Housing Foundation and the West Hennepin Affordable Housing Land Trust to develop proposals to create opportunities for 80 families to purchase existing housing through the use of second mortgages and community land trusts. The City should also work with the Greater Metropolitan Housing Corporation to develop plans for assisting low-income seniors to transition to downsized housing.
5. Encourage repairs and improvements to existing single-family homes that extend





their useful life, and ensure that they are designed and constructed in a manner that complements the dwelling's character and is compatible with adjacent homes and the character of the surrounding neighborhood.

6. Update the 1998 survey of housing conditions.
7. Encourage the preservation and maintenance of, and improvements to, existing affordable housing.
8. Encourage the development of long-term management strategies for affordable housing, in cooperation with non-profit housing organizations, to ensure the continuation of its affordability features to successive households. The City will continue to fund and expand its financial and technical support of community land trusts that provide affordable housing within the City.
9. Expand educational outreach to the community about programs that foster affordability and maintenance.

5.5 IMPLEMENTATION

This chapter prescribes actions that encourage the creation of lifecycle and affordable housing, and promote property-owner maintenance of the City's housing stock.

Implementation of the elements of this chapter will require enactment of new City policies and an ongoing commitment to providing for expanded housing choice for City residents. Please see Chapter 12 ("Implementation") for phasing of the Housing chapter recommendations.

Responsibility and Financing

Assign responsibility for implementing all of the housing plan policies, including an annual progress report.

Create a financing plan for implementing all of the housing plan policies.



Adoption of City Policies and Programs that Support Housing Goals

Efforts by City Council, City departments and commissions are needed to implement other policies that support housing goals. These actions include:

Update the 1998 survey of housing conditions to identify homes that are in need of repair.

Create a mortgage assistance program to specifically target income-eligible workers employed within the City to enable them to live in the city. The City may choose to collaborate with other organizations to develop this program.

Support senior residents' housing choices. Offer resources to allow the flexibility for senior residents to age-in-place.

Continue the home rehabilitation program. The City should continue its program of offering assistance to income eligible property owners to rehabilitate their homes to extend their useful life in a manner that also complements the dwelling's character and is compatible with adjacent homes and the character of the surrounding neighborhood.



Assist neighborhoods to retain their attractiveness to young families. City programs and policies can promote such features as housing affordability, sidewalks and proximity to recreational amenities that act as magnets to encourage young families to settle in the city.

Collaborate with Public and Private Groups to Create Affordable Units

The City has many current and potential partners to collaborate in the effort to create affordable housing in the city. Some of these partners are:

Edina Housing Foundation

The Edina Housing Foundation (EHF) is a non-profit corporation that provides assistance to low/moderate income individuals as well as nonprofit developers and sponsors of low/moderate income housing. The Foundation offers affordable housing funding opportunities to



income/asset eligible homebuyers that meet low/moderate income guidelines. Programs offered by EHF include:

- *Second Mortgage Program* – This program was revised in 2007, with a new subordinated mortgage loan program product called “Come Home 2 Edina,” which provides up to \$60,000 of assistance in the form of a second mortgage. Interest rates on the Note is (1) the lesser of 5 percent simple interest or one percent below the first mortgage rate, or (2) a participation loan involving a refinancing of the first mortgage based on a formula, but in no case is the interest more than an amount equal to 5 percent per year accrued simple interest.
- *Community Homebuyer Program* – This program provides down payment assistance through an interest free, deferred repayment loan in conjunction with FNMA Community Homebuyer program.
- *Home Partners Program* – This program provides deferred repayment loans bearing 3% simple interest for basic home improvements in conjunction with a home purchase through the FNMA Community Homebuyer program.

West Hennepin Affordable Housing Land Trust (WHAHLT)

WHAHLT is a non-profit community land trust organization originally established by the City of Minnetonka to sustain and preserve affordable homeownership opportunities for working households. In 2007 the City of Edina provided \$245,000 to the organization to purchase three properties within the city to create perpetually affordable housing through WHAHLT’s Homes Within Reach program. WHAHLT is requesting \$82,000 from the 2008 Community Development Block Grant (CDBG) budget to provide the opportunity for a fourth community land trust home in Edina. This program provides affordable homeownership opportunities using the community land trust model, which removes the market value of the land from the mortgage equation, thereby reducing the cost of a home by 35 to 42 percent.

The West Hennepin Affordable Housing Land Trust has a program known as Homes Within Reach (HWR) in the western suburbs of Hennepin County. HWR offers the opportunity for people to live in communities in which they work and or reside, creating stable communities and households, through the advantages of homeownership. By preserving and recycling available resources, the program maximizes the public and private investment being made in workforce housing.



CommonBond Communities

CommonBond Communities is the largest nonprofit developer, manager and service provider of affordable housing in Minnesota. The organization builds and manages apartments and town homes and provides on-site resident supportive services, called Advantage Center Services, to families, seniors and people with special needs.



Livable Communities Act Funding

The Livable Communities Act (LCA) is a voluntary, incentive-based approach to help the Twin Cities metropolitan area address affordable and lifecycle housing needs while providing funds to communities to assist them in carrying out their development plans. LCA funds have leveraged millions of additional dollars in private and public investment that has provided new jobs, housing choices, and business growth.

Through funds provided by the Livable Communities Act (LCA), the Metropolitan Council awards grants to participating communities in the seven-county area to help them remediate polluted sites, promote compact and connected development and redevelopment and increase the supply of affordable housing.

Funds are distributed through four LCA accounts: the Tax Base Revitalization Account, Livable Communities Demonstration Account, Local Housing Initiative Account, and Inclusionary Housing Account.

For-Profit Real Estate Developers

A number of Edinborough and Centennial Lakes private sector for-profit developments are early examples of this blending of market and non-market units.

