

## Tools and Incentives to Promote Affordable Housing in the Twin Cities

**December 2010**

This annual report summarizes local tools and incentives that promote new affordable housing in the Twin Cities area. This information was gathered through a survey that Metropolitan Council staff sent to every municipality under Council jurisdiction in the seven-county Twin Cities area. The response rate for this survey was 62 percent (112 out of 182 communities responded).

In accordance with the 1995 Livable Communities Act (Minnesota Statutes, section 473.254, subdivision 10), the Metropolitan Council is responsible for producing an annual report that includes information on government, non-profit and marketplace efforts in producing affordable and life-cycle housing.

The goal of the Livable Communities Act (LCA) is to stimulate housing and economic development in the seven-county metropolitan area. The LCA authorizes the Metropolitan Council to levy funds to create affordable housing, promote redevelopment through the clean-up of polluted sites, and develop neighborhoods that are pedestrian and transit-friendly. Metro-area municipalities participate in the Livable Communities Act program voluntarily. The requirements for eligibility to receive LCA funding are: (1) that communities choose to participate in the program, (2) that they negotiate affordable and life-cycle housing goals with the Metropolitan Council, and (3) that they agree to invest local funds in implementing their local housing goals.

For questions on this report, contact:  
Joel Nyhus  
[joel.nyhus@metc.state.mn.us](mailto:joel.nyhus@metc.state.mn.us)  
651-602-1634

Publication No. 74-10-065

## Highlights

Twin Cities area municipalities use a variety of fiscal tools to assist or facilitate the development or preservation of affordable or life-cycle housing:

- 69 municipalities, or 62 percent of survey respondents, used tax-increment financing (TIF) for affordable or life-cycle housing.
- 55 municipalities, or 49 percent of survey respondents, used federal Community Development Block Grant (CDBG) funds for affordable or life-cycle housing.
- 44 municipalities, or 39 percent of survey respondents, collaborated and participated with a community land trust or other non-profit organizations to preserve long-term housing affordability.

Many Twin Cities municipalities conduct housing preservation or housing maintenance programs to maintain or improve their existing housing stock:

- 56 percent of municipalities returning a survey had a rental housing maintenance code and enforcement program/initiative in 2009.
- 54 percent of municipalities returning a survey had an owner-occupied housing maintenance code and enforcement program/initiative in 2009.
- 54 percent of municipalities returning a survey had an owner-occupied housing rehabilitation loan or grant program in 2009.

49 municipalities reported reducing, adjusting, eliminating, waiving or flexibly implementing a local official control, development, or building requirement in order to reduce development costs for affordable or life-cycle housing. The most common adjustments to local controls reported in this year's survey were:

- Setback reductions, used by 30 municipalities, or 27 percent of survey respondents;
- Reduced lot sizes and widths, used by 23 municipalities, or 21 percent of survey respondents;
- Parking variances, used by 17 municipalities, or 15 percent of survey respondents; and
- Mixed-use developments, used by 15 municipalities, or 13 percent of survey respondents.

Other tools municipalities used to promote affordable family or senior housing included:

- 22 municipalities, or 20 percent of survey respondents, reported approving the development, reuse of, or municipal reinvestment in existing housing in 2009 for future use as affordable family housing or senior housing.
- 13 municipalities, or 12 percent of survey respondents, reported acquiring land in 2009 to be held for the future development of new affordable family housing or senior housing.

The following pages list how survey respondents report using fiscal tools and incentives to promote and preserve affordable and life-cycle housing in their communities.

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #6:** Please identify local fiscal tools or initiatives that are available from the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and/or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation.

	Anoka County										Carver County							Dakota County													
	Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Oak Grove	Ramsey	St. Francis	Spring Lake Park	Chanassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany	Norwood Young America	Victoria	Waconia	Watertown	Apple Valley	Burnsville
Collaboration for long-term affordability <sup>1</sup>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Community Development Block Grant (CDBG)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Credit enhancements		<input checked="" type="checkbox"/>																													
General Obligation bonds	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Housing revenue bonds			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>					
Land write-down or sale	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Livable Communities grants															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Local fee waivers or reductions			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Local property tax levy		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		
Local tax abatement		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Taxable revenue bonds																															
Other																							<input checked="" type="checkbox"/>								

<sup>1</sup> Collaboration and participation with a community land trust or other non-profit organization to preserve long-term affordability.

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #6:** Please identify local fiscal tools or initiatives that are available from the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and/or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation.

	Castle Rock Township	Eagan	Eureka Township	Farmington	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	Nininger Township	Ravenna Township	Rosemount	South St. Paul	Sunfish Lake	West St. Paul	Hennepin County	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Crystal	Dayton	Eden Prairie	Edina	Excelsior	Golden Valley	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minetonka	Minnnetonka	Minnnetonka Beach	
Collaboration for long-term affordability <sup>1</sup>													<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Community Development Block Grant (CDBG)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Credit enhancements																																							
General Obligation bonds								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>											
Housing revenue bonds					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Land write-down or sale		<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>													
Livable Communities grants				<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Local fee waivers or reductions						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						
Local property tax levy		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	
Local tax abatement																														<input checked="" type="checkbox"/>									
Tax Increment Financing (TIF)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Taxable revenue bonds															<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																						
Other					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>	

<sup>1</sup> Collaboration and participation with a community land trust or other non-profit organization to preserve long-term affordability.

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #6:** Please identify local fiscal tools or initiatives that are available from the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and/or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation.

	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park	Tonka Bay	Wayzata	Ramsey County	Arden Hills	Falcon Heights	Lauderdale	Maplewood	Mounds View	New Brighton	Roseville	St. Paul	Shoreview	White Bear Lake	White Bear Township	Scott County	Belle Plaine	Elko New Market	Prior Lake	Savage	Shakopee	Washington County	Afton	Bayport	
Collaboration for long-term affordability <sup>1</sup>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Community Development Block Grant (CDBG)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					
Credit enhancements																																				
General Obligation bonds												<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						
Housing revenue bonds						<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											
Land write-down or sale		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											
Livable Communities grants		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Local fee waivers or reductions		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Local property tax levy		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
Local tax abatement		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>						
Tax Increment Financing (TIF)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Taxable revenue bonds						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																										
Other																							<input checked="" type="checkbox"/>													

<sup>1</sup> Collaboration and participation with a community land trust or other non-profit organization to preserve long-term affordability.

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #6:** Please identify local fiscal tools or initiatives that are available from the city to assist/facilitate the development or preservation of affordable or life-cycle housing. The identification of state and/or federal dollars is only applicable if the community could have used the dollars for activities other than affordable housing development or preservation.

	Baytown Township	Cottage Grove	Forest Lake	Lake St. Croix Beach	Landfall	Mahtomedi	Oak Park Heights	Oakdale	St. Paul Park	Scandia	West Lakeland Township	Willernie	Woodbury
Collaboration for long-term affordability <sup>1</sup>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Community Development Block Grant (CDBG)		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Credit enhancements													
General Obligation bonds							<input checked="" type="checkbox"/>						
Housing revenue bonds													
Land write-down or sale													<input checked="" type="checkbox"/>
Livable Communities grants		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Local fee waivers or reductions			<input checked="" type="checkbox"/>										
Local property tax levy			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
Local tax abatement													
Tax Increment Financing (TIF)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Taxable revenue bonds						<input checked="" type="checkbox"/>							
Other							<input checked="" type="checkbox"/>						

<sup>1</sup> Collaboration and participation with a community land trust or other non-profit organization to preserve long-term affordability.

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #7:** Please identify examples during 2009 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, development, or building requirement; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

	Anoka County										Carver County										Dakota County										
	Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Hilltop	Lexington	Lino Lakes	Oak Grove	Ramsey	St. Francis	Spring Lake Park	Chanhassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany	Norwood Young America	Victoria	Waconia	Watertown	Apple Valley	Burnsville
Allow alternate construction methods		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																							<input checked="" type="checkbox"/>
Cluster development								<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Density bonus system								<input checked="" type="checkbox"/>																					<input checked="" type="checkbox"/>		
Density transfers																															
Floor area ratio waiver								<input checked="" type="checkbox"/>																							
Inclusionary housing requirement																															
Increased building height flexibility		<input checked="" type="checkbox"/>																							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Mixed-use development		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Parking variances (on-street parking; reduced parking area; public area parking; other parking variances)								<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Private street allowances								<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced lot sizes and widths		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Setback reductions		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Service availability charge (SAC) credits		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Soil correction variance																															
Special or conditional use permits										<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Street width reduction variance																										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
Other		<input checked="" type="checkbox"/>																		<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #7:** Please identify examples during 2009 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, development, or building requirement; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

	Castle Rock Township	Eagan	Eureka Township	Farmington	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	Nininger Township	Ravenna Township	Rosemount	South St. Paul	Sunfish Lake	West St. Paul	Hennepin County	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Crystal	Dayton	Eden Prairie	Edina	Excelsior	Golden Valley	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	
Allow alternate construction methods							<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																							
Cluster development					<input checked="" type="checkbox"/>																														<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonus system																																			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Density transfers																																				
Floor area ratio waiver								<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>											
Inclusionary housing requirement		<input checked="" type="checkbox"/>																																		
Increased building height flexibility										<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Mixed-use development						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Parking variances (on-street parking; reduced parking area; public area parking; other parking variances)							<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Private street allowances						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			
Reduced lot sizes and widths						<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Setback reductions						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Service availability charge (SAC) credits								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
Soil correction variance																																				
Special or conditional use permits								<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>																				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Street width reduction variance																													<input checked="" type="checkbox"/>							
Other		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																												<input checked="" type="checkbox"/>	

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #7:** Please identify examples during 2009 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, development, or building requirement; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

	Minnetonka	Minnetonka Beach	Minnetrista	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park	Tonka Bay	Wayzata	<b>Ramsey County</b>	Arden Hills	Falcon Heights	Lauderdale	Maplewood	Mounds View	New Brighton	Roseville	St. Paul	Shoreview	White Bear Lake	White Bear Township	<b>Scott County</b>	Belle Plaine	Elko New Market	Prior Lake	Savage	Shakopee	
Allow alternate construction methods																																			
Cluster development	<input checked="" type="checkbox"/>																																		
Density bonus system																		<input checked="" type="checkbox"/>																	
Density transfers																																			
Floor area ratio waiver																		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>														
Inclusionary housing requirement																																			
Increased building height flexibility												<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>									
Mixed-use development								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>										
Parking variances (on-street parking; reduced parking area; public area parking; other parking variances)												<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
Private street allowances																							<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	
Reduced lot sizes and widths												<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		
Setback reductions	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>		
Service availability charge (SAC) credits																																			
Soil correction variance																																			
Special or conditional use permits												<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>												
Street width reduction variance	<input checked="" type="checkbox"/>																																	<input checked="" type="checkbox"/>	
Other	<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									



**Criterion #7:** Please identify examples during 2009 in which the municipality reduced, adjusted, eliminated, waived, or in some fashion was flexible in the implementation of a local official control, development, or building requirement; OR for which it is the municipality's policy and practice to reduce, adjust or eliminate such requirement, when requested to do so, to reduce development costs for the development of affordable or life-cycle housing.

	Washington County	Afton	Bayport	Baytown Township	Cottage Grove	Forest Lake	Lake St. Croix Beach	Landfall	Mahtomedi	Oak Park Heights	Oakdale	St. Paul Park	Scandia	West Lakeland Township	Willernie	Woodbury
Allow alternate construction methods					<input checked="" type="checkbox"/>											
Cluster development											<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Density bonus system															<input checked="" type="checkbox"/>	
Density transfers															<input checked="" type="checkbox"/>	
Floor area ratio waiver					<input checked="" type="checkbox"/>											
Inclusionary housing requirement					<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	
Increased building height flexibility									<input checked="" type="checkbox"/>							
Mixed-use development												<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Parking variances (on-street parking; reduced parking area; public area parking; other parking variances)																
Private street allowances					<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>	
Reduced lot sizes and widths	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Setback reductions								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Service availability charge (SAC) credits										<input checked="" type="checkbox"/>						
Soil correction variance					<input checked="" type="checkbox"/>											
Special or conditional use permits															<input checked="" type="checkbox"/>	
															<input checked="" type="checkbox"/>	

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #8:** Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2009 to maintain or improve your existing housing stock. County-administered programs are applicable.

	Anoka County														Carver County					Dakota County														
	Andover	Anoka	Blaine	Centerville	Circle Pines	Columbia Heights	Columbus	Coon Rapids	East Bethel	Fridley	Ham Lake	Lino Lakes	Hilltop	Lexington	Lino Lakes	Oak Grove	Ramsey	St. Francis	Spring Lake Park	Chanhassen	Chaska	Hamburg	Hancock Township	Laketown Township	Mayer	New Germany	Norwood Young America	Victoria	Waconia	Watertown	Apple Valley	Burnsville		
Owner	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Rental	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Local tool sharing center or program		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	Acquisition/rehabilitation/resale initiative or program			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #8:** Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2009 to maintain or improve your existing housing stock. County-administered programs are applicable.

	Castle Rock Township	Eagan	Eureka Township	Farmington	Hastings	Inver Grove Heights	Lakeville	Lilydale	Mendota	Mendota Heights	Nininger Township	Ravenna Township	Rosemount	South St. Paul	Sunfish Lake	West St. Paul	Hennepin County	Bloomington	Brooklyn Center	Brooklyn Park	Champlin	Crystal	Dayton	Eden Prairie	Edina	Excelsior	Golden Valley	Hopkins	Independence	Loretto	Maple Grove	Maple Plain	Medicine Lake	Medina	Minneapolis	Minnetonka	Minnetonka Beach	Minnetrista
Owner	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Rental	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	Local tool sharing center or program			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Other	Acquisition/rehabilitation/resale initiative or program			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>										<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
						<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #8:** Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2009 to maintain or improve your existing housing stock. County-administered programs are applicable.

	Mound	New Hope	Orono	Osseo	Plymouth	Richfield	Robbinsdale	Rogers	Spring Park	St. Anthony	St. Louis Park	Tonka Bay	Wayzata	Ramsey County	Arden Hills	Falcon Heights	Lauderdale	Maplewood	Mounds View	New Brighton	Roseville	St. Paul	Shoreview	White Bear Lake	White Bear Township	Scott County	Belle Plaine	Elko New Market	Prior Lake	Savage	Shakopee	Washington County	Afton	Bayport	Baytown Township	Cottage Grove
Owner	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	
Rental	Housing maintenance code and enforcement	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
	Housing rehabilitation loan or grant program				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	
	Local tool sharing center or program	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	
Other	Acquisition/rehabilitation/resale initiative or program				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>	
								<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>													

Tools and Incentives to Promote Affordable Housing in the Twin Cities

December 2010

**Criterion #8:** Please identify the housing preservation/maintenance activities your municipality conducted or that were available in your community in 2009 to maintain or improve your existing housing stock. County-administered programs are applicable.

	Forest Lake	Lake St. Croix Beach	Landfall	Mahtomedi	Oak Park Heights	Oakdale	St. Paul Park	Scandia	West Lakeland Township	Willernie	Woodbury
Owner	Housing maintenance code and enforcement		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Housing rehabilitation loan or grant program				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Rental	Housing maintenance code and enforcement			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
	Housing rehabilitation loan or grant program	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
	Local tool sharing center or program					<input checked="" type="checkbox"/>					
Other	Acquisition/rehabilitation/resale initiative or program	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>

Local Tools and Incentives to Promote Affordable Housing in the Twin Cities December 2010

**Criterion #10**

In 2009, did your community acquire land to be held for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been constructed or started?

In 2009, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

**Anoka County**

Andover	<input checked="" type="checkbox"/>	
Anoka		
Blaine		<input checked="" type="checkbox"/>
Centerville		
Circle Pines		
Columbia Heights		
Columbus		
Coon Rapids		
East Bethel		
Fridley		<input checked="" type="checkbox"/>
Ham Lake		
Lino Lakes		
Hilltop		
Lexington		
Lino Lakes		
Oak Grove		
Ramsey	<input checked="" type="checkbox"/>	
St. Francis		

**Carver County**

Chanhassen		
Chaska	<input checked="" type="checkbox"/>	
Hamburg		
Hancock Township		
Laketown Township		
Mayer		
New Germany		
Norwood Young America		<input checked="" type="checkbox"/>
Victoria		
Waconia		
Watertown	<input checked="" type="checkbox"/>	

**Dakota County**

Apple Valley		<input checked="" type="checkbox"/>
Burnsville		<input checked="" type="checkbox"/>
Castle Rock Twp.		
Eagan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Eureka Township		
Farmington		
Hastings		
Inver Grove Heights		
Lakeville		
Lilydale		<input checked="" type="checkbox"/>

Local Tools and Incentives to Promote Affordable Housing in the Twin Cities December 2010

**Criterion #10**

In 2009, did your community acquire land to be held for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been constructed or started?

In 2009, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

Mendota		
Mendota Heights		
Nininger Township		
Ravenna Township		
Rosemount		
South St. Paul		<input checked="" type="checkbox"/>
Sunfish Lake		
West St. Paul		

**Hennepin County**

Bloomington		
Brooklyn Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Brooklyn Park		
Champlin		
Crystal		
Dayton		
Eden Prairie		
Edina		<input checked="" type="checkbox"/>
Excelsior		
Golden Valley		
Hopkins		
Independence		
Loretto		
Maple Grove		
Maple Plain		
Medicine Lake		
Medina		
Minneapolis	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Minnetonka		<input checked="" type="checkbox"/>
Minnetonka Beach		
Minnetrista		
Mound		
New Hope		
Orono		
Osseo		
Plymouth		
Richfield	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Robbinsdale		<input checked="" type="checkbox"/>
Rogers		
Spring Park		
St. Anthony		
St. Louis Park		
Tonka Bay		
Wayzata		

Local Tools and Incentives to Promote Affordable Housing in the Twin Cities December 2010

**Criterion #10**

In 2009, did your community acquire land to be held for the development of new affordable family housing or any senior housing (exclusively 55+) but for which no housing units have been constructed or started?

In 2009, did your community approve the development, reuse of, or municipal reinvestment in existing housing for future use as affordable family housing or senior housing where the development has not yet been undertaken or completed for reasons beyond the municipality's control?

**Ramsey County**

Arden Hills		
Falcon Heights		
Lauderdale		
Maplewood		<input checked="" type="checkbox"/>
Mounds View		
New Brighton	<input checked="" type="checkbox"/>	
Roseville	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
St. Paul	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shoreview		
White Bear Lake		
White Bear Township		

**Scott County**

Belle Plaine		
Elko New Market		
Prior Lake		
Savage		
Shakopee		

**Washington County**

Afton		
Bayport		
Baytown Township		
Cottage Grove		<input checked="" type="checkbox"/>
Forest Lake	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake St. Croix Beach		
Landfall		
Mahtomedi		
Oak Park Heights		<input checked="" type="checkbox"/>
Oakdale		
St. Paul Park	<input checked="" type="checkbox"/>	
Scandia		
West Lakeland Township		
Willernie		
Woodbury		<input checked="" type="checkbox"/>