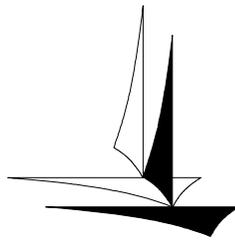


# Healthy Housing Indicators Analysis

August 2011



**Minneapolis**  
*City of Lakes*

**Community Planning & Economic Development**

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[Click here to access detailed data tables corresponding to charts and maps](#)

## Report Purpose:

This report updates last year's initial version of the study by adding 2010 data to the previous five year period; i.e. instead of covering 2005-09, this edition covers the period from 2006 to 2010.\* The report's purposes remain the same:

- Analyze trends in housing condition and the housing market.
- Analyze trends in public and private investment in the housing stock.
- Determine the relationship between trends in housing condition, investment, and value.
- Identify patterns indicating a "healthy housing" market.

\*The impacts of the tornado that came through parts of north Minneapolis in May of 2011 will be reflected in next year's report.

# Background

Along with other city departments, the Community Planning and Economic Development Department [CPED] has long monitored trends in the city's residential housing stock and more generally in the overall housing market. In the last five years, City residents have coped with unprecedented upheavals in the housing market. In response, CPED has worked with many partners to offer a number of innovative approaches to address these challenges. These approaches are broadly organized along the following three principles:

- **Prevention**—Continue foreclosure prevention outreach and counseling;
- **Reinvestment**—Pursue aggressive property acquisition and promote property development;
- **Repositioning**—Engage in community building and marketing efforts.

These efforts are described more fully on the department's [Foreclosure Recovery Plan](#).

This review of housing indicators is intended assist in better understanding of:

- how the housing crisis is impacting city housing stock, particularly at the neighborhood level
- ongoing monitoring of key housing trends
- the relationship between various program interventions and key housing indicators.

In early 2009, CPED staff began to define a core set of key housing indicators. CPED research staff conducted a literature review and compiled a list of over 60 housing indicators being used by various city departments here and elsewhere. Follow up conversations were conducted with representatives from the City Assessor's Office and Regulatory Services for their ideas about key indicators. Four drafts have been created since then, with continued input from our partner departments:

- June 2009 – 12 indicators across 8 neighborhoods, 2005-2008
- January 2010 – Full range of indicators across all neighborhoods, 2005-2008
- May 2010 – Full range of indicators across all neighborhoods, 2005-2009
- August 2011 – Updated indicators for all neighborhoods, 2006-2010

The plan is to use these indicators to identify problems, evaluate initiatives, fine tune programs, target investments, and generally help inform the City and the public about patterns in the housing market. This information will be used to help determine areas most in need of public resources and to measure the impacts of various program interventions. CPED plans to update these indicators annually, making the information widely available. By tracking these over time, the City hopes to eventually be able to describe what the 'new normal' is for the Minneapolis housing market.

## Summary comments for 2010

On page 47 there is a summary table of 13 key indicators. The table indicates that from 2009 to 2010, seven of these indicators moved in a positive direction, three were unchanged, and three moved in a negative direction. This was an improvement over 2009, when nine indicators changed for the worse compared to 2008, and seven of the nine hit a five year low point.

Although these indicators reflect only a partial picture of the overall housing market, it is clear that 2010 showed several positive signs, notably in the resurgence of new residential construction. CPED will continue to monitor these trends throughout 2011 and will issue a next edition of this report in the second quarter of 2012.

Indicator	2009-2010 Trend
% proper ties with housing violations	Flat
% properties on Vacant/Boarded Registry	Down
Average time on VBR List	Up
% properties that were foreclosed	Flat
% SF Properties Non-Homesteaded	Up
% of Properties in Poor or Fair Condition	Down
% of Properties with Permits over \$5,000	Flat
Average Permit Value by Neighborhood	Up
Permit Value as a % of Residential EMV	Up
CPED Investment in Single Family Housing	Up
CPED Investment in Multi-Family Housing	Up
Median Single Family Detached Sales Price	Up
Median Residential EMV	Down

*Green shading = trend in positive direction*

## A note on format

Each of the 18 indicators includes **line graphs** showing **citywide trends** for the last five years followed by **maps** with the same information displayed by **neighborhood**.

The line graphs are fairly straightforward, although some have two Y-axes to describe two related but different trends. The maps show neighborhood level detail and relationship to the citywide average:

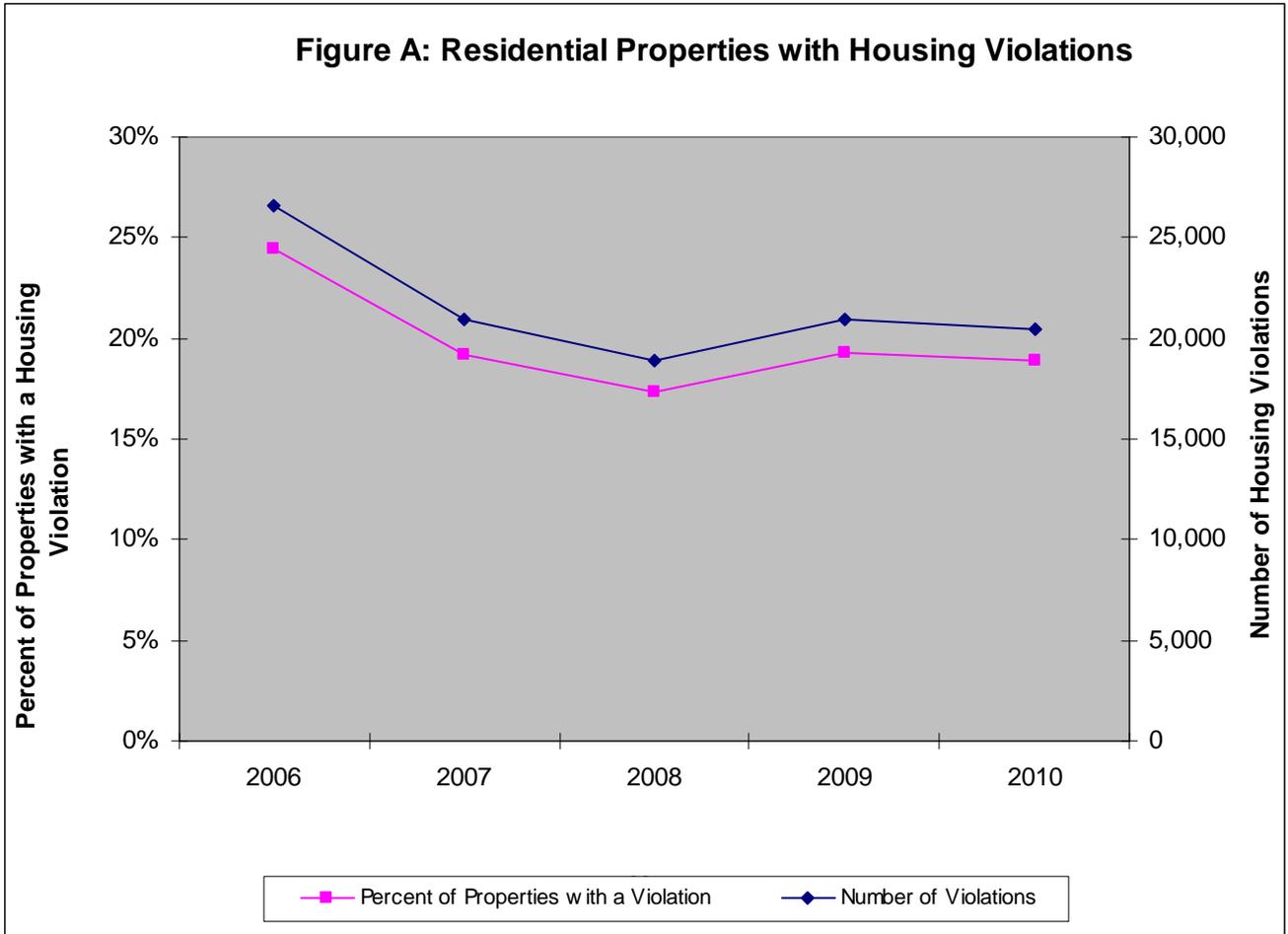
- the bar graphs within each neighborhood display annual volume of a given indicator;

The underlying shaded color of a neighborhood shows its relationship to the citywide average of that indicator. The citywide average for the latest year available [normally 2010] has been identified and marked as such in the legend.

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# Part I.

## Indicators of Housing Distress

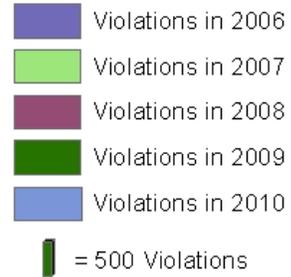


- Regulatory Services conducted exterior inspection initiatives in these years, which tended to elevate the number of violations, especially in 2006:
  - o 2006 – Wards 3, 4, & 5
  - o 2007 – Ward 1
  - o 2008 – Ward 1
  - o 2009 – Audubon Park
- The number of properties with violations has stabilized in the last year.

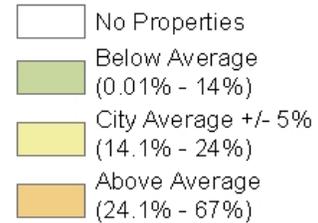
# MAP A: Residential Properties with Housing Violations\*

\*See Appendix A for a list of types of housing violations

## Number of Residential Housing Violations



## Percent of Residential Properties with a Housing Violation (2010)

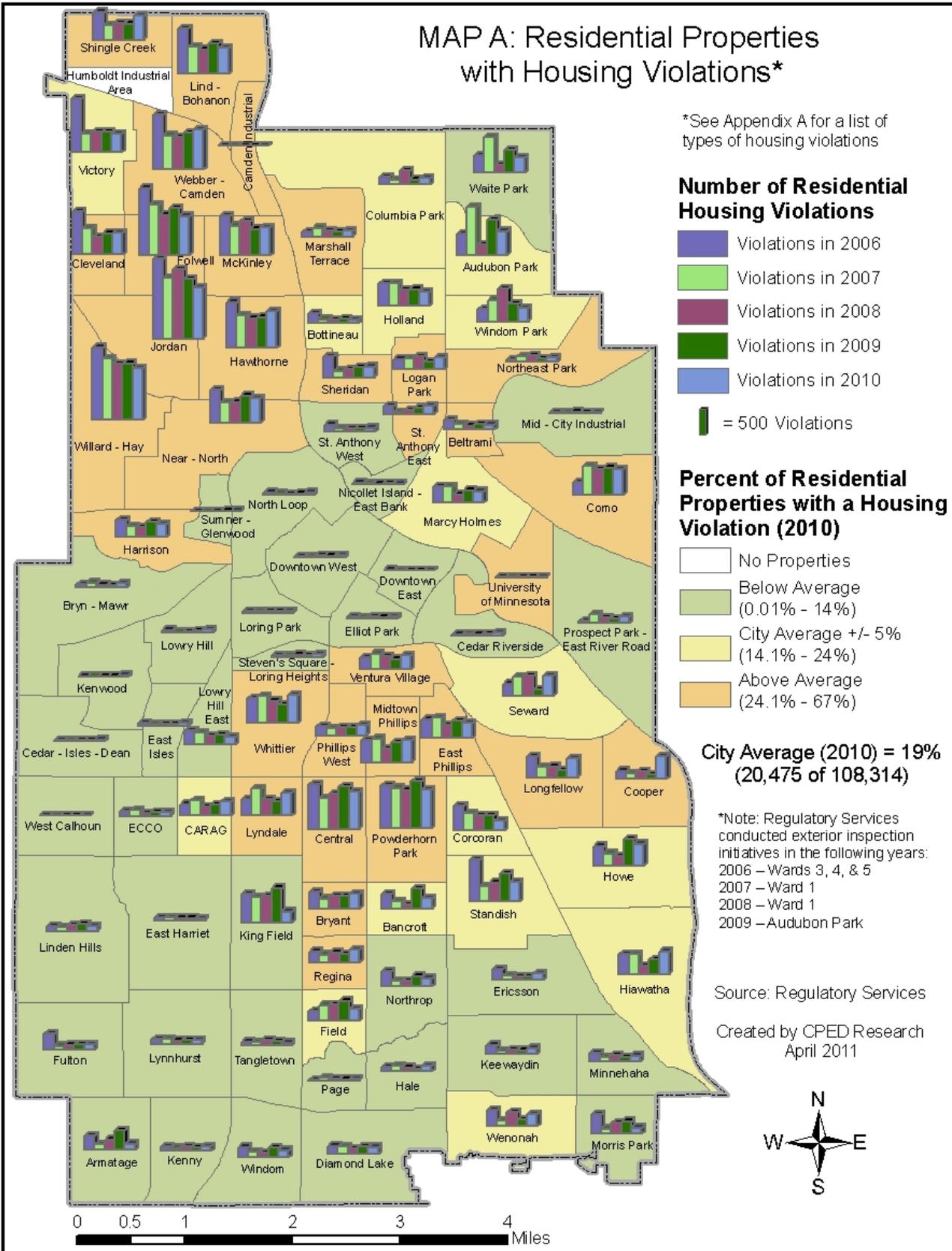


**City Average (2010) = 19% (20,475 of 108,314)**

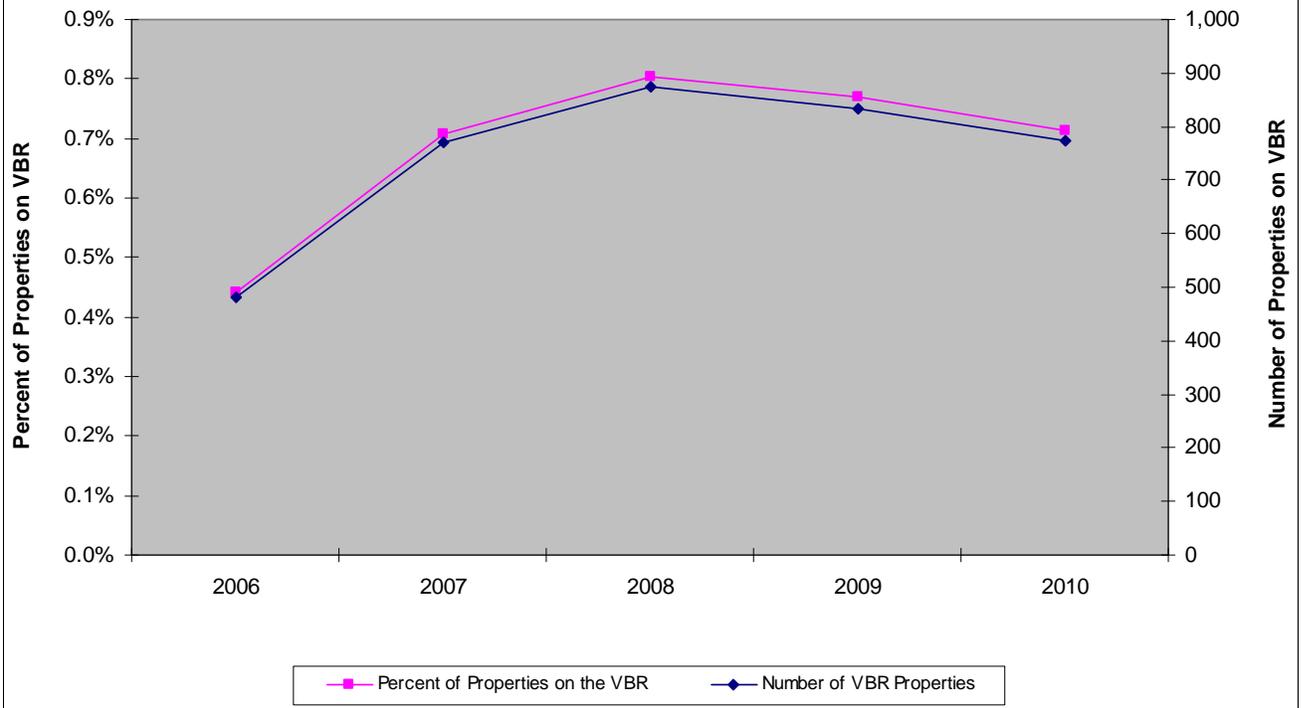
\*Note: Regulatory Services conducted exterior inspection initiatives in the following years:  
 2006 – Wards 3, 4, & 5  
 2007 – Ward 1  
 2008 – Ward 1  
 2009 – Audubon Park

Source: Regulatory Services

Created by CPED Research  
 April 2011

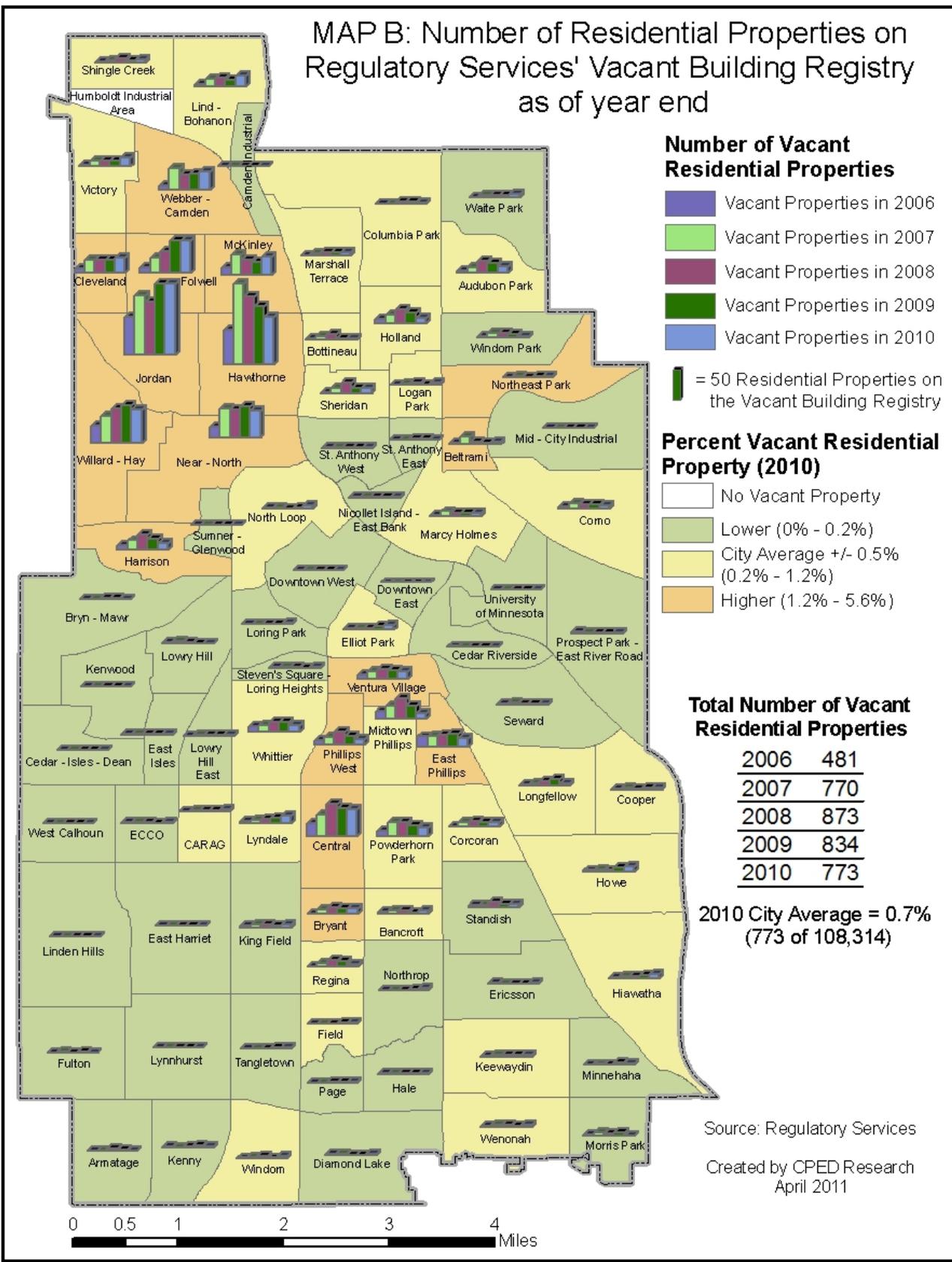


**Figure B: Number of Residential Properties on Regulatory Services' Vacant Building Registry as of year end**

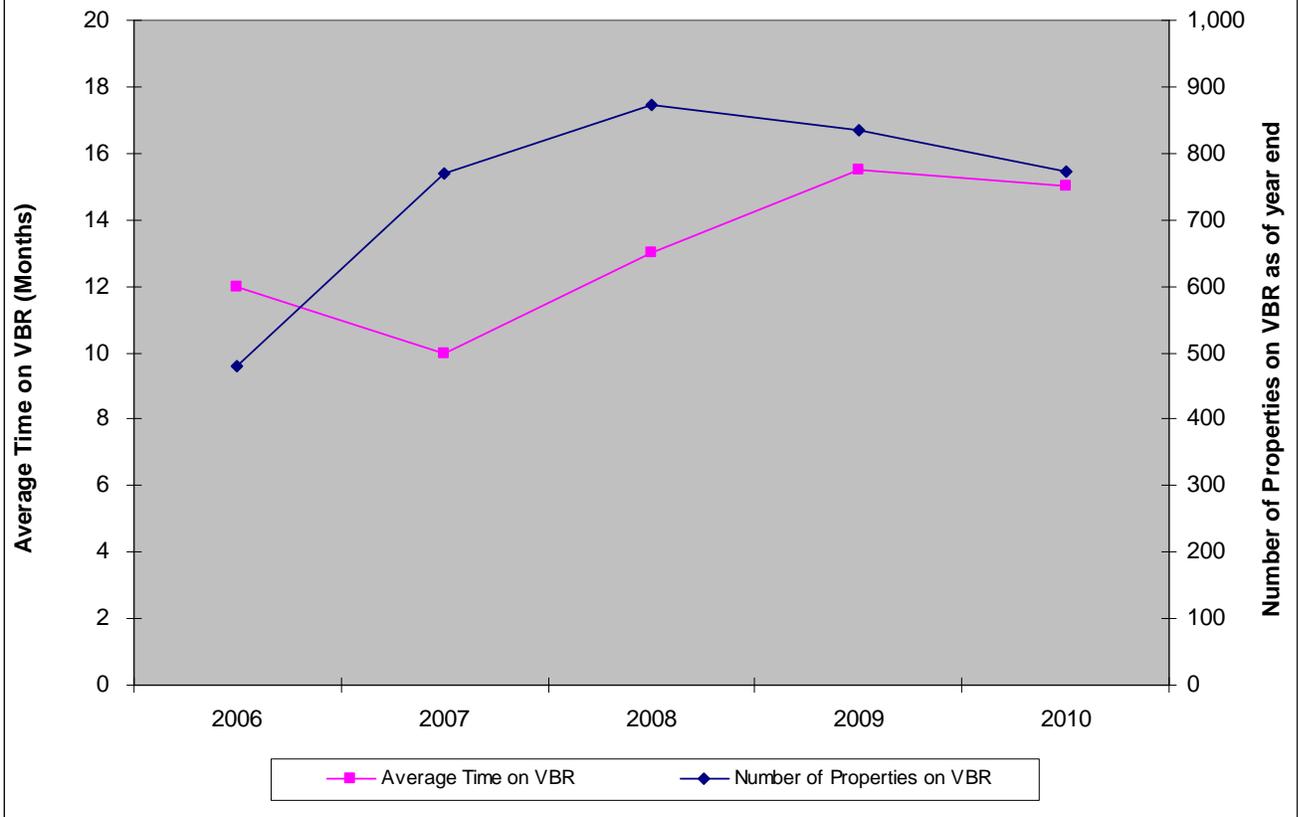


- Jordan has the highest number of properties on the Vacant Building Registry and is trending upward.
- Hawthorne has the second-highest number of properties on the VBR but it is trending downward.

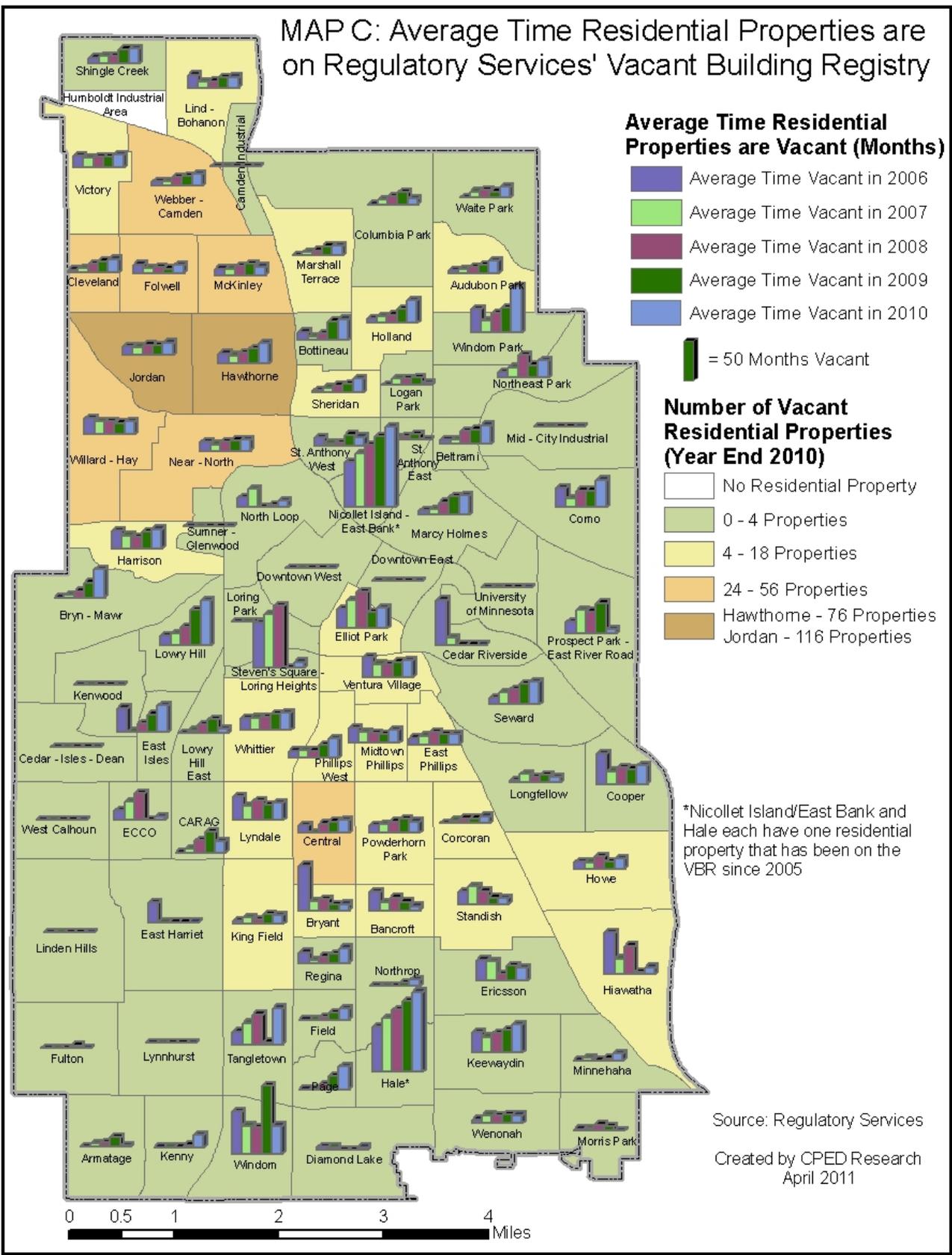
# MAP B: Number of Residential Properties on Regulatory Services' Vacant Building Registry as of year end

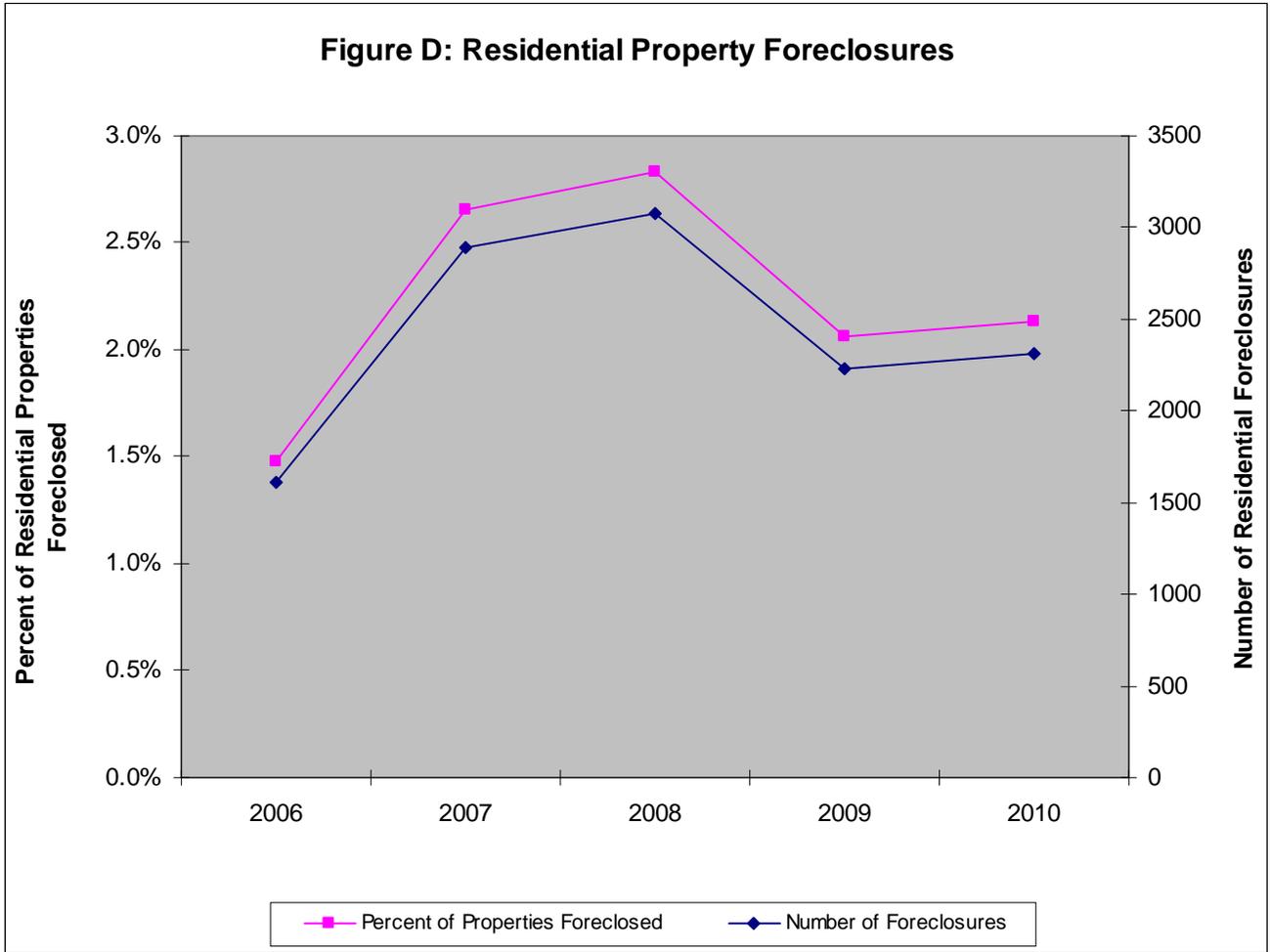


**Figure C: Average Time Residential Properties are on Regulatory Services' Vacant Building Registry**



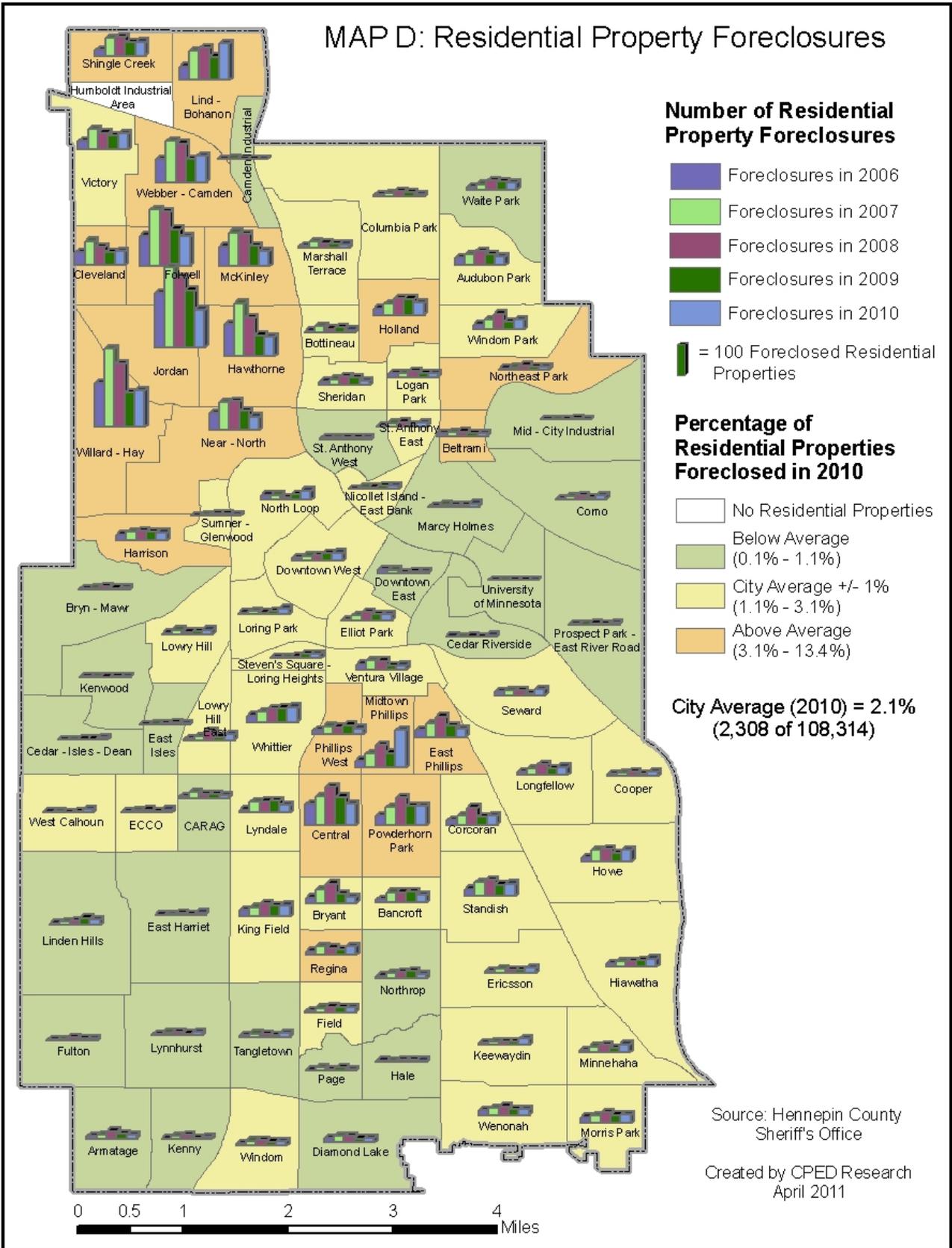
# MAP C: Average Time Residential Properties are on Regulatory Services' Vacant Building Registry



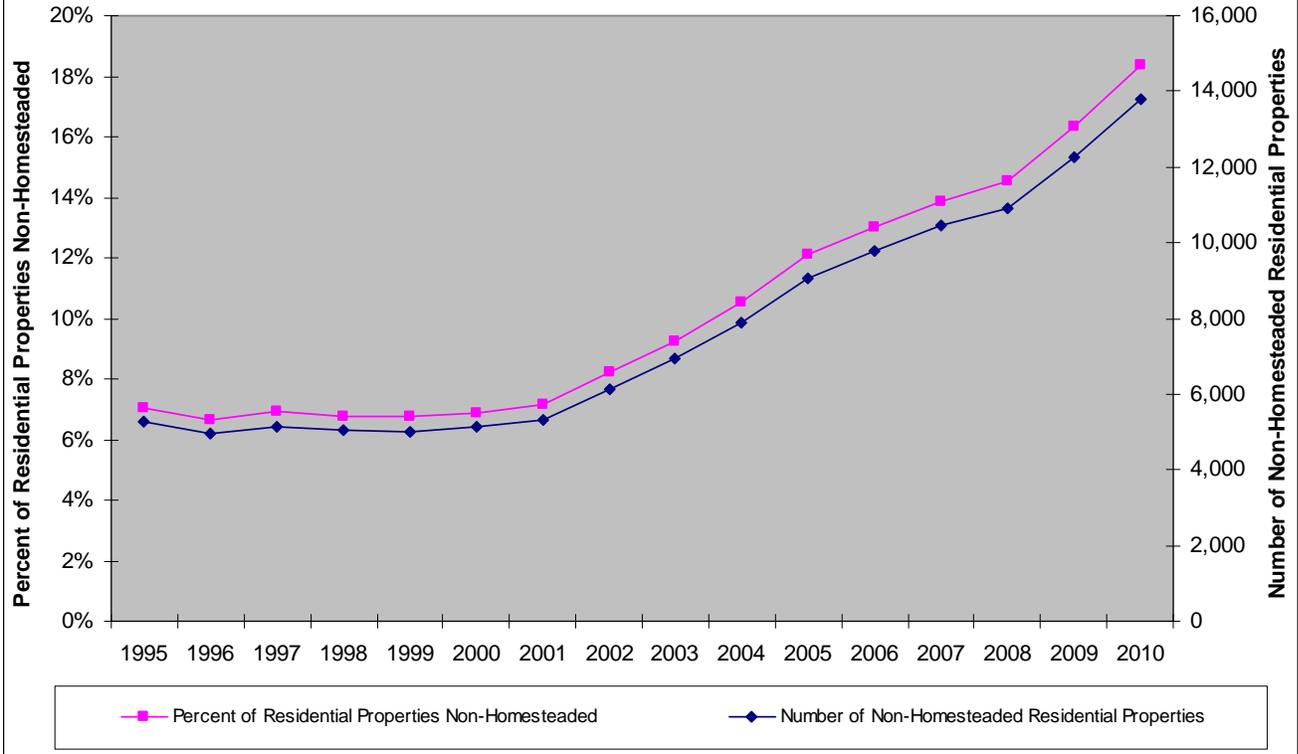


- After declining 25% from 2008 to 2009, residential foreclosures increased slightly in 2010. to 2,308. .
- Unlike the metro area, in Minneapolis foreclosures hit their peak earlier in 2007 and 2008 and are expected to decline in 2011.

# MAP D: Residential Property Foreclosures

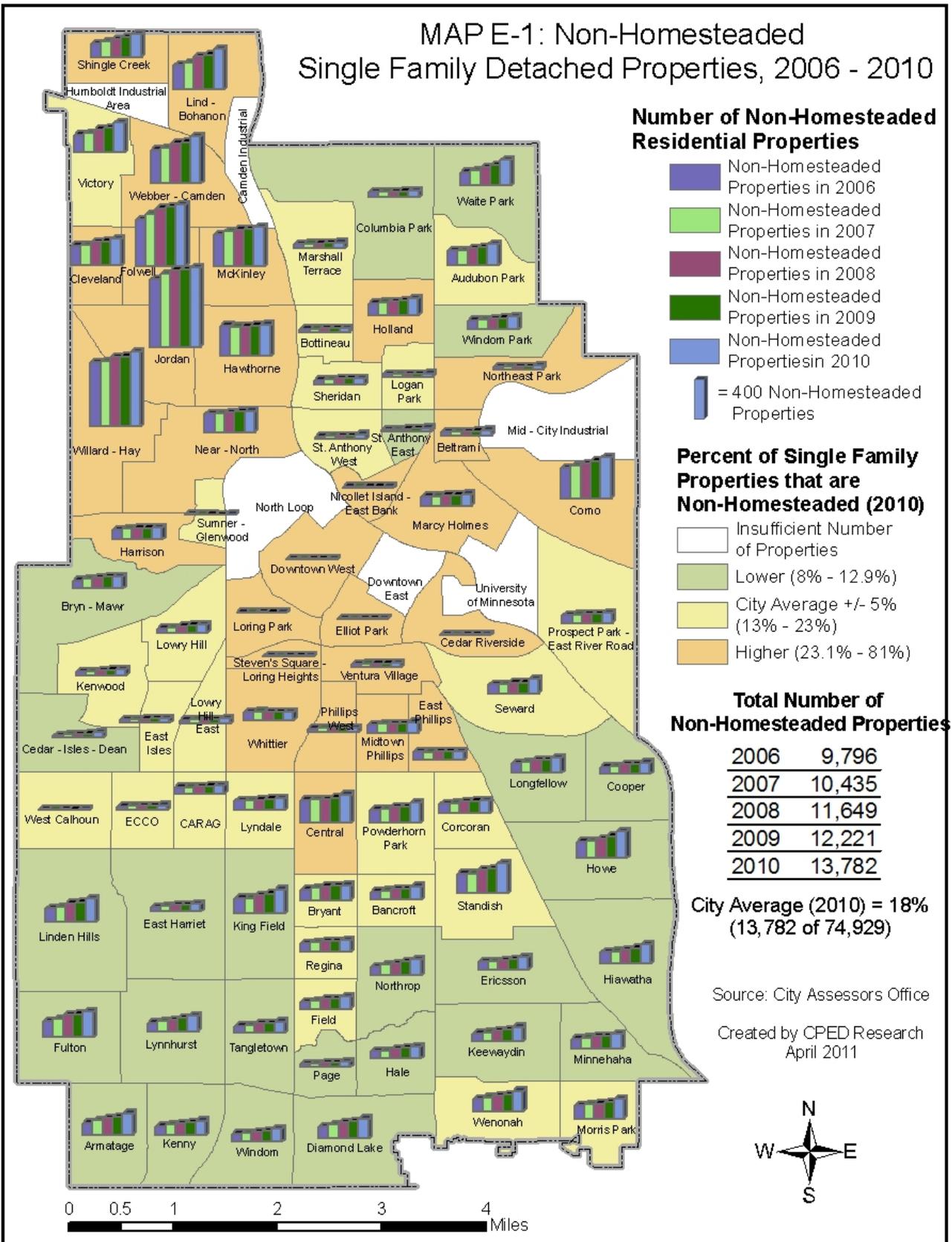


**Figure E: Non-Homesteaded Single Family Residential Properties**

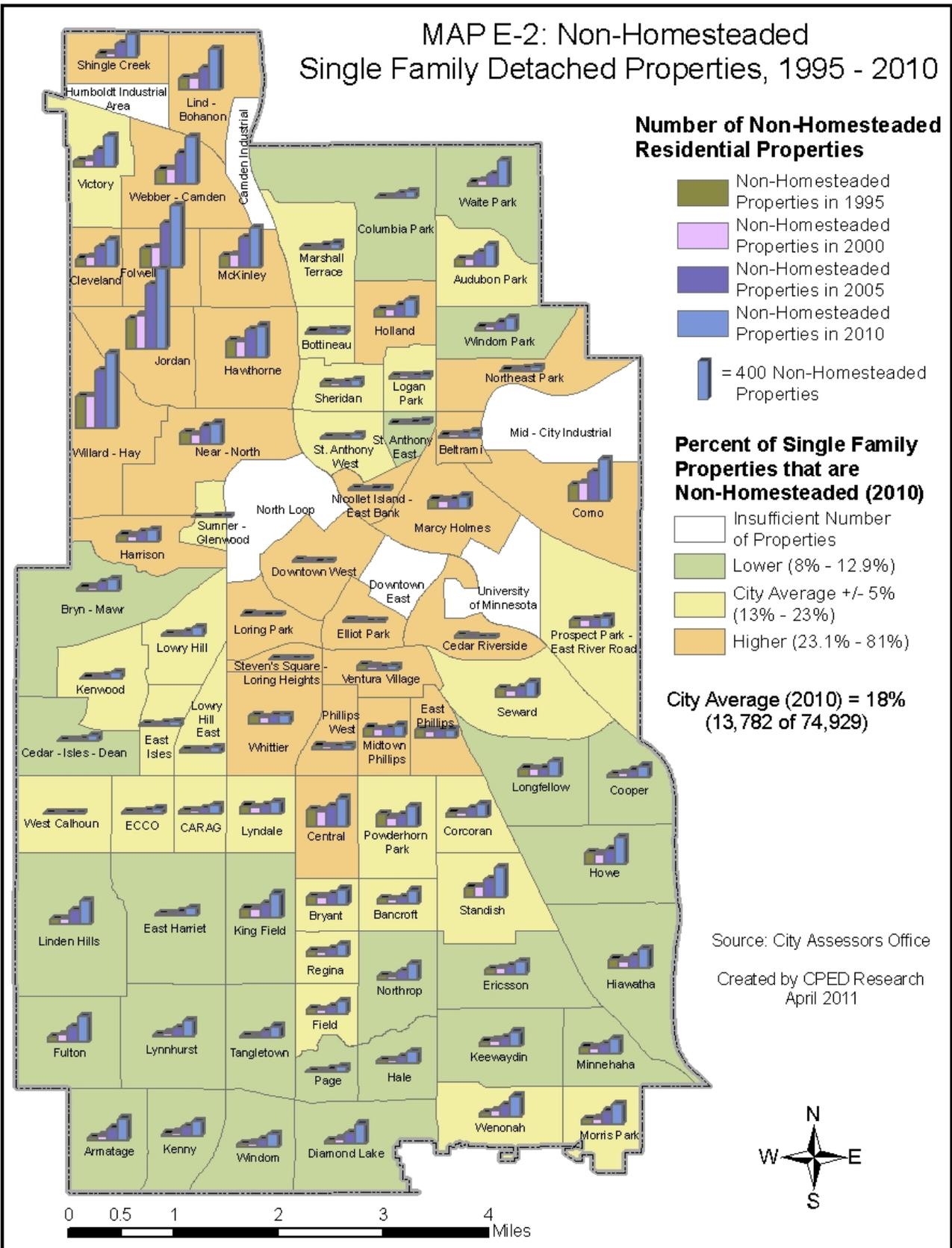


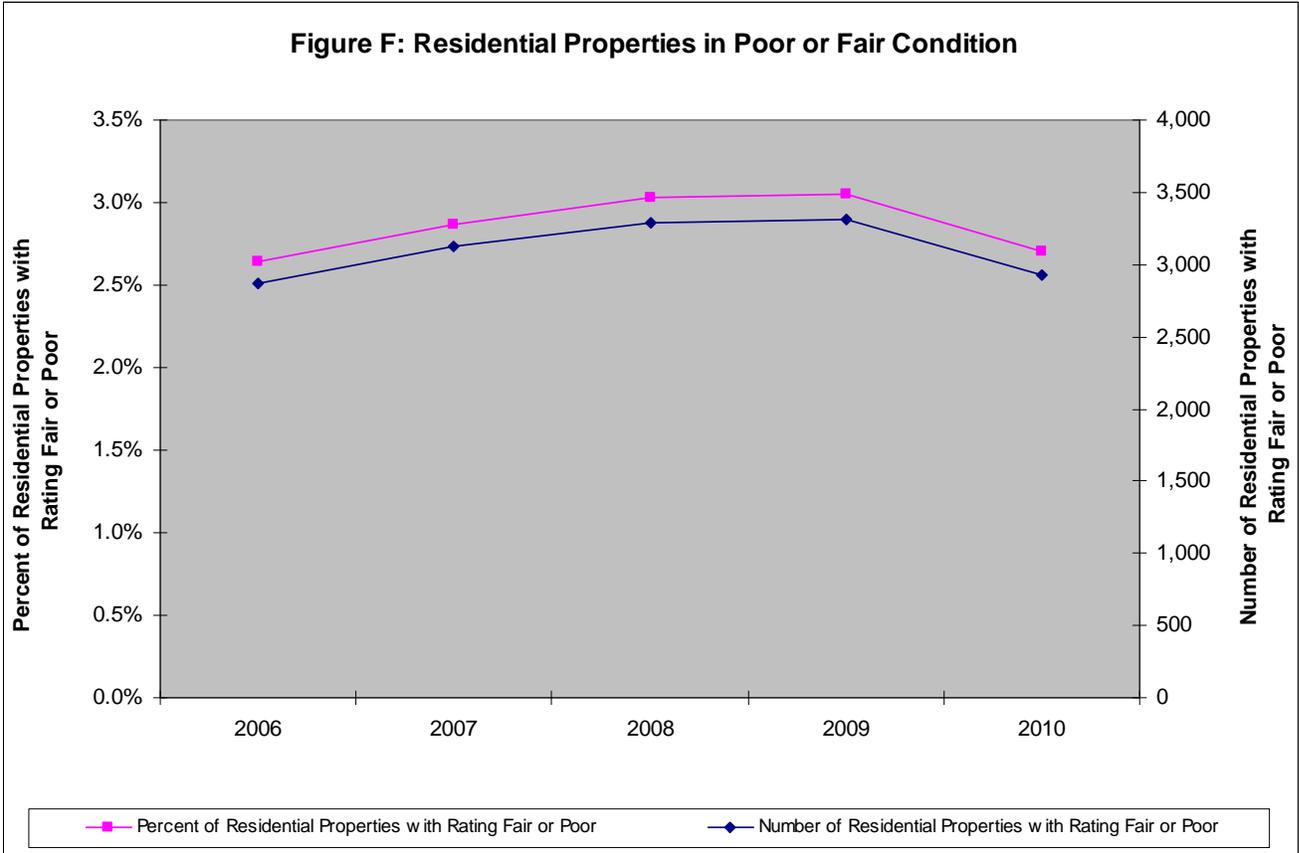
- The number of non-homesteaded single family properties has steadily increased since 2000, likely due to a 2001 change in state tax law that reduced class rates for non-homesteaded properties.
- As of 2010, more than 18% of single family residential properties in Minneapolis are non-homesteaded.
- The 2001 tax law change along with low interest rates on mortgages made owning single family residences as investment rental property more financially affordable and appealing to first-time and local investors. The recent economic recession and mortgage foreclosure trend has increased the number of households in the market seeking single family properties to rent.

# MAP E-1: Non-Homesteaded Single Family Detached Properties, 2006 - 2010



# MAP E-2: Non-Homesteaded Single Family Detached Properties, 1995 - 2010





- The condition ratings are done by City Assessor staff on a five year rotating basis. They describe the status of the property’s general physical condition, measuring physical deterioration due to settling and damage, as well as wear and tear. The ratings are based on the observable condition of the property, information such as the building age, known improvements, and building inspector’s records.
- The Assessor’s Office typically checks the condition of twenty percent of the city’s residential properties each year. Therefore, the condition rating should be used as a long-term indicator rather than a short-term measure.
- The decline in properties in poor or fair condition between 2009 and 2010 is due in part to several dozen tear downs of properties in poor condition prior to 2010, and may also reflect an improved data management system which resulted in modified condition ratings (up or down) for around 3,000 parcels.

# MAP F: Residential Properties in Poor or Fair Condition\*

\*The number of residential buildings (parcels) with an Assessor condition rating of 6 (Fair) or 7 (Poor)

## Number of Properties in Poor or Fair Condition

- Poor or Fair Properties in 2006
- Poor or Fair Properties in 2007
- Poor or Fair Properties in 2008
- Poor or Fair Properties in 2009
- Poor or Fair Properties in 2010

= 150 Properties in Poor or Fair Condition

## Percent of Residential Properties with Rating Fair or Poor (2010)

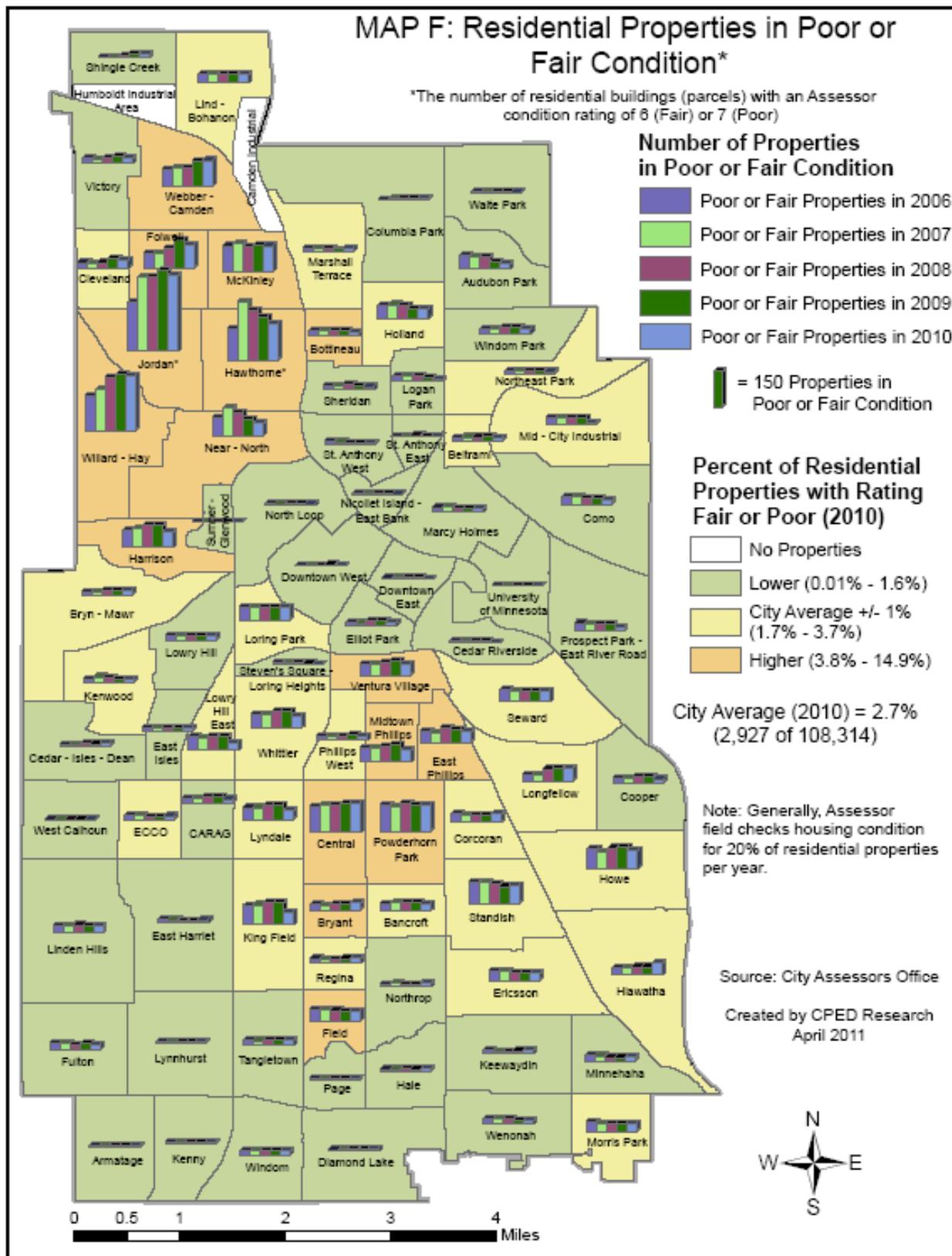
- No Properties
- Lower (0.01% - 1.6%)
- City Average +/- 1% (1.7% - 3.7%)
- Higher (3.8% - 14.9%)

City Average (2010) = 2.7%  
(2,927 of 108,314)

Note: Generally, Assessor field checks housing condition for 20% of residential properties per year.

Source: City Assessors Office

Created by CPED Research  
April 2011



## Summary: Indicators of Distress

Indicator	Map	2006	2007	2008	2009	2010	5 Year Trend Direction
% of Properties with a Housing Violation	A	24%	19%	17%	19%	19%	Up and down
% of Properties on the VBR	B	0.4%	0.7%	0.8%	0.8%	0.7%	Up and down
Average time Properties are on VBR	C	14 Months	12 Months	15 Months	16 Months	18 Months	Increasing
% of Properties that are Foreclosed	D	1.5%	2.7%	2.8%	2.1%	2.1%	Up and down
% of Single Family Properties that are Non-Homesteaded	E	13%	14%	16%	16%	18%	Increasing
% of Properties in Poor or Fair Condition	F	2.6%	2.9%	3.0%	3.1%	2.7%	Up and down

Green shade = "Best" year    Red shade = "Worst" year

### Most distress indicators increased during the study period

Most indicators in this group fluctuated during this time period, which included the peak of the housing crisis nationwide. Several indicators of distress rose and then fell, including number of vacant properties, foreclosures, and properties in fair or poor condition. In contrast, average time properties are on the VBR and percent of single family properties which are non-homesteaded have continued to increase.

### Major concern: increase in non-homesteaded single family properties

Assessor data indicates a steady increase in non-homesteaded properties since 2001, caused in part by a state law change that substantially lowered the property tax liability for non-homesteaded properties. This trend away from owner-occupants may be a contributing factor to other negative indicators.

### Enforcement levels impact indicators

Many indicators within this category are reliant on enforcement by various City departments. As enforcement or tracking efforts for some factors increase, negative scores increase. This ultimately may be a positive development since awareness must precede action. For example, housing violation sweeps were conducted on the North side in 2007 and in Audubon and Waite Park in 2009, causing spikes in the citywide trend line. Additionally, the Assessors office swept the Jordan and Hawthorne neighborhoods in 2009 (line graph and map F).

### **The north side experienced higher levels of housing distress**

As the neighborhood maps indicate, most indicators of housing stress were more pronounced in Near North and Camden communities, a fact that led both to increased regulatory inspections efforts and increased public program investments.

## II. Indicators of Housing Investment

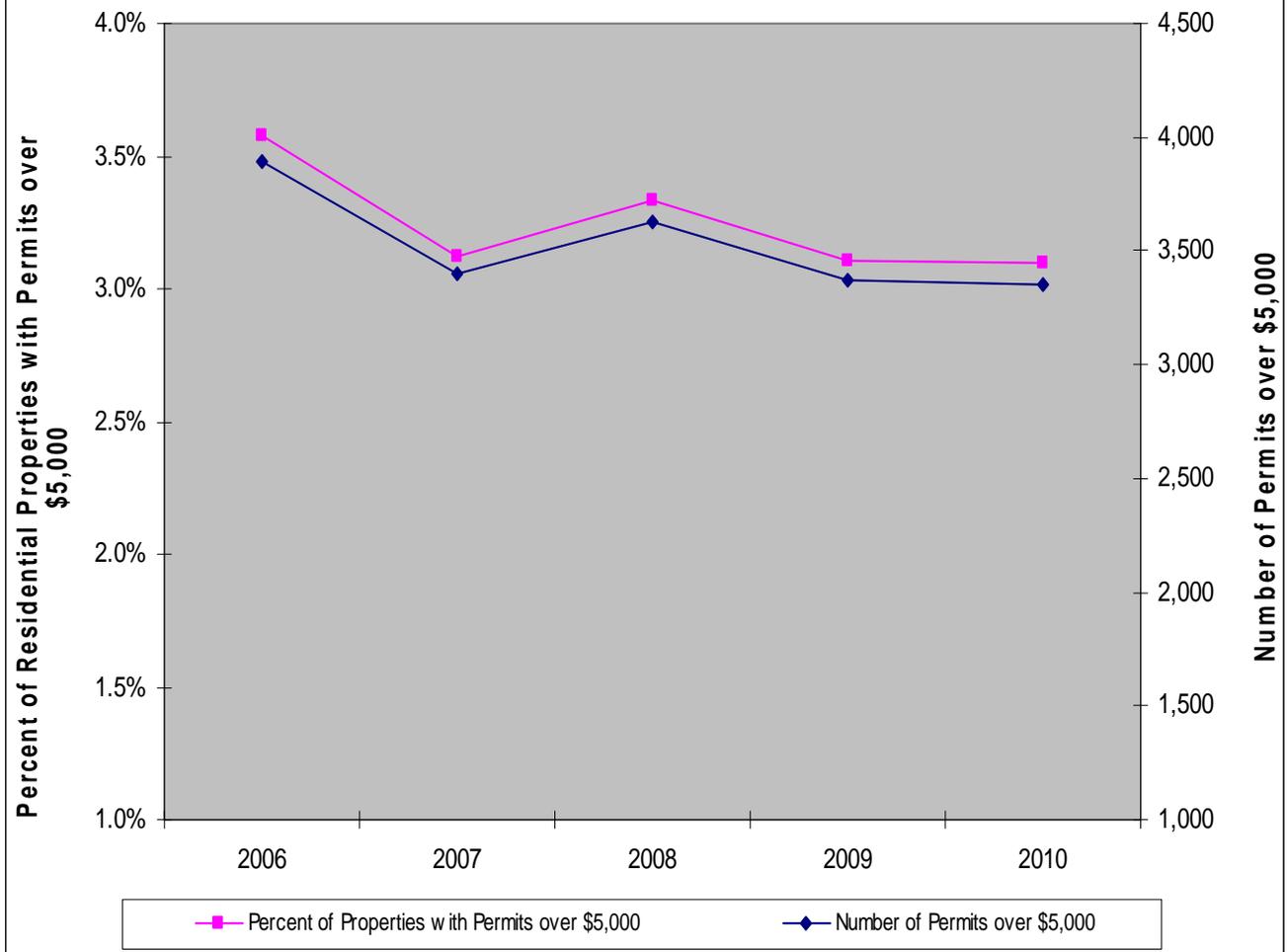
This study uses two methods to measure investment in the housing stock:

- permit activity as recorded by the City's Regulatory Services Department, and
- public and private investments in City-assisted housing projects as administered by CPED's Housing Division.

**Permit activity** includes the three most common permits used in residential housing work: New building [BINB], Remodeling/conversion [BIRE] and Building Over the Counter [BOTC], which is used for smaller projects that don't require extensive regulatory review, such as a deck or roof. **CPED housing programs** reflect local, regional, state, and federal funds from many city housing programs, together with the associated private debt or equity investment in the project. Please note Appendices B, C and D which list the publicly funded programs and projects in maps J1 and J2.

**Note: Single Family = 9 or fewer units; Multi-family = 10 or more units**  
This distinction reflects how CPED housing program data is organized.

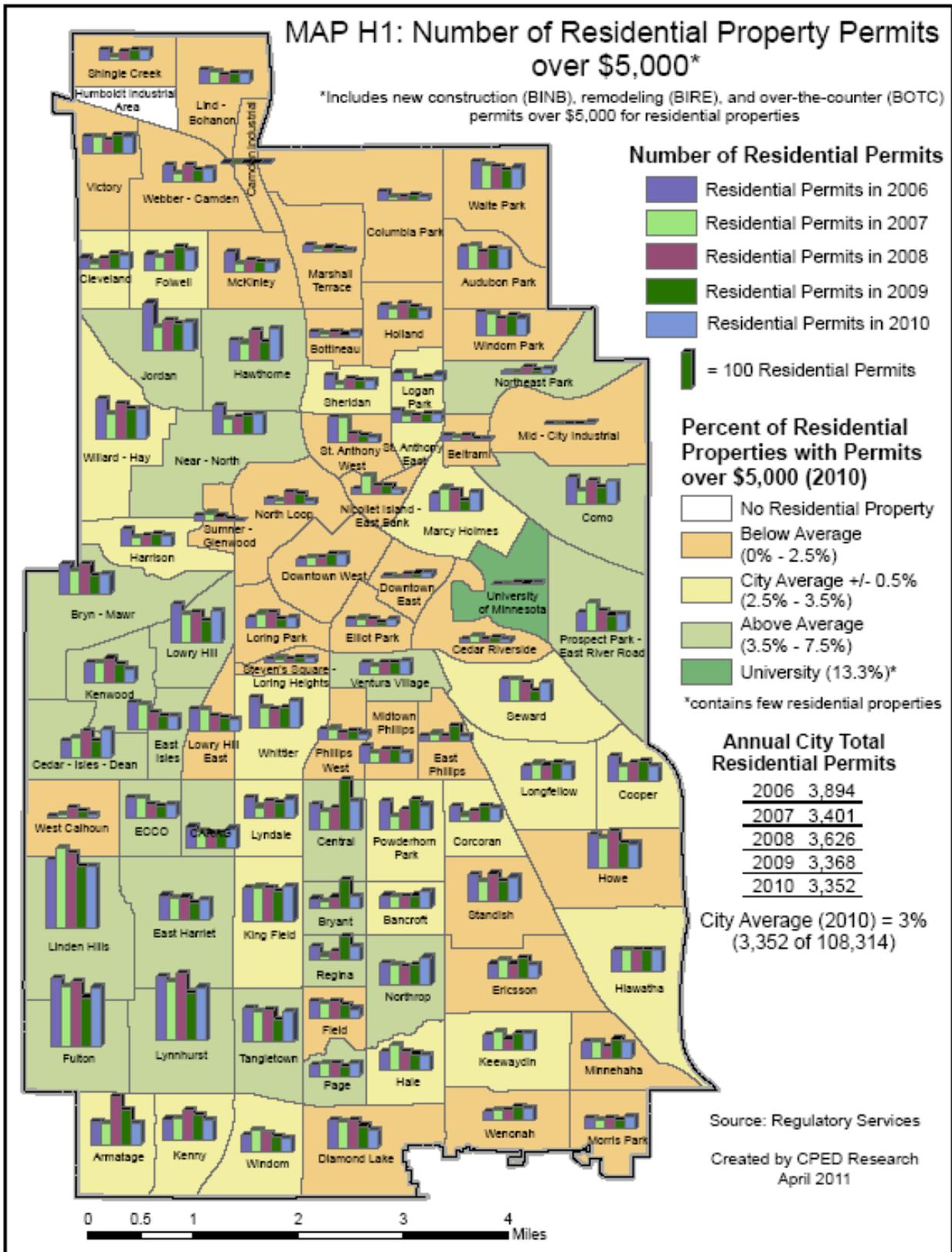
**Figure G: Residential Property Permits over \$5,000**

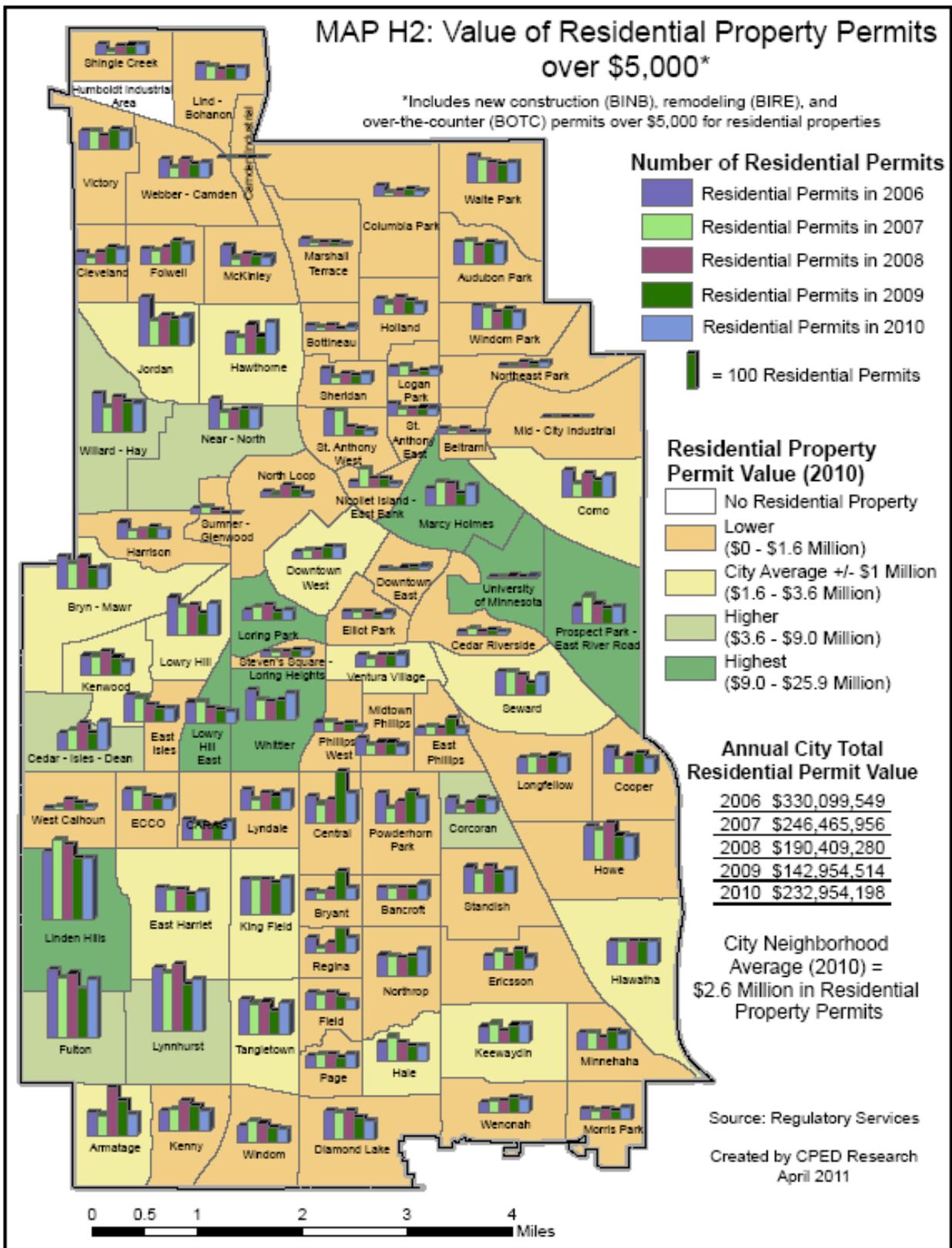


- The “credit crunch” imposed by banks may have contributed to the decrease in funds available for renovations. Also, during much of this time homeowners have had less equity in their homes for loans.
- The number and percent of properties with permit investments remained steady in 2010.

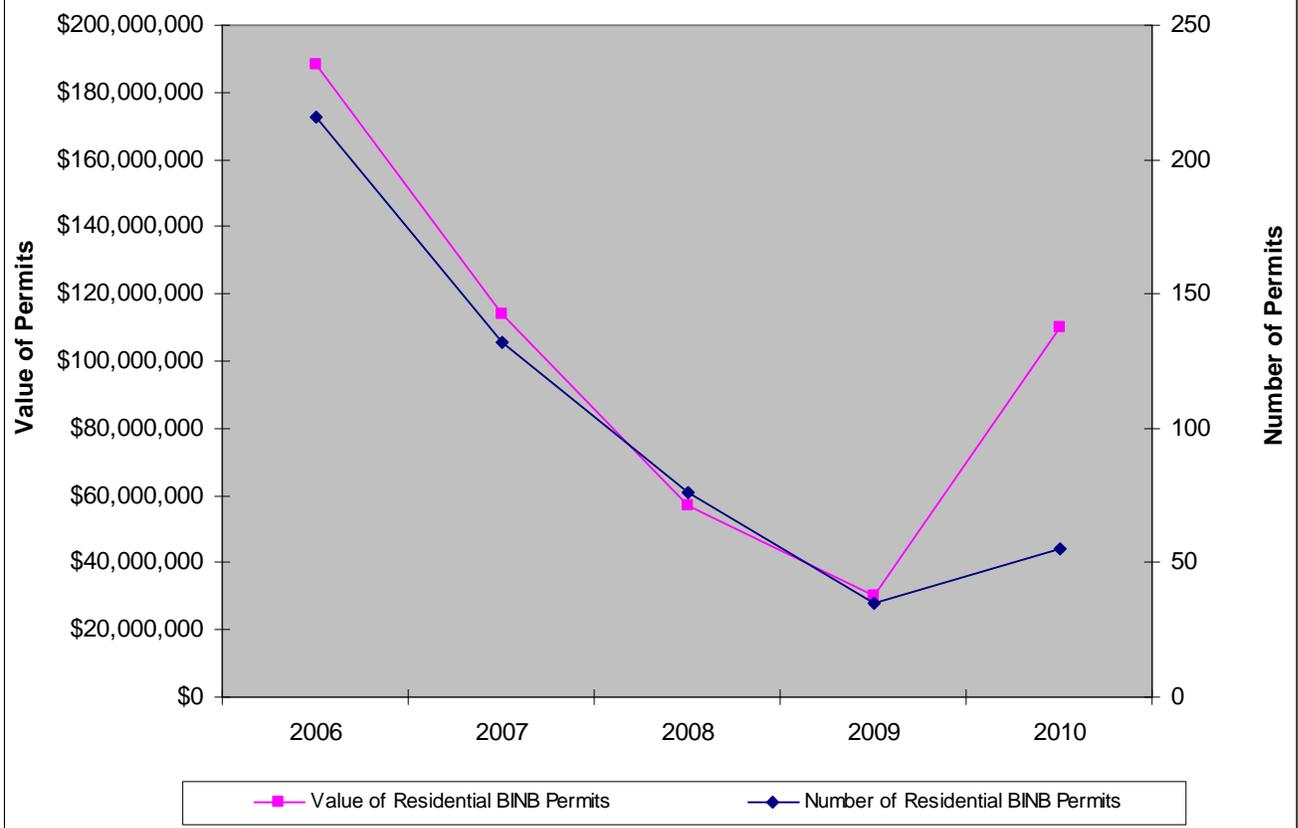


- The rise in the value of permit activity in 2010 is a positive sign reflecting both an easing of the private credit markets and public investments supported in part by federal stimulus funding or financing tools.



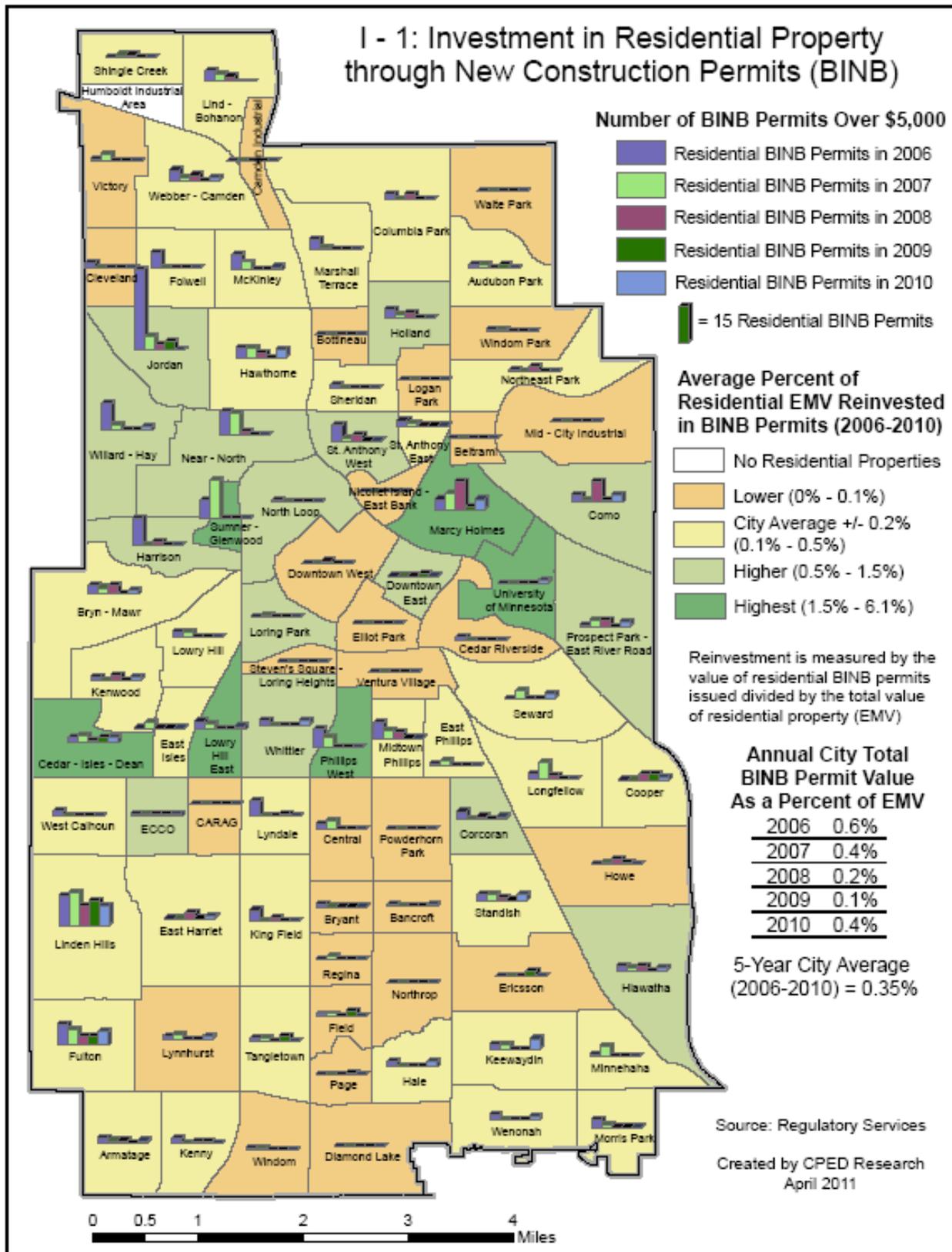


**Figure I-1: Number and Value of Residential BINB (New Construction) Permits over \$5,000**

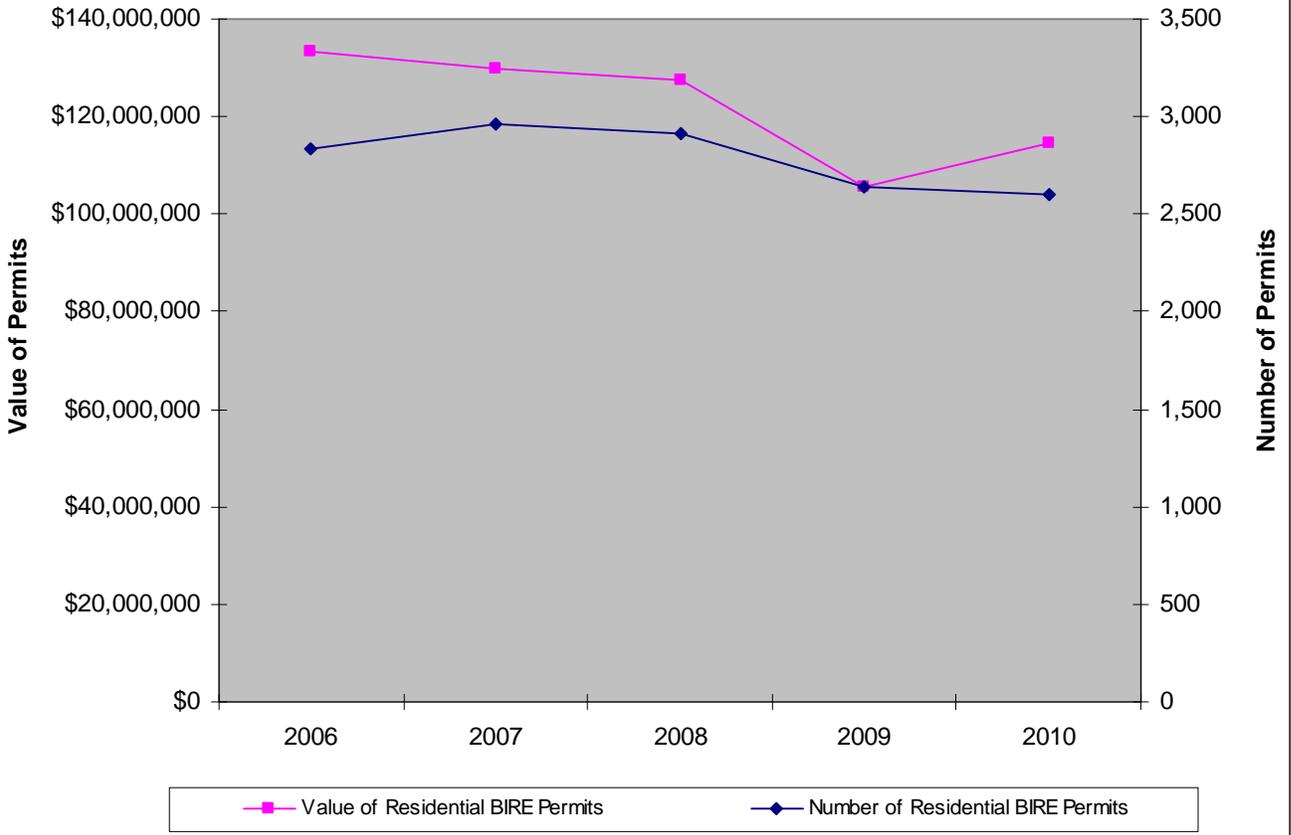


- The increase in the value of permit activity in 2010 was led by the strong recovery in new residential construction [BINB permits], with 55 permits resulting in 878 new units under construction in Minneapolis, more units than the last two years combined, and the most new units permitted for any city in the 7 county metro area.

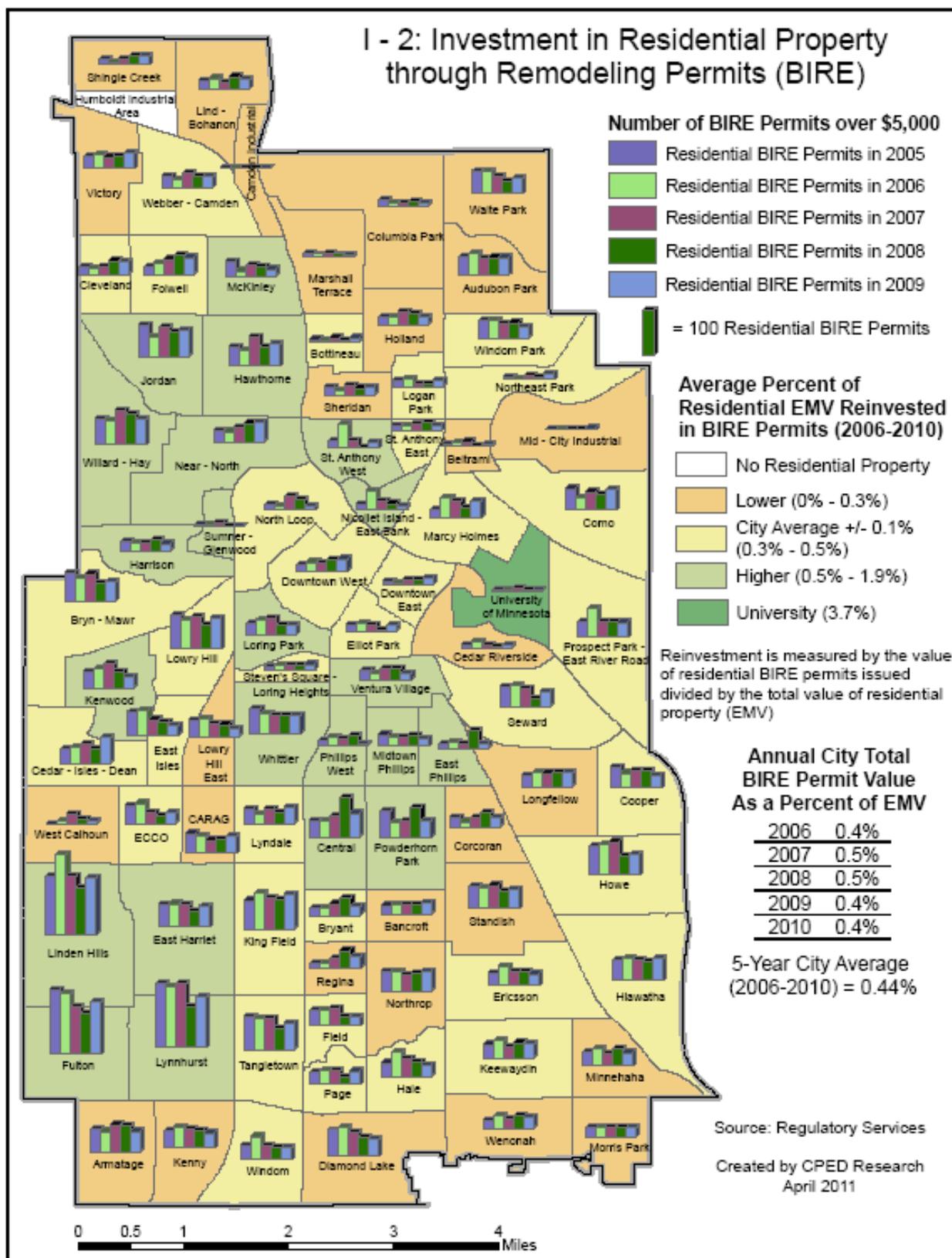
# I - 1: Investment in Residential Property through New Construction Permits (BINB)



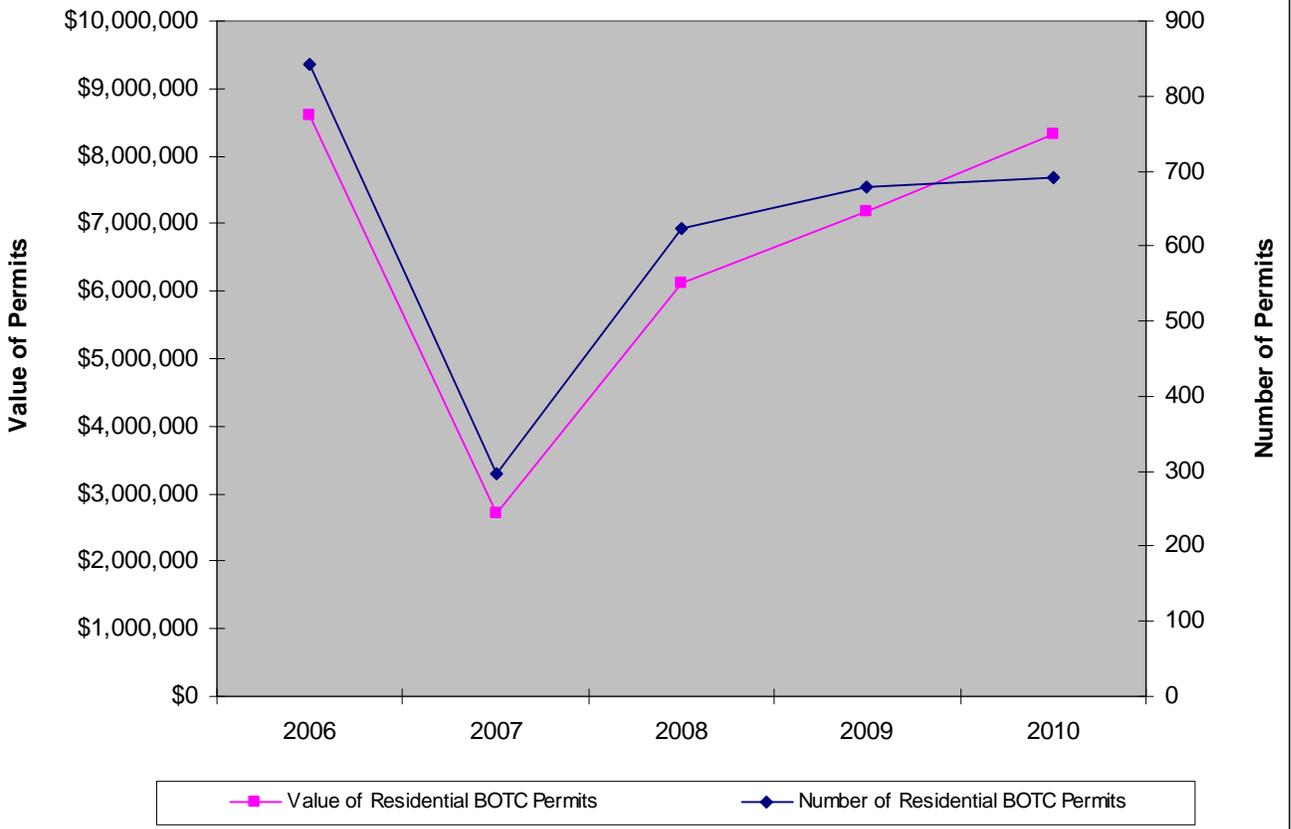
**Figure I-2: Number and Value of Residential BIRE (Remodel) Permits over \$5,000**



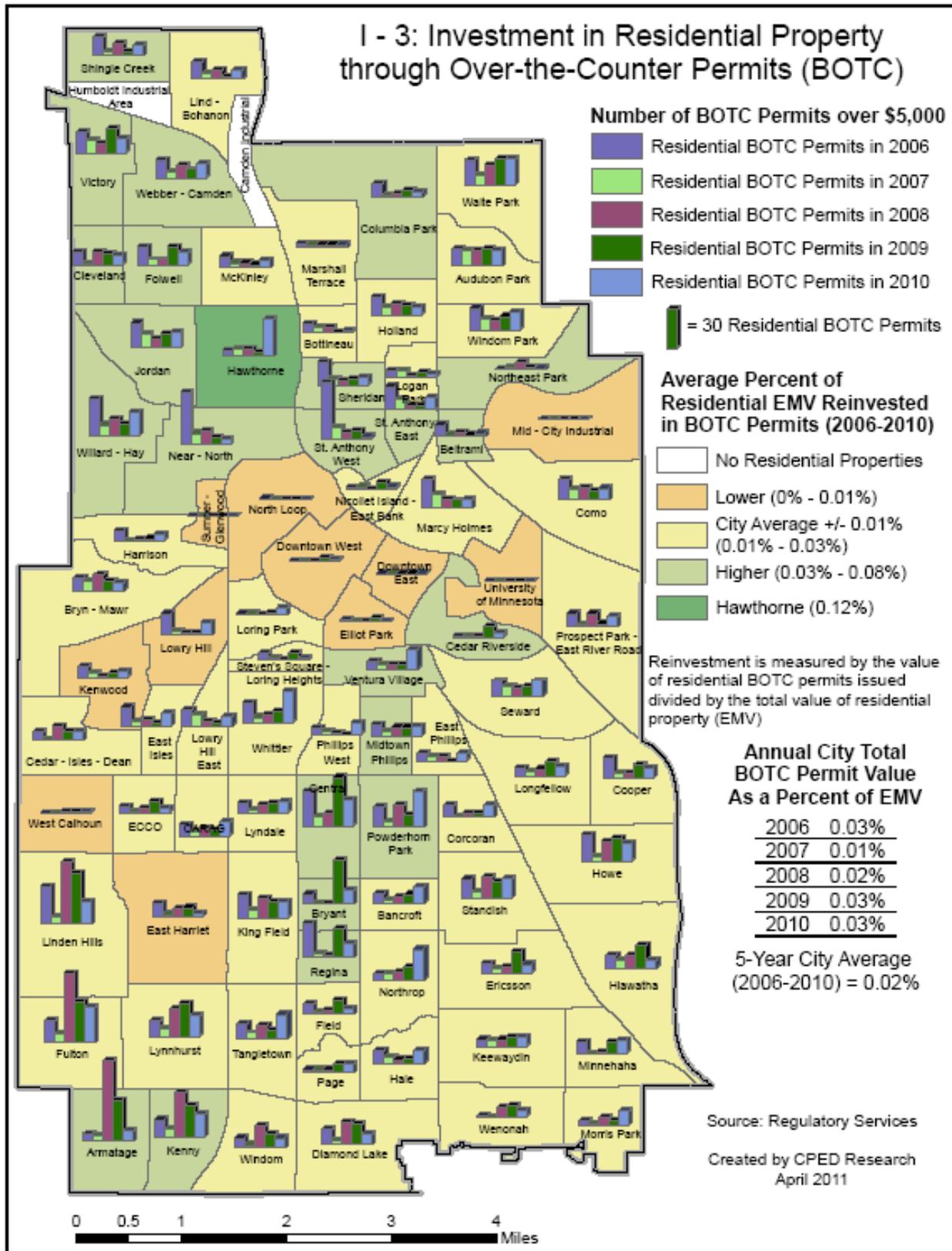
## I - 2: Investment in Residential Property through Remodeling Permits (BIRE)



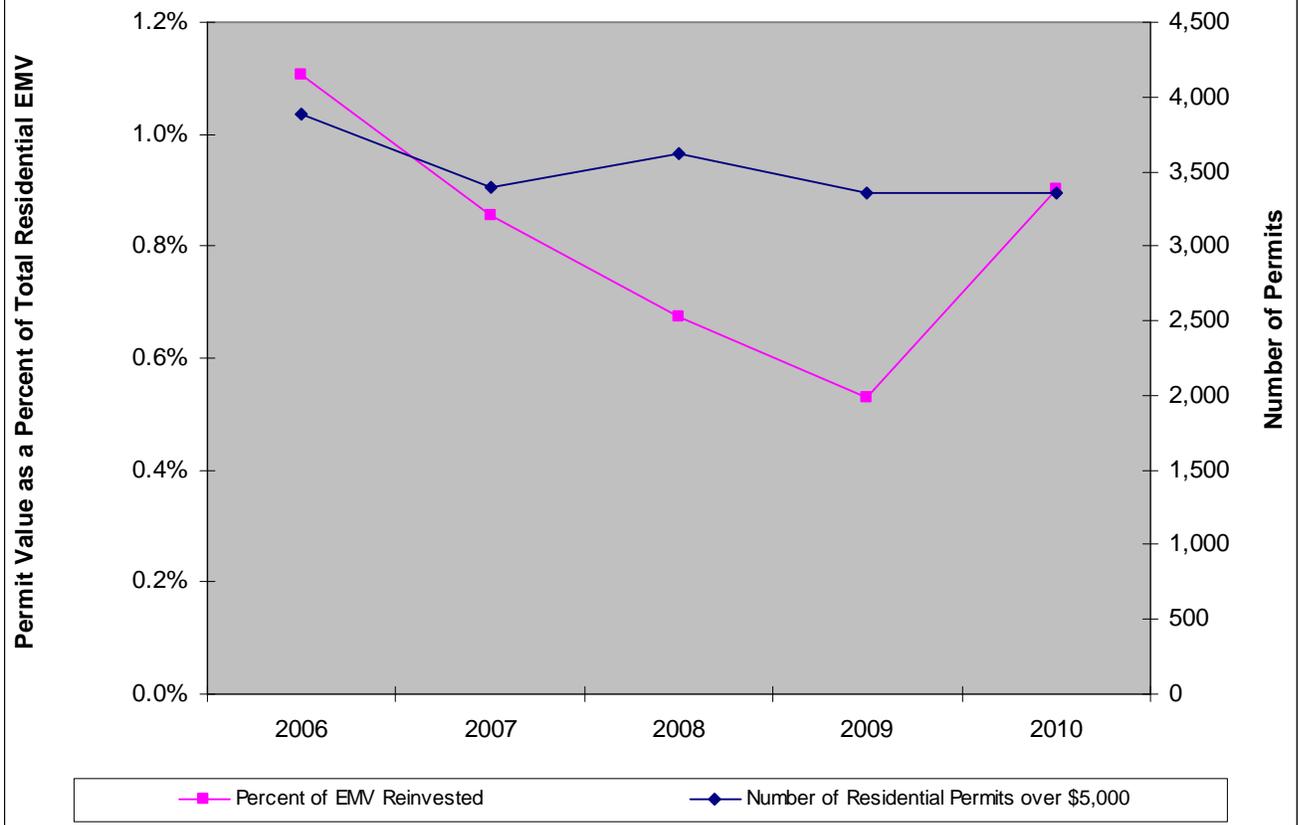
**Figure I-3: Number and Value of Residential BOTC (Over-the-Counter) Permits over \$5,000**



# I - 3: Investment in Residential Property through Over-the-Counter Permits (BOTC)

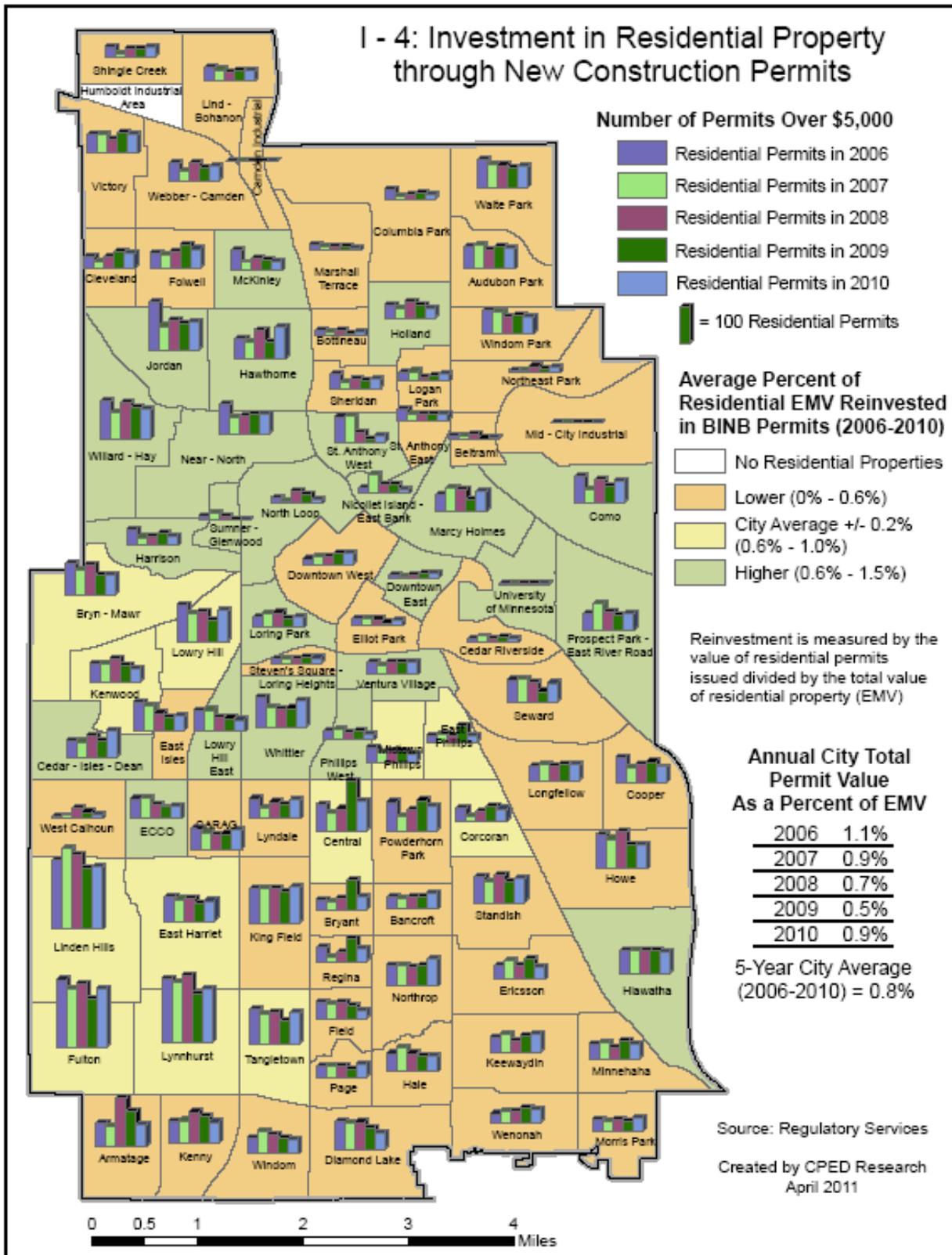


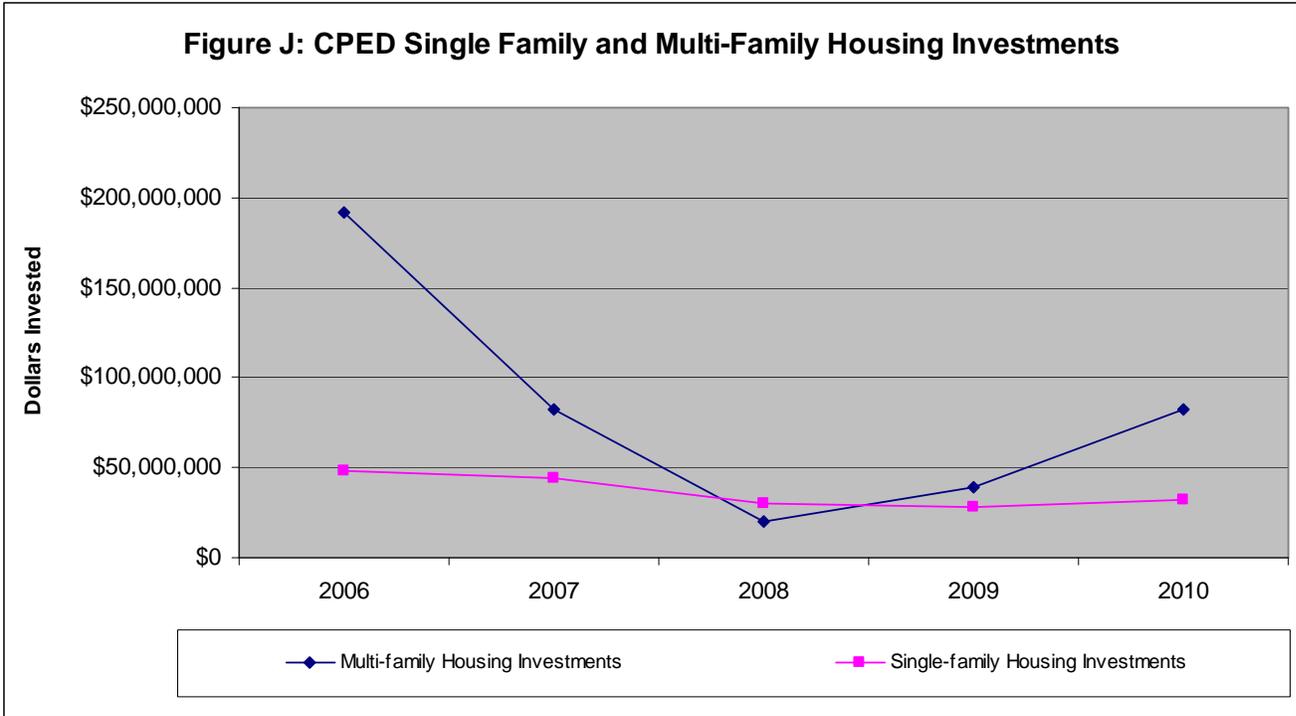
**Figure I-4: Reinvestment in Residential Property  
As a Percent of Total Residential EMV**



- This graph explores the relationship between residential investment [measured by the value of residential permits issued] and overall residential value, [as determined by the City Assessor.]
- This ratio declined from 2006 to 2009, but increased in 2010, a positive sign indicating that housing investment is recovering in 2010.

# I - 4: Investment in Residential Property through New Construction Permits



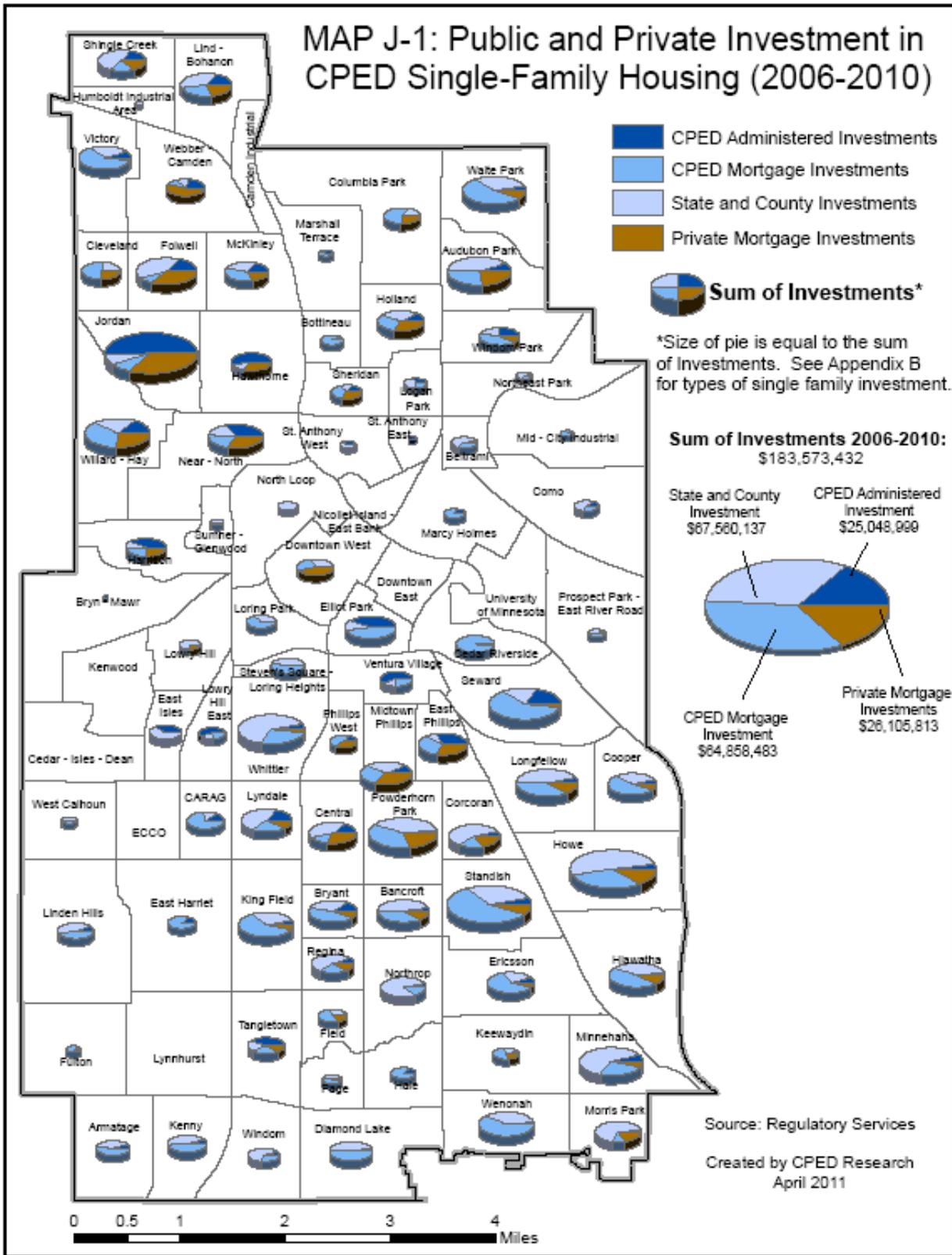


From 2006 to 2010, multifamily housing investments experienced severe instability. While 2006 was a high mark year for housing investments, the markets that drive these investments began to strain in 2007. In 2008, the year of the “Great Recession” key housing finance tools such as Housing Revenue Bonds and Low Income Housing Tax Credits shut down. It was impossible to complete the financing for many projects that were in the pipeline, but not yet closed. With the assistance of the Federal Government with the Tax Credit assistance Program (TCAP) and the Tax Credit Exchange program, many stalled projects were closed and commenced construction. The markets began to demonstrate life in 2009, albeit at far lower investment ratings than prior to the recession. By 2010, the two markets had nearly returned to full pre-recession levels. It should be noted that although the investment levels have corrected and returned to “normal” the reserve requirements have increased which is demonstrated by higher development cost at closing. The “Great Recession” profoundly changed the markets.

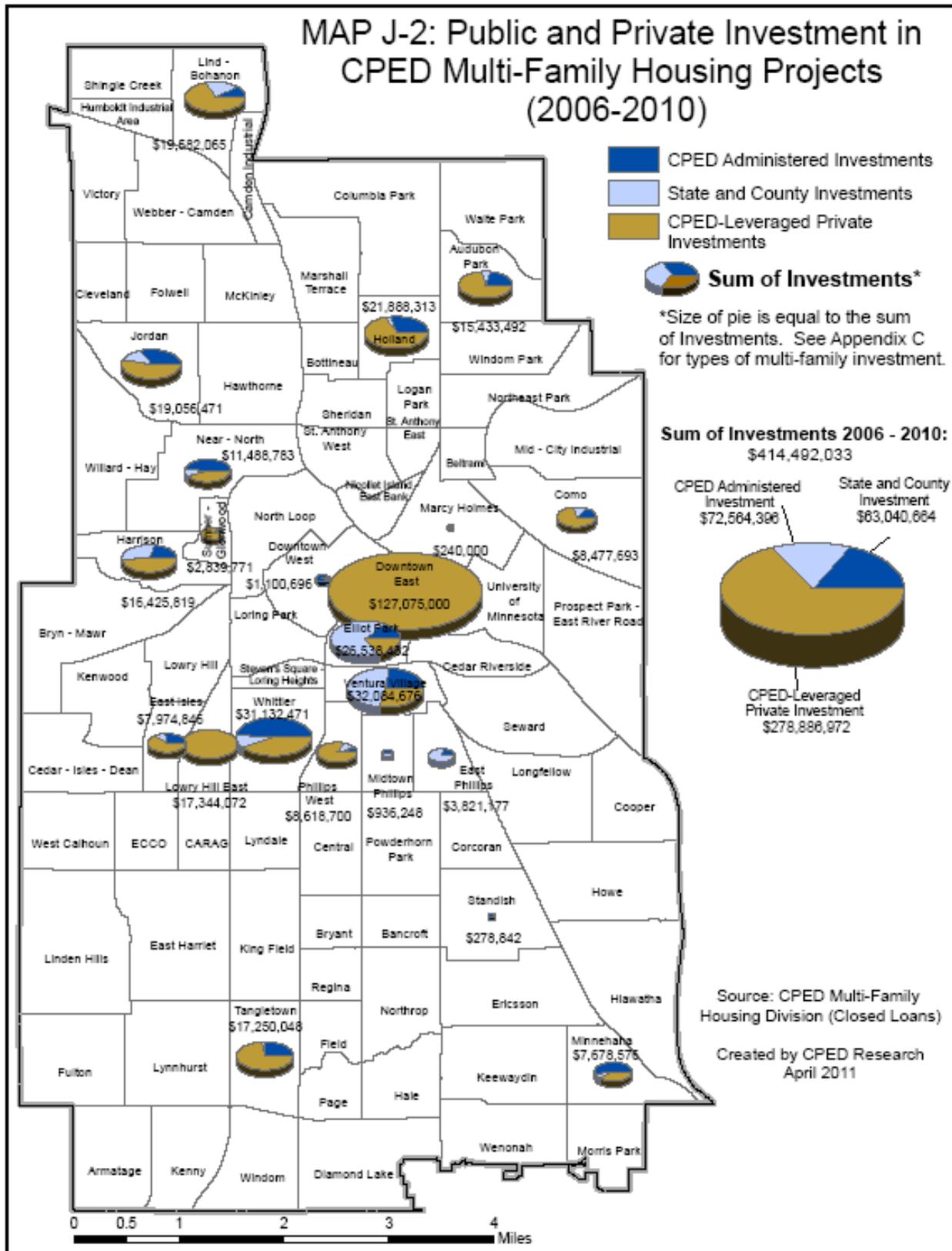
The next two maps display five year total investments by CPED’s single family and multi-family housing programs. Appendices B and C describe these investments in greater detail.

**Note: Single Family = 9 or fewer units; Multi-family = 10 or more units**  
 This distinction reflects how CPED housing program data is organized.

# MAP J-1: Public and Private Investment in CPED Single-Family Housing (2006-2010)



## MAP J-2: Public and Private Investment in CPED Multi-Family Housing Projects (2006-2010)



## Summary: Indicators of Investment

Indicator	Map	2006	2007	2008	2009	2010	5 Year Trend Direction
% of Properties with Permits over \$5,000	G	3.6%	3.1%	3.3%	3.1%	3.1%	Flat
Average Permit Value by Neighborhood	H	\$3.7 million	\$2.8 million	\$2.2 million	\$1.6 million	\$2.6 million	Up and down
Permit Value as a % of Residential EMV	I-4	1.1%	0.9%	0.7%	0.5%	0.9%	Up and down
Public and Private Investment in Single Family Housing	J-1	\$49,752,232	\$47,497,431	\$30,202,314	\$28,302,254	\$32,408,014	Up and down
Public and Private Investment in Multi-Family Housing	J-2	\$191,658,872	\$81,946,804	\$25,645,685	\$38,771,609	\$81,995,178	Up and down

Green shade = "Best" year    Red shade = "Worst" year

### Permit activity is a proxy for housing investment in the city

Permit work is supported by both private and public funding sources; current data systems do not allow us to distinguish permit activity funded by private vs. public sources. Due to time constraints, this study only considered permits valued over \$5,000, which allowed the team to capture the vast majority of permitted construction value while keeping the number of permit records to a manageable level. The study made no attempt to estimate residential work completed without a permit. So, by definition, these two factors result in the under-estimating of total residential investment. However, the team believes the analysis presented reflects the vast majority of residential investment.

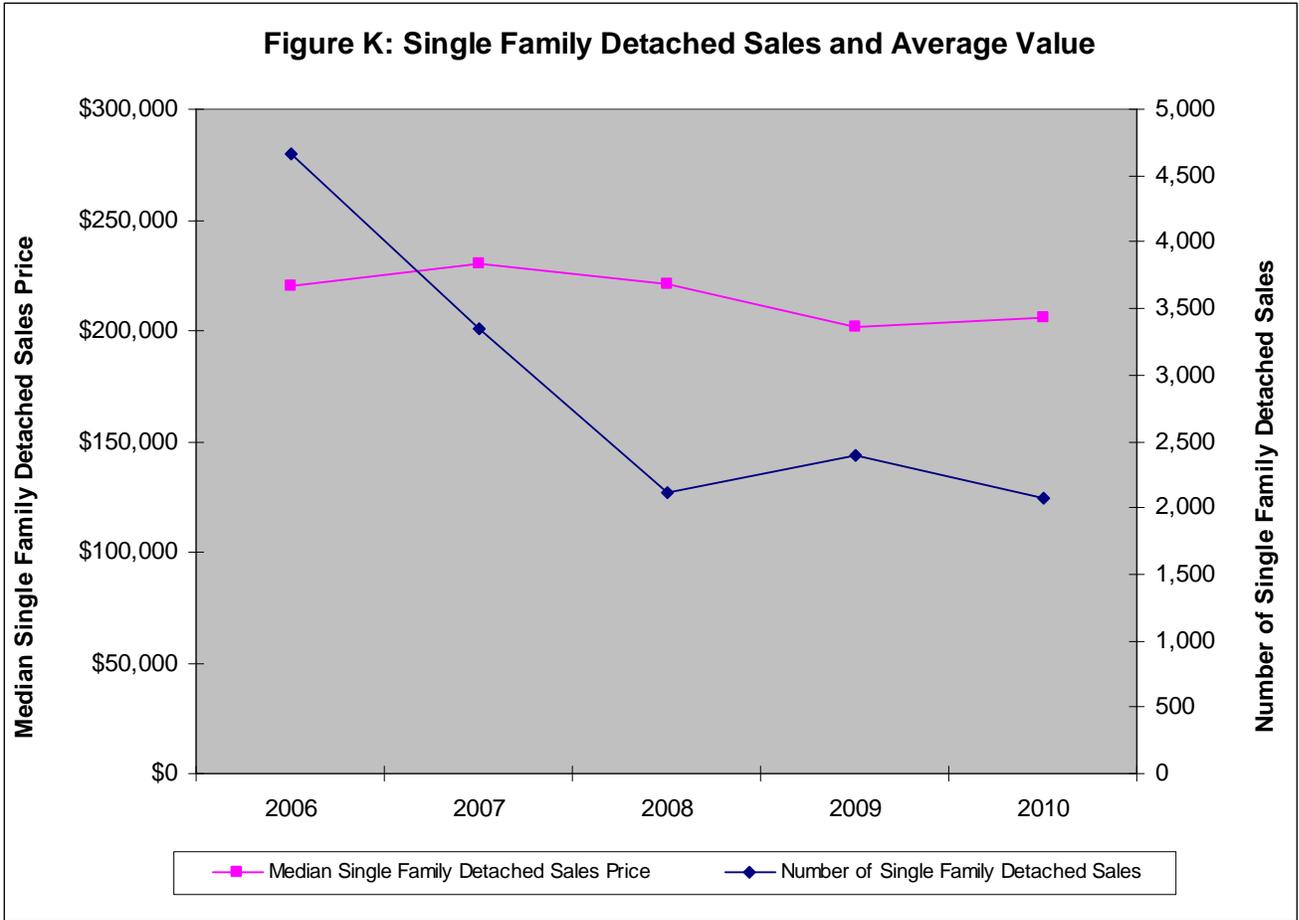
### Housing Investment Declined during the study period

The housing crisis and subsequent credit crunch drastically decreased the amount and value of new construction permits (BINB), which in turn lowered the average for all permits as well. CPED program investments in multi-family projects decreased substantially, although this indicator rebounded in 2009 and 2010. Note however that the number and value of BIRE and BOTC permits increased during this period.

## **Housing investment as a percentage of housing value**

Older houses require regular maintenance to remain viable. There is no rule of thumb about how much investment is enough; homeowner preferences are different and houses 'wear out' at different rates. This calculation was done to *begin* to understand whether there is a relationship between citywide housing investments and overall housing market value. Figure and Map I-4 attempt to measure this: it reflects the percentage of housing value that is reinvested annually citywide, compared to overall housing value. During this period, overall permit value as a percentage overall residential value declined and then increased in 2010. This trend should be carefully monitored.

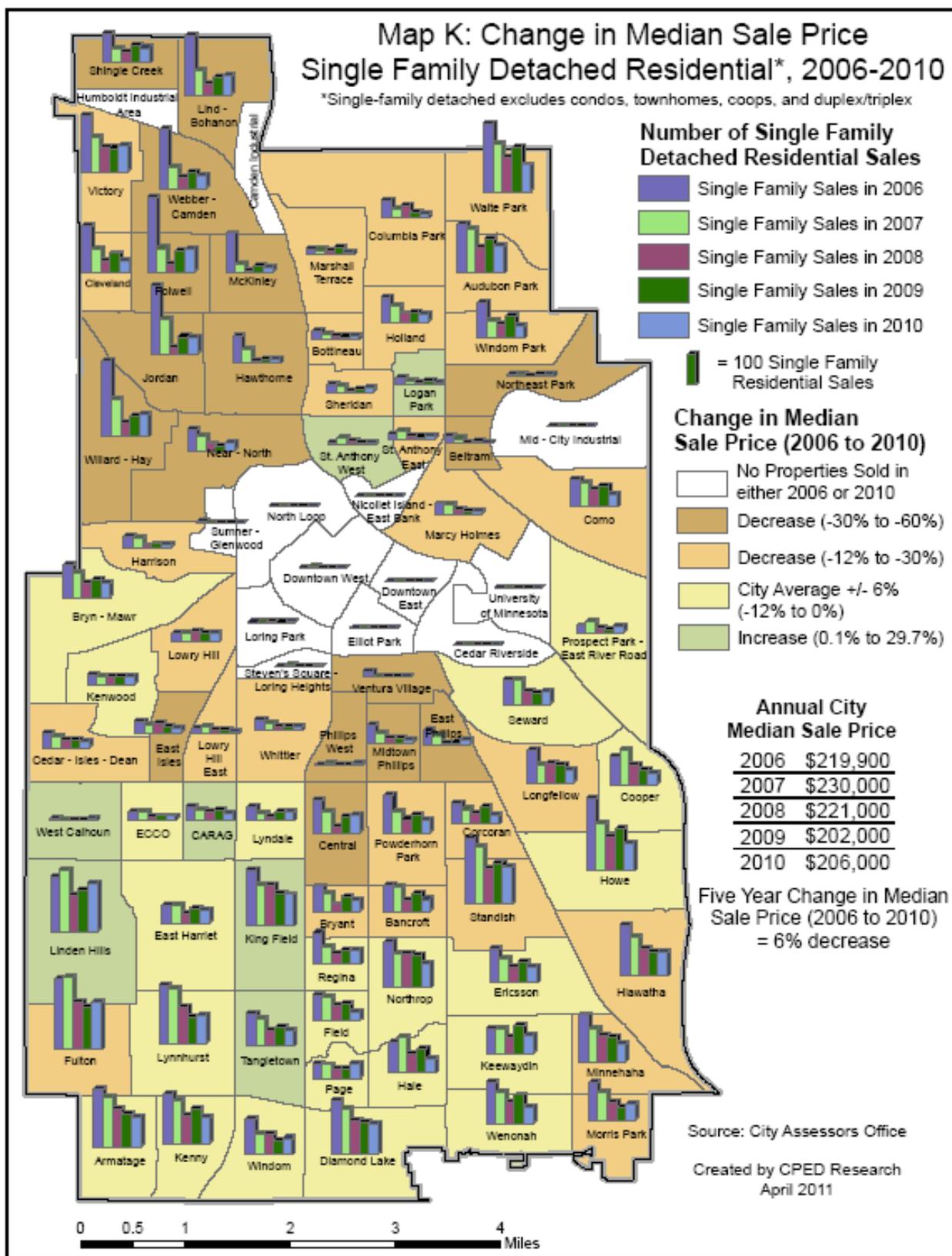
# III. Indicators of Housing Value

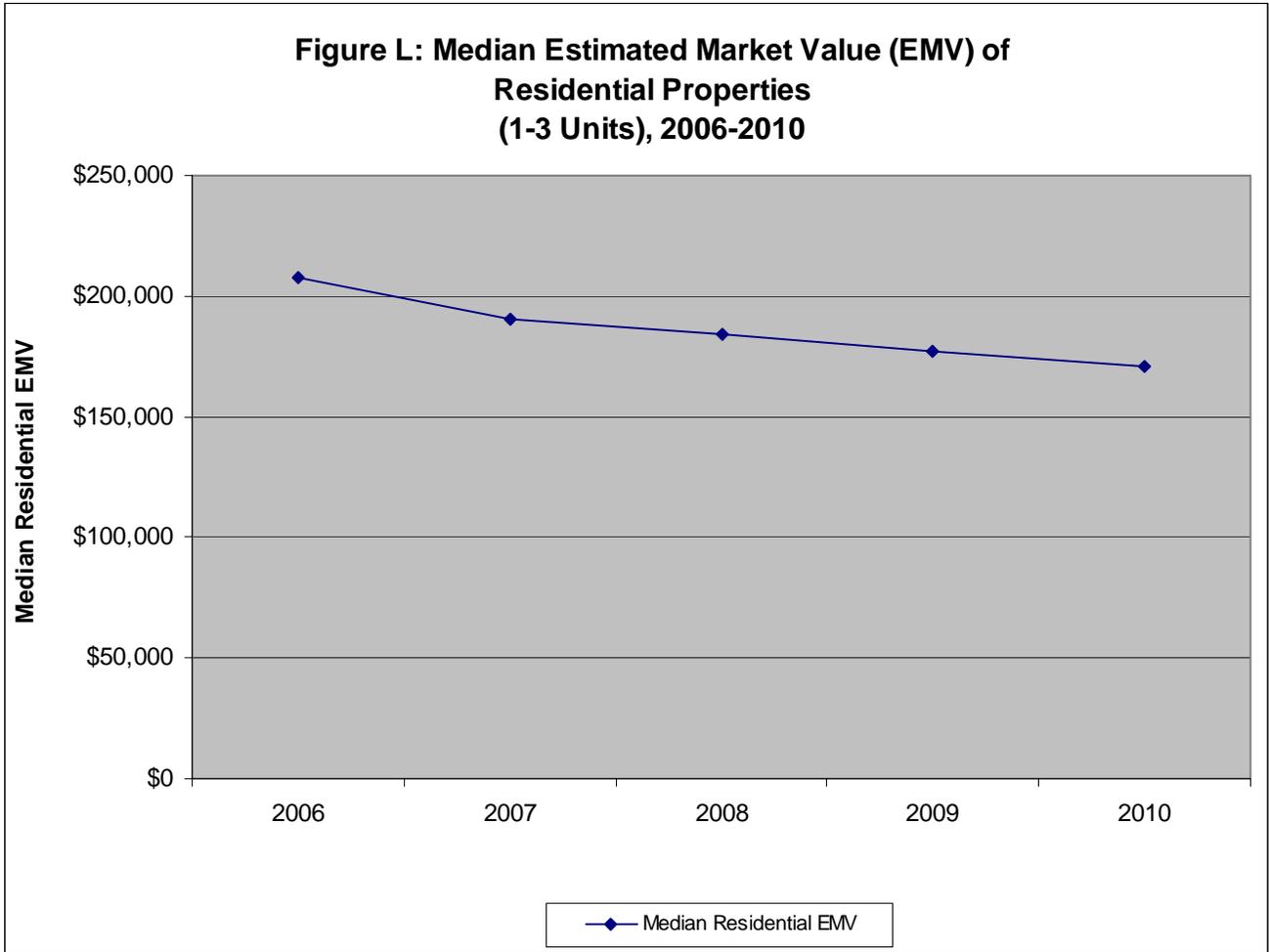


- Citywide, the median sale price of single family detached residential property rose slightly in 2010, after two years of modest declines.
- Sales volume has dropped from 4,668 in 2006 to 2,065 in 2010 or more than 55% in four years.
- Much of the decline in both median sale price and sales volume is attributable to mortgage foreclosures and the economic recession that began in 2007.

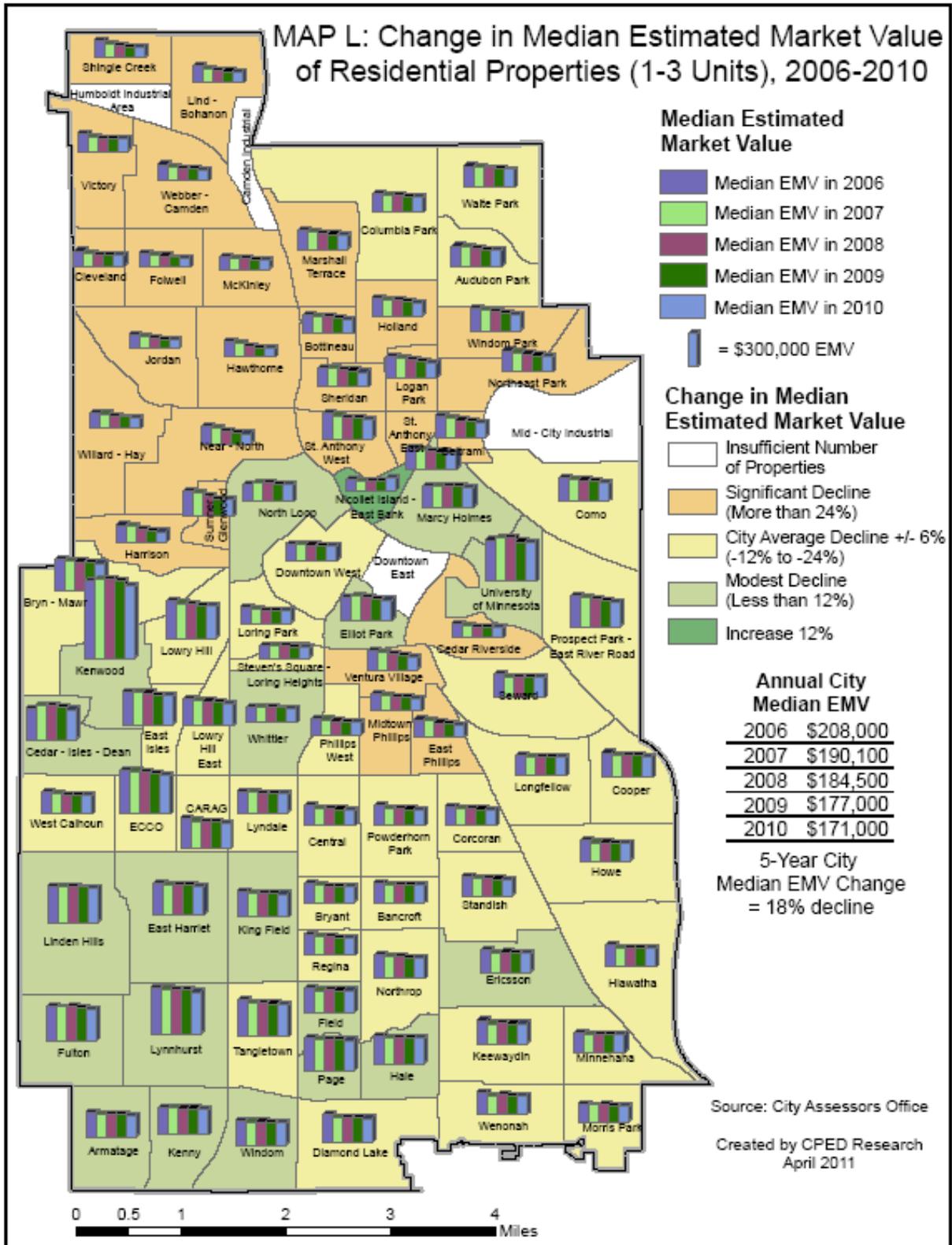
# Map K: Change in Median Sale Price Single Family Detached Residential\*, 2006-2010

\*Single-family detached excludes condos, townhomes, coops, and duplex/triplex





- According to City Assessor data, the median EMV of residential properties has decreased over the last five years in all but one neighborhood [Nicollet-Island-East Bank].
- Consistent with the regional and national trends, local market values have declined since 2006 from a median value of \$208,000 to \$171,000 in 2010.



## Summary: Indicators of Value

Green shade = “Best” year    Red shade = “Worst” year

Indicator	Map	2006	2007	2008	2009	2010	5 Year Trend Direction
Median Single Family Detached Sales Price	K	\$219,900	\$230,000	\$221,000	\$202,000	\$206,000	Up and down
Median Residential EMV	L	\$208,000	\$190,100	\$184,500	\$177,000	\$171,000	Decreasing

### Sales Prices: 6% decline; Median Value: 18% decline

Median sales prices of single family detached homes declined by 6% over the study period, although this was much greater in many individual neighborhoods. This figure includes both “traditional” sales and “lender mediated” sales, meaning a sale occurring under some kind of financial stress, or a bank owned property.

Overall residential values experienced a larger 18% decline, again with the decrease being much greater in some neighborhoods.

## Summary of Key Indicators

Indicator	Map	2006	2007	2008	2009	2010	5 Year Trend Direction
% of Properties with a Housing Violation	A	24%	19%	17%	19%	19%	Up and down
% of Properties on the VBR	B	0.4%	0.7%	0.8%	0.8%	0.7%	Up and down
Average time Properties are on VBR	C	14 months	12 months	15 months	16 months	18 months	Increasing
% of Properties that are Foreclosed	D	1.5%	2.7%	2.8%	2.1%	2.1%	Up and down
% of Single Family Properties that are Non-Homesteaded	E	13%	14%	16%	16%	18%	Increasing
% of Properties in Poor or Fair Condition	F	2.6%	2.9%	3.0%	3.1%	2.7%	Up and down
% of Properties with Permits over \$5,000	G	3.6%	3.1%	3.3%	3.1%	3.1%	Flat
Average Permit Value by Neighborhood	H	\$3.7 million	\$2.8 million	\$2.2 million	\$1.6 million	\$2.6 million	Up and down
Permit Value as a % of Residential EMV	I-4	1.1%	0.9%	0.7%	0.5%	0.9%	Up and down
Public and Private Investment in Single Family Housing	J-1	\$49,752,232	\$47,497,431	\$30,202,314	\$28,302,254	\$32,408,014	Up and down
Public and Private Investment in Multi-Family Housing	J-2	\$191,658,872	\$81,946,804	\$25,645,685	\$38,771,609	\$81,995,178	Up and down
Median Single Family Detached Sales Price	K	\$219,900	\$230,000	\$221,000	\$202,000	\$206,000	Up and down
Median Residential EMV	L	\$208,000	\$190,100	\$184,500	\$177,000	\$171,000	Decreasing

Green shade = "Best" year    Red shade = "Worst" year

# Appendix A

## Partial List of Housing Violations

*Camille: please alphabetize this list*

Refrigerator/freezer unsecured outdoors

Tires

Down fallen tree

Hazardous tree

Cut grass/weeds

Cut Street

Cut Alley

Cut Sidewalk

Provide sight lines

Brush/branches

Firewood stored improperly

Old Cans

Remove carpet

Plastic bags

Rubbish between garages

Lids

Insufficient garbage carts

Dumpster required

Compost piles

Compost materials

Dirt on walk

Graffiti

Animal feces

Car Repair

Commercial/truck parking

Recreational Vehicle Storage

Maximum 2 Vehicles

Oil Disposal

Inoperable vehicles

Parking in Yard

Illegal/Over occupancy

No heat

Structural issues with the housing unit (including but not limited to lack of handrails, malfunctioning smoke detectors, chimneys in need of tuckpointing, illegal wiring, repair walls, add deadbolt, etc.)

# Appendix B

## Public and Private Investment Programs By CPED Single Family Housing

### **CPED Administered Investments**

Lead Grant  
Home Loan Repair  
Code Abatement Loan  
Sweeps City Loan  
Neighborhood Revitalization Program  
Affordable Housing Trust Fund  
Affordable Ownership Housing Program  
Home Ownership Works  
Jordan Housing  
Tax Increment Financing  
Vacant Recycling Housing  
Lots on Arts Private Grants  
Nonprofit Admin Grant

### **CPED Mortgage Investments**

Minneapolis Advantage  
Humboldt Greenway Assistance  
American Dream Downpayment Initiative  
CityLiving

### **State and County Investments**

Hennepin County  
Metropolitan Council

### **Private Mortgage Investments**

Family Housing Fund Mortgage Assistance  
Greater Metropolitan Housing Corporation

# Appendix C

## Public and Private Investment Programs by CPED Multi-Family Housing

### **CPED Administered Investments**

Neighborhood Revitalization Program  
Affordable Ownership Housing Program  
Affordable Housing Trust Fund  
Community Development Block Grant  
Empowerment Zone  
External Housing Development Program  
Low Income Housing Tax Credit  
Tax Increment Financing

### **State and County Investments**

Minnesota Housing Finance Agency  
Hennepin County  
Minnesota Department of Employment and Economic Development  
Metropolitan Council

### **CPED-Leveraged Private Investments**

Syndication Proceeds  
Deferred Developer Fee  
Family Housing Fund  
In Kind Donors, Fundraising, Charitable Contributions  
Energy Rebate  
Sales Proceeds  
Greater Metropolitan Housing Corporation  
Prior Bonds  
Federal Home Loan Bank

# Appendix D

## List of Multi-Family Housing Projects

### **Audubon Park**

Audubon Crossing (2009)

### **Bryant**

PPL Foreclosure Redirection (2010)

### **Cedar-Riverside**

Blue Goose Apartments/Family Tree Coop (2008)

### **Cleveland**

3631 Penn Ave N (2010)

### **Como**

Van Cleve Apartments East (2007)  
Van Cleve – Habitat for Humanity (2008)  
Van Cleve Apartments West (2008)

### **Corcoran**

Clare Midtown (2010)

### **Downtown East**

Parcel F (2006)

### **Downtown West**

Exodus Hotel (2006)  
Exodus Hotel (2009)  
Harbor Light (2010)

### **East Isles**

Bridge Center for Youth (2007)  
Bridge Center for Emergency Services (2009)

### **Elliot Park**

Elliot Park I Stabilization (2007)  
Slater Square (2008)  
Alliance Addition (2009)  
Buri Manor (2009)

### **Harrison**

Marshall Stacey Townhomes (2006)  
Ripley Gardens (2006)  
Olson Towne Homes (2009)  
Park Plaza Apartments (2009)

### **Holland**

Central Avenue Lofts (2006)  
Washington Court Apartments (2006)

### **Jordan**

Lowell Curve (2005)  
PLUS Program (2005)  
Saint Anne's Place (2006)  
Saint Anne's Senior Housing (2006)  
CRS Permanent Re-Entry Housing (2008)

### **King Field**

Nicollet Square (2010)

### **Lind-Bohanon**

Humboldt Greenway (PhaseVII) (2005)  
Camden Apartments (2006)  
Kingsley Commons (2006)

### **Loring Park**

Urban Village (Track 29 Phase II) (2006)

### **Lyndale**

Exodus Redeemer (2010)

### **Marcy Holmes**

4<sup>th</sup> Street Flats (2010)  
Cabrin House (2010)

### **Midtown Phillips**

Midtown Exchange Condos on the Greenway (2005)  
The Chicago (Sears) (2005)  
Alliance Scattered Housing (2010)

**Minnehaha**

Minnehaha Apartments (2007)

**Near North**

Cecil Newman Apartments (2005)  
Avenues for Homeless Youth (2006)  
Fremont Flats (2009)  
Avenues for Homeless Youth (2010)  
PPL Northside Recap (2010)

**Phillips East**

Cedar28 (2005)  
Greenway Terrace on Cedar (2005)  
Greenway Townhomes (2008)  
Little Earth (Phase V) (2009)

**Phillips West**

LSS Park Avenue Apartments (2007)

**Powderhorn Park**

East Phillips Live Work (2007)

**Prospect Park**

Huron Flats (2010)  
Sydney Hall Dinkydome (2010)

**Standish**

Structured Independent Living (2007)  
Nokomis Senior Housing (2010)

**Steven's Square – Loring Heights**

Nokoma Cooperative (2008)  
Abbott View (2009)

**Sumner-Glenwood**

Emerson Townhomes (2007)

**Tangletown**

Creekside Commons (2009)

**Ventura Village**

Little Earth (Phase IV) (2006)  
Maynidoowahdak Odena (2006)  
MIWRC Supportive Housing (2006)  
1822 Park (2007)  
Dundry House (2007)  
Franklin Gateway (Phase IIB1) (2007)  
Pokegama North (2007)  
Our Saviors Housing (2008)  
Hope Block Stabilization (2009)  
Little Earth (Phase V) (2009)  
Many Rivers East (2010)

**Whittier**

Eat Street Flats (2006)  
Saint Stephen's Shelter (2006)  
Simpson Housing Services (2006)  
Whittier Townhomes (2006)  
2011 Pillsbury/Alliance (2007)  
Blaisdell Apartments (2007)  
PPL Southside Recap Project (2007)  
Echo Flats (2008)  
Midwest Machinery (2008)  
North Haven Apartments (2008)  
Incarnation House (2009)  
Lyndale Green (2010)  
Saint Stephen's Shelter (2010)  
Simpson Housing Services (2010)  
Whittier Cooperative Apts (2010)

**Willard-Hay**

Gateway Lofts (2010)