

## **Comprehensive Plan Update 2030**

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### **Chapter 3: Housing**

#### **1. Introduction**

Metropolitan Council estimate of Robbinsdale's share of low & moderate income housing

#### **2. Goals, Objectives, and Policies**

Maintenance and Preservation of Existing Housing Stock  
Rehabilitate and Redevelop Blighted Housing  
Adequate Housing for All Residents

#### **3. Housing Characteristics**

Household Population. Trends & Composition  
Housing Tenure, Age, Cost & Value  
Rental housing  
Average sales  
Barriers to housing  
Income data

#### **4. Development Density**

#### **5. Plan Implementation**

Livable Communities and Action Housing Plan

## **Section 1: Introduction**

Housing is the single most important component of the quality of life experienced by Robbinsdale residents. To a City, its housing is not only the largest user of land, but also the largest user of City services and the most significant base for local taxes. Housing, for the most part, is the determining factor by which a City is initially judged and thereby reflects the characteristics of the City's resident population.

### **A Local Perspective**

Robbinsdale is expected to add 1,302 people to its population and 684 new households by 2030. Robbinsdale must preserve its existing housing stock while it works to add new units through redevelopment to its housing stock and meet the demands of the future.

Robbinsdale's existing housing stock is predominantly single family homes of which almost 40% are considered affordable as owner occupied units. The City of Robbinsdale has been facilitating the preservation of this precious resource by implementing a variety of programs including scattered site redevelopment, rehabilitation incentives, housing maintenance code enforcement, and proactive nuisance code enforcement efforts. The City of Robbinsdale will continue efforts to preserve and maintain its current housing stock and neighborhoods through key public investment, which spurs considerable private investment. The City will continue to use education to encourage the private sector to participate in its efforts toward neighborhood preservation.

### **A Regional Perspective**

The Minneapolis - St. Paul metro area is expected to add 1,050,538 people to its population and 491,644 new households by year 2030. Robbinsdale must also do its fair share to meet the needs of the region. Meeting the needs of the region is often difficult because of a shortage of readily available land to develop. Robbinsdale shall continue to redevelop and assemble land where possible to meet the need for a balance of life-cycle housing and the principles of the Livable Communities Act. The supply of affordable housing is primarily market-driven. However, the City continues to have some of the most affordable, quality housing in the metro area.

The following represents the Metropolitan Council's original growth forecasts relative to population, households and employment in ten year increments to 2030 as found in the 2005 Systems Statement and the agreed upon alternative projections proposed by Robbinsdale:

**Met Council 2005 systems statement / Robbinsdale proposed alternative projection**

<b>Forecast</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	14,123*	15,200 / 14,100	16,600 / 14,600	16,500 / 15,000
<b>Households</b>	6,097*	6,500 / 6,200	7,000 / 6,500	7,000 / 6,700
<b>Employment</b>	6,988*	8,100 / 7,100	8,800 / 7,600	9,600 / 8,100

Source: \*2000 Census; Metropolitan Council

The Metropolitan Council has revised its forecasts for the City of Robbinsdale's share of the regional future need for affordable housing. In response to Robbinsdale's alternative growth projections, the forecast for new affordable units is 133 for the decade 2011 to 2020. This forecast is based upon the Met Council's analysis that Robbinsdale's affordable housing stock is 29% of its overall supply. Other factors are considered in the Metropolitan Council's assessment of each cities share:

- Household growth (*see table 3-3*)
- Local low-wage jobs/ low-wage workers (*see table 3-15 for household income data*)
- Existing affordable housing (*see tables 3-10, 3-11 & 3-12*)
- Level of transit service

City staff believes that Robbinsdale’s supply of affordable housing is significantly higher than 29% of its existing housing stock based upon City Assessor’s estimates (**see table 3-10**). The projected increase in population from the 2000 Census has not yet occurred. In fact, annual estimates of population and housing units have continued to decline slightly every year.

The latest Met Council estimate for population and housing as of **April 1, 2007** included:

<b>Population:</b>	<b>13,551</b>
<b>Housing units:</b>	<b>6,010</b>
<b>Average household size:</b>	<b>2.21</b>

**The Robbinsdale City Assessor has estimated that for taxes payable in 2009, there are 3,008 properties that have estimated values of \$206,800\* or less.**

\* Affordable to households earning no more than 50% of the regional median income, adjusted for household size (\$39,250 in 2007 for a family of four). *Metropolitan Council*

### **Life-Cycle Housing Choices**

A diversity of housing provides residents with the option of staying in Robbinsdale after they have outgrown the traditional single family home. As a family matures, its members have different housing needs. The children of Robbinsdale residents should have affordable rental or ownership opportunities available to them within the City when they are ready to leave home. Older residents should be able to find low maintenance and/or specially designed housing when the single family home becomes too much for them. Such “life cycle” housing considerations promote stability within the community.

### **Redevelopment Programs**

The City has an active Economic Development Authority and well-managed tax increment financing districts. The Robbinsdale Economic Development Authority (REDA) is the primary administrator of all housing programs in the City. The REDA has until December of 2008, also participated in a collaborative Community Housing Development Organization (CHDO), referred to as the Northwest Community Revitalization Corporation (NCRC). Unfortunately, the Board of Directors for the NCRC has voted to dissolve the organization due to insolvency and market conditions limiting the ability to sell even affordable units. In the mean time, The City has pursued other non-profit organizations, primarily to assist in the rehabilitation of blighted housing. Robbinsdale also has pledged to continue to meet the principles of the Livable Communities Act and Action Housing Plan, which is discussed in detail in the following section.

## **Section 2: Goals, Objectives and Policies**

**GOAL:** Maintenance and preservation of existing housing stock and provide adequate housing for all residents.

**OBJECTIVE:** Promote the maintenance of a high-quality living environment, the preservation of stable residential neighborhoods and, where necessary, the upgrading of the existing housing stock and expansion of housing choices within the City.

### **POLICIES:**

1. The City should continue to consider and pursue distressed properties for strategic site redevelopment.
2. The City should promote the consolidation of parcels of land to continue to provide a variety of housing types and designs to allow all people a housing choice.
3. The City should use available programs, funds, and planning approaches as appropriate in order to provide housing opportunities at costs individuals and families can afford without compromising essential needs. This approach is based on continued efforts by the City to obtain assistance from:
  - Minnesota Housing and Finance Agency
  - Community Development Block Grant
  - Other programs that provide housing opportunities
4. The City should continue to acquire excess right-of-way from the Minnesota Department of Transportation for housing development when available and capable of sustaining housing development.
5. The City should advocate equal opportunity in home ownership and renting.
6. The City should encourage re-investment in residential areas with updated housing that introduces amenities offered by new construction, otherwise having limited availability in Robbinsdale.
7. The City will continue to promote life-cycle housing that provides residents a variety of housing choices appropriate for all stages of their lives.
8. The City acknowledges the Metropolitan Council's projection of Robbinsdale's share of the regional need for 133 affordable housing units in the time frame 2011-2020. However, a significant proportion of Robbinsdale's housing is affordable, and there is a widely held perception that Robbinsdale has "its' share." Development of additional affordable units can be accommodated among new medium and high density housing units anticipated in mixed-use redevelopment land use areas. However, it must be noted that redevelopment is dependant on:
  - Favorable market conditions and investment by the development community.
  - Acquisition and assembly of land for redevelopment that is already composed of small, compact urban sites.
  - Fewer available "tools" such as limitations on the use of eminent domain.
  - The ability to compensate for relocation of property owners and tenants.

- Mitigation of contaminated or “brown fields” sites.
- The ability to update aging infrastructure.
- Mitigation of poor soils.

**OBJECTIVE:** Maintain and preserve the existing housing stock.

**POLICIES:**

1. The City should encourage continued private sector investments to improve housing.
  - A. The City should continue to strengthen its efforts to provide funding for housing maintenance and rehabilitation assistance.
  - B. The City should continue to facilitate home maintenance classes through community education.
  - C. The City should continue to provide technical information and referrals to assist with maintenance and code issues.
2. The City has committed to preserving the quality of its housing by creating a “point-of-sale” inspection requirement and it should monitor the performance of this new ordinance and update it as needed to achieve maximum effectiveness, yet provide flexibility for distressed home sellers.
3. The City should promote increased efforts for energy conservation techniques in the maintenance of its existing housing stock.
4. The City should continue active and systematic enforcement of the City's "Housing Maintenance Code" to reduce the rate of housing deterioration.
  - A. The City should consider adding all distressed properties to its mandatory inspection program.
  - B. The City should clarify and strengthen the existing housing maintenance code to meet changing conditions.

**OBJECTIVE:** Rehabilitate and/or redevelop blighted and deteriorated housing.

**POLICIES:**

1. The City should seek to rehabilitate substandard housing units through both private and public means.
  - A. The City should continue to grant the necessary development control approvals for housing expansion where it has been demonstrated that the expansion increases the livability of the property and improves the neighborhood.
  - B. The City should encourage the participation of local lending institutions in State and federally funded rehabilitation programs.
  - C. The City should continue to seek alternative sources of funding for its rehabilitation and redevelopment activities.
  - D. The City should continue programs to rehabilitate and/or redevelop blighted and deteriorated housing in order to preserve the character of single family neighborhoods.

### **Section 3: Housing Inventory**

#### **Housing Benchmark Indicators**

The City of Robbinsdale agrees to use benchmark indicators for communities of similar location and stage of development as affordable and life-cycle housing goals for the period 1996 – 2010, and to make its best efforts, given market conditions and resource availability remain within or make progress toward these benchmarks. (See Table 3-1 for Housing Benchmark Indicators.)

**Table 3-1 Housing Benchmark Indicators**

	<b>City Index</b>	<b>Benchmark</b>	<b>Goal</b>
<b>Affordability</b>			
Ownership	97%	77%	77%
Rental	47%	41-45%	45%
<b>Life-Cycle</b>			
Type (Non-single family detached)	30%/ 33%	34-41%	34%
Owner, Renter Mix	73/27%	(64-72)/(28-36)%	72%-28%
<b>Density</b>			
Single-Family Detached	4.1/acre	2.4-2.9/acre	3.5
Multi-Family	33/acre	11-15/acre	30

Source: Metropolitan Council, City of Robbinsdale

#### **Housing Characteristics**

Despite being classified as a "fully developed" first ring suburb, Robbinsdale's housing stock continues to grow and will continue until 2020 through redevelopment according to the Metropolitan Council systems statement.

<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Housing supply</b>	5,798	6,008	6,097	6200*	6500*	6700*
<b>% Increase</b>		3.62%	1.48%	3.0 %**	7.7%	3.0%

\*Robbinsdale's alternative projections with concurrence from Metropolitan Council Staff;

\*\* Increase from 4-1-2006 estimate of 6,016 housing units.

Sources: U.S. Census, Met Council

The Metropolitan Council projects that Robbinsdale's housing stock will continue to increase up until the year 2020. After 2020, growth will level-off, as fewer opportunities for redevelopment at higher densities will be available. The pace of redevelopment is dependant on the strength of the economy and specifically, the housing market.

Housing characteristics or types of housing in the City are summarized below. The majority of housing types are single family units including attached (such as townhouses) and detached (individual houses). The common element of single family is that each unit may own its own parcel of land or lot and separate front entrance. Robbinsdale has many two-family units that are duplexes that share a lot or parcel. This style of housing was created in the late 1940's in response to a housing shortage. The common lot configuration inhibits ownership of individual attached units. Multiple family units are characterized as apartments or condominiums which typically have multiple shared walls, common entrances and parking.

Table 3-2 summarizes the change of housing types since 1980.

**Table 3-2 Robbinsdale Housing Characteristics (1980 – 2000)**

	<b>1980</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Single Family Units</b>	4385	75.60%	4658	72.40%	4605	73.8%
<b>Two Family Units</b>	474	8.20%	562	8.07%	308	4.9%
<b>Multiple Family Units</b>	939	16.20%	1162	18.10%	1325	21.2%
<b>Others</b>	0	0.00	52	0.80	0	0
<b>Total</b>	<b>5798</b>	<b>100%</b>	<b>6436</b>	<b>100%</b>	<b>6238</b>	<b>100%</b>

Source: Metropolitan Council, U.S. Census Bureau

The data shown in **Table 3-2** indicates the growth in housing over the last 30 years. Since 1980 the greatest increase took place in multiple family units, which increased from 16.2% to 29.6% of the housing stock. However, the proportion of the multiple family units in Robbinsdale remains relatively low when compared to the region as a whole.

The number of two family units declined from 1970 to 1980. However, the number increased substantially from 1980 to 1990. This number is not expected to increase as the City rezoned three-fourths of its land from R-2 to R-1 to restrict further two-family development. A large number of duplexes were constructed in the late 1940's and early 1950's. These structures are small, and do not cater to growing families. The City has encouraged the conversion of these duplexes to single-family homes. However, the value of the duplexes as rental or investments is a disincentive to conversion. The cost of acquisition and conversion is not competitive with new construction.

Although the number of single-family residences has increased from 4,168 units in 1970 to 4,658 units in 1990, their share in the total housing stock declined from 77.6% in 1970 to 70.3% in 2000. The Metropolitan Council projects the growth in housing units to continue to increase through 2030 at a modest rate. This increase is possible from continued "infill" of underdeveloped properties, and the selective redevelopment of blighted parcels, though increasingly challenging as the price of housing increases. If mass transit services such as a light rail line were developed in the downtown area, additional high-density housing units could be expected in the vicinity of the station.

Analysis of housing size data reveals that approximately 83.67% (5,090 units) of the City's total housing stock falls into the category of family-oriented housing (two or more bedrooms) based on the criteria applied by the U. S. Department of Housing and Urban Development. Family-oriented housing is perceived as one of Robbinsdale's primary housing assets. However, observations of household sizes in conjunction with the housing unit size data suggests the possibility of considerable under-utilization of the City's housing stock due to the occupancy of many family-oriented housing units, particularly large family oriented units, by non-family households. In other words, Robbinsdale has comparatively small housing unit sizes which are attractive as affordable entry level or "starter" housing, or are attractive to investors as rental housing. The conclusion is that when families grow, they look for larger houses that are not available in Robbinsdale and growing families migrate to second and third tier suburbs where larger housing is available in greater numbers. This situation is easily perceived as a potential obstacle in matching housing needs with housing supply.

The City of Robbinsdale experienced most of its growth between 1960 and 1970 when its population reached its peak of 16,845 and total households of 5,372. This growth was attributable to the post- World War II baby boom, which precipitated construction of a substantial volume of middle income housing and consumed nearly all of Robbinsdale's land resources. Some housing was lost to the redevelopment of TH 100. The completion of the project created opportunities for some replacement housing on excess right-of-way, however the result is a net decrease in housing overall.

### Household Population and Household Trends

Since 1970, however, the growth patterns of population and households have fluctuated. Between 1970 and 1980, the City lost 14% of its population, a significant decline. However, between 1980 and 1990, Robbinsdale's population showed signs of stabilization with a decline of just 2%. (See Table 3-3 for Population and Household Trends.)

The growth of households followed a different pattern than population growth. Between 1970 and 1990, the number of households actually grew, starting a new growth trend. Table 3-3 reveals that Robbinsdale's household count grew 7.8% during the 1970's and 11% in the 1980's. Specific local policies and programs during this period helped to facilitate creation of these additional housing units, despite the lack of available land for expansion. Major projects included Robbins Landing Senior Housing Project, Lee Square Senior Cooperative, Lilac Parkway Senior Project, Shannon Glen single family development, Kranz Estates single family development, and the Cunningham Handicap Project.

**Table 3-3 Robbinsdale Population and Household Trends**

Year	Population	%	Households	%
1960	16,381	-	4,717	-
1970	16,845	+2.8 %	5,372	+ 13.9%
1977	15,343	-8.9 %	5,623*	+ 4.7 %
1980	14,422	-6.0 %	5,798	+ 3.1 %
1990	14,396	-0.2 %	6,436@	+ 11.0 %
2000	14,123	- 1.9 %	6,097	- 5.2 %
2007**	13,551	- 4.0 %	6,010	- 1.4 %

Source: Metropolitan Council U.S. Census Bureau \* City of Robbinsdale, \*\*Metropolitan Council Estimate @ Corrected for two family housing units

Robbinsdale's population decline in the past three decades is in contrast to general trends of population increase in Hennepin County as a whole. However, Robbinsdale proved to be more stable than other communities located within the fully developed portion of the region. Table 3-4 & Figure 3A compare Robbinsdale's population to that of the State, Metropolitan area, Hennepin County, and adjacent communities.

**Table 3-4 Population Trends from 1980 - 2000**

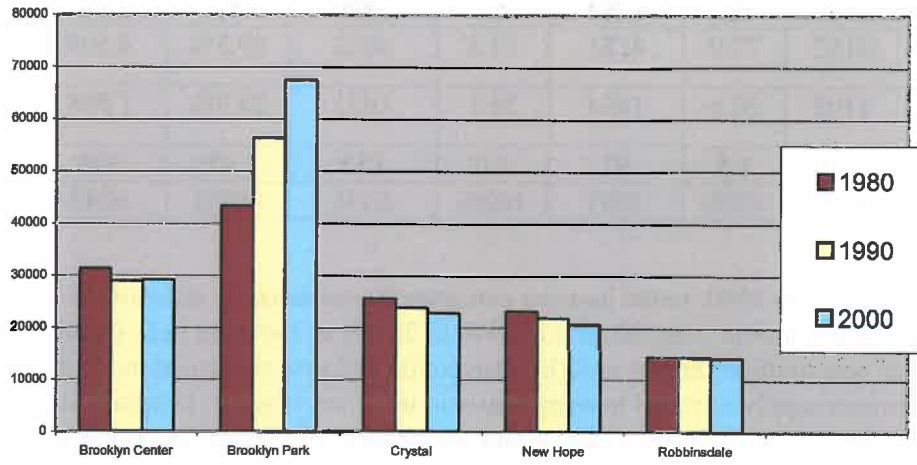
	1980	1990	% Change	2000	% Change
Minnesota	4,077,148	4,375,099	+7.3	4,919,479	+ 12.4%
Metropolitan Area	1,986,000	2,288,000	+15.2	2,868,847	+ 25.4%
Hennepin County	941,411	1,032,431	+9.7	1,116,200	+ 8.1%
Robbinsdale	14,422	14,396	-0.2	14,123	- 1.9%

Source: U.S. Census Bureau



**Figure 3A**

**Population Change**



Source: Met Council, March 1997

### Robbinsdale Housing Tenure

Robbinsdale housing stock is predominantly owner occupied. This is revealed in **Table 3-5**.

**Table 3-5 Robbinsdale Housing Tenure**

	1970	%	1980	%	1990	%	2000	%
<b>Owner-Occupied</b>	4182	77.9	4251	73.3	4462	69.3%	4,509	72.2%
<b>Renter-Occupied</b>	1108	20.6	1454	25.1	1821	28.3%	1,588	25.4%
<b>Vacant</b>	82	1.5	92	1.6	153	2.4%	146	2.4%
<b>Total</b>	5372	100%	5767	100%	6436	100%	6243	100%

Source: U.S. Census

However, from 1970 to 1990, rental housing consistently increased its share of the occupied housing stock. This growth from 20.63% in 1970 to 28.3% in 1990 has been mainly due to the addition of new multiple family units by conversion and new construction. Data indicates that a predominant supply of rental housing exists in the form of multiple family units (apartments). However, a number of single and two-family (duplex) units also exist as rental housing.

**Table 3-6** shows that single family units are mostly owner occupied and multiple family units are mostly rentals. The vacancy rate for single-family units is the lowest indicating a greater demand for single family units than for two-family or multiple family units.

**Table 3-6 Robbinsdale Housing Tenure by Unit Type**

Housing Unit Type	Owner Occupied	Renter Occupied	Vacant	Total	% Vacant
<b>Single Family</b>	4,151	309	70	4,530	1.54
<b>Two Family</b>	226	153	12	391	3.07
<b>Multiple Family</b>	133	1111	64	1,308	4.89
<b>Manufactured Home</b>	0	0	0	0	0.00
<b>Others</b>	0	0	0	14	0.00
<b>Total</b>	<b>4,509</b>	<b>1,588</b>	<b>146</b>	<b>6,243</b>	<b>2.34</b>

Source: Metropolitan Council, U. S. Census

Robbinsdale's vacancy rate is moderate, about 2.3%, but it has increased modestly over the past two decades. This increase could be because of the increased number of housing units, with no significant increase in population. The vacancy rate is mainly affected by supply, demand, and cost factors.

The actual magnitude and rate of new residential construction will depend upon many factors. Among these are local and regional housing demand, economic conditions, land values, construction costs, and local policy (e.g., redevelopment).

### Household Composition

Household composition has changed appreciatively over the past decade as seen in **Table 3-7**. Married couples occupied 52% of all households in the City in 1990, while single persons comprised about one-third of all households. Since 1980, there has been a substantial increase in male-headed one-person and two-person households.

**Table 3-7 Household Composition from 1990-2000**

Household type	1990	2000	Change	% Change
<b>Family households</b>	3,904	3,524	- 380	- 9.7 %
<b>Married couples</b>	3,157	2,663	- 494	- 15.6 %
With related children under age 18	1,293	1,186	- 107	- 8.3 %
No related children under age 18	1,864	1,477	- 387	- 20.8 %
<b>Other families</b>	747	861	+ 114	+ 15.3 %
Male householder, no wife present	166	212	+ 46	+ 27.7 %
With related children under age 18	71	113	+ 42	+ 59.2%
No related children under age 18	95	99	+ 4	+ 4.2 %
Female householder, no husband present	581	649	+ 68	+ 11.7 %
With related children under age 18	316	409	+ 93	+ 29.4 %
No related children under age 18	265	240	- 25	- 9.4 %
<b>Non-family households</b>	2,104	2,573	+ 469	+ 22.3 %
1 – person	1,705	2,088	+ 383	+ 22.5 %
2 or more persons	399	485	+ 86	+ 21.6 %
<b>Total</b>	<b>6,008</b>	<b>6,097</b>	<b>+ 89</b>	<b>+ 1.5 %</b>

Source: U.S. Census Bureau, Metropolitan Council

### Household Size

Household size has decreased since 1970 as shown in the Table 3-8 (below), but the rate of this decrease has slowed in the past 20 years. If this trend continues, by the year 2000, household size will be about 2.0 people per household. However, this is not expected to occur for the following reasons:

- Attracting and retaining larger families due to conversion or elimination of starter homes
- The boomerang concept, in which young adults continue to stay or return to live with parents because of cost of living, and senior turnover.

**Table 3-8 Household Size**

Year	Household Size	% Change
1960	3.4	-
1970	3.1	-8.8%
1977	2.7	- 12.9 %
1980	2.4	- 11.1 %
1990	2.34	- 2.5 %
2000	2.26	- 3.4 %
2007*	2.21	- 2.2 %

Source: U.S. Census Bureau, \* Metropolitan Council estimate

### Age of Housing Stock

Table 3-9 and Figure 3B shown below reveals that Robbinsdale's housing stock is relatively old. More than two-thirds (65.7%) were constructed before 1960, and more than 75% were constructed prior to 1970. This age range corresponds to the post-World War II suburban construction boom evidenced in Robbinsdale, as well as many other communities. Only 11.7 % of the housing stock has been constructed since 1980 (i.e., less than 30 years old). By 2010, unless there is substantial redevelopment, more than 87% of the housing stock will be over 30 years old. This indicates the need for continued maintenance, rehabilitation and redevelopment of the existing housing stock.

**Table 3-9 Age of Housing Built by Year**

Time Period	Total Units	Percent	Cum. % of Total	Multiple Family Units	Single & Two Family Units
1939-Earlier	1,045	16.7 %	16.7 %	0	1,045
1940-1959	3,053	48.9 %	65.7 %	231	2,822
1960-1969	727	15.0 %	77.3 %	401	438
1970-1979	622	10.0 %	87.3 %	226	343
1980-1989	557	8.9 %	96.2 %	358	373
1990-1994	139	2.2 %	98.4 %	133	6
1995-1998	35	0.6%	99.0 %	0	35
1999- 3/2000	60	1.0 %	100 %	57	3

Source: U. S. Census, City of Robbinsdale

**Post 2000 Housing**

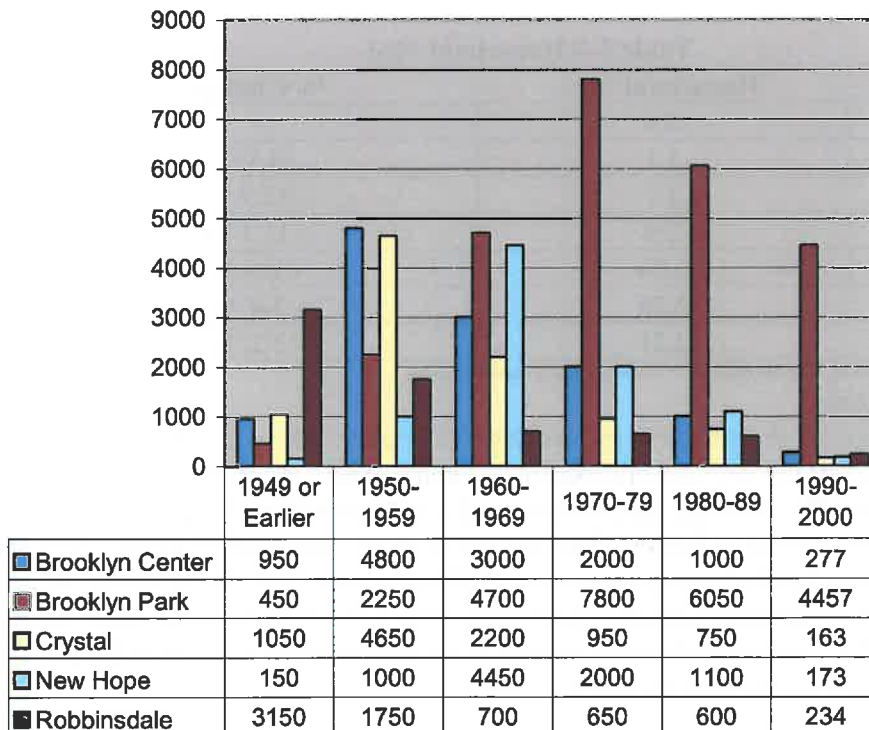
Single Family	72	
Attached (townhouses)	121	
Multiple Family	2	
New Dwelling units	195	

Source: City of Robbinsdale

The age of the housing stock is a major concern for the City today and calls for extensive planning and programs for continued maintenance, rehabilitation, and renewal.

**Figure 3B**

**Age of Housing Stock**



### Housing Cost and Value

Housing cost can be divided into two major categories. One is the sales price of owner occupied housing units (see Table 3-10 for Owner Occupied Housing Units), while the other is the range of monthly payments for rental units (see Table 3-11 for Renter Occupied Housing Costs). The cost of housing has steadily increased in Robbinsdale since 1970. The sales price of the owner-occupied housing units has increased substantially since 1980. The median housing value, which was \$76,500 in 1990, has increased to \$112,000 in 2000. The breakdown of housing value for owner-occupied units in 2000 is shown in Table 3-10.

**Table 3-10: 2000, 2002 & 2006 Robbinsdale Owner Occupied Housing Units**

Housing Value	Number of units in 2000	Number of units in 2002	Number of units in 2006
Less than 50,000	62	41	1
50,000 – 74,999	344	107	83
75,000 – 99,999	1,600	159	51
100,000 – 124,999	2,050	626	19
125,000 – 149,999	546	2,167	104
150,000 – 174,999	123	1,115	555
175,000 – 199,999	42	357	1,464
200,000 – 249,900	35	139	1,865
250,000 – 299,999	8	40	535
300,000 – 399,999	1	14	172
400,000 – 499,999	0	0	43
500,000 or more	0	0	1
<b>Total</b>	<b>4,811</b>	<b>4,765</b>	<b>4,893</b>

Source: County Assessor's database, Metropolitan Council, U. S. Census Bureau  
 "Affordable" House Value Threshold: \$193,700 (2005); \$206,800 (2007)

### Median Home Value

In 1990, the median home value in Robbinsdale was \$76,500 while the median home value in Hennepin County was \$90,600, compared to the overall Metro Area of \$86,111. The median home value in Hennepin County increased 58% between 1990 and 2000, which out-paced the increase for the homes in the first tier suburbs. In Robbinsdale, the median value for 2000 had increased by 46% in the same period of time to \$112,000. Only Brooklyn Center had a lower median value of the northwestern suburbs sampled. The sharper increase in value for the Metro Area reflects the growth of the outer-tier suburbs as well as urban re-development. Median Home Values are shown in Table 3-11.

Section 1.01

**Table 3-11: Median Home Value for owner-occupied units**

City	1990 Housing Units	Est. Median Value	2000 Housing Units	Est. Median Value	% Median Value Change, 1990-2000
Brooklyn Center	7,444	\$78,700	7,407	\$105,600	+ 34.2%
Brooklyn Park	12,769	\$88,100	16,638	\$131,000	+ 48.7%
Crystal	6,833	\$77,300	6,930	\$112,900	+ 46.0%
New Hope	4,391	\$92,700	4,465	\$136,600	+ 46.7%
<b>Robbinsdale</b>	<b>4,087</b>	<b>\$76,500</b>	<b>4,048</b>	<b>\$112,000</b>	<b>+ 46.4%</b>
Hennepin County	N/A	\$90,600	301,835	\$143,400	+ 58.2%

### Rental Housing

The rent payment value has also increased considerably since 1990. The median rent payment was \$507 in 1990 and has increased to \$626 in 2000. The ranges of monthly rent payment cost and percentages of units falling into these ranges are given in **Table 3-12**.

**Table 3-12 2000 Housing Renter – Occupied Housing Cost**

Monthly Rent	Number of Units	%
Rental Cost less than \$200	78	5.1 %
\$200 - \$299	155	10.1 %
\$300 - \$399	73	4.8 %
\$400 - \$499	151	9.9 %
\$500 - \$599	264	17.3 %
\$600 - \$699	184	12 %
\$700 - \$799	124	8.1 %
\$800 - \$899	167	10.9 %
\$900 - \$999	142	9.3 %
\$1,000 - \$1,249	115	7.5 %
\$1,250 or more	74	4.8 %
<b>Total</b>	<b>1,527</b>	<b>100.0%</b>

Source: Metropolitan Council, U. S. Census Bureau, Median gross rent: \$626

Because of this substantial increase in housing cost and the ability of the City's residents to afford local housing, owner-occupied housing declined in the past two decades. The situation is made more acute because trends associated with housing costs such as taxes, utilities, interest rates, and maintenance costs went up. Thus, when the total costs of home ownership are calculated, the actual supply of affordable housing is much smaller than just purchase price or rental cost would indicate. However, Robbinsdale still has some of the most affordable and well-maintained housing stock in the metro area.

Robbinsdale has over 1,200 rental apartment units, and over 300 rental duplex units. The Community Development Department surveyed the apartment building owners with the objective of providing up to date rental information and unit make-up. More than 90% of the owners responded, with the following table providing a cross-section of the rental apartments available in Robbinsdale.

**Rental apartment inventory/sampling**

Unit type	Efficiency	One Bedroom	Two Bedrooms	Three plus Bedrooms
<b>Number</b>	<b>30</b>	<b>614</b>	<b>402</b>	<b>38</b>
<b>Cost range</b>	<b>\$400-\$2,195*</b>	<b>\$425 - \$2,590*</b>	<b>\$650 - \$1,390*</b>	<b>\$750 - \$1,270</b>

\* Senior units with various levels of assistance/service available.

Source: City of Robbinsdale survey, Dec. 2007

"Affordable" rental threshold: \$721 per month for 1 bedroom unit; \$673 per month for efficiency unit.

From the survey results above, some additional statistics are offered:

	Average rent	Mean rent
<b>One bedroom market-rate apartments</b>	\$690.09	\$668
With senior services	\$950.25	\$758
<b>Two bedroom market-rate apartments</b>	\$817.94	\$810
With senior services	\$865.90	\$820

<b>Two bedroom market-rate apartments</b>	\$817.94	\$810
With senior services	\$865.90	\$820

A significant proportion of Robbinsdale's single-family homes are rental properties. Investors have been attracted to the opportunities presented by the large numbers of modest, but relatively well-maintained homes available in Robbinsdale. The city has administered a rental licensing program for many years which has been successful in preserving the quality of life for renters and building longevity. It should be noted that there continues to be unlicensed or non-conforming rental properties (quantities unknown). Some properties are inappropriately homesteaded, and some continue to rent illegal dwelling units that have been converted without permits.

<b>January 29, 2008 Rental License Summary</b>	
Housing type	Number of dwelling units
Single family (detached)	243
Two-family (Duplex/Twin home)	506
Multiple Family (3 or more attached) rental units	1,213

Source: City of Robbinsdale, Single family home sales data

The average sales price of existing single family homes in Robbinsdale has risen steadily since 1979. **Table 3-13**, shown below, compares Robbinsdale with the Minneapolis area. (Multiple Listing Services include other first-ring suburban communities).

**Table 3-13 Average Sales Price**

Year	City of Robbinsdale	Metropolitan Area
1980	\$63,888	\$74,089
1985	\$71,336	\$87,789
1990	\$81,370	\$98,016
1995	\$84,786	\$117,053
1996	\$89,933	\$124,022
1997	\$94,440	\$130,171
1998	\$103,400	\$140,300
1999	\$114,389	\$155,108
<b>2000</b>	<b>\$132,204</b>	<b>\$181,605</b>
2001	\$152,150	\$203,136
2002	\$164,450	\$221,275
2003	\$178,450	\$238,446
2004	\$190,824	\$256,252
2005	\$193,651	\$272,522
2006	\$204,958	\$278,462

Source: Multiple Listing Service, Minneapolis Association of Realtors

The data in **Table 3-14** reveals how Robbinsdale compares in average sales price with first-ring suburban areas.

**Table 3-14 Average Sales Prices for First-Ring Suburban Areas**

City	1998 Average sales price	2006 Average sales price
Brooklyn Center	\$98,053	\$191,323
Crystal	\$102,638	\$198,732
<b>Robbinsdale</b>	<b>\$103,400</b>	<b>\$204,958</b>
Richfield	\$114,031	\$224,389
St. Louis Park	\$134,163	\$251,665

Hopkins	N/A	\$220,239
Bloomington (East)	N/A	\$232,296
Bloomington (West)	N/A	\$272,810
Edina	N/A	\$502,437

Source: Multiple Listing Service Data, Minneapolis Association of Realtors

### Barriers to Housing

The Metropolitan Council has identified several barriers, which hinder attainment of housing. These include: low level education, racial discrimination, single parent household, inadequate income, age, physical disabilities, lack of private transportation, unemployment due to disability, and improficiency in the English language. (See Table 3-15 for Housing Barriers.)

**Table 3-15 Barriers to Self-Sufficiency and Quality Housing**

Housing Barriers	Brooklyn Center		Crystal		Robbinsdale	
	#	%	#	%	#	%
Didn't graduate from high school (25+)	3,103	16.2	2,152	13.2	1,166	11.6%
Racial "minority"	2,746	9.5	1,117	4.7	1,570	11.1%
Single-parent household	1,149	14.1	617	9.2	861	14.1%
No-vehicle	986	11.3	382	4.1	801	5.7%
Disabled, prevented from working (16+)	1,547	5.4	1,238	5.2	991	6.9
Not English proficient	1,420	5.3	1,045	4.7	597	4.2

Source: U.S. Census Bureau, barriers defined by Metropolitan Council

**Table 3-16 Household Income in 1999**

Household annual income	6,060 Total	100 %
Less than \$10,000	311	5.1 %
\$10,000 to \$14,999	270	4.5 %
\$15,000 to \$24,999	691	11.4 %
\$25,000 to \$34,999	765	12.6 %
\$35,000 to \$49,999	1,085	17.9 %
\$50,000 to \$74,999	1,567	25.9 %
\$75,000 to \$99,999	797	13.2 %
\$100,000 to \$149,999	390	6.4 %
\$150,000 to \$199,999	123	2.0 %
\$200,000 or more	61	1.0 %
Median household income	\$48,271	

Source: 2000 U. S. Census



**Additional household income data**

Households with earnings	4,699	77.5 %
Mean household earnings (in dollars)	\$56,416	
With Social Security income	1,809	29.9 %
Mean Social Security income	\$11,840	
With supplementary Social Security Income	169	2.8 %
Mean Supplemental Social Security Income	\$6,790	
With public assistance income	159	2.6 %
Mean public assistance income	\$1,497	
With retirement income	1,099	18.1 %
Mean retirement income	\$15,005	

Source: 2000 U. S. Census

**Family Income Data**

Income less than \$10,000	62	1.8 %
\$10,000 to \$14,999	51	1.4 %
\$15,000 to \$24,999	222	6.3 %
\$25,000 to \$34,999	401	11.4 %
\$35,000 to \$49,999	671	19.1 %
\$50,000 to \$74,999	1,142	32.4 %
\$75,000 to \$99,999	585	16.6 %
\$100,000 to \$149,999	262	7.4 %
\$150,000 to \$199,999	100	2.8 %
\$200,000 or more	25	0.7 %
Median family income	\$57,185	

Source: 2000 U. S. Census

**Housing Programs**

The City has an active Economic Development Authority (REDA) which is involved in a wide range of housing programs. Given below is a list of all current federal, state and local housing programs:

**Federal Funds**

- Hennepin County administers CDBG rehab funds on behalf of the City for low and moderate-income households. Eligible properties: owner occupied single-family and two family units.
- HOME funds are used to provide homeownership opportunities for households up to 80% of median income through the various non-profit corporations when available, contact City staff regarding the program. These funds are generally used to provide down payment assistance for ownership.

**State**

MHFA deferred loan rehabilitation funds are administered on behalf of the City by Hennepin County for low-income households. MHFA also funds a First Time Homebuyers Program that is administered through Lenders and Hennepin County.

### **Metropolitan Council**

Rental assistance - Section 8 Voucher/Certificate Program

Hennepin County administers on behalf of the City the following programs: CDBG, MHFA REHAB Funds, and First Time Home Buyers.

### **Robbinsdale Economic Development Authority (REDA)**

The REDA re-invests in housing in the following ways:

- Blighted single-family housing is purchased, and demolished. REDA then rebuilds market-rate single-family homes through: 1) Hennepin Technical College (HTC) carpentry students build 1 - 2 single-family units per year (no City financing available); 2) Private Development: vacant lots are for sale for custom-built single-family homes that are market rate (develop anywhere from 1-6 lots per year). The REDA has also accomplished rehab of single family homes in partnership with the various non-profit corporations (in the past, NCRC/CHDO) such as Greater Metropolitan Housing Corporation (GMHC) for resale up to 80% of the median income (goal: to rehab an average of 2 units per year).
- The Housing Resource Center administers a housing rehabilitation incentive program funded by the REDA which provides rebates ranging between 10-15% of the cost for qualifying home improvement projects. The amounts of the rebates are indexed on the basis of income.
- Excess MnDOT right-of-way has been purchased and redeveloped for market-rate single family housing on the fringes of existing neighborhoods (however, minimal land remains available).
- In 2000, REDA built Broadway Court, a 57-unit market rate apartment building for seniors. Bonds were sold to finance the project.
- In 2005, the REDA partnered with CommonBond to develop a 36-unit low income senior rental building. The City assembled some of the land needed and demolished a single-family house with a TOD grant provided by Hennepin County.

### **Section 4: Housing Density**

Robbinsdale has developed in a distinctly urban pattern of comparatively small lots for single and two-family use. Much more detail is available in the land use section. Rental apartments are also a large component of Robbinsdale's housing stock. The following represents the existing overall density of development relative to residential land uses and land that could redevelop with mixed uses including residential.

**City-wide Area and Density Data**

<b>Total land area</b>	<b>1,780 acres</b>
Land unavailable for redevelopment	
Water (lakes & wetlands)	<b>172.2 acres</b>
Public parks	<b>108.53 acres</b>
Arterial road rights-of-way	<b>168.27 acres</b>
Commercial land (includes office but not mixed-use)	<b>21.64 acres</b>
Public / Institutional land uses	<b>33.48 acres</b>
BN/SF Railroad right-of-way	<b>26.37 acres</b>
Utilities	<b>5.26 acres</b>
<b>Total</b>	<b>535.75 acres</b>

Net (re) developable acreage	<b>1244.25 acres</b>
2000 population (Census)	<b>14,123</b>
Existing Development Average net density:	<b>11.35 units per acre</b>

**Redevelopment**

Since Robbinsdale is considered fully developed, most development will depend on redevelopment of existing land uses. Generally in the past, underutilized or blighted land would redevelop at higher densities to help justify the cost. A more recent phenomenon has occurred with a decline in property values associated with foreclosed homes and the current economic situation. On the average, Robbinsdale’s market values for single family homes have declined about 20%. However, the values of isolated blighted properties have declined much more, creating opportunities to acquire the properties for essentially, the value of the land. The Robbinsdale Economic Development Authority has purchased several such blighted properties, cleared them, and then the properties are available for new home construction. However, real estate investors have also taken advantage of the opportunities to acquire blighted properties, cleaning them up and then converting them into rental housing.

Very little land is available for new single-family residential development except for excess highway right-of-way turned back to the city, or redevelopment of other land uses. Examples of such redevelopment would include the demolition of a school site making land available for residential re-use, primarily medium density residential. There are some double lots of record that could be easily split, if the houses and other structures do not encroach upon the common property line or into setback areas.

**Low Density Residential**

The average single family lot in Robbinsdale is 50 feet wide by 120 feet deep. However, local streets and alleys are added to the net density calculation of residential lots as defined by the Met Council. As a result, the maximum density of the average low density residential lot in the City is 5.5 dwelling units per acre. Given that there are larger lots in Robbinsdale that were developed after the advent of cul-de-sac lots, the average net density for low density residential is probably slightly more than 5 units per acre. If more lots are redeveloped after combinations, the density could slip below, but economic pressures discourage large scale consolidations of land, even in the case of 40 ft. lots.

Robbinsdale has also lost commercial land uses to third tier suburbs following a much larger pattern shown in the decline of nearby regional shopping areas. This “excess commercial land” could be available for redevelopment including residential uses. In order to promote flexibility, most Commercial land has been designated for “Mixed use.”

**Land Designated Mixed Use where redevelopment may include medium or high density housing**

**Mixed Use Land that could include high density housing with redevelopment**

Approximately 14 acres of land on either side of West Broadway extending south to 41st Ave. N., and the Legion site has the development potential to be redeveloped for mixed uses in a manner similar to the Broadway Court senior apartments yielding almost 900 units. However, it is not very likely that all of this land would redevelop in this fashion.

**Mixed Use Land that could include medium density housing with redevelopment**  
 Approximately 6 acres of land generally south of 41<sup>st</sup>. Ave. N. on either side of West Broadway and Hubbard Ave. N. could redevelop with medium density residential housing. Following previously observed land use patterns, row-house development could yield about 72 additional units.

**Redevelopment Potential for Residential Construction**

<b>Redevelopment land use</b>	<b>Potential Acreage</b>	<b>Density du. / ac.</b>	<b>Number of housing Units</b>
<b>Low Density Residential</b>	Limited to excess right-of-way and "scattered site redevelopment"	4-5 du. / ac. average	5 to 10 units per year
<b>Medium Density Residential (in Mixed Use)</b>	6 acres	Up to 12	Up to 72
<b>High Density Residential (in Mixed Use)</b>	14 acres	Up to 60	Up to 840

**Section 5: Housing Plan Implementation and Action Housing Plan 1996-2010**

**Livable Communities**

In 1995, the Minnesota State Legislature passed the Metropolitan Livable Communities Act. Billed as "an investment in the health and vitality of the region", Livable Communities was intended to provide financial incentives to cities that make a commitment to uphold diversification benchmark levels.

The Livable Communities Act establishes a program through which Metro Area communities become eligible to apply for certain types of project funding by formally agreeing to make serious efforts toward providing a fair share of affordable and life cycle housing for the region. The Metropolitan Council oversees the program. It reports annually to the state legislature on the participation and progress of each community. The City of Robbinsdale City Council passed a resolution stating its intent to participate in the program's first year, which began on January 1, 1996 and has participated every year since.

Six housing indicators have been selected as appropriate measures of affordable and life cycle housing. The Metropolitan Council has also identified "benchmark" ranges in each of the six selected indicators. Using a sector and ring approach, the Metropolitan Council grouped all communities into clusters and calculated where each community ranks with regard to each indicator. Participating communities were required to negotiate goals with the Metropolitan Council, attaining or remaining within all established benchmark ranges. An action plan must then be adopted to move toward the negotiated goals. That Action Plan is then considered part of the community's comprehensive housing plan.

Robbinsdale has met or exceeded the majority of the Livable Communities Act benchmarks, as mentioned earlier the only unmet benchmark can be met if 1 or 2 housing redevelopment projects are completed. Despite being "fully developed" since 1975, Robbinsdale has constructed over 700 life-cycle units through redevelopment efforts. Redevelopment is the only way that Robbinsdale would have been able to meet the Livable Communities Act

benchmarks. The private market alone will continue to have a difficult time providing housing in Robbinsdale because of the expense of redevelopment.

The City of Robbinsdale has elected to participate in the Metropolitan Livable Communities Program. The Livable Communities principles advocate:

- A balanced housing supply, with housing available for people at all income levels.
- The accommodation of all racial and ethnic groups in the purchase, sale, and rental, and location of housing within the community.
- A variety of housing types for people in all stages of the life cycle.
- A community of well-maintained housing and neighborhoods, including rental and ownership housing.
- Housing development that respects the natural environment of the community while striving to accommodate the need for a variety of housing types and costs.
- The availability of a full range of services and facilities for its residents, and the improvement of access to linkage between housing and employment.

### **Affordable housing**

The Metropolitan Livable Communities Act requires participating communities to negotiate goals for affordable and life-cycle housing based upon indexes and regional benchmarks goals. The Metropolitan Council determined that a home costing \$193,700 or less was affordable based upon a moderate income in 2005. It was also determined that affordable rental was \$673 or less per month for an efficiency or single-room occupancy unit; \$721 per month for a one-bedroom unit. Life-cycle housing is housing that is available to accommodate the changing needs and housing preferences of people throughout their lives (i.e., starter homes, rental units, larger single family homes, town homes, and senior housing). Robbinsdale has pledged its best efforts toward increasing the percentage of life - cycle, non-single family detached housing styles.

### **Official Controls**

Robbinsdale has an established pattern of development that facilitates affordable housing. Single family residential lot standards allow a minimum lot width of 50 feet and lot area of 6,000 sq. ft. In addition, the city has legitimized existing legal non-conforming 40 foot wide lots as buildable lots of record that meet 80% of the minimum standards. Robbinsdale's predominately "grid and alley" street pattern coupled with the average lot width of 50 feet yields an approximate net density of 5 units per acre in the single-family neighborhoods alone.

Multiple family dwellings are allowed as conditional uses in "B" commercial districts alone or as part of a mixed use development. Flexibility is promoted through conditional use permits to maximize opportunities for shared parking, and to increase the height of buildings in "B" districts.

Robbinsdale has also granted a significant number of variances to development standards to facilitate redevelopment projects. In comparison to other cities, particularly outer ring suburbs, Robbinsdale's standards are modest. Rather than further relax standards, the City would prefer to keep its standards intact, to promote better performance in design. Projects can be taken on a case-by-case basis and the relative merits and difficulties of each site can then be considered.

Robbinsdale must strive to develop higher priced single-family units for expanding families, empty nesters and other people who want to stay in the community. The City proposes to develop higher priced homes by continuing to remove obsolete/deteriorated housing as sites become available. This program is dependant on market conditions and the availability of scarce resources. The primary method of accomplishing the goal is to assemble some land by acquiring obsolete homes on large lots or adjacent 40-foot lots and combining them into one. This action will not only add higher priced homes to the City's housing stock, but will reduce the density of single-family units. However, the process is expensive because of the added cost of demolition and the "lost value" of the obsolescent house. Also, the Livable Communities Act benchmarks indicated that multi-family density should be reduced by adding parking and green space through acquiring property through strategic property acquisition. Robbinsdale has a large number of apartment units with insufficient parking, some with less than one parking space per unit. The City will continue to add higher density housing to its stock in specific locations. (See Figure 3C for Potential Higher Density Housing Site Locations.)

### **Programs and Local Efforts to Further the City's Affordable and Life Cycle Housing Efforts**

#### **Housing Assistance Programs**

Hennepin County Housing and Redevelopment Authority continue to administrate the following programs.

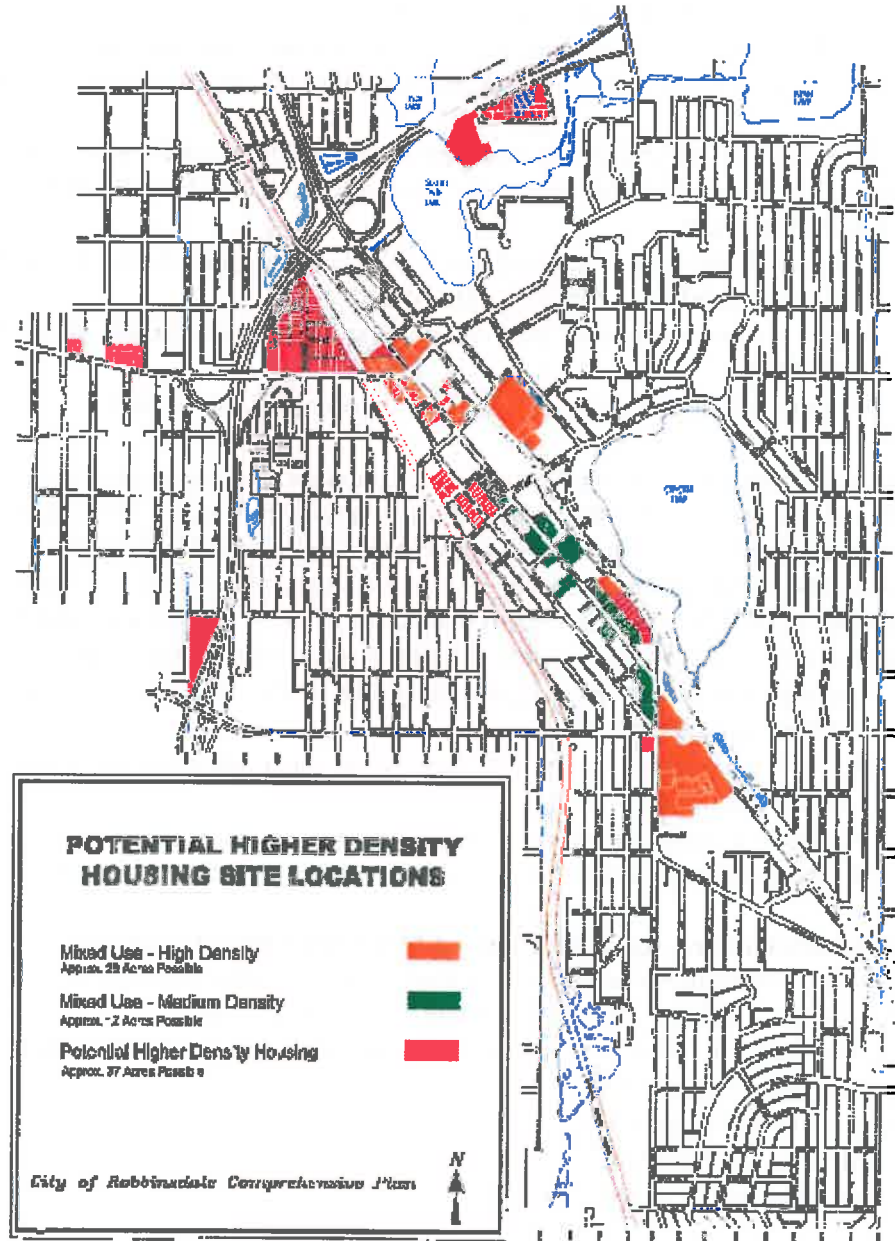
- Minnesota Cities Participation Program, First-Time Homebuyer Mortgages
- Minnesota Housing Finance Agency (MHFA) Housing Rehabilitation Program
- MHFA Home Improvement Loan Programs – includes the Fix-Up Fund and the Community Fix-up Fund
- MHFA Community Revitalization Fund Program – single-family, accessibility modular ramp grant
- Affordable Housing Incentive Fund Program (AHIF) – developed in response to the shortage in Hennepin County of housing affordable to low-income households.

#### **Housing Development Programs**

The City has relied on redevelopment to develop multi-family housing and expand Robbinsdale's stock of affordable and life cycle housing. Since 1977, over 600 units have been constructed as a direct result of City involvement. Those projects include:

- Robbins Landing (110 Senior Units 1977; MHPA New Construction)
- Cunningham (25 Handicap Units 1986; Section 202)
- Copperfield Hill Phase I (158 Senior Units, 1987; Market Rate)
- Lilac Parkway (49 Senior Units, 1991; Section 202)
- Copperfield Hill Phase II (84 Senior Units, 1993; Assisted Living)
- Broadway Court (57 Senior Units, 2000; Market Rate)
- Robbins Way Apartments (36 affordable Senior units under construction, Section 20)

**Figure 3C Potential Higher Density Housing Site Locations**



Furthermore, Robbins Way, a 36-unit building intended for seniors with low incomes proposed by CommonBond that will utilize Section 202 HUD funding is currently under construction.

The City will continue to use programs like these as resources permit. The City will continue to pursue other types of funding and programs, as they become available. The City will also consider using non-profit housing organizations to provide additional opportunities.

The City will continue its Scattered Site Housing Redevelopment Program. Since 1968, over 200 new single-family housing units were constructed as a direct result of City involvement. Recent projects include:

- 13 new single-family detached lots available in the Quail Ridge development utilizing turned-back MnDOT right-of-way.
- Up to ten new townhouse units along West Broadway known as 39 on West Broadway.
- Four townhouse units on 36<sup>th</sup> and Grimes called “Robbins Nest”.

The latter, Robbins Nest received variances for setbacks, and was even allowed to encroach slightly into the 36<sup>th</sup> Ave. N. street right-of-way with its front steps. It speaks to Robbinsdale’s willingness to work with developers to solve problems found in dense, urban environments. However, in retrospect, there are some recent examples of flexibility in site redevelopment (Robbins Nest included) that has or could be problematic and the City should consider carefully whether or not these examples should be repeated including:

- Encroachments into street right-of-way, that inhibits visibility, snow storage and creates conflicts with utilities.
- Lack of green space for snow storage, storm water management and passive recreational value.
- Reduced setbacks for garages and parking that interferes with pedestrian movements, limits screening, causes “blind” maneuvering and conflicts with alleys.

### **Housing Maintenance, Rehabilitation, and Redevelopment Programs**

The City has a housing maintenance code that requires systematic inspection of rental property. The City will continue to facilitate rehabilitation and home ownership as resources permit. Programs that the City will continue to utilize (when available) include:

#### Minnesota Housing (Agency)

- Deferred Loan Program
- Revolving Loan Program
- “Great Minnesota Fix-up” (referral)

#### Federal Funds

- Community Development Block Grant Deferred Loan Program
- HOME (Northwest Community Revitalization Corporation NCRC-CHDO, Greater Metropolitan Housing Corporation (GHMC), Hennepin County.



### **Local Initiatives**

In 2004, Robbinsdale contributed \$50,000 of CDBG grant funds towards development of six housing units built as a CHDO project in a neighboring city, New Hope. This is an example of member cities “pooling” resources to overcome increasing land acquisition and construction costs. However, CDBG has been scaled back, particularly for small cities such as Robbinsdale. Robbinsdale’s CDBG funds have been combined with other cities in Hennepin County in a consolidated pool, which has been used to fund public services, primarily senior transportation.

- Rehab Incentive Program administered by the Greater Metropolitan Housing Corporation through the Housing Resource Center.
- CDBG rehab programs administered by Hennepin County.
- The Robbinsdale Economic Development Authority has purchased a foreclosed home at auction and will finance the cost of rehabilitation of the house to be reimbursed at closing or when grant funds are available.

The City will continue to pursue fiscal initiatives to generate capital to assist development or redevelopment of housing. The City will use tax increment financing while augmenting those funds with housing revenue bonds, tax abatement, CDBG (if available in sufficient quantity) and MFHA grants and loans and possibly a REDA tax levy if determined necessary.

### **Mortgage Foreclosures**

In 2007, it became apparent that the rate of foreclosure on property was becoming a national issue. In that year more than 1% of Robbinsdale’s housing was listed on the Hennepin County list of Sheriff’s sale of foreclosed properties. With many houses being vacant, erosion of the quality of life and neighborhood property values can be expected. The city acting through the Robbinsdale Economic Development Authority (REDA) formed a partnership with the Northwest Community Revitalization Corporation (NCRC) to acquire foreclosed houses for rehabilitation as an opportunity to preserve affordable housing. In late 2007, the first such house was purchased at auction by the REDA, with the goal of rehabilitation and resale to income-qualified families. An examination of properties listed as being in foreclosure placed them in three broad categories:

1. Properties that have enough value and are in reasonably good condition as to be suitable for private investment, preferably as homesteads.
2. Properties that have reduced value because of the age and condition of the property, but can be rehabilitated with reasonable investment so as to be available for use as affordable housing. These housing rehabilitation opportunities are the focus of the efforts by the city and NCRC to preserve affordable housing in Robbinsdale.
3. Properties that have deteriorated in condition and value to a point that the land has more value than the structure. In these cases, the site may be a candidate for “scattered site” redevelopment, if the property can be acquired for a reasonable cost. This process creates an opportunity to diversify the cities’ housing stock with new homes that satisfy niches for life-cycle housing that are underserved in Robbinsdale.

Many of Robbinsdale's housing activities provide direct or indirect support to the City's pledge, but the Livable Communities program requirements call for participants to specify a list of housing action items by which a City's level of effort can be monitored. Robbinsdale will fulfill those requirements by making the Livable Communities program an overlay of the City's regular housing plan.

#### **CO-OP NORTHWEST SUB-REGIONAL HOUSING PLAN**

The City of Robbinsdale recognizes CO-OP Northwest Sub-Regional Housing Plan which was developed by the Brooklyn Center, Brooklyn Park, Crystal, New Hope and Robbinsdale and Northwest Hennepin Human Services Council (NWHHSC) to create coordinated housing strategies and systems. The CO-OP is a multi-jurisdictional collaborative designed to develop collaborative solutions to address housing, human services, and employment issues in Northwest Hennepin County. The CO-OP has created a Sub-Regional Housing Plan. This multi-jurisdictional approach to planning and implementing strategies to strengthen communities is consistent with the concept of regional planning being fostered by the Metropolitan Council through the *Regional Blueprint* and the Livable Communities Act. The major goal of the Housing Plan is to further the concept of regional planning. Components of the Regional Blueprint which are incorporated in the Sub-Regional Housing Plan include preserving neighborhoods, preserving existing housing stock, and expanding housing opportunities. The City of Robbinsdale recognizes the Sub-Regional approach and its goals. The City of Robbinsdale views it as a resource document and may use the plan to achieve local and regional goals.