

Executive Summary
A Brief Study of Roseville Affordable Housing
For Prince of Peace Lutheran Church

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Minnesota State

The purpose of the report

This brief study of affordable housing needs in Roseville was undertaken this year to provide additional information for thought and decision making by the Prince of Peace congregation. Included in the study was a review and analysis of several key policy documents at the state, regional and city level. Also included is a survey of 14 selected affordable income properties within ten miles of the 55113 Zip code.

- **Highlight of the major points of the report**

State Strategic Policy Statements:

Minnesota Housing Department

Preserve and Expand Access to Affordable Housing for all Minnesotans

The preservation of existing housing and creation of new homes for Minnesotans across all incomes and in all areas of the state is a priority for Governor Walz and Lt. Governor Flanagan. Their announcement outlined developments that will leverage \$334 million in private and local resources for more than \$529 million in total development costs. ***Together, these developments will create and preserve approximately 2,000 multifamily units such as apartments and townhomes.*** Activities supported include building new multifamily developments, preserving existing multifamily developments through rehab, serving the needs of high priority households that have experienced homelessness, creating multifamily homes designated for people with disabilities, and creating rental homes for seniors with very low incomes.

“Every Minnesotan deserves access to affordable housing,” said Governor Tim Walz. “That has never been clearer than this year as we seek stable places to live, raise families, and shelter from the virus. We must increase affordable housing options for Minnesotans across the state, and today’s announcement is a critical step toward making that a reality.”

Rental assistance is the most direct approach to making housing affordable. Renters pay what they can afford, and the subsidies cover the rest. ***However, demand for the assistance grossly outstrips the supply. Minnesota has only 42,000 vouchers or similar supports for renter households while another 220,000 households with very-low incomes currently have rents that are unaffordable.***

In addition, a voucher does not guarantee success in finding a unit in today’s competitive rental market. In 2018, 54% of renters served by the Metro HRA who started receiving a Housing Choice Voucher were unable to find a home to use it. With very low vacancy rates and multiple people competing for an available home, landlords can be very selective, and some refuse to rent to people with vouchers.

Source: Home Stability 2021 Legislative Summary

Allocation of Affordable Housing Need

By Metropolitan Council

The Council forecasts future affordable housing needs using a regional economic model, then allocates a share of the overall need to all communities. ***The Metropolitan Council projects that Ramsey County’s suburban population will grow by 5,840, and the affordable housing need will grow by 1,860 between 2021 and 2030.*** Maplewood and Arden Hills overwhelmingly have the highest affordable housing need while Roseville is 5th out of 12 suburban Ramsey County cities. What this means for housing is that the median White household can afford \$1,753 per month in housing costs compared to: \$1,361 for Asian households, \$1,165 for Hispanic households and \$802 for African-American households.

There are 5,358 acres of vacant residential land available across Ramsey County’s suburbs. Shoreview and North Oaks possess 74% of the total vacant residential land available. Roseville has only 109 vacant residential acres compared to 2,718 in Shoreview.

Source: Housing in Suburban Ramsey County [https://metrocouncil.org/Housing/Services/Metro-HRA-Programs-\(1\).aspx](https://metrocouncil.org/Housing/Services/Metro-HRA-Programs-(1).aspx)

Wilder Research

After a decline earlier in the decade, **homelessness in Minnesota has jumped by 10 percent since 2015**, according to a new study by the St. Paul-based Wilder Foundation. Wilder Research counted 10,233 people, on a single day — Oct. 25 — who were in emergency shelters, domestic violence shelters, and transitional housing programs, as well as people camped outside or who sought services at hot-meal programs and other drop-in sites. That's a jump of nearly 1,000 people since the last study in 2015, and marks the highest count since the study began in 1991. **The study documented a significant rise in the number of people experiencing homelessness who were not in a formal shelter. Their numbers ballooned by more than 60 percent since 2015, essentially because shelters are out of room.** MPR News Dan Kraker St. Pau IMarch 20, 2019

<https://www.wilder.org/wilder-research/research-library/affordable-housing-low-income-families>

City of Roseville

City of Roseville Housing Report 2018

Affordable Rental

As mentioned previously, demand for affordable rental units remains strong throughout the Twin Cities. Roseville's central location, the significant employment base and high retail employment base, make it attractive to moderate-income households. New affordable targeted to larger families (i.e., two- and three-bedroom units) would likely attract existing Roseville residents residing in older market rate properties that would prefer a larger unit and modern amenities. **In addition, affordable housing will be attractive to households outside Roseville who want to reside in a community with housing that is close to employment, shopping, and schools. In Roseville, 20.9% of owner households and 40.2% of renter households are considered cost burdened.** An estimated 78.7% of Roseville renter households that earn less than \$35,000 were cost burdened.

<https://www.cityofroseville.com/DocumentCenter/View/27111/Roseville-Housing-Study-2018-Update>

Survey Results

The survey purpose was to determine if each affordable housing property has enough eligible persons to fill all their apartments and if they need to recruit persons do, they also have a waiting list. The survey also was designed to verify if there are enough housing properties in our area to accommodate the need and would the Prince of Peace proposal be necessary. Another purpose was to determine if being on a major bus line or within walking distance to stores like groceries is important.

The survey included fourteen affordable housing properties within 9 miles of zip code 55113. **All of the respondents have enough eligible applicants to fill their properties.** Most properties use internet housing websites to recruit and all have a waiting list. They all also agreed additional affordable and especially section 8 apartments are needed. **Everyone believed our proposed affordable housing property would be a needed addition to the affordable housing inventory.** Being on a major bus line or within walking distance to stores like groceries is not a significant problem for the survey respondents. They did indicate the housing website Walk Score for affordable properties would rank us low on several categories.

- **Conclusion**

The information from the state, county and city sources all indicate **a significant and growing need** for affordable housing in Minnesota, Ramsey County and Roseville.

The survey results indicate their properties are usually full and typical turnover of residents occurs at each location and this accounts for the 40 to 50 average property listings on Housing Link website.

This information leads to the conclusion that Prince of Peace Lutheran Church should continue with its proposal to develop affordable housing.

- **Recommendations**

Our congregation needs to consider the process it has used to get us where we are now with the affordable housing proposal.

We should have a forum to answer questions like these.

- If we were to do this again what would we do differently in the development of the housing Proposal?
- What questions aren't we asking that we should be?
- What can we do to restore coherence in our congregation?
- Is the congregation generally pleased with the manner used and outcome of the project?