

# Arden Hills

TWIN CITIES ARMY AMMUNITION PLANT

# Saint Paul

FORD AUTO PLANT

427 acres



130 acres

1460 residential units



2,800-4,000 residential units

Affordable rental units might be studio apartments, estimated size: 450-540 sq ft



Number of bedrooms and square footage not yet known

The City of Arden Hills lacks an affordable housing policy requiring homes affordable to those with the greatest need



CITY POLICY

Ford master development plan calls for **10%** of all units to be affordable at **30%** of area median income; **5%** at **50%** of AMI; **5%** at **60%** AMI

**Projected affordability: 10% of all units.**

- Approximately 118 rental units would be affordable\* to individuals with incomes of **\$40,000/year**
- 28 homeownership units\* would target household incomes at 80% of AMI, or **\$68,000/year** for a family of four



PLANNED AFFORDABILITY

**Projected affordability: 20% of all units.**

- 280-400 units would be affordable\* to individuals with incomes of **\$19,000/year** and families of four with **\$27,100/year**
- 140-200 units would be affordable\* to individuals with incomes of roughly **\$31,000/year** and families of four with **\$45,200/year**.
- Another 140-200 units would target households at **\$54,240**

Without an explicit commitment to their regional affordable housing responsibilities, Arden Hills is endorsing an intentional policy of restricting access to the TCAAP/Rice Creek Commons development. The rental units being considered at this site would not be affordable to any of the workplace positions listed to the right.

Homeownership units will be moderately affordable, but overall the project ignores the true need for affordable housing in Arden Hills.



POLICY IMPLICATIONS

Units renting at 30% of AMI are affordable to seniors on fixed incomes, people with disabilities, persons making a minimum wage of \$9.50/hour, Section 8 certificate holders. Housing at/or below 60% of AMI is affordable to: assembly workers, cashiers, child care workers, restaurant hosts, janitors, landscapers, housekeepers, nursing assistants, receptionists, cooks, retail workers, school bus drivers, security guards, taxi drivers, teacher assistants, plumbers, truck drivers, social workers, kindergarten teachers, reporters, and graphic designers.

According to the Metropolitan Council, the City of Arden Hills must provide **288** more affordable housing units by 2020.



They have provided **4**.

According to the Metropolitan Council, Saint Paul needs to provide **2,625** more affordable housing units by 2020.

They have provided **832**.



\*Household incomes based on FY 2017 HUD calculation of the area median income (AMI) for a family of 4 in the Mpls-St. Paul-Bloomington MN-WI area, with \$90,400 equaling 100% of AMI. Housing is considered affordable if it constitutes 30% or less of an individual or family's budget

List of workplace positions from Family Housing Fund publication, *"Working Doesn't Always Pay for a Home,"* July, 2015, which based its workplace position salaries on July 2015, Minnesota Department of Employment and Economic Development, Occupational Employment Statistics with 1<sup>st</sup> Quarter 2015 wage estimates, Twin Cities MSA. For the purposes of this handout, workplace positions were compared with AMI household data from the Met Council *Local Planning Handbook*, 2016.

Metropolitan Council Allocation of Affordable Housing Need 2011-2016

Metropolitan Council Affordable Housing Production Survey, 2015