

## INTRODUCTION

The purpose of this chapter is to summarize housing conditions within the City of Elko New Market and establish goals and work items promoting a healthy residential infrastructure and furthering a variety of life-cycle housing options. This chapter includes an analysis of existing housing conditions, housing policies, and implementation recommendations.

## HOUSING PROFILE

### Housing Types

Table 7-1 summarizes the City of Elko New Market’s housing stock by type based upon quantity numbers provided by the U.S. Census and Metropolitan Council. As shown, the overwhelming majority of dwelling units in the City (83 percent) are single family detached homes. Townhomes comprise approximately 10 percent of the total and multi-family units (5 units or more per building) comprise 7 percent.

Table 7 - 1

<b>Elko New Market Number of Housing Units By Type</b>						
	<b>2000 (Census)</b>		<b>2010 (Estimates)</b>		<b>2015 (Estimates)</b>	
	<b>Quantity</b>	<b>Percent (%)</b>	<b>Quantity</b>	<b>Percent</b>	<b>Quantity</b>	<b>Percent (%)</b>
Single Family Detached	287	60.0	1,135	85.5	1,239	83.0
Duplex, Triplex, and Quadplex	6	1.0	6	0.5	6	0.5
Townhome (single family attached)	138	29.0	138	10.0	140	9.5
Multi-family (5 units or more)	49	10.0	49	4.0	98	7.0
<b>Total</b>	<b>474</b>	<b>100.0</b>	<b>1,328</b>	<b>100.0</b>	<b>1,483</b>	<b>100.0</b>
Source: US Census Bureau and Metropolitan Council						

### Age of Housing Stock

Table 7-2 summarizes the age of the City of Elko New Market’s housing stock. Based on 2010 Census data and City building permit information through 2016, the City of Elko New Market has a total of approximately 1,547 housing units.

The clear majority (approximately 70 percent) of Elko New Market’s housing stock was constructed during the 2000s. The City has issued building permits for a total of 156 housing units since 2010. The decrease in building permit issuance since 2016 likely relates to a combination of economic conditions and a limited availability of single family residential lots in the City.



Table 7 - 2

<b>Elko New Market Age of Housing Stock</b>		
<b>Year Built</b>	<b>No. of Units</b>	<b>Percent of Total (%)</b>
2010 to 2016	156	10
2000 to 2009	1,087	70
1990 to 1999	113	8
1980 to 1989	49	3
1970 to 1979	34	2
1960 to 1969	45	3
1950 to 1959	33	2
1940 to 1949	15	1
1939 or earlier	15	1
<b>Total</b>	<b>1,547</b>	<b>100</b>

Source: U.S. Census Bureau and City of Elko New Market

The age of structures and their locations within Elko New Market are graphically illustrated on Figure 7.1. As can be expected, older homes in the City are clustered around the historic City of Elko and City of New Market downtown areas. Also of interest is that residential growth between 1990 and 2010 is evenly dispersed between the former Cities of Elko and New Market.

### Owner-Occupied and Rental-Occupied

Table 7-3 displays the breakdown between owner-occupied and renter-occupied units within Elko New Market in 2010 and 2016. As indicated, the majority (98%) of the housing units within the City were owner-occupied units in 2010. Only two percent were rental. By 2016, the number of rental units had increased to 15% of the City's total housing units. To be noted is that 49 rental units included in the Market Village Apartments are not included in the 2010 Census data. Market Village was constructed by the Scott County Community Development Agency in 2011 and is designated for adults age 55 and over. The Market Village project was constructed using tax credits and is therefore considered a subsidized housing project. The data also indicates that an increasing number of single family homes are also being rented.

Table 7 - 3

<b>Elko New Market Owner-Occupied and Rental Statistics</b>				
	<b>No. of Units (2010 Census)</b>	<b>Percent of Total (%) 2010</b>	<b>No. of Units (2016 Metropolitan Council Estimate) 2010</b>	<b>Percent of Total (%) 2016</b>
Owner Units	1,145	98	1,276	85
Rental Units	27	2	221	15
<b>Total</b>	<b>1,172</b>	<b>100</b>	<b>1,497</b>	<b>100</b>

Source: U.S. Census Bureau & Metropolitan Council



**Housing Costs**

Table 7-4 provides a comparison of housing costs between the City of Elko New Market and Scott County. As shown, the median sale price for a home in Elko New Market in 2015 was \$264,250. This number was notably higher than the median sale price of \$244,950 in all of Scott County during the same period.

There were 106 homes sold in the City of Elko New Market in 2015, which represented only about four percent of the total number of homes sold in Scott County in the same year. This percentage of home sales is consistent with Elko New Market’s population in 2015 representing approximately 3.2 percent of Scott County’s total population.

**Table 7 - 4**

<b>Elko New Market vs. Scott County Housing Costs 2015</b>			
	<b>Number of Sales</b>	<b>Median Sale Price</b>	<b>Average Days on Market</b>
Elko New Market	106	\$264,250	76
Scott County	2,588	\$244,950	80
Source: Regional Multiple Listing Service of Minnesota, Inc.			

**Housing Values**

Table 7-5 below provides a comparison of the median housing value in the City of Elko New Market and Scott County, based on Census Bureau data. The median housing value of a single-family home in the City of Elko New Market rose slightly between 2001 and 2010, from an average value of \$276,258 to \$287,100. The median home value in 2016 dropped to \$268,200 according to the US Census Bureau.

**Table 7 - 5**

<b>Elko New Market Median Housing Value</b>		
<b>Location</b>	<b>Median Value 2010</b>	<b>Median Value 2016</b>
Elko New Market	\$287,100	\$268,200
Scott County	\$274,300	\$258,400
Source: US Census Bureau, ACS		

**Gross Rent**

Table 7-6 provides a summary of monthly rents paid by Elko New Market residents in 2010 and 2015. The number of rental units and the amount of rents paid increased significantly over the five year period. The Market Village Apartments are not included in the 2010 estimates and account for some of the increase in the number of units in 2015. It can also be concluded based



on the number of residents paying \$1,500 or greater for rent that a larger number of single family homes were being rented in 2015.

Table 7 - 6

<b>Elko New Market Gross Rent</b>				
	<b>2010</b>		<b>2015</b>	
<b>Gross Rent (per month)</b>	<b>No. of Units</b>	<b>Percent of Total (%)</b>	<b>No. of Units</b>	<b>Percent of Total (%)</b>
\$499 and under	0	---	0	---
\$500 to \$999	12	44	47	23
\$1,000 to \$1,499	7	26	67	33
\$1,500 or More	8	30	88	44
<b>Total</b>	<b>27</b>	<b>100</b>	<b>202</b>	<b>100</b>
<b>Median Rent</b>	<b>\$1,094</b>		<b>\$1,201</b>	
Source: U.S. Census Bureau				

## Cost Burden Households

Cost burden households are households whose housing costs are at least 30% of their income. In 2016 the Metropolitan Council estimated that 191 low-income households within the City were cost burned. Table 7-7 below depicts the Metropolitan Council estimates:

Table 7 - 7

<b>Housing Cost-Burdened Households 2016</b>		
<b>Income at or below 30% of AMI</b>	<b>Income 31% to 50% of AMI</b>	<b>Income 51% to 80% of AMI</b>
43	86	62
Source: Metropolitan Council AMI = Area Median Income Baseline AMI = \$85,800 / year		

## HOUSING PLAN

### Future Housing Options

The City of Elko New Market recognizes the need to promote a greater variety of housing choices in the City to serve the life cycle needs of current and future residents. A primary goal of the 2040 Land Use Plan is to continue to maintain single family neighborhoods as the focus of the community while also providing sufficient opportunities for a variety of housing styles, sizes and values. Housing options, from efficiency apartments through executive homes which are suitable for all ages from young adult through end of life, are desired within the community. Affordable and workforce housing are important components of a complete housing system but

are not the only components. Affordable and workforce housing are of interest to the City in that the demand for such units is quickly increasing.

In an effort to provide housing options, the 2040 Land Use Plan provides opportunities for medium and high density residential uses as transitions between higher intensity commercial uses and lower intensity single family neighborhoods.

The City desires neighborhoods which provide a variety of housing choices, with convenient access to goods and services needed in daily life, along with the availability of public schools, recreational facilities, and open spaces.

### **Affordable Housing**

Affordable housing is a concern to government leaders as people on low incomes are at high risk when there is a shortage of rental supply resulting in an increase in rental rates. Households struggling with housing costs are often faced with issues that further compromise their financial stability such as: traveling long distances to work or to access goods and services; having to live in overcrowded or substandard housing; going without food, heat, medication, or education; and working long hours or multiple jobs leading to decreased family time and chronic stress.

Investment in affordable housing can contribute to community health. Increasingly, occupations including teachers, police officers, public workers, health care workers, and skilled laborers can't afford housing near their workplaces so they travel longer distances to find affordable housing. Increased commutes negatively impact worker productivity and quality of life, and cause traffic congestion.

Nationwide and locally, housing developments containing affordable units are often opposed by neighbors, town residents, and public officials (e.g. not in my back yard). Opposition typically cites a series of negative outcomes such as concerns of increased traffic, added costs for schools, decreasing property values, increased demand on other municipal services such as police and fire, stresses on sewer and water systems, concerns about developer quality and/or experience, environmental degradation, and negative changes to town character.

When affordable housing is well designed, fits with the surrounding neighborhood, and is well managed, there appears to be only minimal impacts on property values and adjacent neighborhoods. Studies have shown population increases attributable to affordable housing (typically apartments) do not equate to higher municipal costs and are often less than those costs related to new single-family houses due to density of development.

Input from neighbors, town residents, and public officials can be constructive when it results in improvements in development design. Improvements in development design can result in higher levels of acceptance, and increased harmony between existing and proposed development.

**Thrive MSP Affordable Housing Allocation**

The City of Elko New Market recognizes its responsibility to provide opportunities for its share of the region’s need for low and moderate-income housing. Affordable housing provides housing options for a diverse population and furthers one of the City’s economic development goals by providing housing opportunities to support an employment base for future commercial and industrial development.

“Affordable Housing” is defined differently by various organizations. The Metropolitan Council defines the terms “affordable housing” and “low income” as follows:

Affordable Housing. *Housing is “affordable” for low and moderate-income households when they pay no more than 30 percent of gross household income on housing.*

Low Income. *A household is considered “low income” if it makes 80% or less of the median income of the seven-county region.*

For the purpose of this 2040 Comprehensive Plan, housing will be considered “affordable” if total housing and related costs are equal to or less than 30 percent of gross income.

The Metropolitan Council’s Thrive MSP 2040 Plan assigns a low and moderate-income housing need for the City from 2021 through 2030. Specifically, a need for 326 new affordable units within such time period has been established. The allocation reflects the City’s share of forecasted regional household growth that will need affordable housing. Of these new units, 195 need to be affordable to households earning at or below 30 percent of the area median income, 121 need to be affordable to households earning 31 to 50 percent of the area medium income and 10 need to be affordable to households earning 51 to 80 percent of the area median income. Income is based on percentage of area median income (AMI) with a baseline of \$85,800 which is the AMI established by the Department of Housing and Urban Development (HUD) for a household of four in the Minneapolis-St. Paul metro area in 2016. The City’s affordable housing “needs”, as directed by the Metropolitan Council, are summarized in Table 7-8 below:

**Table 7 - 8**

<b>Elko New Market Thrive MSP 2040 Affordable Housing Need Allocation 2021-2030</b>	
<b>Percent of Area Medium Income</b>	<b>Housing Unit Need</b>
At or Below 30% AMI	195
31% to 50% AMI	121
51% to 80% AMI	10
<b>Total Units Needed</b>	<b>326</b>
AMI = Area Median Income Source: Metropolitan Council	



Elko New Market’s land use plan addresses planned use types and densities sufficient to accommodate the Metropolitan Council’s forecast allocations. Between 2021 and 2030 a total of 41.62 acres are planned for land uses that will accommodate ‘high density residential’ use with a minimum density of ten units per acre. Applying a minimum of 10 units per acre to the planned 41.62 acres indicates that the City can accommodate 416 affordable housing units, meeting the City’s Thrive MSP 2040 affordable housing allocation. The City projects that affordable housing opportunities may be most likely to occur in ‘high density residential districts’ due to the increased allowable housing density within this land use designation.

### Affordability Analysis

With the preceding Metropolitan Council directives to provide 326 affordable housing units in mind, it is worthwhile to understand the number of affordable housing units which presently exist in the City. For 2016, the Metropolitan Council has calculated that homes with a purchase price of \$243,500 or less are considered “affordable” in the seven-county metropolitan area for a family of four earning 80% of the area median income. According to the Scott County Assessor’s Office, 1,428 owner-occupied housing units existed in the City on January 1, 2017. Of these, 626 units had an assessed value of \$243,500 or less. The results indicate 43.8 percent of the City’s existing owner-occupied housing stock at that time was considered “affordable.” The locations of housing units with an assessed value of \$243,500 or less, which are considered “affordable” based on Metropolitan Council calculations, are depicted on Figure 7.2.

Households with different income levels have different thresholds of “affordable” as seen in Table 7-9. The income limits shown in Table 7-9 were established by HUD for fiscal year 2016. The Metropolitan Council has selected the four-person household thresholds as a general measurement for affordable housing needs at each income level.

**Table 7 - 9**

<b>2016 Income Limit Summary Minneapolis-St. Paul–Bloomington MSA</b>			
<b>Household Size</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>80% AMI</b>
One-person	\$18,050	\$30,050	\$46,000
Two-person	\$20,600	\$34,350	\$52,600
Three-person	\$23,200	\$38,650	\$59,150
<b>Four-person</b>	<b>\$25,750</b>	<b>\$42,900</b>	<b>\$65,700</b>
Five-person	\$28,440	\$46,350	\$71,000
Six-person	\$32,580	\$49,800	\$76,250
Seven-person	\$36,730	\$53,200	\$81,500
Eight-person	\$40,890	\$56,650	\$86,750
AMI = Area Median Income Source: Department of Housing and Urban Development (HUD) Based on 2016 AMI of \$85,800			

Table 7-10 illustrates potential need for affordable housing units and associated affordability thresholds in terms of rent rates and owner-occupied home values. The table utilizes HUD data

for the Twin Cities MSA to better define and understand affordability for Elko New Market. It is important to understand affordable monthly rental rates and home values associated with various income levels. Two approaches to affordability analysis are depicted; the first references affordability thresholds for a family of four, the second a single person.

**Table 7 - 10**

<b>Housing Affordability Thresholds Minneapolis-St. Paul–Bloomington MSA</b>		
<b>Family of Four Household</b>	<b>Affordable Rent Using 30% of Income For Housing Related Costs</b>	<b>Affordable Home Value Using 30% of Income For Housing Related Costs*</b>
30% of AMI (\$25,750/yr; \$12.38/hour)	\$644	\$83,189
60% of AMI (\$51,480/yr; \$24.75/hr)	\$1,287	\$166,314
80% of AMI (\$65,700/yr; \$31.58/hr)	\$1,643	\$212,254
120% of AMI (\$102,950/yr; \$49.50/hr)	\$2,574	\$332,595
<b>Single Person Household</b>	<b>Affordable Rent Using 30% of Income For Housing Related Costs</b>	<b>Affordable Home Value Using 30% of Income For Housing Related Costs*</b>
30% of AMI (\$18,050/yr; \$8.68/hour)	\$451	\$65,000
60% of AMI (\$36,060/yr; \$17.34/hr)	\$902	\$150,000
80% of AMI (\$46,000/yr; \$22.12/hr)	\$1,150	\$175,000
120% of AMI (\$72,050/yr; \$34.64/hr)	\$1,801	\$290,000
*5% down, 30 year fixed		
AMI = Area Median Income, based on 2016 AMI of \$85,800		
Source: Metropolitan Council		

## Projected Housing Needs

As noted earlier, the City of Elko New Market recognizes the need to promote a variety of housing choices to serve the life cycle needs of current and future residents. This includes a wide variety of housing styles, sizes, and values, and options ranging from rental apartments through executive homes.

In 2016 the Metropolitan Council estimated that there were 1,497 total housing units within the City. Projected housing needs for Elko New Market are based on Elko New Market’s affordable housing allocation and the household projections as provided by the Metropolitan Council’s Thrive MSP document. The Metropolitan Council requires that the City embrace the need for 326 affordable housing units by 2030, and total of 4,400 housing units in the City by 2040, which is an additional 2,903 housing units. The Metropolitan Council 2020 / 2030 / 2040 household projections are shown in Table 7-11.

**Table 7 - 11**

<b>Elko New Market Thrive MSP Housing Projection (Total)</b>			
<b>Location</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Elko New Market	2,000	3,030	4,400
Source: Metropolitan Council			



It is also worth noting that in 2016, Maxfield Research completed a study entitled “Comprehensive Housing Needs Update: Scott County, Minnesota”. The Study forecasts a need for 2,548 additional general occupancy units, and 220 senior housing units, for a total of 2,768 additional housing units. The Maxfield Research Study forecasts for general and senior occupancy, for sale and rental dwellings, are depicted in Table 7-12.

**Table 7 - 12**

<b>Housing Needs Forecasts for Elko New Market</b>						
<b>General Occupancy Demand – 2,548 Total Units</b>						
<b>For Sale Demand – 2,235 units</b>			<b>Rental Demand – 313 units</b>			
1,802	433	141	125	47		
Single-Family	Multifamily	Market Rate	Shallow Subsidy	Deep Subsidy		
<b>Senior Housing Demand – 220 Total Units</b>						
<b>Senior Ownership – 41 units</b>		<b>Senior Rental – 179 units</b>				
		50	1	35	41	24
		Market Rate	Shallow Subsidy	Deep Subsidy	Congregate Care	Assisted Living
					28	Memory Care
Source: 2016 Comprehensive Housing Needs Update for Scott County, Maxfield Research						

Shallow subsidy housing is defined as income-restricted to households earning at or below 80 percent of AMI, although individual properties can have income-restrictions set at 40 to 80 percent AMI. Deep subsidy housing is income-restricted to households with earnings at or below 30 percent of AMI.

The 2040 housing projections provided by the Metropolitan Council, and the 2040 housing needs projected by the Maxfield Research Study are very similar, 2,903 versus 2,768. The Maxfield Research Study reaffirms the need to provide a variety of housing options within the community.

### **Livable Communities Program**

The 1995 Livable Communities Act (LCA) was enacted to provide incentives for addressing various issues facing the seven-county Metropolitan Area and is administered by the Metropolitan Council. Metropolitan Area municipalities which elect to participate in the Livable Communities Program are eligible to compete for funding for community development activities. The former Cities of Elko and New Market began participation in the Livable Communities Act in 2002 and has continued to participate (as the City of Elko New Market) since the merger of the two cities in 2007.

Through the Livable Communities Program, the Metropolitan Council has the ability to make grant and loan awards to communities from the following accounts:

- Livable Communities Demonstration Account (LCDA)
- Local Housing Incentives Account (LHIA)
- Tax Base Revitalization Account (TBRA)



- Transit Oriented Development (TOD)

Of the four accounts, two provide funding for affordable housing goals of cities. The Local Housing Incentives Account (LHIA) provides funding to produce and preserve affordable housing choices while the Tax Base Revitalization Account (TBRA) provides funding for clean ups of brownfield sites for redevelopment, including affordable housing projects.

To compete for Livable Communities grants, communities must participate in the Local Housing Incentives program established by the Metropolitan Livable Communities Act (LCA) as well as negotiate with the Metropolitan Council to establish a set of goals for affordable and lifecycle housing. As development occurs, the City will continue to work toward the achievement of the affordable and lifestyle housing goals of the Livable Communities Act.

In regard to the achievement of affordable housing goals, it is important to recognize that there is an ample supply of developable land available within with City 2040 MUSA which is guided high density residential use (minimum of 10 units per acre). Thus, affordable housing goals are considered attainable in the long-term.

### Housing Goals / Policies

The following housing goals / policies have been developed to meet the needs of the growing population through the year 2040. Table 7-13 is a summary of tools that may be used to address those needs.

**Housing Goal #1:** Support preservation of existing housing stock.

**Policies:**

- Encourage upkeep and proper maintenance of residential properties in the City.
- Evaluate City zoning codes to ensure that reasonable maintenance of residential properties is required.
- Consider future efforts to survey housing conditions in various neighborhoods to evaluate if deterioration exists and additional action is required.
- Consider implementing a Rental Housing Registration Program to monitor the condition of the City's rental housing stock.
- Consider housing programs such as the Small Cities Development Grant to assist with residential rehabilitation in targeted areas of the community where housing stock is older and in need of rehabilitation.
- Be aware of and promote programs offered through the Scott County CDA and Minnesota Housing Finance Agency, and other agencies that may provide assistance for residential rehabilitation.

**Housing Goal #2:** Provide housing options for people in all life stages and of all economic means.

**Policies:**



- Provide opportunities for the potential development of a variety of dwelling unit types through sufficient amounts of appropriately zoned land.
- Maintain zoning and subdivision regulations that allow for the construction of a variety of housing types and price ranges.
- Utilize Planned Unit Development zoning to provide for a mixture of housing types.
- Promote the development of multifamily housing in areas that are well suited to serve high densities.
- Guide and zone land suitable for additional senior housing, in close proximity to goods and services.
- Market and encourage development on existing vacant lots.

**Housing Goal #3:** Remove barriers to providing a variety of housing options.

**Policies:**

- Evaluate current City ordinances which may provide barriers to providing housing options and make changes where necessary.

**Housing Goal #4:** Provide opportunities for the City’s share of affordable dwelling units.

**Policies:**

- Provide sufficient land within the City to accommodate the City’s allocation of affordable housing units.
- Provide programs and incentives to encourage the development of affordable dwelling units.
- Maintain strong partnerships with the Scott county Community Development Agency, Metropolitan Council and other agencies / programs such as Habitat for Humanity.
- Encourage the incorporation of affordable housing units as part of mixed-use projects or as components of new multifamily projects.
- Participate in the Livable Communities Act Local Housing Incentive Program to meet benchmarks.

**Table 7 - 13**

<b>Housing Plan Implementation Tools</b>		
<b>Housing Goal</b>	<b>Available Tool</b>	<b>Opportunity for Use</b>
<b>Support preservation of existing housing stock.</b>	City Zoning Codes	The City will evaluate City zoning codes to ensure that reasonable maintenance of residential properties is required.
	Rental Housing Registration Program	The City may consider implementing a rental housing registration program to monitor the condition of the City’s rental housing stock.

## HOUSING PLAN

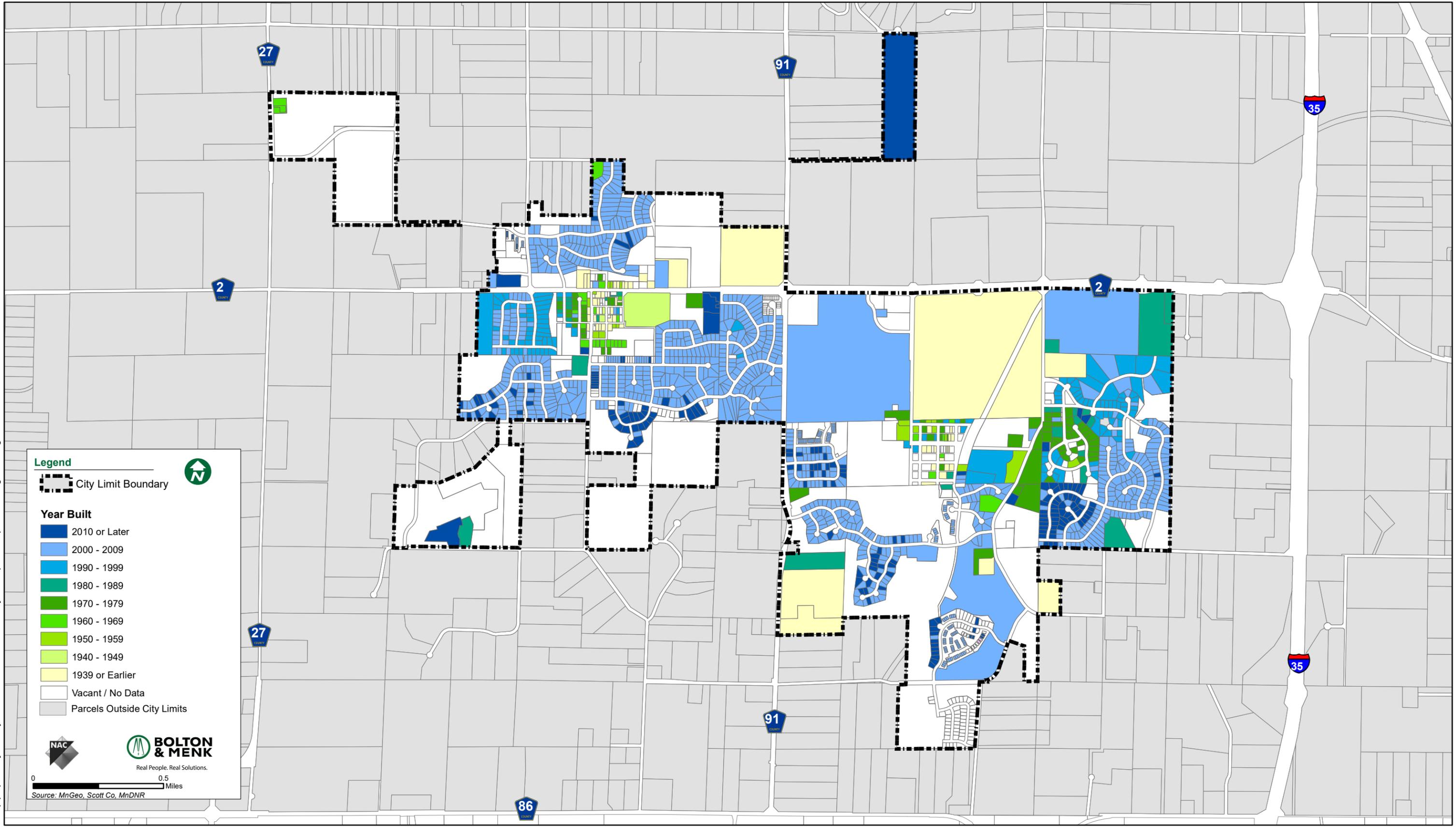
	Housing Survey	The City will consider completion of a housing survey to document housing conditions in various neighborhoods to evaluate if deterioration exists and additional action is required.
	Small Cities Development Grant	The City may consider applying for a Small Cities Development Grant to assist with residential rehabilitation in targeted areas of the community where housing stock is older and in need of rehabilitation.
	Scott County Community Development Agency (CDA)	The City will coordinate with the CDA to be aware of and promote programs that may provide assistance for residential rehabilitation.
	Minnesota Housing Finance Agency (MHFA)	The City will be aware of and promote programs offered through MHFA that may provide assistance for residential rehabilitation.
	Naturally Occurring Affordable Housing (NOAH)	The City will support the continuation of naturally occurring affordable housing within the City. The City may explore opportunities with the Minnesota Housing Fund on the use of NOAH Impact Funds to finance the acquisition and preservation of naturally occurring affordable housing.
<b>Provide housing options for people in all life stages and of all economic means.</b>	Guide land at densities supporting affordable housing	See Future Land Use Map depicting sufficient land to meet the City’s affordable housing allocation.
	City Zoning Codes	The City will review zoning and subdivision codes to ensure regulations allow the construction of a variety of housing types and price ranges.
	Home Buyer Counseling / Education	The Scott County Community Development Agency offers first-time homebuyer workshops and counseling services. The City will coordinate with the Scott County Community Development Agency to promote their services in Elko New Market.
	Homeowner Counseling / Education	The Scott County Community Development Agency provides counseling to homeowners struggling with their mortgage payments. The City will coordinate with the Scott County Community Development Agency to promote their services in Elko New Market.
	TIF	The City will consider TIF for development proposals creating multi-family housing options that are not currently available within the community and meet TIF requirements under state statute.

## HOUSING PLAN

	TAX Abatement	The City will consider the use of tax abatement for multi-family development proposals that create housing options that are not currently available within the community.
	Accessory Dwelling Unit (ADU)	The City will research information regarding ADU's and will educate the City's Planning Commission and City Council regarding ADU's. If supported, a regulatory framework to allow ADU's will be prepared for consideration.
	Housing Bonds	The City will consider the use of housing bonds to facilitate housing projects creating dwellings affordable to persons at or below 80% AMI.
	Scott County CDA	The City will coordinate with the CDA to best align their resources with this stated goal. Examples may be CDA support of 55+, Workforce, or Deep Subsidy Housing.
	Naturally Occurring Affordable Housing (NOAH)	The City will support the continuation of naturally occurring affordable housing units within the City. The City may explore opportunities with the Minnesota Housing Fund on the use of NOAH Impact Funds to finance the acquisition and preservation of naturally occurring affordable housing.
	Fair Housing Policy	The City will consider adoption of a Fair Housing Policy.
<b>Remove barriers to providing a variety of housing options.</b>	City Ordinances	Evaluate current City ordinances which may provide barriers to providing housing options and make changes where necessary.
	Naturally Occurring Affordable Housing (NOAH)	The City will support the continuation of naturally occurring affordable housing units within the City. The City may explore opportunities with the Minnesota Housing Fund on the use of NOAH Impact Funds to finance the acquisition and preservation of naturally occurring affordable housing.
	Fair Housing Policy	The City will consider adoption of a Fair Housing Policy.
<b>Provide for the City's Share of Affordable Dwelling Units</b>	TIF	The City will consider TIF for multi-family development proposals creating dwelling units affordable to persons at or below 80% AMI and meet TIF requirements under state statute.
	Tax Abatement	The City will consider using tax abatement for multi-family development projects

## HOUSING PLAN

		creating dwellings affordable to persons at or below 80% AMI
	Livable Communities Act	The City will consider supporting and sponsoring an application to Livable Communities Account program for multi-family rental proposals with units suitable for large families, and in areas guided for high density residential.
	Scott County CDA	The City will coordinate with the Scott County Community Development Agency to best align their resources with projects meeting this stated need.
	Guide Appropriate Land Uses and Densities	The City will guide sufficient land to a high-density residential land use designation, which provide the opportunity to construct at least 326 housing units between 2021 and 2030, see planned land use map (Map 6-5).
	Housing Bonds	The City will consider the use of housing bonds to facilitate housing projects creating dwellings affordable to persons at or below 80% AMI
	Monitor Progress	The City will monitor progress toward meeting the affordable housing goals required by the Thrive MSP 2040 plan.



Map prepared by the City of Elko New Market Community Development Department - Figure 7.1 Age of Structures.mxd

**Legend**

- City Limit Boundary

**Year Built**

- 2010 or Later
- 2000 - 2009
- 1990 - 1999
- 1980 - 1989
- 1970 - 1979
- 1960 - 1969
- 1950 - 1959
- 1940 - 1949
- 1939 or Earlier
- Vacant / No Data
- Parcels Outside City Limits

**BOLTON & MENK**  
 Real People. Real Solutions.

Source: MnGeo, Scott Co, MnDNR

Map prepared by the City of Elko New Market Community Development Department - Figure 7.2 Affordable Housing

