

Affordable Housing and the Hollman Consent Decree

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Research Questions and Goals

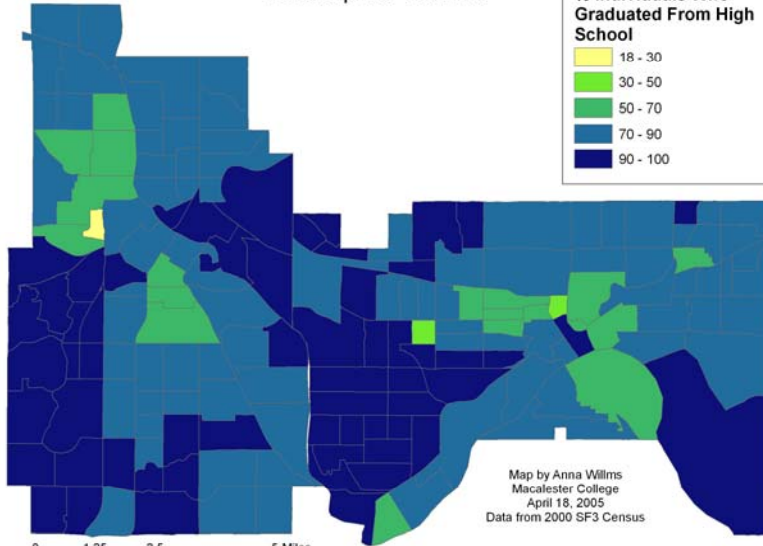
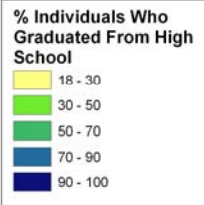
- Affordable Housing in the Twin Cities
 - Where is it?
 - Income and education as indicators of poverty concentration
 - Hollman Consent Decree and effects
- What were the immediate effects of the Hollman Consent Decree?
 - Displacement of families
 - Heritage Park

Definitions

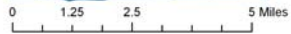
- Affordable housing: housing that costs no more than 30% of a household's annual income
- Low income: families earning 51-80% of metro median income (MMI)
- Very Low Income: 31-50% MMI
- Extremely Low Income: <30% MMI
- 2000 MMI for the Twin Cities: \$62,600
 - 30% MMI = \$18,780

Percent of Individuals Who Graduated From High School

Minneapolis - St. Paul

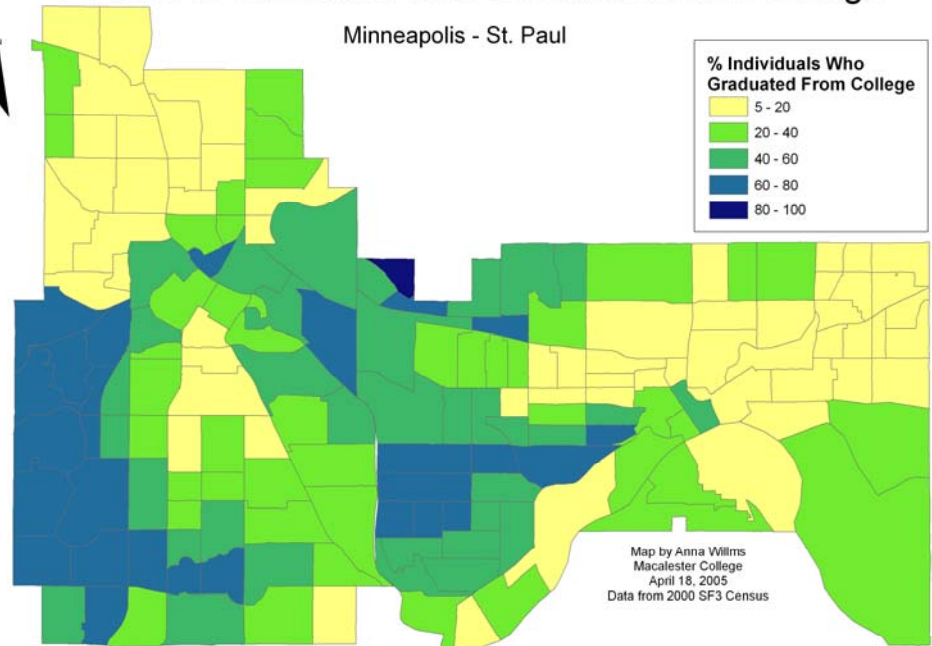
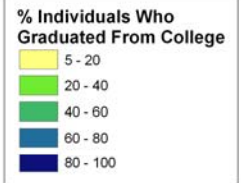


Map by Anna Willms
Macalester College
April 18, 2005
Data from 2000 SF3 Census

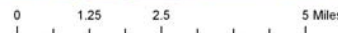


Percent of Individuals Who Graduated From College

Minneapolis - St. Paul



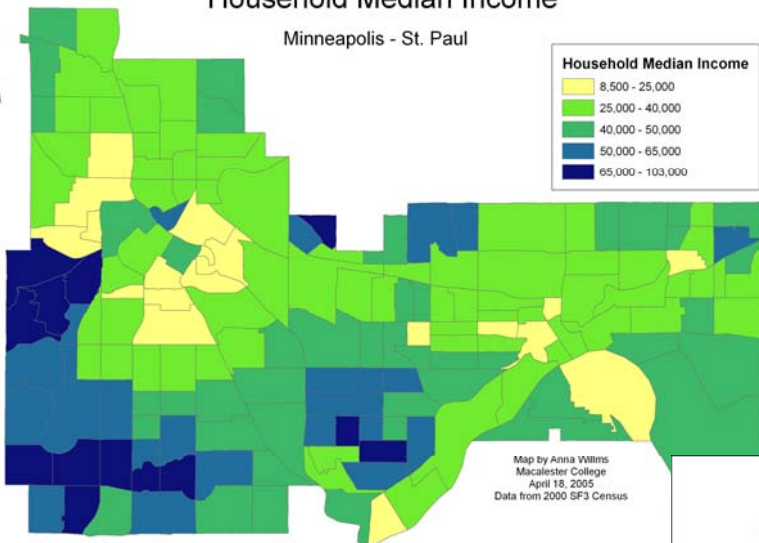
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Household Median Income

Minneapolis - St. Paul

Household Median Income



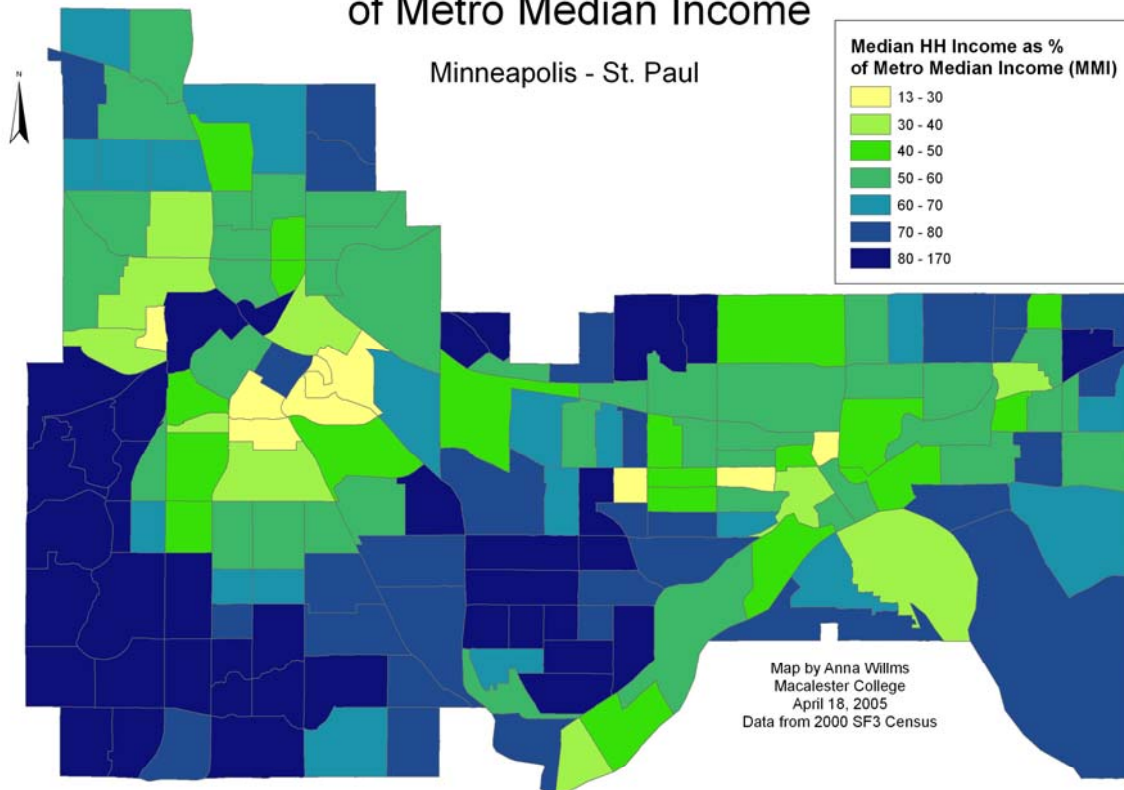
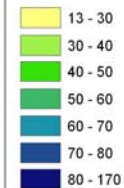
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0 1.25 2.5 5 Miles

Median Household Income as a Percent of Metro Median Income

Minneapolis - St. Paul

Median HH Income as % of Metro Median Income (MMI)

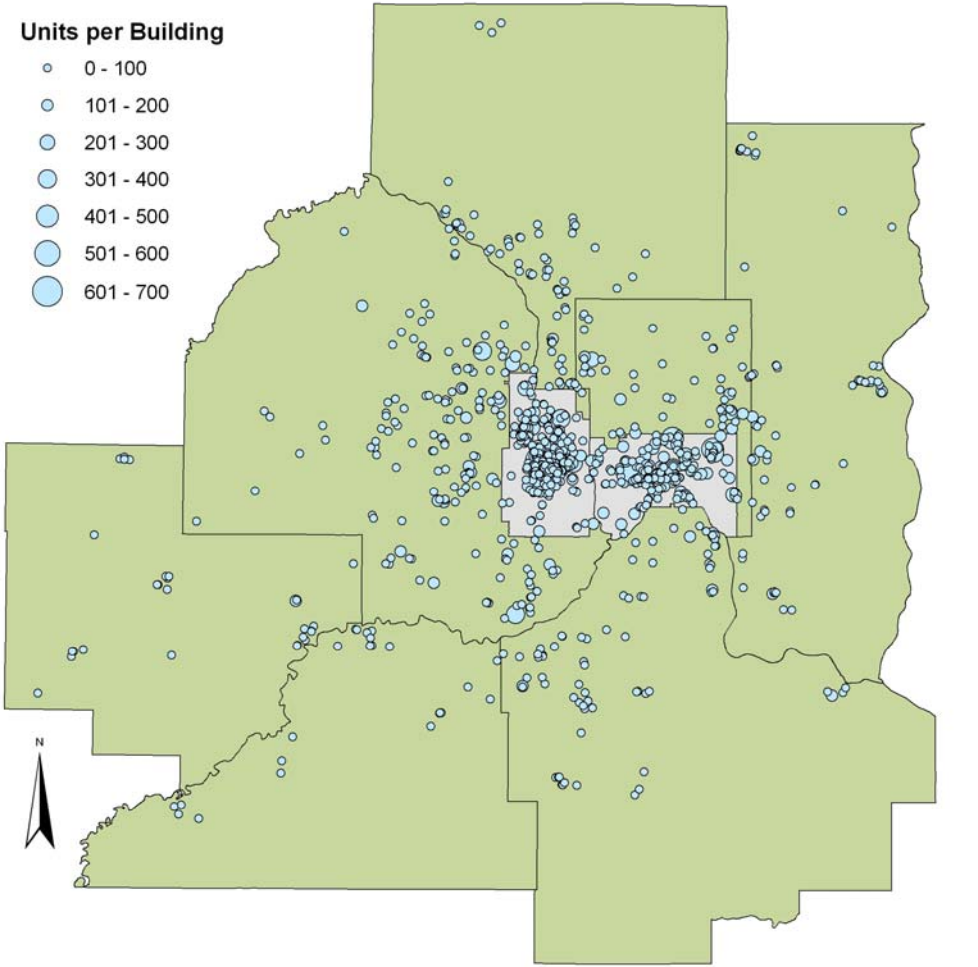


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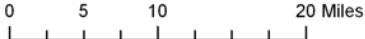
0 1.25 2.5 5 Miles

Affordable Housing Locations

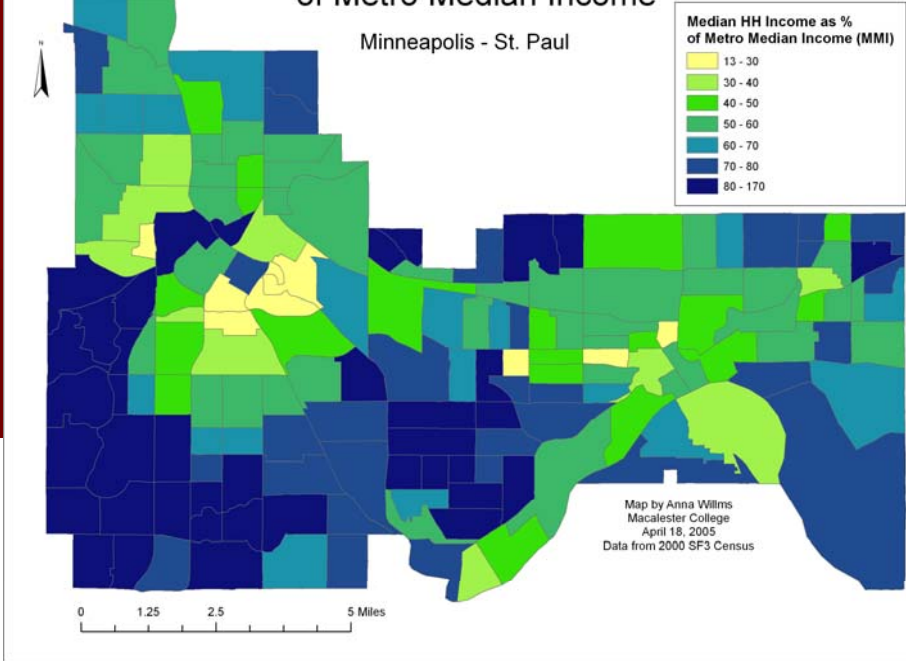
7 County Metropolitan Area



Map by Jen Wichmann
April 11, 2006
Data from HousingLink

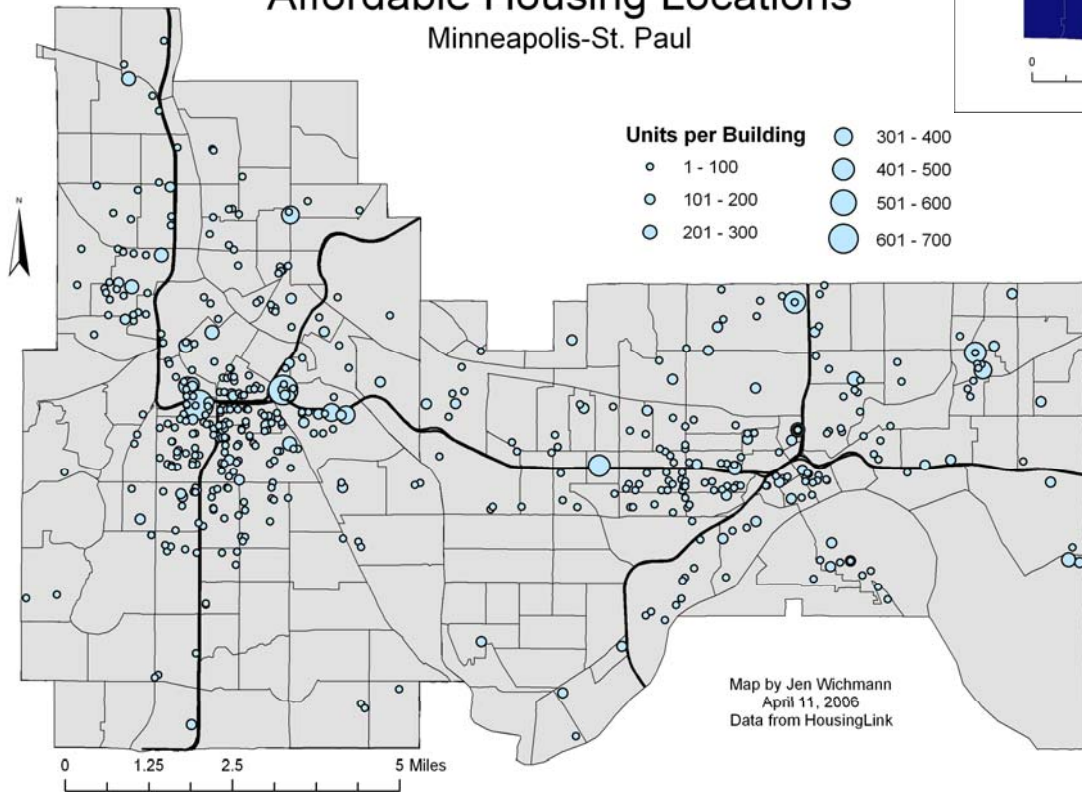


Median Household Income as a Percent of Metro Median Income

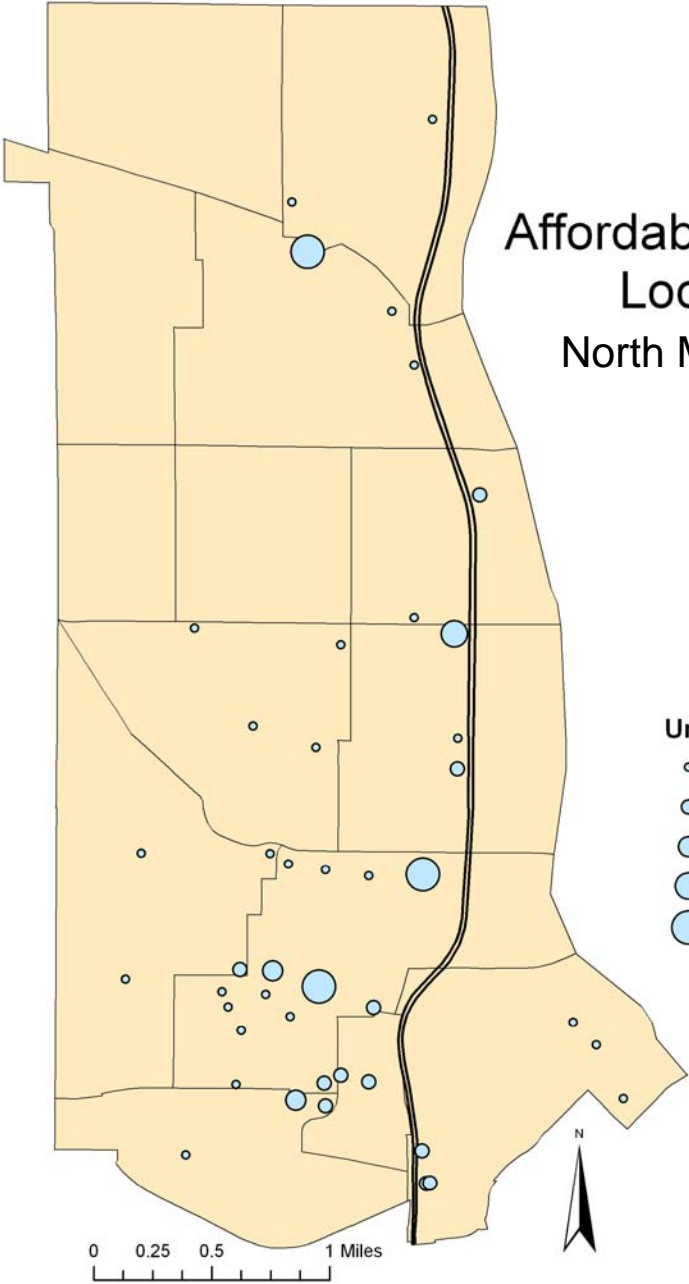


Affordable Housing Locations

Minneapolis-St. Paul



Affordable Housing Locations North Minneapolis



Units per Building

- 1 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 250

Map by Jen Wichmann
April 11, 2006
Data from HousingLink

Hollman Consent Decree

- *Hollman v. Cisneros*, 1995
- Demolition of 700 units in Near North, Sumner-Glenwood, and Willard-Hay neighborhoods
- Replacement Housing
- Families' outcomes

Heritage Park

- 900 total units
 - 440 rental
 - 360 purchase
 - 100 elderly
- Of 440 rental:
 - 200 public assistance
 - 90 tax credit
 - 150 market rate



Source: www.heritageparkneighborhood.com

Private Market Rate Rental Prices

1 bedroom / 1 bath	\$841.00
2 bedroom / 1 bath	\$975.00
2 bedroom / 2 bath	\$1390.00 (Apartment) \$1560.00 (Town Home)
3 bedroom / 2.5 bath	\$1080.00 (Apartment) \$1200.00 (Town Home)

Income Restricted Rental Prices

1 bedroom / 1 bath	\$725.00
2 bedroom / 1 bath	\$850.00
3 bedroom / 2.5 bath	\$964.00

Source: *Heritage Park Neighborhood*
<http://www.heritageparkneighborhood.com/pricing.html>

Mixed Income, High Amenity

- “Fully equipped kitchen,” washing machine/dryer, individually controlled air conditioning/heat, controlled access entry system
- Green space, lakes, nature trails, community gardens



Source: www.heritageparkneighborhood.com



- KEY
- MULTI-USE TRAIL
 - FUTURE LRT
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - FOR-SALE RESIDENTIAL

NOTE:
The blocks that showsite plan detail are the first phase housing blocks

NEW PARK TO BE CREATED

(alignment to be determined)

MULTI-USE TRAIL CONNECTION TO CEDAR LAKE TRAIL (existing) and BASSETT CREEK TRAIL (future)

Works Referenced

- "Heritage Park." Heritage Park Neighborhood. Accessed 18 April 2006.
<http://www.heritageparkneighborhood.com/index2.html>
- "Heritage Park." City of Minneapolis. December 2003. Accessed 3 March 2006.
http://www.ci.minneapolis.mn.us/cped/heritage_park.asp
- "Hollman v. Cisneros Public Housing Lawsuit 10 Years Later." Minneapolis Public Housing Authority. 28 August 2002. Accessed 8 March 2006.
<http://www.mphaonline.org/Docs/Hollman%2010%20Year%20Update.pdf>