

Chapter 5. Housing

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HOUSING VISION

To provide a balanced housing supply to meet the varied needs of residents of all ages and socio-economic circumstances.

EXISTING HOUSING CHARACTERISTICS

Chaska currently contains a wide variety of housing. This section analyzes the present housing stock (with data available as of July 2018), past trends, and future needs.

HOUSING TYPES

The breakdown of housing units by type and their increase between 1980, 1990, 2000, 2010 and 2017 is shown in TABLE 5.1 below.

TABLE 5.1: HOUSING TYPE 1980-2017

	1980		1990		2000		2010		2017	
	No.	%	No.	%	No.	%	No.	%	No.	%
Single-Family Detached	1,441	46.5%	2,060	46.0%	3,642	58.5%	4,968	53.5%	5,700	55.4%
Single-Family Attached	N/A	N/A	498	11.1%	660	10.6%	1,605	17.3%	1,699	16.5%
Manufactured Homes	651	21.0%	774	17.3%	659	10.6%	682	7.3%	669	6.5%
Multi-Family	1,007	32.5%	1,144	25.6%	1,267	20.3%	2,035	21.9%	2,227	21.6%
Total	3,099	100.0%	4,476	100.0%	6,228	100.0%	9,290	100.0%	10,295	100.0%

**Includes all dwellings with two or more units and apartments in non-residential buildings.*

Source: U.S. Census, City of Chaska

- » Single-family detached housing comprises the largest percentage of Chaska’s housing inventory at 55 percent of the total housing units in 2017. This percentage is down somewhat from the height in 2000, but higher than the percentage in 2010. This suggests that the early 2000s experienced a surge in other types of housing, but since 2010, most housing growth has been single family detached homes.
- » Single-family attached housing includes duplexes and separate entry townhouses, although the U.S. Census data has handled these housing types in different ways over the years. This type of housing in Chaska only increased slightly in number of units between 2010 and 2017, but due to growth of other types of housing in the city, actually resulted in a lower percentage of total housing in 2017.
- » Multiple-family housing includes apartments, condominiums, and housing in mixed-use buildings. Such units may be either owner- or renter-occupied. In 2010 there were 2,035 multiple-family housing units in Chaska. By 2017 the number had increased slightly to 2,227 units.
- » The percentage of manufactured homes, which are located primarily in two manufactured home parks, has decreased from 21 percent in 1980 to 6.5 percent in

2017. The number of manufactured homes has not changed significantly since 1980. By comparison, manufactured homes comprised only 1.2 percent of the metro region’s total housing units in 2017.

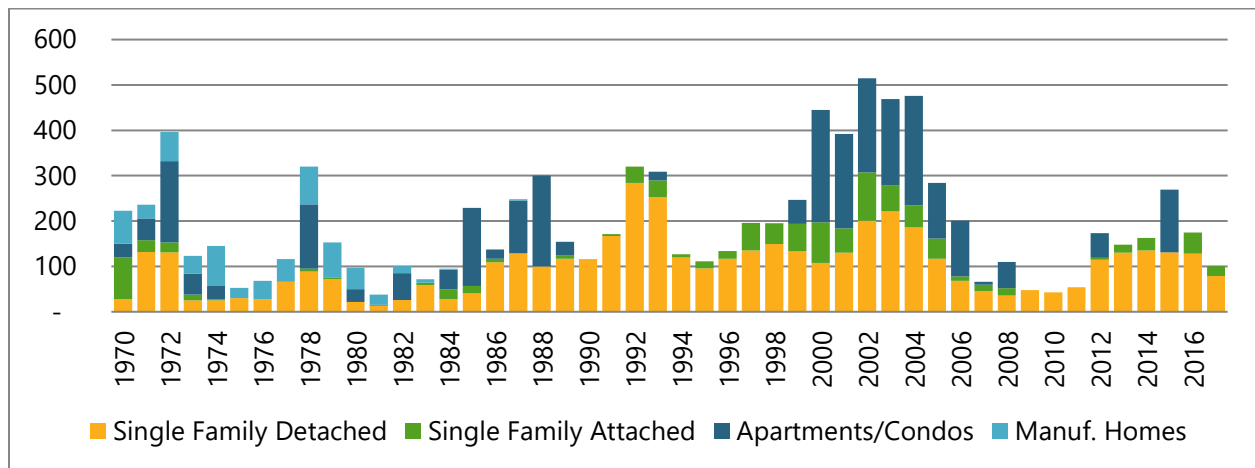
HOUSING PERMIT TRENDS

The number of residential building permits (housing starts) in Chaska by year since 1970 is shown in FIGURE 5.1 and TABLE 5.2. Looking at the fluctuation over time, single-family detached construction peaked in the early 1990s, with smaller peaks in the early 2000s and mid-2010s. The years between 2000 and 2006 saw significant building of apartments and condos.

Very little residential building permits were started in the Great Recession (2008-2012); since then there has been a modest resurgence in housing starts.

Notably, the city has not seen any building permits for new manufactured housing since the early 1980s, as no new manufactured home parks have been established since then. The continuation of these neighborhoods will require programs specifically focused on upkeep and maintenance for manufactured home residents.

FIGURE 5.1: TOTAL CHASKA HOUSING STARTS BY TYPE



Source: City of Chaska and Metropolitan Council

TABLE 5.2: PERCENTAGE BREAKDOWN OF CHASKA HOUSING STARTS BY TYPE

Decade	Single Family Detached	Single Family Attached	Apartments / Condos	Manuf. Homes
1970-1979	34.2%	9.0%	25.9%	30.9%
1980-1989	43.8%	4.0%	45.5%	6.7%
1990-1999	81.5%	14.8%	3.7%	0.0%
2000-2009	38.6%	14.6%	46.7%	0.0%

2010-2017	72.4%	10.6%	17.1%	0.0%
1970-2017	51.4%	11.4%	30.1%	7.1%

Source: City of Chaska and Metropolitan Council

HOUSING AGE

Since Chaska is an older established community as compared to most of the newer suburban neighboring communities, it is logical that the age of its housing is also older than most suburbs. Just over 25% of homes were constructed before 1980 and about eight percent of homes were built before 1960. On the flip side, the huge housing growth spurt since 2000 accounts for more than 40% of Chaska’s housing (4,132 housing units).

TABLE 5.3: HOUSING AGE

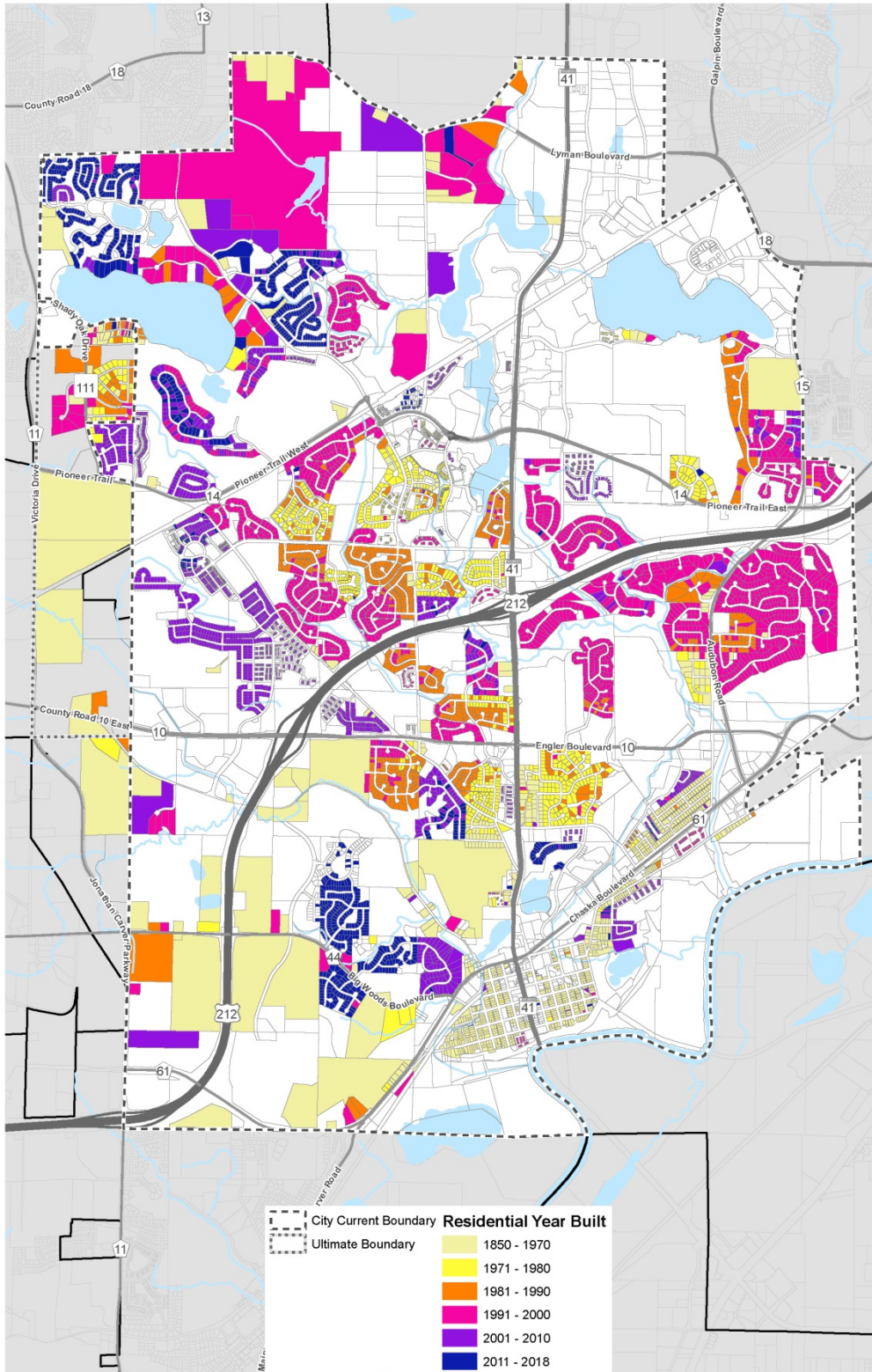
Year Built	Number of Housing Units	% of Total
2010 to 2017	1,126	10.9%
2000 to 2009	3,006	29.2%
1990 to 1999	2,320	22.5%
1980 to 1989	1,097	10.7%
1970 to 1979	1,557	15.1%
1960 to 1969	421	4.1%
1940 to 1959	330	3.2%
1939 or earlier	438	4.3%
Total Housing Units	10,295	100.00%

Source: Carver County

As an older established community that has seen multiple waves of housing growth over time, Chaska benefits from having a variety of housing types simply based upon the varying development periods, from traditional small town houses in the downtown area to Jonathan’s modernist housing to more typical suburban housing to Clover Ridge’s neo-traditional housing.

Chaska’s significant inventory of older housing, particularly downtown, presents greater demands for significant housing maintenance and rehabilitation efforts to preserve healthy and desirable neighborhoods.

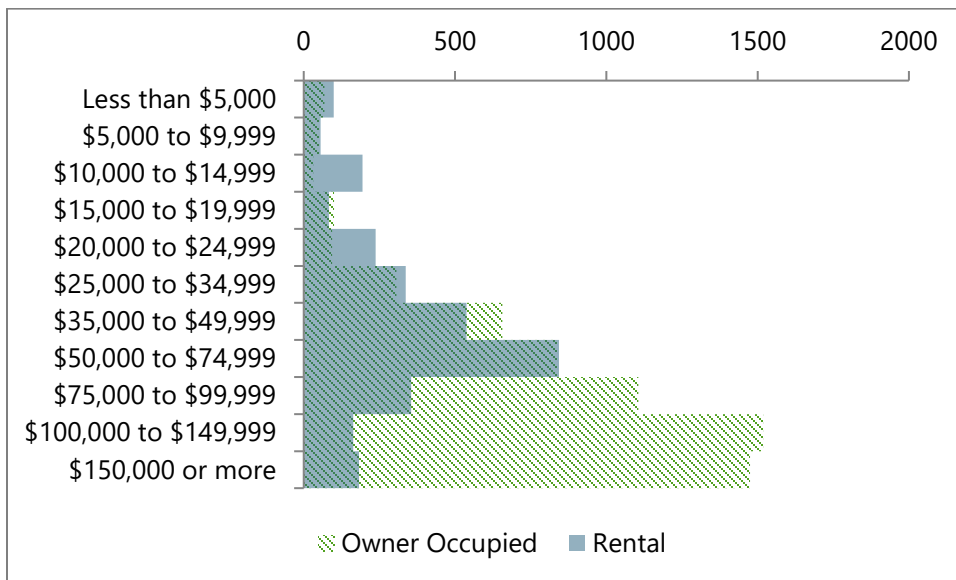
FIGURE 5.2: HOUSING YEAR BUILT



HOUSING COSTS

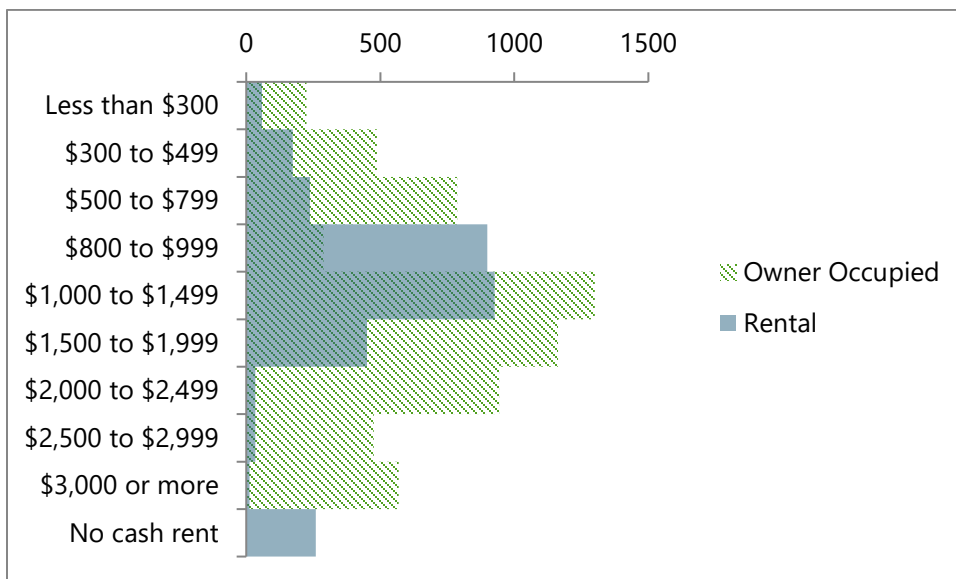
The cost of housing is typically the most significant expense in a household's budget. According to the American Community Survey, the median value for an owner-occupied home in 2016 in Chaska was \$243,700 and the median household income in Chaska was \$76,673. The median gross monthly rent in 2016 dollars was \$1,020.

FIGURE 5.3: HOUSEHOLD INCOME IN 2016, BY TENURE TYPE



Source: American Community Survey, 2012-2016 Estimates

FIGURE 5.4: MONTHLY HOUSING COSTS IN 2016, BY TENURE TYPE



Source: American Community Survey, 2012-2016 Estimates

Estimated Market Value

As seen in TABLE 5.4, Chaska’s median owner-occupied estimated market value is more affordable than neighboring communities, and more affordable than Carver County as a whole. However, Chaska’s median owner-occupied estimated market value is higher than the median for the entire Twin Cities Metropolitan Region.

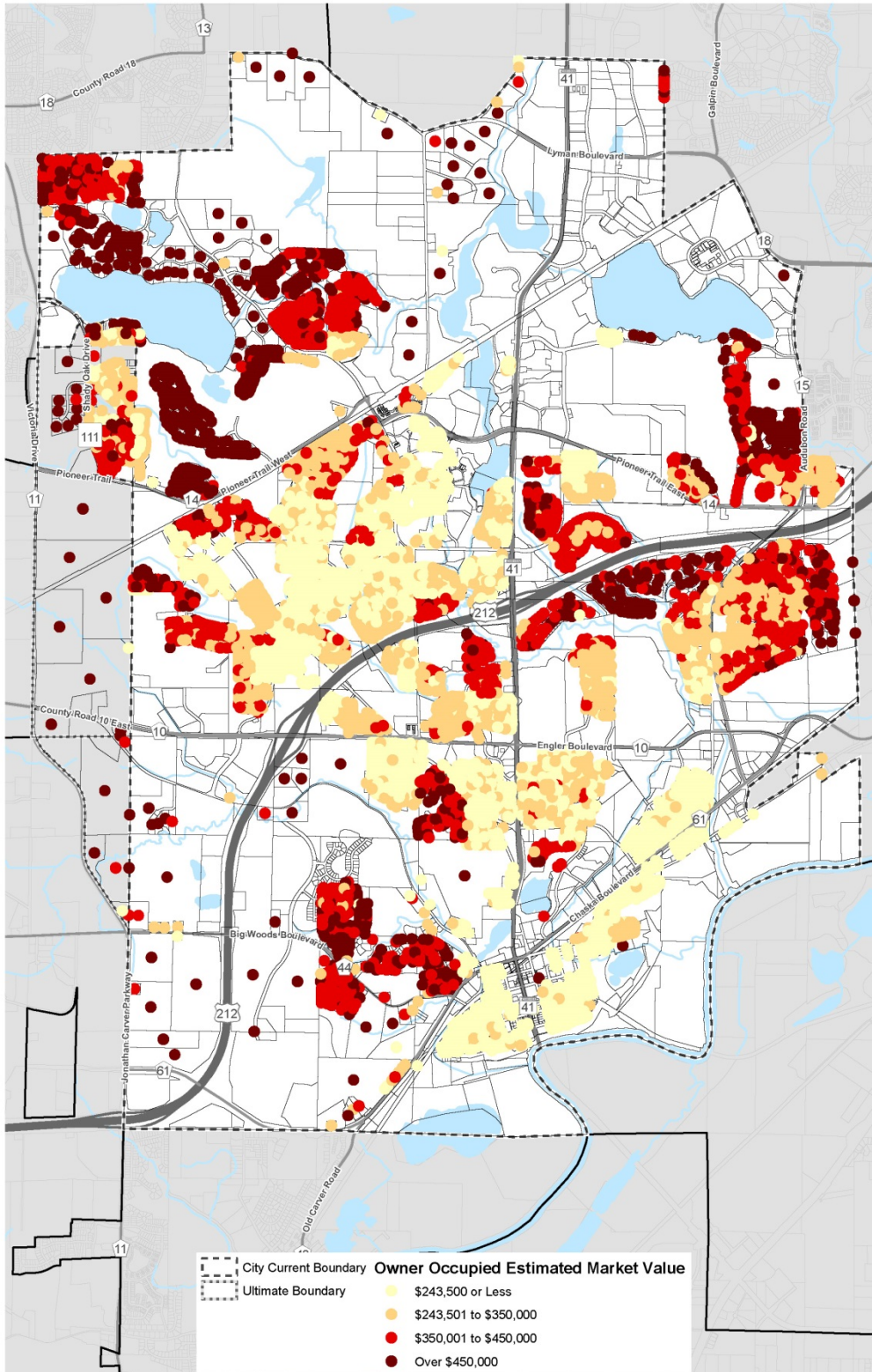
TABLE 5.4: MEDIAN ESTIMATED MARKET VALUE OF OWNER-OCCUPIED HOMES, 2016

City	Median Estimated Market Value
Chaska	\$243,700
Carver	\$243,700
Chanhassen	\$339,800
Eden Prairie	\$319,400
Minnetonka	\$301,400
Victoria	\$394,800
Waconia	\$252,200
Carver County	\$277,600
Total Metro Area	\$220,700

Source: 2012-2016 ACS Estimates

FIGURE 5.5 represents 2016 estimated market values for owner-occupied housing units as presented by the Metropolitan Council. As seen in the graphic, a number of owner-occupied homes in Chaska are \$243,500 or less in value, which is considered the “affordable” threshold for owner-occupied homes. Many of these units are those that are considered “Naturally Occurring Affordable Housing” or NOAH. NOAH are market-rate units, typically older homes on small lots, that are affordable to moderate income (80% Area Median Household Income) households. These affordable homes are found mostly in central and southern Chaska, as well as within the downtown area.

FIGURE 5.5: ESTIMATED MARKET VALUE OF OWNER OCCUPIED HOMES



Housing Cost Burden

The cost of housing is typically the most significant expense in a household's budget. A residence is considered "affordable" when 30% or less of the household's gross income is spent on housing. If a household spends more than 30% of their gross income on housing, it is experiencing a "Housing Cost Burden." TABLE 5.5 shows the number of households with household incomes 80% area median income (AMI) and below in Chaska experiencing housing cost burden.

TABLE 5.5: HOUSING COST-BURDENED HOUSEHOLDS, 2016

	Number of Cost-Burdened Households at Income Level	% of Total Households
Income at or below 30% of AMI	876	8.9%
Income 31% to 50% of AMI	651	6.6%
Income 51% to 80% of AMI	625	6.4%
Subtotal at or below 80% AMI	2,152	21.9%
Total Households	9,823	100.00%

Source: Metropolitan Council

Another important aspect when looking at housing costs is the total number of households that are cost burdened, including those households that are at or above the area median income, and also in terms of home owners versus renters. As seen in TABLE 5.6, 22.7% of all households in Chaska spend more than 30% of their monthly household income on housing costs, according to the American Community Survey. The percentage significantly rises when looking at just renters. 33% of rental households in Chaska experience a housing cost burden, compared to 17.6% for owner occupied households. Although this trend is not unique to Chaska, tools should be looked at to decrease housing burden for renters. Affordable housing needs for households at lower AMI thresholds and/or household income levels may be better addressed with more rental housing options than owner-occupied housing.

TABLE 5.6: PERCENT OF HOUSEHOLDS EXPERIENCING HOUSING COST-BURDEN, BY TENURE, 2016

Household Income	All Households	Owner Occupied Households	Renter Households
> \$20,000	5.1%	2.8%	9.7%
\$20,000 - \$34,999	6.6%	2.6%	14.9%
\$35,000 - \$49,999	4.4%	3.8%	5.8%
\$50,000 - \$74,999	4.1%	4.7%	2.9%
\$75,000 <	2.5%	3.7%	0.0%
Total	22.7%	17.6%	33.3%

Source: American Community Survey, 2012-2016 Estimates

Unit Affordability

As seen in TABLE 5.7, the city has a limited number of housing units that are considered affordable to very low income households (those households with 30% or less of the Area Median Income [AMI]). Very low-income households are the most difficult to provide affordable housing options, as they often require public subsidy. There are a fair number of homes that exist in the affordable range for low-income households (31% to 50% AMI) and moderate-income households (51% to 80% AMI).

TABLE 5.7: EXISTING AFFORDABLE HOUSING, 2016

	Units Affordable to Households	% of Total Housing Units
Income at or below 30% of AMI	948	9.4%
Income 31% to 50% of AMI	1,808	17.9%
Income 51% to 80% of AMI	3,989	39.5%
Total Housing Units	10,105	100.0%

Source: Metropolitan Council

Publicly Subsidized Housing

Sometimes the cost of housing is so out of reach for individuals or families, especially for households below 30% AMI that the only way to make a unit affordable is through public subsidy. TABLE 5.8 shows the number of publicly subsidized units currently in Chaska.

TABLE 5.8: PUBLICLY SUBSIDIZED HOUSING UNITS, 2016

	Units
Publicly Subsidized Senior Units	266
Publicly Subsidized Units for People with Disabilities	5
All other Publicly Subsidized Units	456
All Publicly Subsidized Units	727

Source: Metropolitan Council

HOUSING TENURE

According to the Metropolitan Council, in 2018 Chaska had 6,867 housing units (68.6%) that were owner-occupied and 2,758 units (27.6%) that were rental units, with 379 units as vacant. As seen in TABLE 5.9, the proportion of rental-occupied housing units in Chaska was at its lowest in 2000. Since then, rentals have represented a higher portion of the housing units; however, percentages haven't reached the peak seen in 1990.

TABLE 5.9: HOUSING TENURE OF UNITS, 1990-2018

	1990		2000		2010		2018	
	Units	%	Units	%	Units	%	Units	%
Owner Occupied	2,957	65.2%	4,648	73.8%	6,392	68.8%	6,867	68.6%
Renter Occupied	1,315	29.0%	1,521	24.1%	2,424	26.1%	2,758	27.6%
Vacant	264	5.8%	132	2.1%	474	5.1%	379	3.8%
Total	4,536	100.0%	6,301	100.0%	9,290	100.0%	10,004	100.0%

Source: Metropolitan Council

The recent resurgence of rentals within the city could be a reflection of an increasing number of renters after the Great Recession (2008-2012).

TABLE 5.10 compares Chaska's 2016 median rent prices to other south and west metro communities and to the metro average. Chaska's median rent price is higher than Carver County

and the Metropolitan Region as a whole and right in the middle of most neighboring communities.

TABLE 5.10: COMPARISON OF MEDIAN MONTHLY RENT AND % RENTER OCCUPIED, 2016

City	Monthly Rent	% Households Renter Occupied
Chaska	\$1,020	33.1%
Carver	*	8.0%
Chanhassen	\$1,215	13.4%
Eden Prairie	\$1,237	27.4%
Minnetonka	\$1,216	30.4%
Victoria	\$940	8.0%
Waconia	\$871	23.1%
Carver County	\$976	20.2%
Total Metro Area	\$963	*

*Data not available

Source: 2012-2016 ACS Estimates

Age of Renters

The age profile of Chaska renters in 2016 was similar to Carver County as shown in TABLE 5.11. Not surprisingly, the largest rental age group was the 35-64 group at nearly 50 percent of total renters, which is slightly higher than Carver County as a whole. It is also notable that young renters, ages 15-34, make up a higher proportion of Chaska’s renters than Carver County.

Seniors (65 and over) make up a smaller portion of the renters in Chaska than they do in the County as a whole. This is surprising, given the number of senior living facilities established in the city.

TABLE 5.11: AGE OF RENTERS, 2016

Age Bracket	% of Total Householders*	
	Chaska	Carver County
15-34	31.00%	28.80%
35-64	49.30%	47.50%
65 +	19.90%	23.80%
Total	100.0%	100.0%

Source: 2012-2016 ACS Estimates

Rental Occupancy Rates

According to the *Comprehensive Housing Needs Assessment for Carver County, Minnesota* prepared by Maxfield Research, Inc. in 2014, in that year, Chaska only had *nine* rental units vacant/available for rent. That is a rental vacancy of 0.7%; typically a healthy rental vacancy rate is around 5.0%. This means that in 2014 there was higher demand for rentals than supply available, which can cause monthly rents to increase and affordability of rental options to become even more difficult to achieve.

HOUSING NEEDS

In the past, it was common to think of just two basic types of housing in Chaska and the Twin Cities metro area — apartments mainly for young people “just starting out” and single-family homes for couples with children, even if the children were grown and gone. As the City has grown in population, the diversity of its households has increased, including number of people per household, family types, ethnicity, income, and age. The City now contains a broader variety of housing types and will need to plan for the City’s long-term housing needs in terms of a broader range of housing types. As the City looks out to the year 2040, Chaska’s future housing demand will be significantly driven by the following housing factors:

- » **Need to provide housing for a population growth**
- » **Need to preserve and maintain existing housing**
- » **Need to provide a variety of housing options for a diverse population**
- » **Need to provide housing options that are affordable to all residents**
- » **Need to advocate for fair housing**

PROVIDE HOUSING FOR POPULATION GROWTH

- » Between 2017-2040 Chaska is projected to add 9,659 more people and 4,188 more households (for an average new household size of 2.31 people).
- » Chaska has adequate land supply for new residential development as well as redevelopment opportunities.
- » This growing population will also require a greater variety of housing options than previous decades.

PRESERVE AND MAINTAIN EXISTING HOUSING

- » Chaska’s existing, well-built neighborhoods are what attracted many people to the city over the last several decades.

- » Maintaining homes as they age, as well as maintaining the neighborhoods themselves, can be a challenge.
- » Many housing programs with the City and the CDA are aimed at home improvement and maintenance assistance (see TABLE 5.16 for more information).
- » The community’s existing manufactured home parks provide important affordable housing options within the region, and maintenance assistance targeted at these neighborhoods may require different approaches than other neighborhoods.
- » Historic structures throughout Chaska contribute significantly to the community’s sense of identity. The city has an interest in having historic buildings maintained and/or rehabilitated for cultural relevance as well as modern residential needs.

PROVIDE A VARIETY OF HOUSING OPTIONS FOR A DIVERSE POPULATION

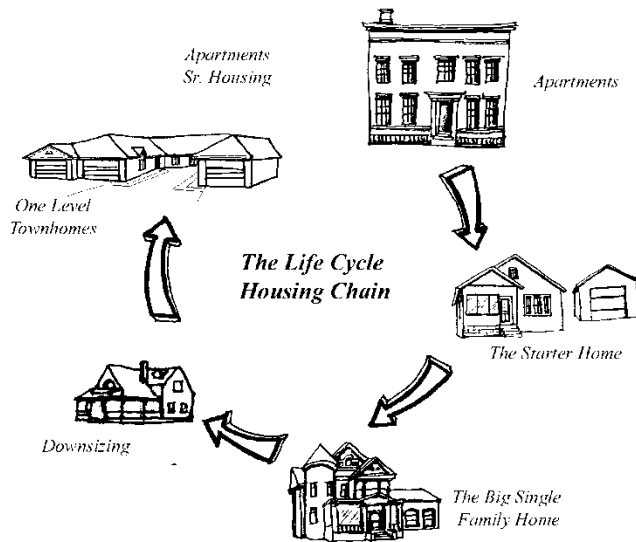
Lifecycle Housing

It is in a city’s best interest to plan for a variety of housing to meet the life-cycle needs of the area’s residents. Older people who wish to move from a house to an apartment or condominium often want to stay in the community they are familiar with and in which they may have friends, family and other associations important to them. Similarly, young people growing up in a community may want to stay there when they move to an apartment or house. These moves may not be possible when the housing in a city is homogeneous in type and cost. A balanced housing supply to accommodate these needs contributes to a city’s long-term viability.

TABLE 5.12: GENERAL STAGES OF LIFECYCLE HOUSING

Age	Stage
18-24	Household formation, generally renters
25-34	First-time home buyers, some renters
35-49	Move-up home buyers
50-64	Empty nesters, may move to smaller housing
65-74	Young seniors, variety of housing options
75+	Older seniors, often needing services and housing options

FIGURE 5.6: LIFECYCLE HOUSING DIAGRAM



This lifecycle housing pattern, while not followed by all people, shows remarkable consistency for a majority of the population.

Some other considerations regarding lifecycle housing in Chaska include:

- » Many residents who moved as young families to Chaska in previous decades are looking to continue to stay in the community, but have different housing needs (empty nesters)
- » As everywhere else, Chaska's senior population (aged 65 years and older) is growing in size, and projected to continue to grow
 - Need for varying levels of senior living
 - Desire for:
 - Active neighborhoods connected to recreational opportunities
 - Walkable neighborhoods
 - Smaller homes, single-floor living, low-maintenance housing
- » Shifting needs of younger generations
 - Desire more walkable, well-connected neighborhoods
 - Greater possibility of working from home
 - Amenities within their housing options
 - Less ability to buy first home

Increasingly Diverse Population

- » Over the last two decades, Chaska has become an employment and cultural center for Latino residents
- » Housing needs to address hurdles that may specifically impact these residents
 - English as a second language/non-English speaking
 - Immigration issues/documentation concerns
 - Intergenerational living/households beyond “typical” nuclear family

PROVIDE HOUSING OPTIONS THAT ARE AFFORDABLE TO RESIDENTS

- » Housing is often the largest expense for a household’s income
- » Housing has become less affordable over time at a national and regional level (increasing percentage of household income spent on housing costs)
- » Maintain “Naturally Occurring Affordable Housing”
- » Recognize existing manufactured home parks as an important provider of affordable housing within the region
- » Denser development *can* allow for lower construction cost per unit
- » Housing that is affordable to those with the greatest need will not be able to be met by the private market and require more intense subsidy programs to provide it
- » Housing affordability for vulnerable populations a particular concern

Affordable Housing Allocation

Through its regional planning efforts, the Metropolitan Council has prioritized housing affordability in the Thrive MSP 2040 Regional Development Guide. The Metropolitan Council determined the allocation of affordable housing needed per city to meet the rising need of affordable housing across the Twin Cities metropolitan area. Housing is considered “affordable” when no more than 30 percent of household income goes to housing. As such, households with different income levels have different thresholds for “affordable housing.” The Metropolitan Council has selected the four-person household thresholds as a general measurement for affordable housing needs at each income level. This allocation of affordable housing need is calculated based on a variety of factors:

- » Growth projections for households experiencing housing cost burden
- » Current supply of existing affordable housing, whether subsidized or naturally occurring
- » Disparity of low-wage jobs and housing for low-wage households within a community

Through these calculations, the Metropolitan Council has determined the Affordability Housing Need Allocation for Chaska between 2021 and 2030, as shown in TABLE 5.13.

TABLE 5.13: CHASKA’S ALLOCATION TO ADDRESS REGIONAL AFFORDABLE HOUSING NEEDS 2021-2030

Household Income Level	Units
Income at or below 30% of AMI	249
Income 31% to 50% of AMI	156
Income 51% to 80% of AMI	166
Total Units	571

Source: Metropolitan Council, 2016

The way that communities accomplish this affordable housing allocation is by designating adequate vacant land or redevelopable land at minimum densities (housing units/acre) that are high enough for affordable housing to be an option. The idea is that the more units per acre allowed on a site, the less cost per unit to be built. The land is then an option for both affordable and market-rate housing developers. The affordable housing allocation does not mean that the city must force the building of this many affordable units by 2030. Rather, through future land use guidance, the city needs to ensure that the opportunity for affordable housing exists by having adequate vacant or redeveloped land guided for higher densities to meet the stated above identified allocation.

In order to determine if Chaska can achieve this housing allocation, the city must identify the land use designations that can count towards Affordable Housing Allocation Need. According to the Metropolitan Council, any land use designation that includes a minimum density of six housing units per acre or more can count towards affordable housing allocation calculations for AMI 51%-80%; land use designations with minimum densities of 12 units per acre or higher may count towards the two allocations for AMI at or below 50%. TABLE 5.14 summarizes all land use designations for Chaska and their minimum units per acre.

TABLE 5.14: CHASKA LAND USE DESIGNATIONS RELEVANT TO THE AFFORDABLE HOUSING ALLOCATION

Land Use Designation	Min. Units/Acre	% Residential	Qualify?
Low Density Residential	2.0	100%	No
Medium Density Residential	6.0	100%	51%-80% AMI Only

High Density Residential	12.0	100%	Yes
Mixed Residential	3.0	75%	No
Downtown Mixed Use	12.0	50%	Yes

Source: City of Chaska, 2018

Vacant or redevelopable land designated as Medium Density Residential, High Density Residential, or Downtown Mixed Use that is anticipated to be developed between 2021 -2030 may count toward the city’s affordable housing allocation. As seen in TABLE 5.15, the net developable or redevelopable acres of each applicable land use for 2021-2030 have been multiplied by the minimum units per acre to determine the minimum number of units that could be developed on this land. Chaska has the land capacity to provide a minimum of 644 units to meet the allocation of affordable housing need from 2021-2030.

TABLE 5.15: CHASKA LAND USE DESIGNATIONS QUALIFYING FOR THE AFFORDABLE HOUSING ALLOCATION

Land Use Designation	Net Developable Acres 2021-2030	Min. Units/Acre	% Residential	Units	Income Level
Medium Density Residential	27.2	6.0	100%	163	51%-80% AMI Only
High Density Residential	31.7	12.0	100%	380	80% AMI & Below
Downtown Mixed Use	16.8	12.0	50%	101	80% AMI & Below
Total	75.7			644	

Source: HkGi, 2018

ADVOCATE FOR FAIR HOUSING

The federal Fair Housing Act was passed in 1968 as Title VII of the Civil Rights Act. The intent of this federal policy is to ensure fair or equal housing opportunities for all U.S. citizens. This law prevents housing discrimination against people based on race, gender, national origin, religion, familial status, and disability. The Minnesota Human Rights Act, which was passed in 1973, is the state’s civil rights act. This state law also protects citizens against housing discrimination, public and private, and includes some additional protected classes of people: sexual orientation, marital status, status with regard to public assistance, and creed. All MN cities need to consider both the federal and state civil rights laws as part of addressing fair housing issues. In addition, cities who are recipients or sub-recipients of federal funds relating to housing or urban development are required to affirmatively further fair housing. Finally, the Metro Council plans to require Livable Communities Act grant recipients to have fair housing policies in the future.

The City of Chaska has an obligation to advocate for fair and equal housing opportunities for all residents within the community.

HOUSING ASSESSMENT

It is important when analyzing the community's existing housing conditions data to keep in mind the local context. Chaska is a historic river valley community but more recent suburban growth has occurred above the river bluff. This landscape of bluffs and creeks includes topographical challenges and steep slopes. The city has significant capacity for housing growth within the Southwest Growth Area as well as opportunities for redevelopment and infill housing at higher densities.

Chaska continues to be a desirable place to live. With more than 55% of its current housing units being single-family detached residential, the City recognizes that it is sufficiently serving the needs of existing and future residents seeking to live in this type of housing. However, there is increasing interest from people of all ages for a broader range of housing options, such as townhomes or senior living facilities. In addition, there has been demand for more walkable and connected neighborhoods. Thus, the community would benefit from the creation of new apartments and condominiums, as well as small lot single family homes, twin homes, and townhomes.

The City continues to be interested in supporting investment in existing properties to ensure resident health, safety and welfare, as well as thriving neighborhoods.

The amenities that make Chaska an attractive residential community also impact housing costs. It is a concern especially for households when their housing needs change, both those desiring to move to and those desiring to remain in the community. While higher density housing developments are not necessarily less expensive, the diversification of the housing stock will likely include some lower cost options. The addition of new options may provide existing single-family homeowners an alternative which may free up some naturally occurring affordable housing options. The City continues to seek opportunities to partner on the creation of affordable housing options.

As a growing community, most of the new housing options will come through development of private property. The City has created a variety of residential land use districts to provide flexibility and encourage the development of attractive neighborhoods to provide housing options at a range of densities.

TABLE 5.16: HOUSING TOOLS / IMPLEMENTATION BY HOUSING NEED

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with Varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
Tax Increment Financing (TIF)	X		X	X		City Program for Development	City would consider using TIF to support multi-family development within the downtown, or meets needs of senior housing or providing affordable units.			X	X
Housing Bonds				X		City Program for Development	The City will consider issuing Housing Bonds for residential projects that are eligible for TIF and for creating a number of units affordable to very low- or low-income households.	X	X	X	X
Tax Abatement			X	X		City Program for Development	City would consider using Tax Abatement to support multi-family development within the downtown, or meets needs of senior housing or providing affordable units.		X	X	X
Consolidated RFP through the MHFA			X	X		State Program for Development	The City would strongly consider supporting/sponsoring an application to the Consolidated RFP programs through MHFA for residential project proposals in areas guided for high density residential uses and mixed uses.			X	
Land Bank Twin Cities			X	X		Regional Program for Development	The City would encourage developers and property owners to work with the Land Bank of the Twin Cities. It is unlikely that the City will become an active partner with the Land Bank for development.		X	X	

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
Livable Communities Demonstration Account (LCDA) through Metropolitan Council			X	X		Regional Program for Development	The City would strongly consider supporting/sponsoring an application to Livable Communities Account programs for proposals with residential units in areas guided as high density residential as well as mixed use areas.				X
Community Development Block Grant Funds (CDBG) through Carver County			X	X		County Program for Development	The City will explore the use of a portion of our CDBG funds to prioritize projects if they provide affordable units, and are guided as high density residential as well as mixed use areas.		X	X	
Low Income Housing Tax Credit			X	X	X	Federal Program for Development of Affordable Rental Properties	The City will encourage developers to continue to use LIHTC as a way to provide affordable rentals in the area; as properties expire out of the LIHTC program, the City will work with the CDA and other advocacy agencies to enable affordable units to stay in the city.	X	X	X	
Community Land Trust through Carver County	X			X		County Program for Individual Households	The City will direct residents to CDA services. The City would explore opportunities to collaborate with the CDA Land Trust to support affordable housing options for any type of housing density.	X	X	X	

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
Minnesota City Participation Program (MCP) through Carver County				X		County Program for Individual Households	The City will explore opportunities with the CDA to provide low-interest loans to first-time homebuyers			X	
Rehabilitation Loan & Emergency Loan Program through Carver County		X				County Program for Individual Households	The City will direct residents to CDA resources for housing rehabilitation				X
Rental Property Rehabilitation Loans through Carver County		X			X	County Program for Individual Households	The City will direct rental property owners to Carver County CDA resources for rehabilitation.				X
Habitat for Humanity Partnership Program				X		Organizational Program for Development	The City will explore opportunities for organizations to develop housing for lowest income households.	X			
Site Assembly	X		X	X		City Action for Development	The City will continue to consider site assembly of available properties to enable developments that meet City goals, such as providing affordable units.			X	X
Referrals	X		X		X	City Action for Individual Households	The City will review and update reference procedures and training for applicable staff by 2022, including a plan to maintain the ability to refer residents to any applicable housing programs beyond the services of the Carver County CDA.				X
Guiding land at densities that support affordable housing			X	X		City Policy	See our future land use plan and projected housing needs section of the housing chapter of this comprehensive plan.			X	X

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
NOAH Impact Fund		X		X		State Program for Individual Properties	The City will explore opportunities with the Minnesota Housing Fund on the use of NOAH (Naturally Occurring Affordable Housing) Impact Funds to finance the acquisition and preservation of naturally occurring affordable housing.		X	X	
Local 4d Tax Incentives				X		City Policy	The City will evaluate the appropriateness of a local 4d tax incentive policy.	X	X		
Fair Housing Policy				X	X	City Policy	The City will continue to assist residents facing issues of fair housing within the community as well as monitor actions and best practices by other communities in the region to help further fair housing. The City is adopting fair housing policies as part of the adoption of the 2040 Comprehensive Plan.				X
Zoning and Subdivision Ordinances			X			City Policy	The City will be reviewing our zoning and subdivision ordinances to identify any regulations that inhibit the housing priorities in this document. This effort is slated for completion nine months after adoption of the Comprehensive Plan.				X
Property Maintenance		X			X	City Policy	The City will continue to enforce the Exterior Building Maintenance Code.				X

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
Expedited Pre-application	X		X			City Policy	The City will consider the creation of a pre-application process to identify ways to minimize unnecessary delay for projects that address our stated housing needs, prior to a formal application submittal.				X
Fee Reductions or Deferrals	X		X			City Policy	The City will consider reductions or deferrals of city fees, such as park dedication or trunk utility, to support redevelopment projects.				X
Housing Improvement Area (HIA)		X	X			City Program	The City will evaluate the use of Housing Improvement Areas (HIA) through its EDA as a tool to assist condo and townhome associations with improvements they could not otherwise finance.				X
Rental Licensing and Inspection Program			X		X	City Program for individual properties	The City will continue to facilitate its rental licensing and inspection program to ensure quality maintenance and conditions of rental properties in the city.				X
Historic Tax Credit		X	X			Federal and State Program for individual properties	The City will continue to guide local properties with historic buildings towards resources to maintain and upkeep those buildings, with possible conversion to housing.				X

Program / Tool	Housing Need Addressed					Circumstances	Sequence of Use	Affordability Level			
	Provide Housing for a Growing Population	Preserve, Maintain, & Upkeep Existing Housing	Provide Housing Options for a Diverse Population with varied Housing Needs	Provide Housing Options that are Affordable to Residents	Advocate for Fair Housing			30% AMI & Below	31% - 50% AMI	51% - 80% AMI	All Income Levels
Preservation of Manufactured Housing		X	X	X		City Policy	The City will consider programs to help protect and support the existing manufactured homes currently within the community, as they are an important and vulnerable source of naturally occurring affordable housing. Programs to be explored include rehabilitation resources, local notice-of-sale, or first look provisions.				X

CHASKA HOUSING GOALS & POLICIES

HOUSING DIVERSITY

Goal

Provision of a diversity of housing opportunities to meet the needs of a diverse population in terms of age, lifecycle, household size, culture, ethnicity, race, income, and socio-economic situation.

Policies

1. Provide a balanced housing supply to meet the varied needs of residents of all ages, lifecycle stages, household sizes, cultures, ethnicities, and races, household income, and socio-economic circumstances in all geographic areas of the city, and to maintain a sustainable community in both social and economic terms. The City's future housing options should include a broad mix of housing style, size, price, and maintenance level options.
2. Promote the development of additional non-traditional housing types, such as condominiums, townhomes, and smaller single-family detached homes for aging residents and smaller households that may desire smaller units and perhaps less maintenance. The anticipated increase in senior households (65+) and smaller households may also increase future demand for rental apartments.
3. Support provision of housing types and services that encourage independent living for elderly people. Such housing types and services include apartments, townhomes, condominiums and cooperatives, as well as accessory dwelling units, shared housing, and personal care homes.
4. Support a substantial increase in development of multiple-family housing toward meeting the future multiple-family housing demand projected in the Carver County Comprehensive Housing Needs Assessment (2014) for 2020 through 2040.
5. Support the retention and upgrading of the City's current manufactured housing neighborhoods as a viable and attractive home ownership option.
6. Continue to encourage the development of higher density multiple-family housing types in a dispersed pattern throughout the community as opposed to designation of focused areas, which would create large concentrations of such housing.
7. Continue to support the development of new higher density multiple-family housing adjacent to high amenity natural sites such as woodlands, parks, lakes, creeks, ravine/open space system and golf courses. Dispersal of higher density multiple-family housing adjacent to natural amenities will help ensure quality residential developments

that will be compatible with lower density single-family neighborhoods and will be more likely to maintain their value over the long term.

8. Continue to support the development of new higher density multiple-family housing in locations with convenient access to basic services, including stores, restaurants, services, parks, and transit.
9. Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. Historically, townhouse projects in Chaska have limited their product lines to below this number, due to the smaller size of the parcels that were available. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public.
10. Maintain a two-thirds owner/ one-third renter household mix through 2040 as shown in TABLE 5.17:

TABLE 5.17: HOUSING INCREASE FORECASTS, BY TENURE, 2016-2040

Tenure of Households	2016 Estimate		2040		Increase 2016-2040	
	No.	%	No.	%	No.	%
Owner-Occupied	6,250	66.9%	9,500	66.9%	3,250	52%
Renter-Occupied	3,089	33.1%	4,700	33.1%	1,611	52%
Total Households	9,339	100%	14,200	100%	4,861	52%

Source: Chaska Community Development Department

HOUSING AFFORDABILITY

Goal

Provision of housing options which are affordable to all residents of Chaska.

Policies

1. Continue to support the development of new rental and ownership housing which is affordable by low- and moderate-income households to accommodate the City's share of the regional affordable housing needs.
2. Continue to use housing development methods such as Planned Development Districts (PDDs), cluster development, and innovative site plans and building types to help conserve energy and resources used for housing.
3. Continue to work with Carver County CDA, regional, state and federal agencies, and non-profit housing organizations to obtain financial assistance for providing subsidized and more affordable housing for all income levels and age groups.
4. Creatively and cooperatively work with developers on residential projects that receive regulatory relief (i.e., increased residential acreages, increased densities, reduced right's-of-way, reduced pavement sections, private roads, reduced setbacks, fee waivers, and

expedited processes, etc.) to provide housing opportunities for persons and families of low and moderate income by:

- a. Establishing sales prices or rents for housing affordable to low- and moderate-income households;
- b. Establishing maximum income limits for initial and subsequent purchasers or renters of the affordable units;
- c. Establishing means, including, but not limited to, equity sharing, or similar activities, to maintain the long-term affordability of the affordable units; and
- d. Establishing a land trust agreement to maintain the long-term affordability of the affordable units.

HOUSING REVITALIZATION

Goal

Older housing stock and neighborhoods receive reinvestment to ensure their revitalization as desirable places to live.

Policies

- » Encourage revitalization in older neighborhoods as attractive living areas, including housing rehabilitation, street maintenance and reconstruction, preservation and upgrading of neighborhood facilities (parks, walkways, etc.) and traffic control.
- » Support revitalization of historic and traditional Chaska housing, particularly in the historic downtown Chaska area, for its historic small town character and identity, and also for the economic benefit of a solid population support base proximate to downtown businesses. Clusters of older housing outside of the historic downtown Chaska area should also be targeted for revitalization, such as the original Jonathan New Town, Stoughton Avenue, and Sandy Acres neighborhoods.
- » Assist low and moderate income homeowners to obtain loans and grants from available sources for rehabilitation and updating of housing in Chaska's older neighborhoods.
- » Require plans for new residential areas to provide for the development of complete systems of supporting public facilities (parks, walkways, etc.), and to preserve significant natural amenities. To the extent possible, the creation of unified neighborhoods shall be encouraged.
- » Adopt and enforce necessary codes and inspection standards to prevent blight from occurring.
- » Support property tax policies, which encourage the maintenance and rehabilitation of both owner occupied and rental housing.

- » Continue to support existing neighborhoods and neighborhood associations with Housing Improvement Area financing opportunities to make improvements to common areas and other maintenance needs.

FAIR HOUSING

Goal

Affirmatively promote fair and equal housing opportunities for all persons in all housing opportunities and developments regardless of race, ethnicity, religion, gender, sexual orientation, marital status, status with regard to public assistances, familial status, national origin, or disability.

Policies

1. Provide access to Fair Housing information in an accessible and visible manner for city residents needing to find information about housing discrimination.
2. Provide training for all city staff and departments who deal with housing on Fair Housing laws, complaint/violation procedures, equitable accommodations (e.g. language and disability barriers), and implications.