



Housing and Neighborhoods 6

Housing and Neighborhoods is the primary chapter of the Comprehensive Plan that guides future development and improvements to the City's housing and neighborhoods. This chapter contains the following elements:

- ◆ Introduction
- ◆ Goals and Policies
- ◆ Housing Age and Tenure
- ◆ Housing Types and Trends
- ◆ Future New Housing Needs, Potential Sites, and Unit Projections
- ◆ Housing Programs and Agencies

Introduction

Housing is a basic human need and an essential component of the quality of life in a community. Maintaining diverse, safe, and affordable housing is one of the most critical matters facing the city of Roseville over the next twenty years. The availability of a variety of housing types, styles, and price ranges, which allows residents to move through the life-cycle housing chain, is a key factor in maintaining a community's ability to thrive well into the future. Roseville has had numerous conversations regarding the type of housing that should be developed in order to continue to make the community a desirable place to live.

Diverse, affordable, and high-quality housing and neighborhoods are critical components in defining Roseville, maintaining a healthy tax base, and attracting and retaining residents and businesses. Neighborhoods are the building blocks of the larger community, and many people identify with the social and physical

aspects of their neighborhood. Because of the shared community connections within neighborhoods, they often foster grass-roots civic discourse. Healthy neighborhoods bring vitality and promote investment in the larger community, providing a firm foundation to plan for Roseville's future.

Goals and Policies

The following goals and policies are established to guide future development and decision making relating to housing and neighborhoods in the city:

Goal 1: Provide a wide variety of housing options in order to retain and attract a diverse mix of people and family types with varying economic statuses, ages, and abilities.

Policy 1.1: Promote the development of housing stock that is appealing to persons of varying economic means.

Policy 1.2: Regularly review official controls to ensure opportunities for development of new housing stock, enhancement of existing housing stock, and ability to provide a diversity of housing choices.

Policy 1.3: Encourage the development of market-rate, intergenerational rental housing.

Policy 1.4: Partner with the Roseville Housing and Redevelopment Authority (HRA) to provide programs that encourage a range of housing choices for all residents in Roseville.

Policy 1.5: Partner with regional, state, and federal agencies, other cities/HRAs, nonprofit groups, and private-sector developers to provide high-quality, af-

fordable housing to accommodate the City's share of regional affordable-housing needs.

Policy 1.6: Integrate housing plans and policies with other City planning initiatives.

Goal 2: Maintain and enhance Roseville as a community with strong, desirable, and livable neighborhoods.

Policy 2.1: Promote and maintain neighborhoods through official controls supporting design elements that create safer streets, facilitate social interaction between neighbors, and enhance neighborhood connectivity, such as sidewalks or pathways, streetscaping, traffic-calming strategies, and open or green space.

Policy 2.2: Provide programs for rehabilitating and upgrading existing housing stock.

Policy 2.3: Support housing renovation, redevelopment, and/or infill projects that complement existing neighborhood character and improve neighborhood desirability and longevity.

Policy 2.4: Maintain and encourage a mix of housing types in each neighborhood based on available amenities, transportation resources, and adjacent land uses.

Policy 2.5: Encourage the integration of affordable housing in new and existing neighborhoods.

Policy 2.6: Prevent neighborhood decline by supporting ongoing code-compliance inspections and neighborhood reinvestment strategies.

Policy 2.7: Encourage communication channels between residential and commercial property owners/managers to resolve potential neighborhood issues.

Policy 2.8: Identify and encourage the preservation of historic homes and neighborhoods.

Goal 3: Encourage the development of neighborhood identities that build a sense of community and foster neighborhood interaction, as appropriate.

Policy 3.1: Foster the creation of individual neighborhood identities through the promotion of each neighborhood's unique attributes and amenities.

Policy 3.2: Assist residents in developing and maintaining neighborhood organizations and forums.

Policy 3.3: Create two-way paths of communication between the City and neighborhood organizations regarding overall citywide information and specific issues of concern and interest to individual neighborhoods.

Policy 3.4: Encourage neighborhood-based planning processes that rely heavily on resident participation.

Policy 3.5: Consider involvement of neighborhood residents in further development of area plans for the 16 planning districts (Land Use Chapter 4) within the framework of the Roseville 2025 Vision and the Comprehensive Plan.

Policy 3.6: Partner with neighborhood organizations to provide forums for residents to participate in the achievement of the housing and neighborhood goals.

Goal 4: Integrate environmental stewardship practices into the housing stock and neighborhoods.

Policy 4.1: Support official controls and programs that incorporate state-of-the-art technology for new construction or rehabilitation of existing homes that promotes innovative and sustainable building methods.

Policy 4.2: Encourage the use of high-quality, durable, and energy-efficient building materials and home products in renovations of existing and construction of new housing to promote decreased energy and land consumption, resource efficiency, indoor environmental quality, and water conservation, and to lessen site, neighborhood, and community impacts.

Policy 4.3: Encourage third-party certification, such as Leaders in Energy, Environmental Design (LEED), MNGreenstar, and EnergyStar, of “green” building practices for new and renovated housing units and developments.

Policy 4.4: Create ongoing resources to educate the community about “green” renovation and healthy building techniques.

Policy 4.5: Encourage the use of low-impact landscaping, such as no-mow yards, native landscaping, and rain gardens, to reduce the consumption of natural resources in yard maintenance.

Policy 4.6: Encourage housing development on sites that have access to multiple modes of transportation, including transit, biking, walking, and to sites that efficiently utilize land in a sustainable manner.

Goal 5: Continue support of housing and neighborhood programming provided by the HRA that address community needs.

Policy 5.1: Work in partnership with the HRA to identify housing issues, provide resources for housing programs, and educate Roseville residents on housing-related topics.

Policy 5.2: Coordinate with the HRA on implementation of housing-related activities identified within the Comprehensive Plan.

Housing Age and Tenure

Roseville experienced a significant housing boom between the 1940s and 1970s with 83% of all owner-occupied units and 74% of all rental units being constructed during this period (see Table 6.1). This rapid development of housing over a relatively short time period has resulted in housing stock and neighborhoods that are reaching the age when they will concurrently require significant investment.

The ratio of owner-occupied housing to rental housing has remained consistent over the last two decades. According to the 1990 and 2000 U.S. Censuses, approximately two-thirds of the housing stock is owner-occupied and one-third are rental units (see Table 6.2). This balance continued through 2007 based on the number and type of new-construction building permits issued by the City.

In the last several years, the community expressed concern regarding conversion of owner-occupied, single-family homes to rental housing. The Census data shows a consistent number of single-family rentals over time, with 218 units in 1990 and 206 units in 2000. Anecdotal information has suggested that the rate of conversion of older single-family homes from owner occupancy to rental has increased. The City will continue to monitor housing tenure trends over time.

Housing Costs and Affordability

The U.S. Department of Housing and Urban Development defines housing affordability as requiring no more than 30% of household income for housing costs. According to Census 2000, the owners of 86% of Roseville’s single-family, owner-occupied households paid less than 30% of their household incomes toward

selected monthly owner costs, such as mortgage payments, property taxes, insurance, utilities, fuels, condominium fees, or mobile home costs. Sixty-two percent (62%) of renters meet the federal housing affordability threshold.

The median single-family house value has increased by 81% over the last eight years, rising from \$130,500 in 2000 to \$237,200 in 2008. This upward trend is anticipated to level over the next few years due to current market conditions; however, with wages increasing at a slower rate, the overall affordability of single-family housing in Roseville may decrease.

Housing Types and Trends

In 2008, Roseville is home to approximately 34,000 residents living in a variety of housing styles including single-family homes, duplexes, apartments, condominiums, townhomes, manufactured homes, and senior housing complexes. The community also supports a variety of types of group living facilities, including nursing homes, dormitories, and group homes. The map in Figure 6.2 shows a distribution of the various housing types throughout the community. Table 6.6 contains the number of units (in 2008) for each housing type.

Years Built	Owner-Occupied		Rental		Total	
	Number	Percent	Number	Percent	Number	Percent
1939 or earlier	460	5%	93	2%	553	4%
1940s/50s	4,484	46%	646	14%	5,130	35%
1960s	2,239	23%	1,272	27%	3,511	24%
1970s	1,455	15%	1,641	34%	3,096	21%
1980s	492	5%	596	12%	1,088	7%
1990s	718	7%	536	11%	1,254	9%
Total	9,848	100%	4,784	100%	14,632	100%

Source: 2000 U.S. Census

Age of Housing Stock

Table 6.1

Tenure	1990		2000		2007 (est)**	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Owner-Occupied*	9,343	65.7%	9,942	66.6%	10,427	66.8%
Renter-Occupied**	4,775	33.6%	4,870	32.6%	5,059	32.4%
Unknown	98	0.7%	112	0.8%	112	0.7%
Total Housing Units	14,216	100%	14,924	100%	15,598	100%

Source: U.S. Census and Roseville Building Permit Data
**Sum of occupied, owner-occupied and vacant, for sale data*
***Sum of occupied, renter-occupied and vacant, for rent data*
****Sum 2000 Census data and new building permits for owner-occupied and rental 2000-2007*

Owner and Renter Occupied Housing Units - 1990-2007

Table 6.2

Type of Unit	1990			2000		
	Owner	Renter	Vacant	Owner	Renter	Vacant
1-unit, detached	8,076	218	75	8,143	206	94
1-unit, attached	36	175	13	848	174	40
2-unit	19	66	1	25	90	5
3- or 4-unit	11	22	0	20	29	-
5 or more units	683	3,753	561	752	4,226	172
Mobile home	92	14	3	60	32	8
Other	40	32	1	-	-	-
Total	9,282	4,280	654	9,848	4,757	319
Grand Total	14,216			14,924		

Source: U.S. Census

Housing Units by Type and Tenure 1990-2000

Table 6.3

Percent of Income	With Mortgage		Without Mortgage		Total	
	Number	Percent	Number	Percent	Number	Percent
Less than 20 percent	2,991	54.0%	2,653	85.5%	5,644	65.3%
20 to 24 percent	1,031	18.6%	149	4.8%	1,180	13.6%
25 to 29 percent	528	9.5%	94	3.0%	622	7.2%
30 to 34 percent	312	5.6%	88	2.8%	400	4.6%
35 percent or more	654	11.8%	120	3.9%	774	9.0%
Not computed	26	0.5%	0	0	26	0.3%
Total	5,542	100%	3,104	100%	8,646	100%

Source: U.S. Census

Owner-Occupied Housing Percent of Income in 1999

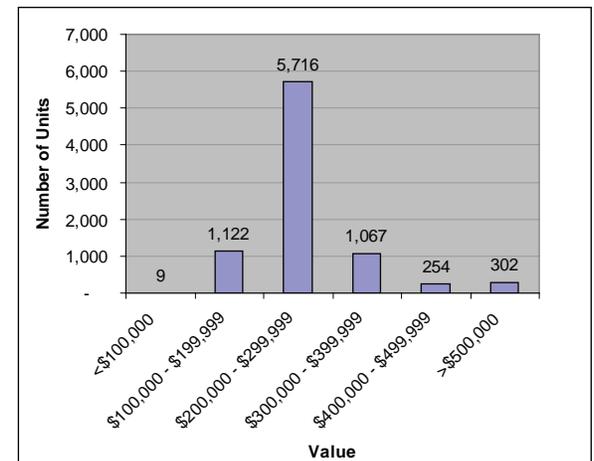
Table 6.4

Percent of Income	Number	Percent
Less than 15 percent	596	12.5%
15 to 19 percent	842	17.7%
20 to 24 percent	744	15.6%
25 to 29 percent	652	13.7%
30 to 34 percent	370	7.8%
35 percent or more	1,421	29.9%
Not computed	132	2.8%
Total	4,757	100.0%

Source: 2000 U.S. Census

Gross Rent as % of Household Income (1999)

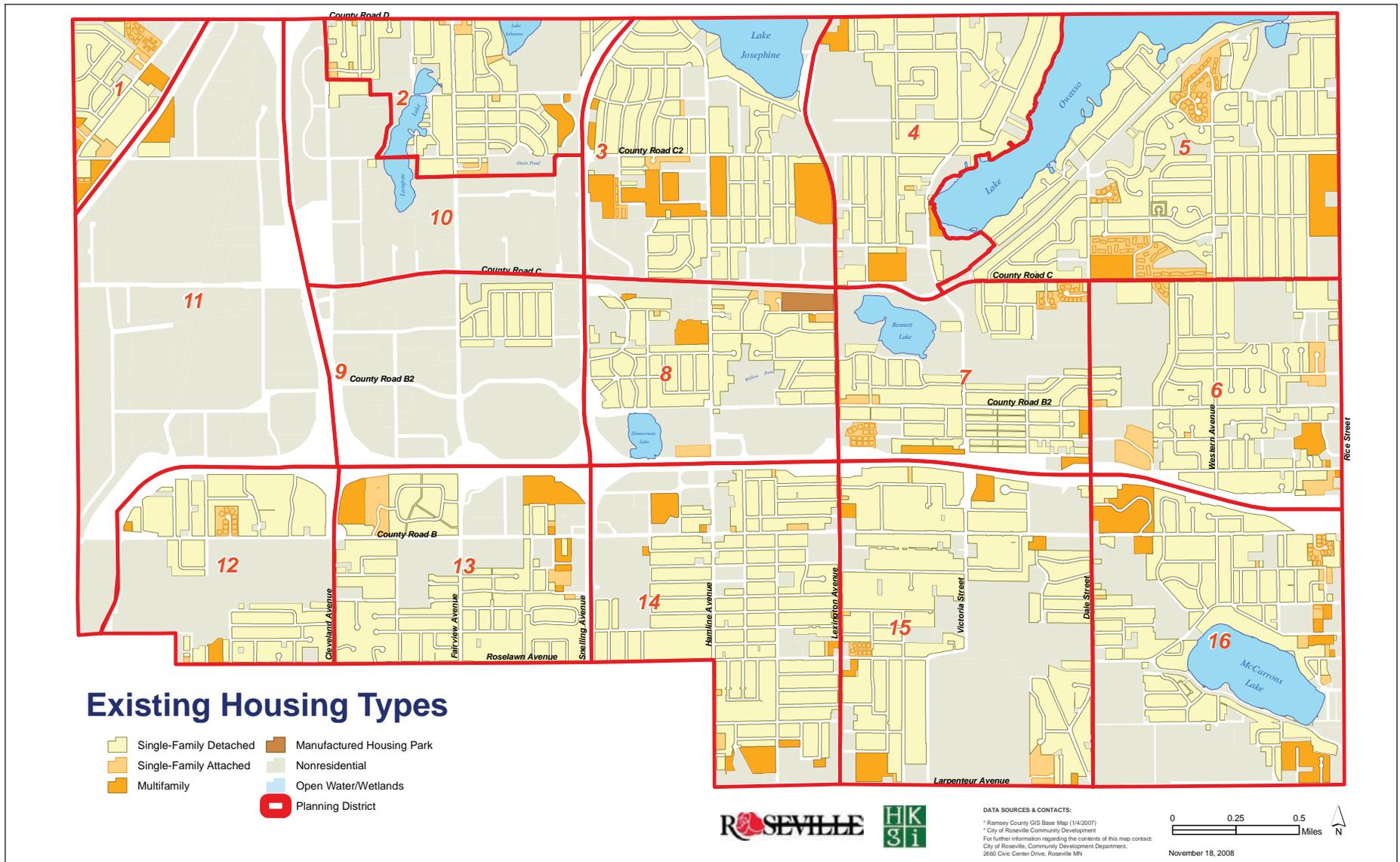
Table 6.5



Source: Ramsey County Parcel Data (April 2008)

2008 Assessed Value of Single-Family Homes

Figure 6.1



Existing Housing Types
Figure 6.2



Single-Family Houses

Roseville’s neighborhoods of single-family homes are the building blocks of the community. In 2008, single-family housing represents 53% of the total available housing in the city. The median assessed value of these housing units is \$237,400 and the average value is \$264,389. The chart in Figure 6.1 shows the distribution of assessed value for single-family homes in Roseville.

Built predominately between the 1950s and 1970s, the size and style of these homes reflect the decades in which they were built. They are typically smaller in size (square feet) than new homes. Reinvestment in the community’s homes has remained strong with an average of 930 building permits for home improvements issued each year over the last five years.

As described in Chapter 3 (Community Context), a large proportion of householders age 65 and over choose to continue living in single-family homes as they grow older. The single-story, bungalow, rambler, and ranch-style homes that are found throughout Roseville are very suitable for aging in place.

Type of Unit	2008	
	Number	Percent
Single-family houses (single-family detached)	8,470	53.0%
Apartments	3,468	21.7%
Condominiums	1,249	7.8%
Townhomes (single-family, attached)	1,053	6.6%
Senior Apartments	732	4.6%
Assisted Living/Nursing Homes	712	4.5%
Senior Cooperatives	196	1.2%
Manufactured Homes	107	0.7%
Total Number of Units	15,987	100.0%

Source: Ramsey County Tax Records (April 2008)

Housing Types in Roseville

Table 6.6

Because Roseville has limited land for new single-family residential development, the demolition of existing single-family homes is a viable means to obtain a lot for the construction of new single-family homes. According to the City’s building inspectors, approximately three to four demolition permits are issued on single-family homes per year.



Apartments/Multifamily Rental Housing

Production of multifamily rental housing within the community, which in Roseville is predominately apartment complexes for rent, peaked during the 1970s, with

three-quarters all of rental units being constructed prior to 1980. Since the majority of apartments are over 30 years old, they lack the modern amenities offered by new apartment buildings. These older apartments typically have little green space, lack playground equipment, and have no garages.

Roseville’s multifamily rental housing is consistent with regional market trends characterized by low vacancies, slowly rising rents, and little new construction. Many of these complexes are in need of updates and reinvestment to remain viable housing options. The Roseville HRA has initiated a multifamily housing initiative to begin to work with multifamily rental property owners to address necessary improvements to their investments. With little in production of rental housing since the 1970s, the City may want to advocate the development of non-age-restricted, market-rate apartments.



Condominiums and Townhomes

In 2008, condominiums and townhomes represent nearly 8% and 7% of the total available housing in the city, respectively. The median value of these housing units is \$114,600 and \$228,100, respectively. Development of multifamily, owner-occupied housing has shifted from condominiums to townhomes as is evidenced by the average age of these units. The average age of condominiums is approximately 30 years and the average age of townhome units is approximately 20 years. Due to their age, it is anticipated that many of the

condominium complexes will require fairly significant maintenance over the next several years.

Because of their ownership structure, older condominiums face unique challenges related to ongoing property maintenance and large capital improvements. An individual owner is responsible only for upkeep of the interior of their individual unit, while a condominium association is responsible for the ongoing maintenance of the common areas, such as the exterior of the building, yard, and parking lot. Each individual owner is a member of the condominium association and is required to pay a monthly fee to fund common-area improvements. In some condominium complexes, the association has not set fees at a sufficient level to fund future capital improvements to the common areas, and they encounter difficulty obtaining traditional bank financing to assist with financing shortfalls because the common areas of a building are not considered collateral by banks. Without the ability to leverage the capital needed to make improvements to the common areas, maintenance is deferred. As conditions in the common areas deteriorate, values of individual units decrease, owners find it increasingly difficult to sell their units, and the complex falters.



Senior Housing: Senior Apartments, Senior Cooperatives, and Assisted Living/Nursing Homes

Beyond single-family homes, Roseville has a wide variety of senior-housing options, including senior apartments, cooperatives, assisted-living facilities, and nursing-care facilities. In 2008, the city had 732 senior apartments and 712 assisted living/nursing home beds. One of the newer housing types to develop in Roseville is the senior-housing cooperative. From 2003 to 2008, two facilities have been constructed—Applewood Pointe and Greenhouse Village—that together total 196 housing units. As the population within Roseville and the surrounding metropolitan area continues to age, the senior-housing market in Roseville is expected to remain strong. However, a concern within the community is a future overabundance of age-restricted housing units. The City should monitor the proportion of this type of housing to other types within the community.



Manufactured Homes

The city has one manufactured-housing park within its borders. The park, located at the intersection of County Road C and Lexington Avenue, has a maximum capacity of 107 units.



Student Housing

Northwestern College is located on the border of Roseville and Arden Hills. The college currently has housing capacity for 1,061 students with 760 of those available in traditional residential halls and 301 students in college-owned apartments. The college is planning for future growth and is expected to construct another residence hall on its campus with capacity for an additional 550 students. Student housing places a unique demand on city services and residents. To forestall future conflicts, the City should continue to maintain an open dialogue with college administrators.

Future New-Housing Needs, Potential Sites, and Unit Projections

Future New-Housing Needs

Roseville’s population has remained relatively stable since the post-war housing boom of the 1950s and 1960s. However, the number of households has changed drastically over the same time period due to the decreasing number of people per household. For example, between 1970 and 1980, the city’s population grew by 3.7%, the number of households grew by 53%, and the household size decreased by 24%. It is anticipated that Roseville will continue to gain additional households; therefore, the City needs to plan where and how the community can accommodate these new households. (For a full discussion of population demographics, see Chapter 3 - Community Context.)

According to the Metropolitan Council 2030 Regional Development Framework, Roseville is designated as a “developed community” geographic planning area. The planning area designation sets overall densities that the community is expected to achieve by the regional planning agency. As part of this planning process, the Metropolitan Council projected Roseville’s population to increase by 13% between 2000 and 2030, which translates into 4,610 new people or 1,902 new households. With new households projected to enter the community, the City must plan where new housing can be accommodated.

Potential Sites for New Housing

As a nearly built-out inner-ring suburb, the City is challenged as to how to accommodate housing for these projected incoming residents. The City has three

primary mechanisms by which to provide for additional housing units: infill housing development, increased housing densities, and redevelopment of currently non-residential areas into housing.

The map in Figure 6.3 identifies sites that are planned for potential new housing units within the community, and each area of new housing has been classified as either infill, increased density, or redevelopment sites.

Infill Development

Infill development housing uses parcels that are currently vacant but have been guided for residential uses on the 2030 Land Use Map. Approximately 100 acres of land are designated as potential infill sites for housing development, which translates into approximately 400 to 1,000 new housing units.

Category	1960	1970	1980	1990	2000	2007(est.)
Populations	23,997	34,518	35,820	33,485	33,690	34,099
# of Households	5,991	8,439	12,876	13,562	14,598	15,068
Household Size	3.99	3.55	2.70	2.37	2.20	2.13

Source: U.S. Census and Metropolitan Council

Total Population, # of Households and Household Size, 1960-2000

Table 6.7

	2000	2010	% Change	2020	% Change	2030	% Change
Population	33,690	36,000	6.9%	37,000	2.8%	38,300	3.5%
# of Households	14,598	15,500	6.2%	16,000	3.2%	16,500	3.1%

Source: Metropolitan Council System Statement (2004)

Population Projections

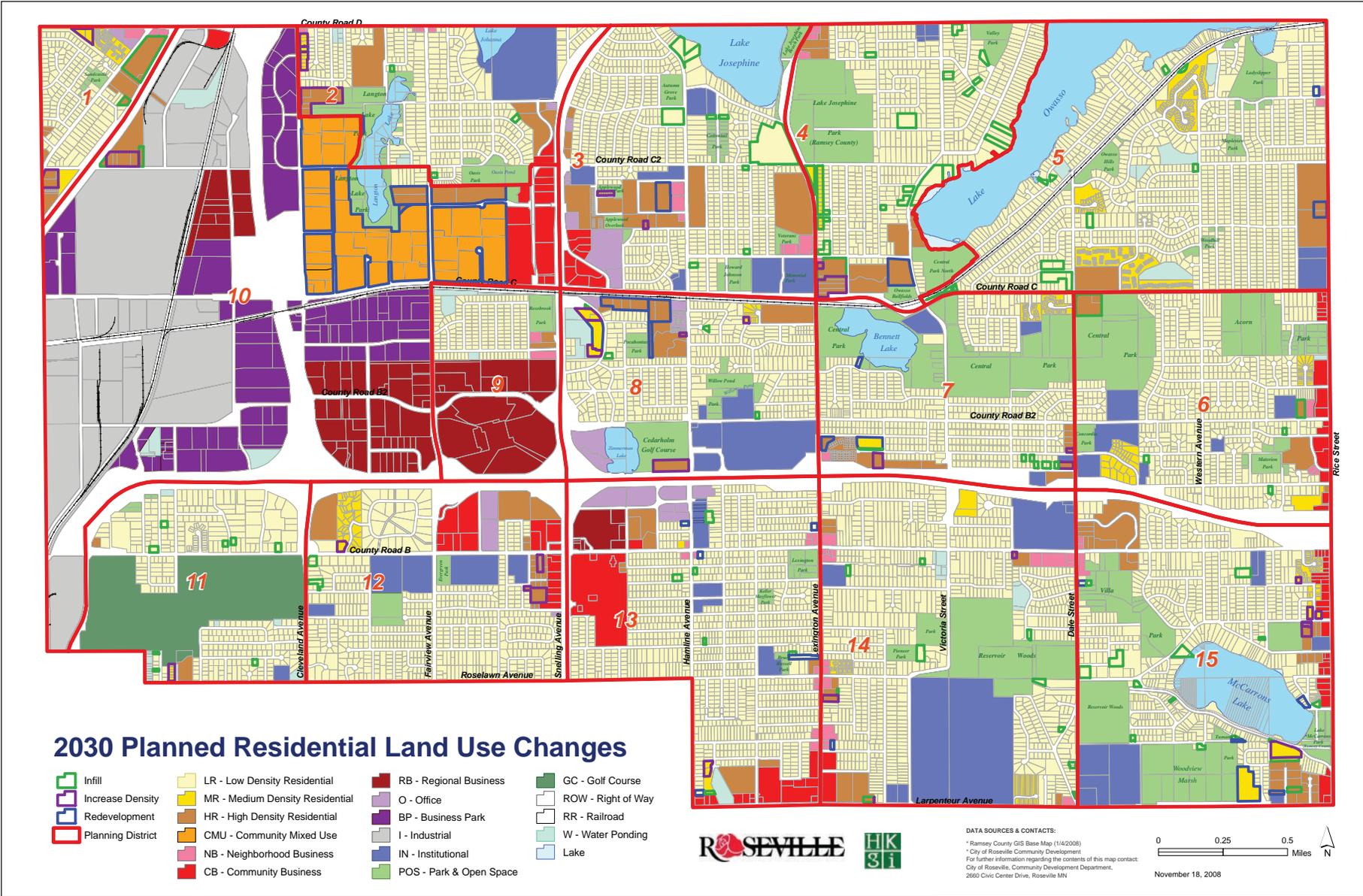
Table 6.8

Increasing Housing Density

The Future Land Use Plan does not redefine housing densities for the residential land-use categories beyond those that are allowable under the 2020 Roseville Comprehensive Plan. The parcels that are identified as “increased density” in Figure 6.3 are those where housing is currently located, but the density of the area increases with the future housing intensity (e.g. low-

As Roseville plans for current and future residents, it should focus on protecting natural resources, ensuring sufficient public infrastructure, and developing transition strategies to increase density and encourage infill development.

—Metropolitan Council’s directive from System Statement



Future Housing Development Areas
 Figure 6.3

density to medium-density). Forty-nine acres of land are planned to increase in housing density: 13 acres from low-density residential to medium-density residential, 26 acres from low-density to high-density residential, and 7.8 acres from medium-density to high-density residential. The projected additional housing units due to these increases in density could range from approximately 450 to 1,200 units.

Redevelopment

Parcels identified for housing redevelopment are those that will change from nonresidential uses to residential uses. There are approximately 240 acres identified as housing redevelopment parcels. Most of this acreage is located within the Twin Lakes Redevelopment Area and is designated on the 2030 Land Use Map as Community Mixed Use. Housing is intended to be a key component of this redevelopment area, but is not the sole use.

Housing Reduction

In addition to new-housing potential, Figure 6.3 also identifies parcels that are planned to convert from residential to nonresidential uses. There are approximately 24 acres of land that are planned to change from a residential use.

Affordable-Housing Needs

The Metropolitan Council periodically prepares projections of affordable-housing need for the seven-county metropolitan area. Using these metrowide projections, the Metropolitan Council establishes an affordable-housing goal for each community for both new affordable owner-occupied and rental units. Each community must annually report progress it has made in reaching its goal. Between 1996 and 2010, the Metropolitan Council

asked the City to work toward the construction of 825 new affordable-housing units, including 607 owner-occupied units and 218 rental units. Through 2007, the City has reached 43% of its owner-occupied goal and 10% of its rental goal.

Although Roseville does not have an explicit affordable-housing implementation strategy, the City and the Roseville HRA have promoted the development of affordable housing by:

- ◆ Encouraging developers to develop new affordable-housing units.
- ◆ Partnering with organizations, such as Habitat for Humanity, to construct new single-family housing units within the community.
- ◆ Purchasing land for new affordable-housing development.
- ◆ Approving deviations from the zoning code to allow for new affordable-housing units.

The City should consider strengthening its strategies to promote the development of new affordable, rental units. As described above, the City has not attracted a significant number of new affordable, rental units over the past ten years. In addition, according to the 2000 Census, 38% of renters in Roseville lived in housing considered unaffordable for their income by federal housing standards compared to 14% of homeowners. This indicates that there may be an even greater demand for additional affordable, rental units in the community.

In its *Determining Affordable Housing Needed in the Twin Cities 2011 – 2020 Report*, the Metropolitan Council set Roseville's affordable-housing goal at 201

new affordable-housing units within this timeframe. As part of the City's planning for the development of its share of new affordable-housing units, the City has identified sites throughout the community that have the potential for development of new housing units, including the desired affordable housing units. Figure 6.3 shows these potential new housing sites and designates them as either infill, increased density, or redevelopment sites. These sites include land guided for all three types of residential land uses: low density, medium density, high density, and mixed use.

New Housing Unit Projections

Based on current projections for population and households, Roseville is projected to add 500 households between 2010 and 2020 and another 500 households between 2020 and 2030. Based on the most recent estimate of existing households, Roseville had 15,068 households in April 2007. Therefore, the total projected increase in households 2007-2030 is projected to be approximately 1,432.

Figure 6.3 identifies approximately 209 acres with the potential for development of new housing units. In addition, approximately 179 acres are guided for redevelopment to Community Mixed Use, essentially the Twin Lakes redevelopment area, which is intended to include substantial residential land uses, potentially 25%-50% of the total acreage. Table 6.9 summarizes acreages and potential housing units by residential land-use category and type of development site. The table shows that the identified housing sites could accommodate a minimum of 1,452 housing units based on the minimum density requirements for each residential land-use category, with a potential of substantially more housing units at higher densities allowed within each land-use category.

Land Use Category	Type of Development Site	Acres	Density Range (DU/Acre)	Potential Housing Units
Low Density Residential	Infill	70	1.5 - 4.0	104 - 278
	Redevelopment	5	1.5 - 4.0	8 - 21
	Total	75	1.5 - 4.0	112 - 299
Medium Density Residential	Increase Density	15	4.0 - 12.0	61 - 182
	Infill	7	4.0 - 12.0	26 - 77
	Redevelopment	12	4.0 - 12.0	49 - 148
	Total	34	4.0 - 12.0	136 - 407
High Density Residential	Increase Density	34	12.0 - no maximum*	406 - 1,014
	Infill	23	12.0 - no maximum*	284 - 709
	Redevelopment	43	12.0 - no maximum*	514 - 1,286
	Total	100	12.0 - no maximum*	1,204 - 3,009
Total Residential	Total	209		1,452 - 3,715
Total Medium/High Density Residential	Total	134		1,340 - 3,416
Community Mixed Use (40% Residential)	Redevelopment	72	4.0 - no maximum*	287 - 2,153

* Note: Maximum density of 30 DU/acre used to calculate high end of potential housing units.

Projected New Housing Units Based On 2030 Land Use Map

Table 6.9

In addition, the 179 acres of land guided for Community Mixed Use could accommodate a wide range of housing units, depending upon the percentage of the land that is ultimately developed with residential uses and the densities of the residential developments. Pursuing the three types of housing development sites will be necessary to achieve the community's projected housing needs through 2030.

With regard to the City's proposed share of the region's goal for new affordable-housing units. Table 6.9 shows that the City is guiding 134 acres of the potential housing sites land for medium- or high-density residential, which is projected to provide a minimum of 1,340 new

housing units and significantly exceeds the proposed goal of 201 new affordable-housing units for Roseville for the 2010-2020 time period. Timing of the development of these additional housing units will be primarily dependent on the market's interest in pursuing specific infill and redevelopment housing projects in Roseville. In general, the City anticipates that the infill sites may be developed sooner than the redevelopment sites. However, the larger sizes of the redevelopment sites would allow larger development projects, so developers may be more attracted to some of these sites.

Affordable Housing Type	Established 1996-2010 Goal	Units Constructed through 2007	Percent Completed
Owner-Occupied	607	261	43%
Rental	218	22	10%
Total	825	283	34%

Affordable Housing Goal and Units Built

Table 6.10

Housing Programs and Agencies

Roseville Housing and Redevelopment Authority

The City created the Roseville Housing and Redevelopment Authority (HRA) on June 17, 2002. The HRA's mission is to plan, implement, and manage housing projects and activities for the citizens in the community by providing equal opportunities for high-quality, decent, safe homes and suitable living environments, and by strengthening partnerships among all levels of government, nonprofit, and for-profit organizations to maximize social and economic opportunities. One of the key objectives of the HRA is to provide housing programs and promote safe, decent, and affordable housing options for the community.

In 2007, the HRA adopted a Strategic Plan to help guide the organization over the next several years. The goals identified for this organization are:

- ♦ Provide a balance of housing in price and product type to meet life-cycle needs of the community.

- ◆ Ensure that funding sources are well-managed in order to provide housing options for residents within Roseville.
- ◆ Promote Roseville as a safe place with an enhanced quality of life and a sense of community.
- ◆ Establish zoning and building practices that help properly maintain the existing housing stock within Roseville.
- ◆ Maintain code enforcement as a central part in preserving housing within Roseville.
- ◆ Develop sustainable solutions to housing through green building initiatives.

The HRA undertakes a variety of housing programs in order to maintain strong housing stock and neighborhoods in the community. Programming includes home-improvement financing, technical assistance, organizing an annual home and garden fair, and educational outreach.

Metropolitan Council Housing and Redevelopment Authority

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers Roseville's federally subsidized housing programs. Roseville currently has nearly 140 units, scattered over 45 different properties, in the Section 8 Program, a rental voucher program. Currently, Roseville only has three project-based Section 8 buildings, including Coventry Apartments with 103 senior/disabled units and 93 family townhome units, the Roselawn Village Apartments with 22 disabled units, and Roseville Senior Housing with 127 senior units. In addition, Roseville has one income-restricted facility Calibre Ridge, with 48 townhomes.

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