

Brainstorming Board

- Given Chaska's existing housing stock, are funds best used to support preservation, development of new housing, or a combination of both?
- What policy changes should Chaska consider to better leverage and supplement use of sales tax revenue funds? Are there existing things the city is doing now that could be leveraged?
- Are there other agencies the City can collaborate or partner with to implement projects or leverage resources and expertise to create more affordable housing opportunities?
4. List/involve of policy recommendations and resources to help communities in Twin Cities Metro leverage the new funds

Carver County Housing Trends Taskways

Housing Characteristics

- Carver County has approximately 39,185 housing units, with Chaska holding 27% of those
- 58% occupancy in Chaska, highest in Carver County
- Median rent is around 1400, also the highest in Carver County

- As of April 2023, 133 households were assessed in the Coordinated Entry System, with 21 being seniors aged 55 and older.
- Carver County has a significant need for affordable housing: particularly for first-time homebuyers and seniors looking to downsize.
- The projected demand for general occupancy housing units in Carver County is 25,532 from 2023 to 2040, including 20,402 for special units.
- Senior housing demand is expected to rise from 2,827 units in 2023 to **6,402 units by 2040 due to population growth.**
- There is a limited supply of developable land, which may restrict housing growth, particularly in the western half of the county. (Note related to Chaska, Chaska has a lot of developable land)
6. The analysis highlights the urgent need for diverse housing options to accommodate various household types and income levels.

Chaskas 2040 Plan

- 21-Special Focus on pages 2-5 that focus on existing programs.
- The city aims to provide a balanced housing supply to meet the diverse needs of residents across various demographics.
- Policies promote non-traditional housing types, such as condominiums and townhomes, to accommodate aging residents and smaller households.
- A substantial increase in multi-family housing is supported to meet projected demand from 2020 to 2040.
- The city plans to maintain a two-thirds owner and one-third renter household mix through 2040, with an increase of 3,250 owner-occupied units.
- Efforts will be made to ensure housing options are affordable for low- and moderate-income households, including collaboration with various agencies for financial assistance.
- Revitalization of older neighborhoods is encouraged, focusing on housing rehabilitation and preservation of community facilities.
- 241 pending opportunities will be promoted, ensuring access to information and training on housing discrimination laws for city staff.
- The total number of households is projected to grow from 9,339 in 2016 to 14,200 by 2040, reflecting a 52% increase.

Common Themes:

- seniors near seniors
- population growth is expected
- Can we leverage aging population moving into lower impact homes
- Manufactured Housing
 - Can we renovate and ensure that the current stock is going to be attractive to the current elderly population
 - This would put more housing on the market
 - older stock becoming available

Notes from RCP Chaska meeting 3/25

- Introductions?
 - Julie Grove: Economic Development Coordinator
 - MacKenzie: Met council - regional perspective - mostly silent partner
 - Nate: Community Development Director
 - Sina: RCP Program Coordinator

Who missed: Ben

- Overview of where we are at and where our minds are leading us
- Questionnaire gauge where Chaska is that's tailor or research and scope
- Feedback

Our framework

Our mindset is that we are working towards Chaska's goals, which are coming from Chaska 2040. Is that a solid foundation for long-term goals? What is missing or needs to be highlighted from 2040 that is pressing for 2025-2026?

Our observations: Common themes we pull from: growing populations, senior housing

Largest sectors: Detached single-family homes (owned), multi-family homes (owned), subsidized housing (rent), % owned, % rented

Our plan: using pages 21-25 of **Chaskas 2040 Plan** Chapter 5, we are looking to choose a handful or less of those to bring as our best recommendations for the final product

- What is your current understanding and comfort level with the Carver County Housing Trends research? (Karsen)
 - We do not expect anyone to be able to cite it, but we also want to make sure we are not making any assumptions
 - What income brackets are your primary concern? Affordable for who? What tenure?
- Can you explain your priorities? What is the most valuable part of the report for you/Amelia?
 - Can you describe the tension between senior homes and manufactured homes? (Conor)
 - What is a perfect world? How can we pull out themes from that perfect world? (Karsen)
- When considering the deliverables we will give to you, do you want them to be more public facing or internal facing materials? This will inform the work we do and language we use. (Conor)

Age-Friendly Minnesota Grants

Age-Friendly Minnesota grants provide a wide range of age-friendly projects to make Minnesota a better place for all of its citizens. They provide a new resource to spark the kind of innovation and action needed to bring age-friendly ideas to life. This benefits all of us, from young, young aging, aging, and older adults. Minnesota has pulled these funds that appear to be more promising. Further research and evaluation could demonstrate positive outcomes.

Community Grants

Community Grants make up the majority of AMFG grants. They fund a variety of projects and services with a focus on equity, inclusion, and accountability. TAP Grants were designed to support equity, inclusion, and accountability. TAP Grantee work includes making Community Grants more accessible to less experienced applicants, as well as providing training and technical assistance, and advancing age-friendly efforts at a regional level, among other efforts.

Technical Assistance Provider (TAP) Grants

AMFG awarded its first round of TAP Grants in 2022, and it is planning a second round of TAP Grants in 2024.

Learn more about Community Grants

Learn more about TAP Grants

Additional Funding Opportunities for Aging Work at the State of Minnesota

- Local Well-Being Grants
- Health-Related Grants
- Alzheimer's Disease and Related Dementias Funding Opportunities
- Open Grants: RFPs and RFIs from the Department of Human Services (DHS)

ElderCare Development contacts

Technical assistance is available from the ElderCare Development Partnerships year-round.

Region	Counties / Metropolitan Areas
Northwest	Anoka, Carver, Dakota, Hennepin, Ramsey, St. Cloud, Washington

Trellis ElderCare Development Partnership
Metropolitan Area Agency on Aging
3001 Broadway, 5th Fl., Suite 170
Minneapolis, MN 55416

Contact: Sarah Adams, Diane Graham-Raff or
Rita Tiedemann

GOAL

Continue to support existing neighborhood and neighborhood associations with financial support (see Housing Trends report) and other resources.

Goal

Attract investment in and real estate housing supply to meet the diverse needs of residents across various demographics.

241 pending opportunities will be promoted, ensuring access to information and training on housing discrimination laws for city staff.

HOUSING ASSESSMENT

The current housing market conditions data to keep in mind the local context. Chaska is a historic river valley community with more recent suburban growth that occurred along the river valley. The city has significant capacity for housing growth with the Southern Growth Area as well as opportunities for redevelopment and infill housing of higher densities.

Chaska continues to be a desirable place to live. With more than 55% of current housing units being single-family detached homes, Chaska has a high percentage of owner-occupied housing. The city is seeing an increase in renter households, which is a positive sign of housing diversity. The city is also seeing an increase in people of age 65 and older, which is a positive sign of aging in place. The city is also seeing an increase in people of age 18 and under, which is a positive sign of family formation. The city is also seeing an increase in people of age 18 and under, which is a positive sign of family formation.

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

The amenities that make Chaska an attractive residential market are what attract housing growth. It is a community valued for its historic character, scenic views, and high-quality schools. The city is also seeing an increase in people of age 65 and older, which is a positive sign of aging in place. The city is also seeing an increase in people of age 18 and under, which is a positive sign of family formation.

As a growing community, most of the new housing options will come through development of private projects. The city has a variety of residential use designations to provide flexibility in allowing the development of alternative housing to provide housing options. The city continues to be interested in supporting investment in existing properties to ensure resident health, safety, and well-being, as well as aging neighborhoods.

TABLE 5.16 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

Project/Year	Special Units	General Occupancy	Senior Housing	Other	Total
To be Rented (2023-2040)	1,000	1,000	1,000	1,000	4,000
Housing Units	1,000	1,000	1,000	1,000	4,000
To be Owned	1,000	1,000	1,000	1,000	4,000
Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

TABLE 5.17 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

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Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

TABLE 5.18 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

Project/Year	Special Units	General Occupancy	Senior Housing	Other	Total
To be Rented (2023-2040)	1,000	1,000	1,000	1,000	4,000
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Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

TABLE 5.19 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

Project/Year	Special Units	General Occupancy	Senior Housing	Other	Total
To be Rented (2023-2040)	1,000	1,000	1,000	1,000	4,000
Housing Units	1,000	1,000	1,000	1,000	4,000
To be Owned	1,000	1,000	1,000	1,000	4,000
Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

TABLE 5.20 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

Project/Year	Special Units	General Occupancy	Senior Housing	Other	Total
To be Rented (2023-2040)	1,000	1,000	1,000	1,000	4,000
Housing Units	1,000	1,000	1,000	1,000	4,000
To be Owned	1,000	1,000	1,000	1,000	4,000
Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

TABLE 5.21 HOUSING TRENDS / DEMOGRAPHIC PROJECTIONS BY HOUSING NEEDS

Project/Year	Special Units	General Occupancy	Senior Housing	Other	Total
To be Rented (2023-2040)	1,000	1,000	1,000	1,000	4,000
Housing Units	1,000	1,000	1,000	1,000	4,000
To be Owned	1,000	1,000	1,000	1,000	4,000
Construction (2023-2040)	1,000	1,000	1,000	1,000	4,000
Land Bank Use Cases	1,000	1,000	1,000	1,000	4,000

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, income, housing type, culture, ethnicity, etc. to support economic and social stability.

Provide a balanced housing supply to meet the varied needs of all ages, ethnicities, income levels, culture, ethnicity, and race, household income and socio-economic circumstances, as well as program of affordable and sustainable community in both social and economic terms. The City's future housing options should include a broad range of housing types, styles, and maintenance levels.

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 than larger single-family detached homes. The anticipated increase in senior households (55+) and smaller households will be met through the development of these housing types.

3. Support provision of housing types and services that encourage independent living for elderly persons. Such housing types and services include apartments, townhomes, condominiums and co-ops, as well as assisted living units, shared housing and personal care homes.

4. Support a substantial increase in development of multi-family housing toward meeting the future multi-family housing demand projected in the Carver County Housing Trends report.

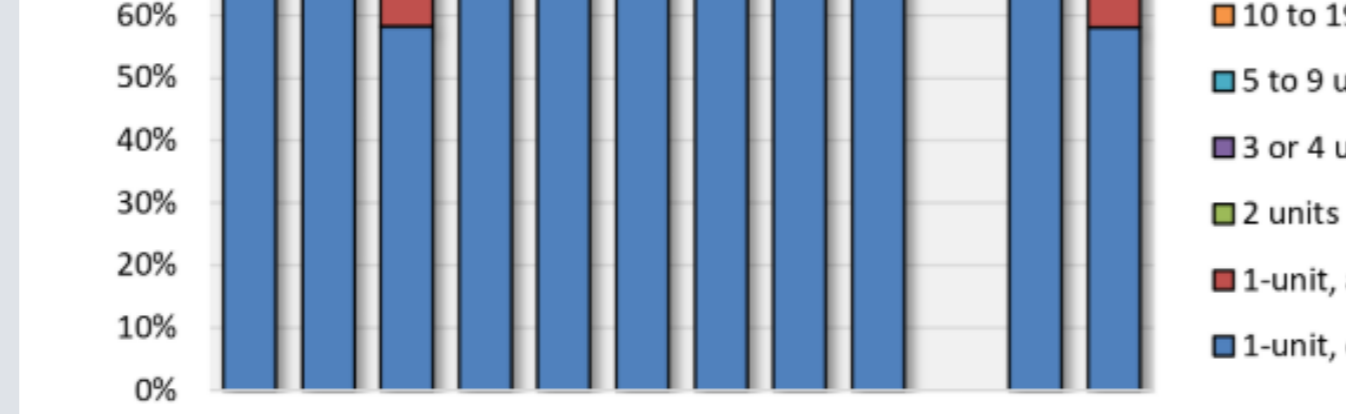
5. Support the retention and upgrading of the City's current manufactured housing neighborhoods in a viable and affordable manner. The City should encourage the development of higher density multi-family housing types in a dispersed pattern throughout the city, including the development of infill areas, which would create large concentrations of such housing.

6. Continue to encourage the development of higher density multi-family housing adjacent to high-density transit nodes such as a local light rail, bus, bicycle, and pedestrian space system and golf courses. Support of higher density multi-family housing adjacent to transit amenities will be encouraged to support transit-oriented development.

City of Chaska - 2040 Comprehensive Plan
Chapter 5 - Housing 5-27

HOUSING UNITS BY STRUCTURE TYPE

Carver County Market Area



PRICE BAND - Federal Funding for Specific Home

MOE - local grant funding
Financing as a special purpose unit

1. Limited equity shared ownership
2. Without co-op model there is no shared equity security

Manufact housing competing with stock build value appreciation
Lead money security - lead value isn't stopping away from the house

Proven model - policy sharing
Neighborhoods home partners (NHP)

3-year terms
Competitive interest rate

Low program will be paired with new homebuyer education course from Minnesota Homeownership Center

New homebuyer loan band - 1805 loan on prepayment

Tuition relief - manufactured home to be sold and property / personal property
Manufactured home - Secondary

Culturally specific support where relevant
Blue manufactured housing - new requirements in all areas

Manufactured home building - new requirements in all areas

Industry has to build

Q18. Does each grant require a match?

Answer: Yes, each grant requires match. Please refer to the Match section of the RFP (page 21).

Q19. Are these grants for businesses that have already started?

Answer: Yes, and registered with the Minnesota Secretary of State.

Q20. Are these grants for developing housing or are just for operating organizations?

Answer: Yes, under the Capital and Renovation funding category, the funds can be used for renovation. Refer to page 4 of the RFP for more information.

Q21. If we receive an allocation from a County for 2025, may we use that as matching funds?

Answer: This will depend on the source of funding and can be discussed if selected for funding.

Q22. May we use funds from a DHS GEAR grant for match? Or no because GEAR is connected to the State of MN?

Answer: No, as GEAR (Grants, Equity, Access and Recovery) is funded through the State of Minnesota legislature.

Q23. I am new to the grant application and not sure how to proceed with this application and what are the requirements for submitting the application.

Answer: Responders must submit an online Proposal through the Live Well at Home Grants application service web page located at <https://www.grantservice.com/online-proposal>. An additional resource for how to apply can be found in the Responders' Conference Overview PDF located on our www.grantservice.com page.

The online Proposal application must be received by 4:00 p.m. Central Time on April 4, 2025, to be considered.

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

2. Continue to support the development of higher density multi-family housing in locations with convenient access to basic services, including schools, restaurants, services, parks, and transit.

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Comparison of Home-based and In-lieu-of-Service to meet older ADUs

Comparison of home-based and in-lieu-of-service to meet older ADUs

- Estimated monthly cost of aging in place (three child and 183B5) \$3,346
- Affordable housing monthly cost \$4,537
- Subsidized housing monthly cost \$7,502

Home-based costs of older adults

Home-based costs of older adults

Home-based costs of older adults