Affordable Housing and the Hollman Consent Decree

Jen Wichmann
Jamie Jerden
Anna Willms
Research Questions and Goals

- Affordable Housing in the Twin Cities
  - Where is it?
  - Income and education as indicators of poverty concentration
  - Hollman Consent Decree and effects

- What were the immediate effects of the Hollman Consent Decree?
  - Displacement of families
  - Heritage Park
Affordable housing: housing that costs no more than 30% of a household’s annual income

Low income: families earning 51-80% of metro median income (MMI)

Very Low Income: 31-50% MMI

Extremely Low Income: <30% MMI

2000 MMI for the Twin Cities: $62,600
  - 30% MMI = $18,780
Affordable Housing Locations
7 County Metropolitan Area

Units per Building
- 0 - 100
- 101 - 200
- 201 - 300
- 301 - 400
- 401 - 500
- 501 - 600
- 601 - 700

Map by Jen Wichmann
April 11, 2006
Data from HousingLink
Affordable Housing Locations
Minneapolis-St. Paul

Median Household Income as a Percent of Metro Median Income
Minneapolis - St. Paul

Map by Jon Wichmann
April 11, 2005
Data from HousingLink
Hollman Consent Decree

- Demolition of 700 units in Near North, Sumner-Glenwood, and Willard-Hay neighborhoods
- Replacement Housing
- Families’ outcomes
Heritage Park

- **900 total units**
  - 440 rental
  - 360 purchase
  - 100 elderly

- **Of 440 rental:**
  - 200 public assistance
  - 90 tax credit
  - 150 market rate

Source: www.heritageparkneighborhood.com
# Private Market Rate Rental Prices

<table>
<thead>
<tr>
<th>Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom / 1 bath</td>
<td>$841.00</td>
</tr>
<tr>
<td>2 bedroom / 1 bath</td>
<td>$975.00</td>
</tr>
</tbody>
</table>
| 2 bedroom / 2 bath    | $1390.00 (Apartment)  
                        | $1560.00 (Town Home) |
| 3 bedroom / 2.5 bath  | $1080.00 (Apartment) 
                        | $1200.00 (Town Home) |
### Income Restricted Rental Prices

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom / 1 bath</td>
<td>$725.00</td>
</tr>
<tr>
<td>2 bedroom / 1 bath</td>
<td>$850.00</td>
</tr>
<tr>
<td>3 bedroom / 2.5 bath</td>
<td>$964.00</td>
</tr>
</tbody>
</table>

Source: Heritage Park Neighborhood
http://www.heritageparkneighborhood.com/pricing.html
Mixed Income, High Amenity

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

Source: www.heritageparkneighborhood.com
Works Referenced

  
  http://www.heritageparkneighborhood.com/index2.html

  
  http://www.ci.minneapolis.mn.us/cped/heritage_park.asp

  