Housing Initiative:

......supporting a full range of housing choices

Key Action Strategies

Thank you for funding support
Key Regional Trend

Low Turnover = Increased
Aging in Place + Fewer Options for Younger Ages
"These things usually creep along at the speed of a glacier. Not so with aging. In demographic terms, this is a tsunami. It doesn't get much bigger than this......“

Thomas Gillaspy, MN State Demographer
An Aging Tidal Wave

7-County Metro Area Householder Ages (2009)
Distribution of Households by Householder Age
(Data set covers 1,089,258 households in 2009*)
Source: Excensus LLC

* The Metropolitan Council’s 2009 household estimate is 1,138,512.
Growth in # - Older Households

- 1,089,300 - Occupied Housing Units (2009) in 7-Co. Area

95% net gain +78,900
Average Turnover Rate
2004-09

- % All Ages: 6.1%
- Under Age 35: 12.0%
- Age 55+: 3.3%
Reasons Boomers Consider Moving

Plan to Stay in Home
52%  10+ years
27%  20+ years

Source: Transform 2010, MnDHS
## Young Family - Change in Housing Choices

<table>
<thead>
<tr>
<th>Location</th>
<th>% Change HH with Kids</th>
<th>Point Change Share of HH w/ Kids as % of Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minneapolis East &amp; North Loop</td>
<td>137%</td>
<td>2</td>
</tr>
<tr>
<td>Downtown Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>St. Louis Park 1st Ring</td>
<td>3%</td>
<td>0</td>
</tr>
<tr>
<td>Blaine 2nd Ring</td>
<td>11%</td>
<td>-5</td>
</tr>
<tr>
<td>Columbus 3rd Ring</td>
<td>-22%</td>
<td>-12</td>
</tr>
</tbody>
</table>
Community Challenge
Potential Impacts to Cities

• Shifts in demand for local goods/services

• Shrinking local tax bases

• Job markets impacts & transportation systems

• Demand for New Housing Types
Discuss Key Action Strategies

- Convene & Partner
- Document & Inform
- Making it Easier to do Better
- Demonstrate