

Housing Goals for St. Louis Park

These goals were developed as part of a joint effort of the St. Louis Park City Council, Planning Commission, Housing Authority, St. Louis Park School Board and business representatives. They were adopted by the St. Louis Park City Council on March 7, 2005.

Housing Production

Promote & facilitate a balanced and sustainable housing stock to meet diverse needs both today & in future

The City should establish target numbers of units by housing types needed to ensure life cycle housing options, with housing types disbursed throughout the city.

The City acknowledges that there is demand for different types and sizes of housing units, but due to limitations of available space and other resources, all demands cannot be fully satisfied. At the present time, the greatest deficit and need is for the creation and maintenance of detached, owner-occupied single family housing which are large enough to accommodate families. City housing efforts and resources should primarily address this need.

Housing Condition and Preservation

Ensure housing is safe and well maintained.

Preserve and enhance housing quality through proactive promotional and educational activities and housing programs related to home rehab, code, and design and safety issues.

Owner / Rental Ratio

The ratio of owner/rental housing should be approximately 60% owner occupied and 40% rental.

Explore traditional and non-traditional owner occupied housing options such as, but not limited to: row houses, courtyard housing, alternative housing, cluster housing, hi-rises, 3-story homes, multi-generational housing, etc.

Affordable, Workforce and Supportive Housing

Promote and facilitate a mix of housing types, prices and rents that maintains a balance of affordable housing for low and moderate income households. Future affordability goals with the Met Council should be negotiated to reflect the average percentages for other first ring suburbs in Hennepin County.

Note: In 2004, the City's negotiated goal for housing affordability with the Met Council was that 60-77% of the city's owner occupied homes should be affordable for households with incomes at or below 80% of the area median income and that 37-41% of the city's rental homes should be affordable for households with incomes at or below 50% of the area median income.

Mixed income units should be disbursed throughout the City and not concentrated in any one area of the City or any one development.

Large Homes for Families

Promote and facilitate expansion of existing homes through remodeling which adds more bedrooms and more bathrooms, 2+ car garages and other amenities.

Promote and facilitate construction of large family-size homes with more bedrooms and more bathrooms, (e.g. minimum 3+ bedrooms and 2+ bathrooms, 2+ car garage and additional amenities such as den/fourth bedroom or porch or superior architecture) suitable for families with children.

Senior Housing

Promote and facilitate more housing options for seniors.

Land Use

Planning Goals:

- Use infill and redevelopment opportunities to help meet housing goals.
- Promote higher density housing near transit corridors & employment centers.
- Encourage housing density in commercial mixed use districts.

Explore and, if appropriate promote ordinances to allow development of non-traditional housing types and increased density in single family neighborhood that is compatible with surrounding neighborhood.

Explore and promote reclassification of non-residential properties and designate for housing and other purposes.