



LINDEN HILLS SMALL AREA PLAN

HOUSING OPTIONS

The following briefs identify key City policy framework, past guidance from the Linden Hills Neighborhood Design Framework from 1997, survey and workshop themes, and analysis of existing conditions to provide a distilled set of issues for consideration in the small area planning process.

THE MINNEAPOLIS PLAN FOR SUSTAINABLE GROWTH

THE CITY OF MINNEAPOLIS'S COMPREHENSIVE PLAN

Applicable Policies on Housing Options

- 3.3: Increase housing that is affordable to low and moderate income households.
- 3.3.3 Work to provide affordable housing for both rental and ownership markets at a broad range of income levels.
- 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.
- 3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing needs over time housing

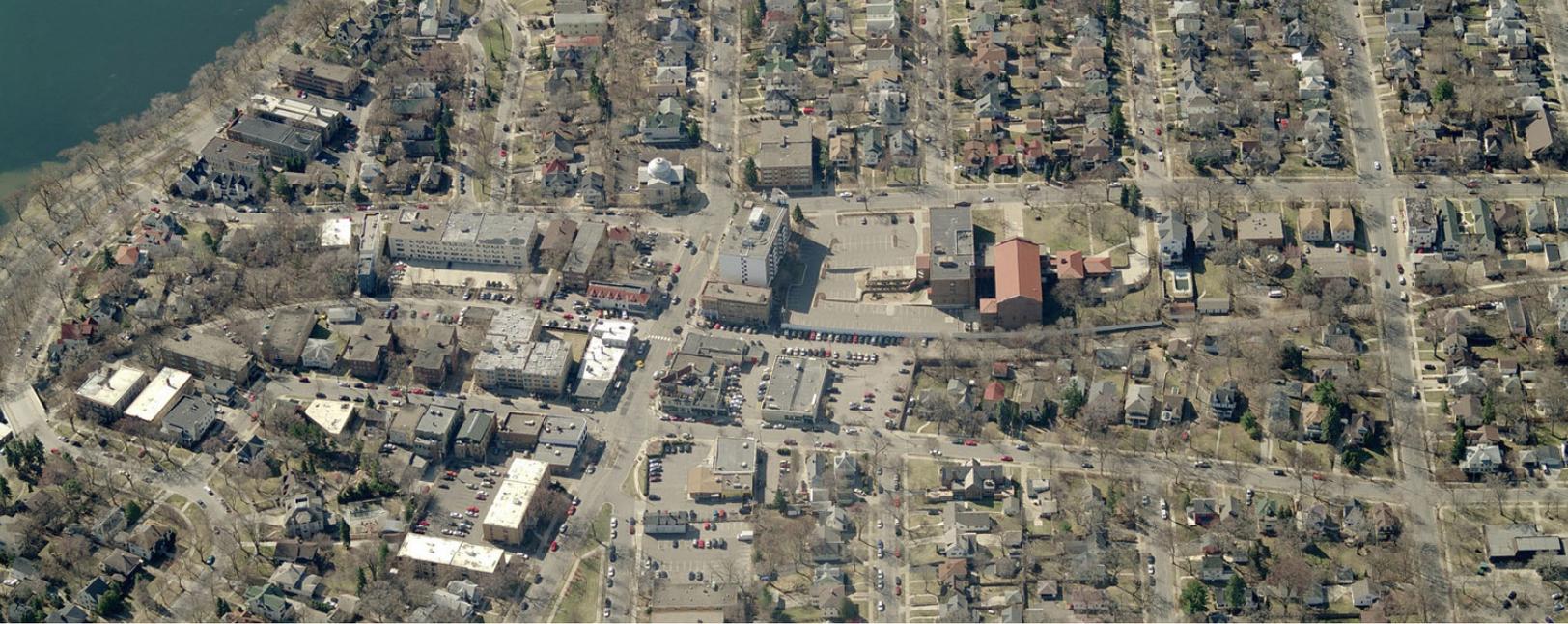
LINDEN HILLS NEIGHBORHOOD DESIGN FRAMEWORK - 1997

Applicable Guidance

- Expand and diversify the mix of housing, with an emphasis on “life cycle” housing types meeting the needs of various ages, household types and income levels

THEMES FROM SURVEY AND COMMUNITY WORKSHOP

- A significant number of survey respondents desired more housing options that not only served a variety of price points, but also housing types. There was a strong theme of wanting to age in the community and provide housing for all cycles of life.



OVERVIEW OF EXISTING CONDITIONS

Types of Housing Units in Linden Hills

TYPE OF UNIT	NUMBER OF PROPERTIES	NUMBER OF UNITS
TOTAL	2501	3688
SINGLE FAMILY HOME	2217	2217
TWO FAMILY HOME	205	410
3 - 4 UNITS	26	88
5 - 10 UNITS	24	138
11 - 20 UNITS	13	173
20 OR MORE UNITS	16	642

Rental vs Ownership: Of the occupied housing units in Linden Hills, 70% are owner-occupied and 30% are renter occupied, compared to 49% owner-occupied and 51% renter-occupied for Minneapolis as a whole.

CONSIDERATIONS TO BE EXPLORED IN THE SMALL AREA PLANNING PROCESS

The community survey and workshop also revealed a desire and unmet need for more life cycle housing and more housing diversity in the neighborhood. This desire is consistent with City policies and echoes the guidance offered in the 1997 design framework. Linden Hills does have a relatively diverse housing stock, but the survey responses do reveal a desire for more options to meet contemporary market needs. Several multi-family buildings were converted from apartments to condominiums in the 2000s and the last new construction multi-family development that has occurred in Linden Hills was the five rowhomes located on 3824 44th Street W, which was built in 2006.

There are a variety of ways to accommodate the desire for more diversity in the housing stock. As described in the previous Land Use and Development Intensity section, issues pertaining to building height, length, scale and parking are extremely important and will need to be explored during the Small Area planning process so as to establish clear policies and design guidelines.