# CITY OF SHOREVIEW
# AGENDA
# ECONOMIC DEVELOPMENT AUTHORITY
# Monday November 02, 2026
# 5:00 PM

Under MN Statutes 13D.02 and city policy, members may participate remotely.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**
   - 3.a EDA Minutes - October 5, 2026

4. **FINANCES AND BUDGET**
   - 4.a Payment of Claims/Purchases and Acceptance of Financial Reports

5. **GENERAL BUSINESS**
   - 5.a Prioritizing housing strategies identified in the 2026 Housing Study Update
   - 5.b Monthly staff report: project updates and information

6. **ADJOURNMENT**

# Memorandum

| | |
|---|---|
| **TO:** | Economic Development Authority |
| **FROM:** | Tom Simonson , Assistant City Manager and Community Development Director |
| **DATE:** | November 2, 2026 |
| **SUBJECT:** | EDA Minutes - October 5, 2026 |
| **ITEM NUMBER:** | 3.a |
| **SECTION:** | APPROVAL OF MINUTES |

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**REQUESTED MOTION**
To approve the EDA meeting minutes of October 5, 2026.

**INTRODUCTION**
The draft of the EDA meeting minutes from October 5, 2026, are presented to the board for review and approval.

**DISCUSSION**
The draft minutes from October 5, 2026 are attached for review.

**RECOMMENDATION**
Staff recommends the board review and approve the official EDA meeting minutes from October 5, 2026.

**ATTACHMENTS**
EDA Minutes - October 5, 2026

**SHOREVIEW ECONOMIC DEVELOPMENT AUTHORITY**
**MEETING MINUTES**
**OCTOBER 5, 2026**

## CALL TO ORDER

President Cory Springhorn called the meeting of October 5, 2026 to order at 5:00 p.m.

## ROLL CALL

The following members were present: President Cory Springhorn; Board Members: Mayor Sue Denkinger, Councilmember John Doan.

Board members Rachel Japuntich and Josh Wing were absent.

Also attending: Councilmember Myrland

Staff in attendance:
Tom Simonson, Asst. City Manager/Community Development Director
Niki Hill, AICP, Asst. Community Development Director
Brad Martens, City Manager
Renee Eisenbeisz, Asst. City Manager

## APPROVAL OF AGENDA

**MOTION:** by Denkinger, seconded by Doan, to approve the October 5, 2026 agenda as presented.

**VOTE: AYES - 3 NAYS - 0**

## APPROVAL OF MINUTES

**MOTION:** by Denkinger, seconded by Doan, to approve the September 8, 2026 meeting minutes as presented.

**VOTE: AYES - 3 NAYS - 0**

## FINANCES AND BUDGET

### Payment of Claims and Purchases; Acceptance of July and August 2026 Financial Reports

Hill noted the itemized LAHA funds. The payment to Austin Hilgenberg Film is for drone video and photographs throughout the city to be used for the BR&E implementation, economic development marketing, and updates to the Think Shoreview website.

**MOTION:** by Doan, seconded by Denkinger to accept the August monthly financial reports for EDA Fund 240 and HRA Fund 241 and July Home Loan Funds 305 and 307; and approve the following payments of claims and purchases:

1. Green Mill - EDA Supplies - $111.51 (Fund 240) - Date Paid: 8/4/2026
2. Panino's - EDA Supplies - $236.33 (Fund 240) - Date Paid: 8/6/2026
3. Allen, Deanne - August EDA Minutes - $200 (Fund 240)
   Date Paid: 9/18/2026
4. Nine North - August Meeting Recording - $80.00 (Fund 240)
   Date Paid: 9/18/2026
5. Austin Hilgenberg Film – Think Shoreview/BRE visual content $5,968.88
6. Kristin Chatfield - TIF Certification $397.50 (Fund 240)
   Date Paid: 9/25/2026
7. Nystrom Publishing - SHINE Flyer Fall - $472.06 (Fund 241)
   Date Paid: 9/25/2026
8. LAHA Home Improvement Loan - H1000910 - $25,000 (Fund 242)
   Date Paid: 3/26/2026
9. LAHA Home Improvement Loan - H1001320 - $24,472 (Fund 242)
   Date Paid: 7/31/2026
10. Neighborworks - Withdrawn Application Fee - $75.00 (Fund 307)
    Date Paid: 7/31/2026
11. Neighborworks - Amble Drive $30,000.00 (Fund 307)
    Date Paid: 7/31/2026
12. Neighborworks - Amble Drive Admin - $2,550.00 (Fund 307)
    Date Paid: 7/31/2026
13. Neighborworks - Victoria Street - $12,035.00 (Fund 307)
    Date Paid: 7/31/2026
14. Neighborworks - Victoria Street Admin - $1,203.50 (Fund 307)
    Date Paid: 7/31/2026

**VOTE: AYES - 3 NAYS - 0**

## GENERAL BUSINESS

### 5931 LEXINGTON AVENUE - FUNDING CHANGE REQUEST

Hill explained that the city acquired this tax forfeiture property in 2024, using a federal CDBG grant from Ramsey County for the acquisition and cleanup of the property. The county is closing out CDBG funds but cannot close this one because cleanup is ongoing. The city has been requested by the county to pay back the grant, and the county will then reimburse the city the exact amount from local

county funds. There is no change to the overall funding, but just a difference source.

Springhorn asked the timeline for reimbursement to the city. Hill said the county will want this completed by the end of the year.

*Board Member Japuntich arrived at the meeting at this time.*

**MOTION:** by Denkinger, seconded by Japuntich, to approve the funding transfer from EDA Fund 240 to facilitate the repayment of the CDBG funds to Ramsey County and the subsequent replacement of those funds with local County funds for the affordable housing project at 5931 Lexington Avenue by the Community Action Partners of Ramsey and Washington Counties. This action will result in the City receiving the same funding amount from the County.

**VOTE: AYES - 4 NAYS - 0**

**UPDATE ON APPROVAL PROCESS AND SCHEDULE FOR SALE OF CITY-OWNED PROPERTY AT 3615 VICTORIA STREET (FORMER FIRE STATION 140) TO 44 INVESTMENT COMPANY (MI-SANT)**

Presentation by Asst. City Manager/Community Development Director Tom Simonson

The city has met all its obligations for the purchase agreement with Mi-Sant to buy the city-owned former fire station 140. All records and documentation have been provided. The buyer has deposited the $50,000 escrow to the title company. City Attorney Chad Lemmon has ordered a title commitment as required. The city has also provided a list of all the vendors who have maintained the property. Exterior and interior security cameras were added to the property which were offered as part of the purchase. That offer was declined, and the city will remove that equipment before closing.

Next steps include entitlement approvals Mi-Sant will need from the city. Applications will need to be submitted for approval that include a land use amendment which requires a comprehensive plan amendment to rezone the property. The city is recommending, and Mi-Sant has, to the PUD development process. This gives Mi-Sant flexibility and also gives the city the ability to require certain conditions. The city would also be in a position to have some authority on future land use if the property were to be sold.

The land use amendment must be approved by the Metropolitan Council, but there are no concerns as there are no infrastructure needs that would impact regional policies. Most improvements will be interior with minimal exterior changes, such as signage. Closing is projected to the end of January. The application process is expected to be approximately 90 days. Mi-Sant anticipates opening by summer or early fall.

Denkinger asked if any cleanup is required from the fire department use over the years. Simonson said there is no evidence of any contamination on the property from the fire station use, and prior to that use it was vacant park land.

The board thanked staff for outlining the process and expressed excitement for the project.

**MONTHLY STAFF REPORT - PROJECT UPDATES AND INFORMATION**

Presentation by Asst. City Manager/Community Development Director Tom Simonson

Housing Study Update

The EDA has discussed a follow-up session on the Housing Study to set priorities and goals. The question from staff is whether to the group desires to have this discussion now or wait for the new EDA Board and new City Council. Mayor Denkinger has expressed an interest in having a follow-up discussion now with those who have been through the process. Simonson proposed inviting Tom Leighton from Stantec to come to the next meeting to lead the discussion. When the new EDA Board is in place, there will be a broader discussion of goals and priorities and staff can review the outcomes of this housing update strategies as part of this goal-setting process.

Appointments/Reappointments

There will not only be turnover on the EDA and City Council this year but also on the Economic Development Commission (EDC). Four commissioners on the Economic Development Commission (EDC) are not seeking reappointment. In addition, Rachel Resnick has moved on to another position outside of PAR Systems so there are five opening, three of which are business representatives. If anyone knows of people who may be interested, please submit their names. The city is advertising the positions along with other vacancies.

The EDA has three reappointments—John Doan, Rachel Japuntich and Josh Wing. All three have indicated their desire to be reappointed. He would recommend the new mayor to be one of the three appointees.

Good progress is being made on the following developments including construction of the Krew Apartments and new Chipotle. The Christian Brothers auto service facility has approval to start. The rebuild of the Amoco station for a Circle K/Holiday Station store has been delayed but expected to begin yet this year.

Other Issue

Hill noted the request from the council to discuss the percentage of abatements and what abatement issues come to the city but are not abated. However, the only search that can be done for that information on the software is properties that have complied. In order to provide a complete report, staff has to look at the audit trail of different inspection statuses for over 400 properties. Changes are being made to the software so that moving forward, this information will be readily available.

The new draft development code will be brought to the planning commission at their October meeting. Staff has been working with the DNR but has not yet received their comments. Action may be tabled pending the DNR feedback.

Springhorn asked the status of Shoreview Hills. Simonson said there is a new owner and new management company that has a good reputation of managing property. Plans are being made to replace the siding of the structures, and do some roof repairs. It is not expected that the site would be redeveloped, but that the new company will reinvest in the infrastructure and add some amenities.

Krew Development

Denkinger asked what would go in the restaurant portion of the Krew site, if there is not an interested restaurant. Simonson said Krew is confident and has employed a retail broker to market the space for a restaurant. His recommendation would be for Enclave to be patient and not fill the space with just any retail use if a restaurant is found immediately.

Denkinger asked if public space is still planned behind the restaurant. She emphasized the need for public space for families. Simonson said that outdoor space will be an area for the restaurant.

Permits

Doan said the city is at $96 million in permits this year and is on track to hit $100 million. He suggested this is cause for recognition and celebration by posting the information on Think Shoreview to emphasize the city is open for business. Simonson agreed and said that for a city the size of Shoreview, $100 million is very significant. It shows a lot of interest in reinvestment, which he expects will continue into the next year.

## ADJOURNMENT

**MOTION:** by Japuntich, seconded by Doan, to adjourn the meeting.

**VOTE:** **AYES - 4** **NAYS - 0**

President Springhorn declared the meeting adjourned.

# Memorandum

| | |
|---|---|
| **TO:** | Economic Development Authority |
| **FROM:** | Niki Hill, AICP , Assistant Community Development Director |
| **DATE:** | November 2, 2026 |
| **SUBJECT:** | Payment of Claims/Purchases and Acceptance of Financial Reports |
| **ITEM NUMBER:** | 4.a |
| **SECTION:** | FINANCES AND BUDGET |

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**REQUESTED MOTION**

To accept the September monthly financial reports for EDA Fund 240 and HRA Fund 241 and August Home Loan Funds 305 and 307; and approve the following payments of claims and purchases:

1. Neighborworks - Withdrawn Application Fee - $600.00 (Fund 307) - Date Paid: 9/25/2026
2. Nine North - August Meeting Recording - $80.00 (Fund 240) - Date Paid: 9/18/2026

**INTRODUCTION**

Staff is presenting to the EDA board the EDA, HRA and LAHA financial reports from September 2026 and Home Loan Funds 305 and 307 from August 2026 for acceptance, as well as claims and purchases for approval.

**DISCUSSION**

The monthly financial reports for the EDA Fund 240, and HRA Fund 241, LAHA Fund 242, and Home Loan Funds 305 and 307 are attached for your review.

**RECOMMENDATION**

It is recommended the EDA review and accept the monthly financial fund reports, and approve the payment of claims and purchases.

**ATTACHMENTS**

Fund 305 - September 2026
Fund 307 - September 2026
EDA Fund 240 - September 2026
HRA Fund 241 - September 2026
LAHA Fund 242 - September 2026

**(TIF #4 - Loan Activity)**
**Balance Sheet**
**For the period ending September 30, 2026**

| | |
|---|---|
| **Assets:** | |
| Cash and Investments | $ 322,284.11 |
| Loan Receivable | $ 394,368.92 |
| Total assets | $ 716,653.03 |
| **Liabilities and Fund Balance:** | |
| **Liabilities:** | |
| Deferred Revenue | $ 394,368.92 |
| | $ 394,368.92 |
| **Fund Balance:** | $ 322,284.11 |
| Total liabilities and fund balance | $ 716,653.03 |

**(TIF #4 - Loan Activity)**
**Statement of Revenues, Expenditures, and Changes in Fund Balance**
**For the period ending September 30, 2026**

| | | |
|---|---|---|
| **Revenues:** | | |
| Interest revenue | $ | 641.12 |
| Repayment of Loan Principal | $ | 2,199.61 |
| Total revenues | $ | 2,840.73 |
| **Expenditures:** | | |
| Total expenditures | $ | 75,246.00 |
| Revenue (under) expenditures | $ | (72,405.27) |

**(TIF #4 - Loan Activity)**
**Loans Outstanding**
**For the period ending September 30, 2026**

| Closing Date | Address | Loan Amount Approved | Loan Disbursed | Loan Repaid | Loan Balance |
|---|---|---|---|---|---|
| 6/15/20 | Ridge Creek Rd | 25,000.00 | 25,000.00 | 25,000.00 | - |
| 6/3/21 | Bluestem Lane | 40,000.00 | 40,000.00 | 12,274.14 | 27,725.86 |
| 8/16/22 | County Rd F W | 10,000.00 | 10,000.00 | - | 10,000.00 |
| 12/22/22 | W Royal Oaks Drive | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 3/27/23 | St Albans St N | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 8/7/23 | Knoll Drive | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 12/12/23 | Victoria St N | 25,000.00 | 25,000.00 | 1,622.00 | 23,378.00 |
| 12/4/23 | Chatsworth S N | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 12/20/23 | Crystal Ave | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 3/29/24 | Kent Street | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 1/18/24 | Sheldon St | 25,000.00 | 25,000.00 | - | 25,000.00 |
| 3/6/24 | Alameda St | 25,000.00 | 25,000.00 | 4,862.34 | 20,137.66 |
| 5/10/24 | Glenhill Rd | 25,000.00 | 25,000.00 | - | 25,000.00 |
| 9/10/24 | N Owasso Blvd | 14,217.40 | 14,217.40 | | 14,217.40 |
| 8/15/25 | Knight Street | 8,910.00 | 8,910.00 | - | 8,910.00 |
| 2/20/26 | Fairview Ave | 20,000.00 | 20,000.00 | | 20,000.00 |
| 3/11/26 | Richmond Ave | 20,000.00 | 20,000.00 | | 20,000.00 |
| 3/3/26 | Crystal Ave | 20,000.00 | 20,000.00 | | 20,000.00 |
| 4/23/26 | County Road F West | 20,000.00 | 20,000.00 | | 20,000.00 |
| 7/30/26 | Bluestem Lane | 20,000.00 | 20,000.00 | | 20,000.00 |
| 7/31/26 | Donegal Cr | 20,000.00 | 20,000.00 | | 20,000.00 |
| **Total** | | $ 336,757.40 | $ 465,667.40 | $ 71,298.48 | $ 394,368.92 |

**(TIF #1 - Fund 307)**
**Balance Sheet**
**For the period ending September 30, 2026**

**Assets:**

| | |
|---|---|
| Cash and Investments | $ 161,481.51 |
| Interfund Receivable | $ 386,947.25 |
| Loan Receivable | $ 564,648.39 |
| Total assets | $ 1,113,077.15 |

**Liabilities and Fund Balance:**

**Liabilities:**

| | |
|---|---|
| Accounts Payable | $13,238.50 |
| Deferred Revenue | $ 564,648.39 |
| | $577,886.89 |

**Fund Balance:**

| | |
|---|---|
| | $ 535,190.26 |
| Total liabilities and fund balance | $1,113,077.15 |

**(TIF #1 - Fund 307)**
**Statement of Revenues, Expenditures, and Changes in Fund Balance**
**For the period ending September 30, 2026**

| | | |
|---|---|---|
| **Revenues:** | | |
| Interest revenue | $ | 9,165.34 |
| Repayment of Loan Principal | $ | 17,700.83 |
| Total revenues | $ | 26,866.17 |
| **Expenditures:** | | |
| Total expenditures | $ | 61,838.52 |
| Revenue (under) expenditures | $ | (34,972.35) |

| Date | Description | Reference # | Amount |
|---|---|---|---|
| 02/19/2026 | NEIGHBORWORKS | KNIGHT STREET | 891.00 |
| 03/26/2026 | NEIGHBORWORKS | ADMIN SERVICES 2/20 | 1,700.00 |
| 03/26/2026 | NEIGHBORWORKS | LOAN SERVICES | 750.00 |
| 03/26/2026 | NEIGHBORWORKS | OAKWOOD DRIVE LOAN | 2,500.00 |
| 04/07/2026 | [redacted] | RIDGE CREEK ROAD | 1,611.52 |
| 05/07/2026 | NEIGHBORWORKS | MARCH 26 CANCELLED | 75.00 |
| 05/07/2026 | NEIGHBORWORKS | CRYSTAL AVE | 1,700.00 |
| 05/07/2026 | NEIGHBORWORKS | RICHMOND AVE | 1,700.00 |
| 05/28/2026 | NEIGHBORWORKS | APRIL 26 CANCELLED | 300.00 |
| 05/28/2026 | NEIGHBORWORKS | COUNTY ROAD F WEST | 1,700.00 |
| 07/29/2026 | NEIGHBORWORKS | LOAN CAPITAL MERCURY | 2,447.50 |
| 07/31/2026 | NEIGHBORWORKS | CANCELLED LOAN APPS | 75.00 |
| 07/31/2026 | NEIGHBORWORKS | AMBLE DRIVE LOAN | 30,000.00 |
| 07/31/2026 | NEIGHBORWORKS | AMBLE DRIVE LOAN | 2,550.00 |
| 07/31/2026 | NEIGHBORWORKS | VICTORIA ST LOAN | 12,035.00 |
| 07/31/2026 | NEIGHBORWORKS | VICTORIA ST LOAN | 1,203.50 |
| 09/25/2026 | NEIGHBORWORKS | CANCELLED LOAN APPS | 600.00 |
| | | END BALANCE | 61,838.52 |

**(TIF #1 - Fund 307)**
**Loans Outstanding**
**For the period ending September 30, 2026**

| Closing Date | Address | Loan Amount Approved | Loan Disbursed | Loan Repaid | Loan Balance |
|---|---|---|---|---|---|
| 9/29/20 | Wilshire Circle | 25,000.00 | 25,000.00 | - | 25,000.00 |
| 10/16/20 | Willow Trail | 25,000.00 | 25,000.00 | 859.04 | 24,140.96 |
| 3/11/24 | Chatsworth St N | 30,000.00 | 30,000.00 | - | 30,000.00 |
| 2/8/24 | West County Road D | 50,000.00 | 50,000.00 | 4,575.50 | 45,424.50 |
| 9/8/23 | Tanglewood Dr | 50,000.00 | 50,000.00 | 6,253.32 | 43,746.68 |
| 11/1/24 | Rice Creek Trail | 30,000.00 | 30,000.00 | 0.96 | 29,999.04 |
| 11/27/24 | Oakwood Dr | 21,000.00 | 21,000.00 | | 21,000.00 |
| 11/4/24 | Owasso St | 30,000.00 | 30,000.00 | 111.68 | 29,888.32 |
| 12/31/24 | Victoria St N | 34,643.03 | 34,643.03 | 2,623.86 | 31,861.88 |
| 9/23/24 | Oxford St N | 25,973.17 | 25,973.17 | 1,931.68 | 24,041.49 |
| 2/14/25 | Hodgson connection Rd | 30,000.00 | 30,000.00 | - | 30,000.00 |
| 3/17/25 | Nancy Place | 20,000.00 | 20,000.00 | - | 20,000.00 |
| 6/13/25 | Carmel Court | 30,000.00 | 30,000.00 | - | 30,000.00 |
| 7/31/25 | Hanska Court | 30,000.00 | 30,000.00 | 8.42 | 29,991.58 |
| 7/31/25 | Emil Avenue | 30,000.00 | 30,000.00 | - | 30,000.00 |
| 8/15/25 | Hodgson Road | 30,000.00 | 30,000.00 | 73.58 | 29,883.47 |
| 9/18/25 | Edgewater Avenue | 50,000.00 | 50,000.00 | 2,093.06 | 47,906.94 |
| 5/29/26 | Amble Drive | 30,000.00 | 30,000.00 | 57.74 | 29,942.26 |
| 6/10/26 | Victoria St N | 12,035.00 | 12,035.00 | 213.73 | 11,821.27 |
| **Total** | | $ 811,374.76 | $ 811,374.76 | $ 288,287.80 | $ 564,648.39 |

**Shoreview EDA (Fund 240)**
**Balance Sheet**
**For the period ending September 30, 2026**

| | | | |
|---|---|---|---|
| **Assets:** | | | |
| | Cash and Investments | $ | 250,822.11 |
| | Taxes Receivable | $ | 1,078.82 |
| | Accounts Receivable | $ | 8,200.00 |
| | Due from Other Gov | $ | 407.06 |
| | Total assets | **$** | **260,507.99** |
| **Liabilities and Fund Balance:** | | | |
| **Liabilities:** | | | |
| | Accounts Payable | $ | 236.33 |
| | Deferred Revenue-Taxes | $ | 1,078.82 |
| | Total liabilities | **$** | **1,315.15** |
| **Fund Balance:** | | **$** | **259,192.84** |
| | **Total Liabilities and Fund Balance** | **$** | **260,507.99** |

**Fund 240** -

**Shoreview EDA (Fund 240)**
**Operating Statement**
**For the period ending September 30, 2026**

| | Budget | Actual |
|---|---|---|
| **Revenues:** | | |
| Property taxes | $ 265,000.00 | $ 126,079.13 |
| Delinquent Taxes | | $ 782.73 |
| Mobile Home Tax | | $ 29.58 |
| Fiscal Disparities | | $ 11,074.07 |
| Sale Fixed Asset | | $ 4,873,841.25 |
| Other | | $ 4,000.00 |
| Total revenues | $ 265,000.00 | **$ 5,015,806.76** |
| **Expenditures:** | | |
| Employee wages | $ 119,651.00 | $ 97,235.62 |
| PERA contribution | $ 7,932.00 | $ 7,293.22 |
| FICA/Medicare contribution | $ 8,933.00 | $ 7,300.80 |
| MN Paid Leave | | $ 428.19 |
| Group insurance | $ 11,338.00 | $ 8,334.89 |
| Workers' compensation insurance | $ 140.00 | $ 318.00 |
| Supplies | $ 7,000.00 | $ 3,152.48 |
| Contractual fees | $ 64,000.00 | $ 68,392.17 |
| General liability insurance | $ 3,058.00 | $ 2,744.00 |
| Dues and Subscriptions | $ 4,000.00 | $ 1,389.00 |
| Travel expense | $ - | $ 363.58 |
| Training | $ 4,000.00 | $ 1,507.80 |
| Other | $ 1,000.00 | $ 4,839,409.00 |
| Total expenditures | $ 238,052.00 | **$ 5,037,868.75** |
| Net of Revenues & Expenditures | $ 26,948.00 | $ (22,061.99) |
| Net Change in Fund Balance | $ 26,948.00 | **$ (22,061.99)** |
| **Fund equity balance January 1, 2026** | | $ 281,254.83 |
| **Fund equity balance September 30, 2026** | | **$ 259,192.84** |

**Shoreview EDA (Fund 240)**
**Expenditure Detail**
**For the period ending September 30, 2026**

**Contractual Services**

| Date Paid | Check Number | Payee | Description | Amount |
|---|---|---|---|---|
| 1/6/2026 | 9404 | Siam Thai | EDA Meeting January | 258.28 |
| 2/2/2026 | 9437 | La Casita | EDA Meeting February | 270.30 |
| 2/13/2026 | 9567 | The Winkin Rooster | EDA Meeting February | 168.00 |
| 3/11/2026 | 9721 | Taste of Scandanavia | Arden Hills/Shoreview Business Connect | 175.57 |
| 4/9/2026 | 9913 | Red Robin | EDA Meeting Supplies April | 305.08 |
| 4/28/2026 | 9864 | Churchill St | Business Assoc Networking Event | 957.36 |
| 5/19/2026 | 9906 | Pizza Luce | EDA Meeting Supplies May | 175.27 |
| 6/2/2026 | 10008 | Leeann Chin | EDA Meeting Supplies June | 257.07 |
| 6/15/2026 | 10206 | Taste of Scandanavia | EDA Meeting Supplies | 111.51 |
| 8/4/2026 | 10278 | Green Mill Pizza | EDA Council Dinner Aug | 237.71 |
| 8/6/2026 | Visa | Panino's | Closed EDA Meal Aug | 236.33 |
| **Total Supplies** | | | | **3,152.48** |
| 1/1/2026 | 582232 | Granicus | 2026 Granicus SVCS | 2,608.80 |
| 2/5/2026 | 9166 | Allen, Deanne | EDA Minutes | 200.00 |
| 2/12/2026 | 582871 | Audio Eye | Audioeye Managed 1/26-1/27 | 9,730.00 |
| 2/26/2026 | 583034 | Kirstin Chatfield | January ED Consulting | 463.75 |
| 2/26/2026 | 9296 | Allen, Deanne | EDA Minutes | 200.00 |
| 3/5/2026 | 583077 | IAG Commercial | Advisory Services | 7,919.00 |
| 4/2/2026 | 583324 | Taft Stettinius & Hollister | TIF 13 | 4,000.00 |
| 4/30/2026 | 9631 | Allen, Deanne | EDA Minutes | 200.00 |
| 5/7/2026 | 583594 | Kirstin Chatfield | March 16-31 Consulting | 1,258.75 |
| 5/19/2026 | 583725 | IAG Commercial | Advisory Services | 3,045.00 |
| 5/28/2026 | 9769 | Allen, Deanne | EDA Minutes | 200.00 |
| 6/18/2026 | 584002 | Northland Securities | Annual TIF Reporting | 5,140.00 |
| 6/25/2026 | 584054 | IAG Commercial | Drone Video of Fire Station | 850.00 |
| 6/25/2026 | 584058 | Kristin Chatfield | June 1-15 TIF Consulting | 331.25 |
| 7/8/2026 | 9945 | Allen, Deanne | May & June Meeting minutes | 200.00 |
| 7/17/2026 | 584260 | Kristin Chatfield | TIF Cert | 397.50 |
| 7/17/2026 | 584245 | Golden Shovel Agency | July Hosting and Gatekeeper | 15,913.50 |
| 7/23/2026 | 584391 | Taft Stettinius & Hollister | TIF District 16 | 6,200.00 |
| 8/14/2026 | 10091 | Xcel Energy | Victoria Fire Station | 765.74 |
| 8/18/2026 | 584720 | Kristin Chatfield | Aug LAHA & TIF | 331.25 |
| 8/21/2026 | 584719 | Kristin Chatfield | July MBAF DEED | 463.75 |
| 8/21/2026 | 584748 | Taft Stettinius & Hollister | TIF 14 Correspondence | 1,725.00 |
| 9/1/2026 | 10230 | Allen, Deanne | August Minutes | 200.00 |

**Shoreview EDA (Fund 240)**
**Expenditure Detail**
**For the period ending September 30, 2026**

**Contractual Services**

| Date Paid | Check Number | Payee | Description | Amount |
|---|---|---|---|---|
| 9/18/2026 | 585002 | Nine North | August Meeting Recording | 80.00 |
| 9/25/2026 | 585031 | Austin Hilgenberg Film | Visual Content Project | 5,968.88 |
| **Total Contractual Fees** | | | | **68,392.17** |
| | | | | |
| 3/5/2026 | 583083 | League of Minnesota Cities | Prop/Liability Insurance Installment | 2,744.00 |
| **Total General Liability Insurance** | | | | **2,744.00** |

**Shoreview EDA (Fund 240)**
**Expenditure Detail**
**For the period ending September 30, 2026**

**Contractual Services**

| Date Paid | Check Number | Payee | Description | Amount |
|---|---|---|---|---|
| 1/1/2026 | 9431 | EDAM | Membership | 575.00 |
| 5/21/2026 | 9981 | Bridgetower OPCO | Finance & Commerce Subscription | 369.00 |
| 6/17/2026 | VISA | Star Tribune | MN Star Tribune Digital Access | 260.00 |
| 6/26/2026 | VISA | Pioneer Press | Subscription | 185.00 |
| **Total Dues and Subscriptions** | | | | **1,389.00** |
| 4/8/2026 | 9870 | Craguns Conference Resort | EDA Conference | 170.73 |
| 7/23/2026 | 9973 | Hill, Nicole | EDAM Summer Conference | 192.85 |
| **Total Travel Expense** | | | | **363.58** |
| 1/27/2026 | 9434 | Ehlers | MN Public Finance Seminar | 825.00 |
| 1/27/2026 | 9212 | Ehlers | MN Public Finance Seminar | 350.00 |
| 1/29/2026 | 582759 | Amazon Capital Services | Wireless Doorbells and Book | 15.89 |
| 4/2/2026 | 583286 | Amazon Capital Services | Leadership Book Niki | 21.91 |
| 4/9/2026 | VISA | EDAM | EDAM Summer Conference | 295.00 |
| **Total Training** | | | | **1,507.80** |
| 5/19/2026 | | MetCouncil | RALF Loan Repayment | 4,809,360.00 |
| 6/22/2026 | | | TIF Admin | 13,664.00 |
| 8/20/2026 | 584707 | Golden Shovel | IEDC Award Submission | 500.00 |
| 8/21/2026 | 584698 | Cable Cloud | Lake Johanna Security Cameras | 15,885.00 |
| **Total Other** | | | | **4,839,409.00** |
| **Total Contractual Services** | | | | **4,916,594.45** |

**Shoreview HRA (Fund 241)**
**Balance Sheet**
**For the period ending September 30, 2026**

| | | |
|---|---|---|
| **Assets:** | | |
| Cash and Investments | $ | 891,231.69 |
| Taxes Receivable | $ | 1,294.04 |
| Total assets | **$** | **892,525.73** |
| **Liabilities and Fund Balance:** | | |
| **Liabilities:** | | |
| Damage Deposit | $ | 1,000.00 |
| Deferred Revenue | $ | 1,294.04 |
| Total liabilities | **$** | **2,294.04** |
| **Fund Balance:** | **$** | **890,231.69** |
| Total Liabilities and Fund Balance | **$** | **892,525.73** |

**Shoreview HRA (Fund 241)**
**Operating Statement**
**For the period ending September 30, 2026**

| | Budget | Actual |
|---|---|---|
| **Revenues:** | | |
| Property taxes | $325,000.00 | $ 153,550.30 |
| Delinquent Taxes | | $ 926.76 |
| Mobile Home Tax | | $ 33.08 |
| Fiscal Disparities | | $ 14,639.82 |
| State aid/Grants | | $ 171,176.91 |
| Rental Licensing | $120,000.00 | $ 19,880.00 |
| Total revenues | $ 445,000.00 | **$ 360,206.87** |
| **Expenditures:** | | |
| Employee wages | $ 249,106.00 | $ 152,523.22 |
| PERA contribution | $ 18,683.00 | $ 11,438.57 |
| FICA/Medicare contribution | $ 18,836.00 | $ 11,561.37 |
| MN Paid Leave | | $ 670.71 |
| Group insurance | $ 39,228.00 | $ 24,276.16 |
| Workers' Compensation Insurance | $ 1,850.00 | $ 939.36 |
| Supplies | $ - | $ 54.43 |
| Contractual fees | $ 35,817.00 | $ 39,000.00 |
| Cell Phone | $ 1,000.00 | $ 1,209.68 |
| General Liability Insurance | $ - | $ 751.00 |
| Dues & Subscriptions | $ 500.00 | $ - |
| Training & Professional Development | $ 2,000.00 | $ 1,550.00 |
| Other | $ - | $ 1,954.91 |
| Building & Structure | $ 25,000.00 | |
| Operating Transfer | $ - | $ 330,516.00 |
| Total expenditures | $ 392,020.00 | **$ 576,445.41** |
| Net of Revenues & Expenditures | $ 52,980.00 | $ (216,238.54) |
| **Fund equity balance January 1, 2026** | | $1,106,470.23 |
| **Fund equity balance September 30, 2026** | | **$ 890,231.69** |

**Shoreview HRA (Fund 241)**
**Expenditure Detail**
**For the period ending September 30, 2026**

**Contractual Services**

| Date Paid | Check Number | Payee | Description | Amount |
|---|---|---|---|---|
| 3/2/26 | 9544 | Mister Car Wash | Car Wash - Marshall | 39.02 |
| 8/7/26 | 584556 | Amazon Capital Service | Dyno Labels | 15.41 |
| **Supplies** | | | | **$ 54.43** |
| 4/8/26 | 583372 | Stantec Consulting | Housing Study 2.0 | 6,334.50 |
| 5/15/26 | 583696 | Stantec Consulting | Housing Study 2.0 February | 11,595.00 |
| 6/5/26 | 583860 | Stantec Consulting | Housing Study 2.0 April | 10,494.50 |
| 7/17/26 | 584303 | Stantec Consulting | Housing Study 2.0 June | 10,576.00 |
| **Total Contractual Fees** | | | | **$ 39,000.00** |
| 1/10/26 | 9438 | Verizon Wireless | Cellular Phone Service | 325.34 |
| 2/10/26 | 9578 | Verizon Wireless | Cellular Phone Service | 325.34 |
| 3/10/26 | 9725 | Verizon Wireless | Cellular Phone Service | 325.34 |
| 4/10/26 | 9935 | Verizon Wireless | Cellular Phone Service | 58.40 |
| 5/10/26 | 10040 | Verizon Wireless | Cellular Phone Service | 58.42 |
| 6/10/26 | 10324 | Verizon Wireless | Cellular Phone Service | 58.41 |
| 7/10/26 | 10323 | Verizon Wireless | Cellular Phone Service | 58.43 |
| **Cell Phone** | | | | **$ 1,209.68** |
| 3/13/26 | 583127 | Byng, Lala | Abatement Agreement Dumpster Reimbursement | 1,000.00 |
| 5/15/26 | 583682 | Nystrom Publishing | SHINE flyer - April 2026 | 482.85 |
| 9/25/26 | 585072 | Nystrom Publishing | SHINE flyer - Sept 2026 | 472.06 |
| **Other** | | | | **$ 1,954.91** |
| 1/26/26 | 9436 | Metric One Training | Community Mediation Skills Class | 150.00 |
| 3/6/26 | 9433 | Association of MN Building Officials | 4 day Registration Code Enf, Housing, Insp | 800.00 |
| 3/31/26 | Visa | Sinsible Land Use Coalition | 2026 Membership | 250.00 |
| 4/16/26 | Visa | Metric One Training | IPMC Test Prep | 350.00 |
| **Training & Professional Development** | | | | **$ 1,550.00** |
| 2/19/26 | 582968 | League of Minnesota Cities | Property/Liability Installment 1st | 187.75 |
| 3/25/26 | 583264 | League of Minnesota Cities | Property/Liability Installment 2nd | 187.75 |
| 6/11/26 | 583916 | League of Minnesota Cities | Property/Liability Installment 3rd | 187.75 |
| 9/9/26 | 584925 | League of Minnesota Cities | Property/Liability Installment 3rd | 187.75 |
| **General Liability Insurance** | | | | **$ 751.00** |
| 7/1/26 | | | Transfer LAHA funds to 242 | 330,516.00 |
| **Operating Transfers** | | | | **$ 330,516.00** |

**(LAHA - Fund 242)**
**Balance Sheet**
**For the period ending September 30, 2026**

**Assets:**

| | | |
|---|---|---|
| Cash and Investments | $ | 281,041.00 |
| Loan Receivable | $ | 49,475.00 |
| Total assets | $ | 330,516.00 |

**Liabilities and Fund Balance:**

**Liabilities:**

| | | |
|---|---|---|
| Deferred Revenue | $ | 49,475.00 |
| | | $49,475.00 |

**Fund Balance:**

| | | |
|---|---|---|
| | $ | 281,041.00 |
| Total liabilities and fund balance | | $330,516.00 |

**(LAHA - Fund 242)**
**Statement of Revenues, Expenditures, and Changes in Fund Balance**
**For the period ending September 30, 2026**

| | |
|---|---|
| **Revenues:** | |
| Interest revenue | |
| Transfers in | $ 330,516.00 |
| Repayment of Loan Principal | |
| Total revenues | $ 330,516.00 |
| **Expenditures:** | |
| Total expenditures | $ 49,475.00 |
| Revenue (under) expenditures | $ 281,041.00 |

GL ACTIVITY REPORT FOR CITY OF SHOREVIEW
From 01/01/2026 to 12/31/2026

| Date | Description | Reference # | Amount |
|---|---|---|---|
| 03/26/2026 | NEIGHBORWORKS HOME PARTNERS | H1000910 FUNDING | 25,000.00 |
| 07/31/2026 | NEIGHBORWORKS HOME PARTNERS | H1001320 FUNDING | 24,475.00 |

**(LAHA - Fund 242)**
**Loans Outstanding**
**For the period ending September 30, 2026**

| Closing Date | Address | Loan Amount Approved | Loan Disbursed | Loan Repaid | Loan Balance |
|---|---|---|---|---|---|
| 2/12/26 | Oakwood Dr | 25,000.00 | 25,000.00 | | 25,000.00 |
| 6/30/2026 | Mercury dr | 24,475.00 | 24,475.00 | | 24,475.00 |
| **Total** | | $ 49,475.00 | $ 49,475.00 | $ - | $ 49,475.00 |

# Memorandum

| | |
|---|---|
| **TO:** | Economic Development Authority |
| **FROM:** | Tom Simonson , Assistant City Manager and Community Development Director |
| **DATE:** | November 2, 2026 |
| **SUBJECT:** | Prioritizing housing strategies identified in the 2026 Housing Study Update |
| **ITEM NUMBER:** | 5.a |
| **SECTION:** | GENERAL BUSINESS |

---

**REQUESTED MOTION**

This is a follow-up discussion for the purpose of the Council and EDA to prioritize the recommended strategies from the Housing Study Update. and hear the presentation from Stantec. No formal action is requested at this time.

**INTRODUCTION**

Tom Leighton, with the consulting firm Stantec, will be attending the EDA meeting on Monday, November 2 to facilitate discussion of establishing priorities from recommended strategies identified in the recently completed Housing Study Update.

**DISCUSSION**

**EDA and Council Discussion**

The EDA board was presented the completed draft of the Housing Study Update prepared by the consulting firm Stantec at the September meeting. While there appeared to be consensus to accept the overall findings and recommended strategies identified in the study update, there was also interest in having continued discussion of those strategies to further understand how they fit into overall goals relating to housing and also determine a prioritization of those strategies.

To help members prepare and assist with the meeting discussion, attached are some materials for your review:

- **Revised Housing Study Update.** Included is a new version of the Housing Study Update that has been revised to improve some of the text for clarity.
- **Prioritization exercise.** At the September meeting, we had circulated a prioritization exercise but there was not enough time to go through the process and discuss in any detail. As such, Stantec has provided a new version that is attached that now includes a short description of each strategy. We would ask that you review and identify your top priorities in advance of the discussion.
- **Housing strategies.** To help with your "homework" we have also included a document

that lists the strategies of the study update with longer descriptions of each.

**Background**

The EDA first engaged the services of Stantec to complete the Shoreview Housing Study back in 2021. That study report included demographic information on the community, housing stock conditions (including age, type, values, and affordability). Additionally, the study identified issues and challenges, and included recommended strategies and actions. This study has helped both staff and the EDA in guiding the housing work program and policies that have been adopted.

Last year, the EDA approved an update of the Housing Study, as it had been over five years since the housing data was gathered and final report was completed. Since that time, there have been a number of changes in the housing market both locally and nationally. Shoreview has added a significant number of multifamily apartments during this decade. While the adoption of inclusionary housing regulations have resulted in affordable housing units being provided in many of these projects, there is still an overall shortage of housing and especially affordable housing. Furthermore, the EDA has discussed ways that the city could influence the development of more owner-occupied modestly priced housing that would offer more design types that meet the needs of the community.

Additionally, the update also considers the housing growth that has occurred since the original study, as well as market changes and the new LAHA funding support. The updated housing and demographic data, evaluation of previous goals, and revised housing strategies, are all outlined in the Housing Study update being presented. The data will also be incorporated into the housing chapter of the 2050 Comprehensive Plan.

This updated study will ensure the city can continue to make informed decisions, both from a planning and public finance perspective, help identify housing priorities, and evaluate current and future resources needed to accomplish goals and objectives.

**RECOMMENDATION**

Tom Leighton from Stantec will lead a discussion of establishing priorities of identified housing strategies recommended in the 2026 Housing Study Update. No formal action is requested at this time.

**ATTACHMENTS**

Shoreview Housing Study 2026 v2
Shoreview Housing Study 2026 - Strategies
Strategy Prioritization Exercise 2
Strategy Prioritization Exercise 2 FILLABLE VERSION

SHOREVIEW

# HOUSING STUDY
## 2026 Update











October 2026

Stantec

# Overview

The City of Shoreview continues to be an amenity rich, attractive suburban community north of the Twin Cities Urban core. Its lakes and parks, community facilities, and locational proximity to the rest of the metropolitan area are durable assets that will continue to draw residents and development interest in the years to come.

Strong housing demand in Shoreview is a benefit in that it maintains property values for existing homeowners. On the other hand, high home values present a hurdle for home buyers, particularly those who are buying a home for the first time. The attractiveness of Shoreview, along with broader trends in the rental housing market, has also led to rising rents in Shoreview's apartment communities, presenting challenges for low to moderate income rental households that may want to live in Shoreview. Housing fragility is present among Shoreview's rental households.

Although Shoreview is fully developed, opportunities for housing redevelopment continue to be identified and pursued by the local development community. The City has undertaken creative actions to attract and support new housing development, as well as to open the door to a greater diversity of housing options. While change is unfolding and public sector actions are being taken, there remains a continuity in the City's values around addressing the housing needs of the community. This 2026 Update to the Shoreview Housing Study itself demonstrates a commitment to maintaining an understanding of the many dimensions of local housing needs, and continuing to build its strategic toolkit for addressing some of those needs.

Much of the content that follows is a set of updates to the informational exhibits that were developed in the original Shoreview Housing Study, organized under three headings:

Page 3 Demographics

Page 14 Housing Inventory

Page 22 Housing Market

These updates sections are followed by three additional sections that provide new analysis and strategic content.

Page 26 Housing Gap Analysis – a detailed analysis of the alignment of Shoreview's housing stock with its community's housing needs

Page 31 Housing Strategies – An updated menu of strategies that are tailored toward addressing local housing needs

Page 41 Comprehensive Plan Requirements – a set of analytical exhibits specifically required by the Metropolitan Council to support Shoreview's upcoming comprehensive plan update

# Demographics

Shoreview's residents and their needs are a primary focus of the City's housing policies and programs, and housing preservation and development initiatives.

Most of the charts in this section are based on the most recent release of American Community Survey results—which is the 2020-2024 American Community Survey (ACS) 5-Year Estimates. The release aggregates five years of household surveys completed between 2020 and 2024. This demographic data is a five year update to the data that underpinned the original Shoreview Housing Study.

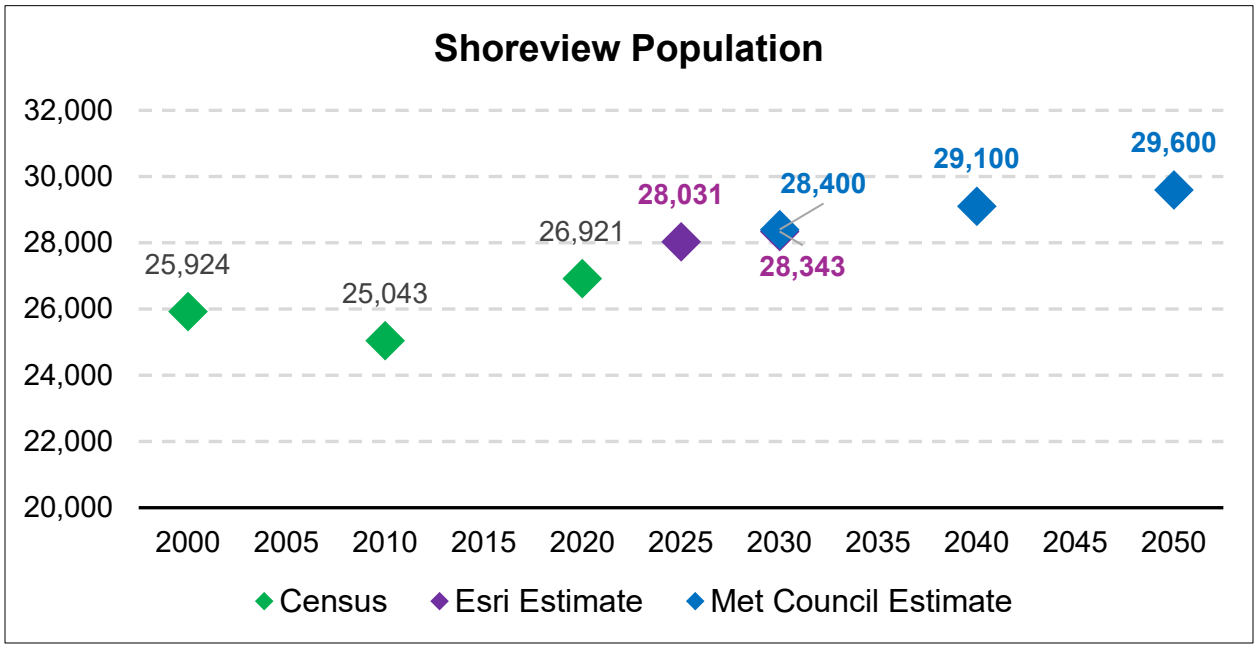
Most of the charts illustrate comparisons with other communities. They illustrate a specific demographic characteristic of Shoreview's population, and do so alongside the comparable data for three peer communities—Edina, Minnetonka, and Eden Prairie—as well as the Twin Cities metropolitan area as a whole. These comparisons help illustrate where Shoreview aligns with regional patterns and where it differs.

## Growth

According to estimates by ESRI, Shoreview's population has continued its growth over the last five years, reaching a population count of over 28,000 in 2026. This is a faster growth rate than the Metropolitan Council projected in 2021, when it projected an increase to 27,400 by 2030.

The Metropolitan Council's updated forecast now estimates a 2030 population of 28,400. Esri's 2030 projection is similar, anticipating a population of 28,343 by 2030. Looking further ahead, the Metropolitan Council projects Shoreview's population to grow to 29,600 by 2050.

***Figure 1: Shoreview Population Growth***



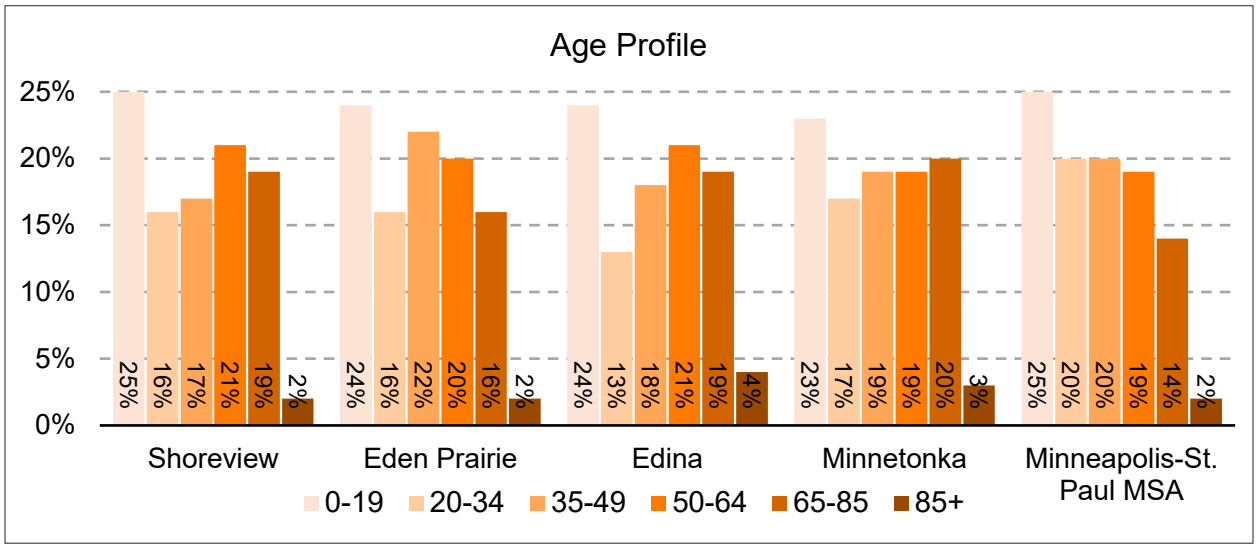

*Source: Census (2000, 2010, 2020), Esri, Metropolitan Council (Minnesota)*

## Age

Consistent with the 2021 housing study findings, Shoreview continues to be an aging community and has a higher percentage of residents over 50 compared to most of the comparison communities. The 50-64 and 65-85 cohorts together make up 40% of the city's population. The net change trends from 2013 to 2023 indicate Shoreview is gradually aging in place. Between 2014 and 2024, the share of residents ages 50-64 declines from 25% to 20%, and the 65-85 cohort increases from 14%-19%.

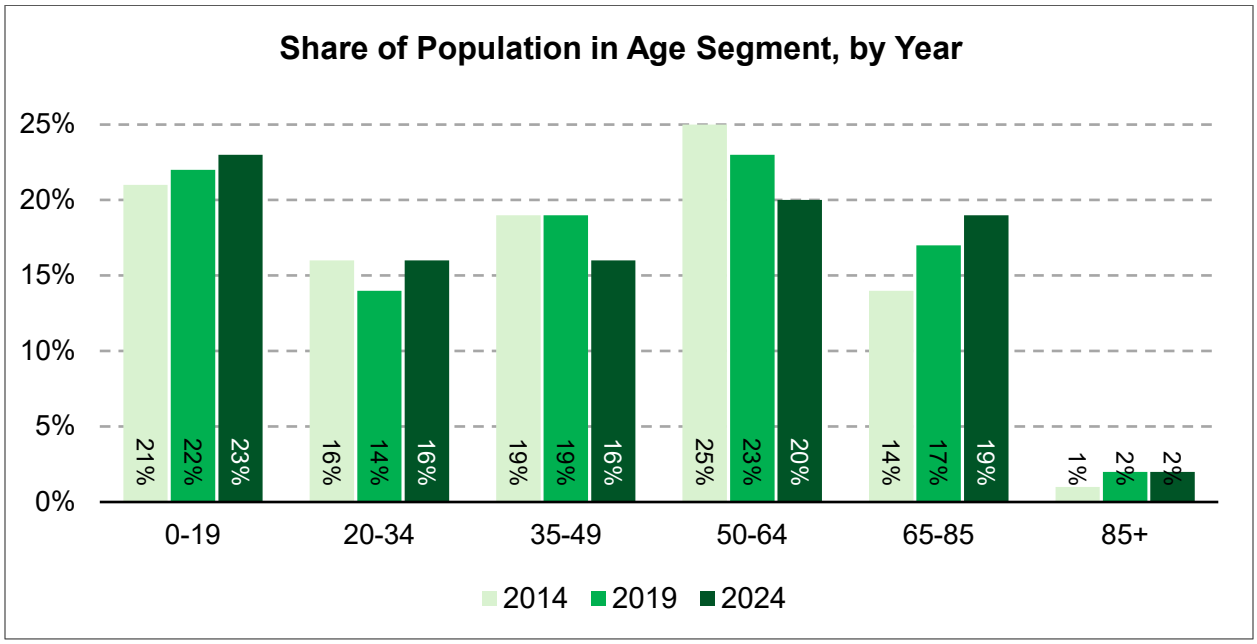
At the same time, the Shoreview population has a higher percentage of people under 20 then any of the comparison suburbs.

***Figure 2: Age Profile for Shoreview and Comparison Geographies***




*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

***Figure 3: Change in Shoreview Age Segments – 2014 to 2024***

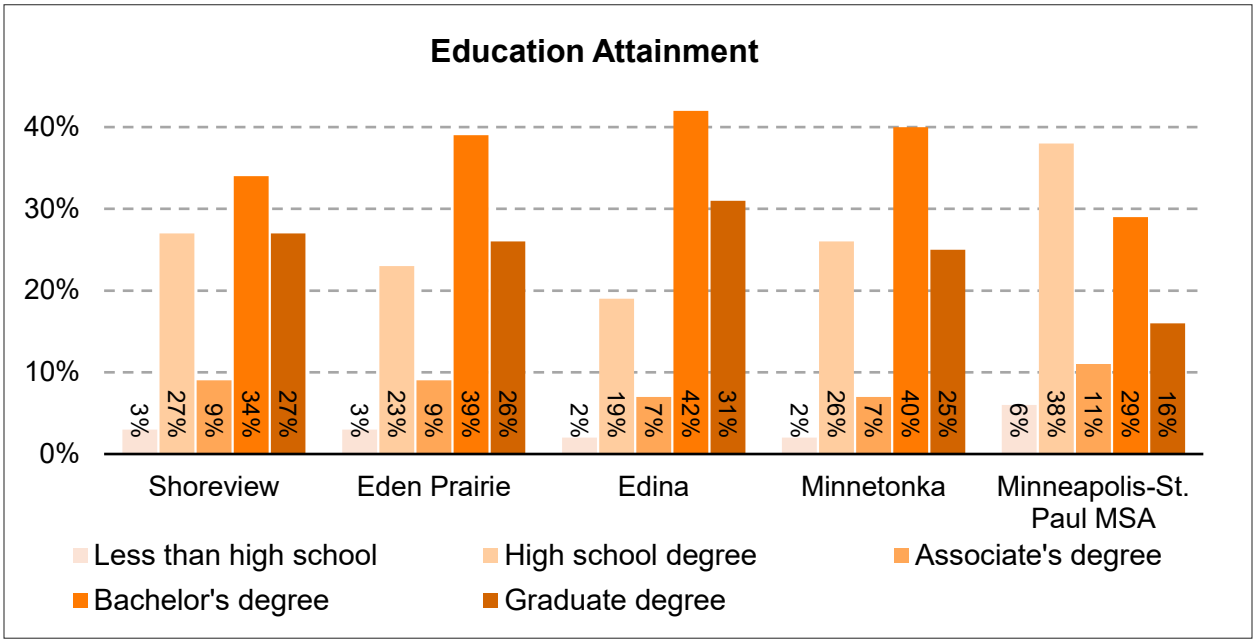



*Source: 2009-2014, 2015-2019, and 2020-2024 American Community Survey (ACS) 5-Year Estimates*

## Education Attainment

Shoreview is a highly educated community, consistent with previous findings. Close to one third of residents hold a graduate degree and another 34% of residents hold a bachelor's degree, resulting in more than 60% of the population with a four-year degree or higher.

*Figure 4: Education Attainment for Shoreview and Comparison Geographies*

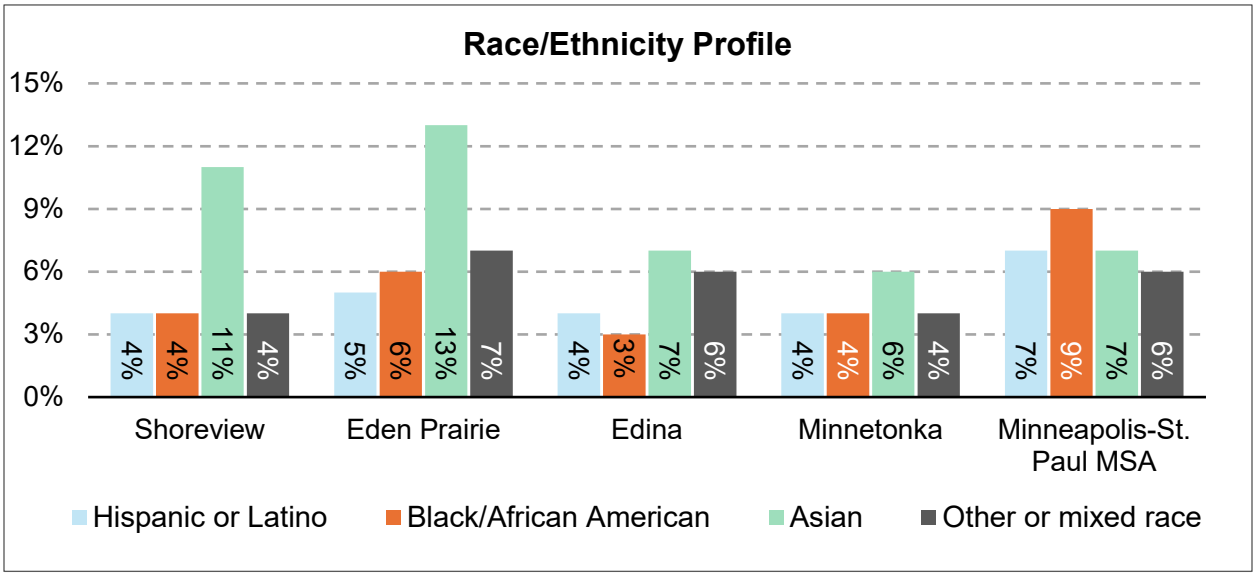



*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

## Race and ethnicity

Shoreview remains less diverse than the Twin Cities region as a whole. Asian residents represent the largest non-white group in Shoreview. 11% of the population is Asian.

*Figure 5: Race and Ethnicity*



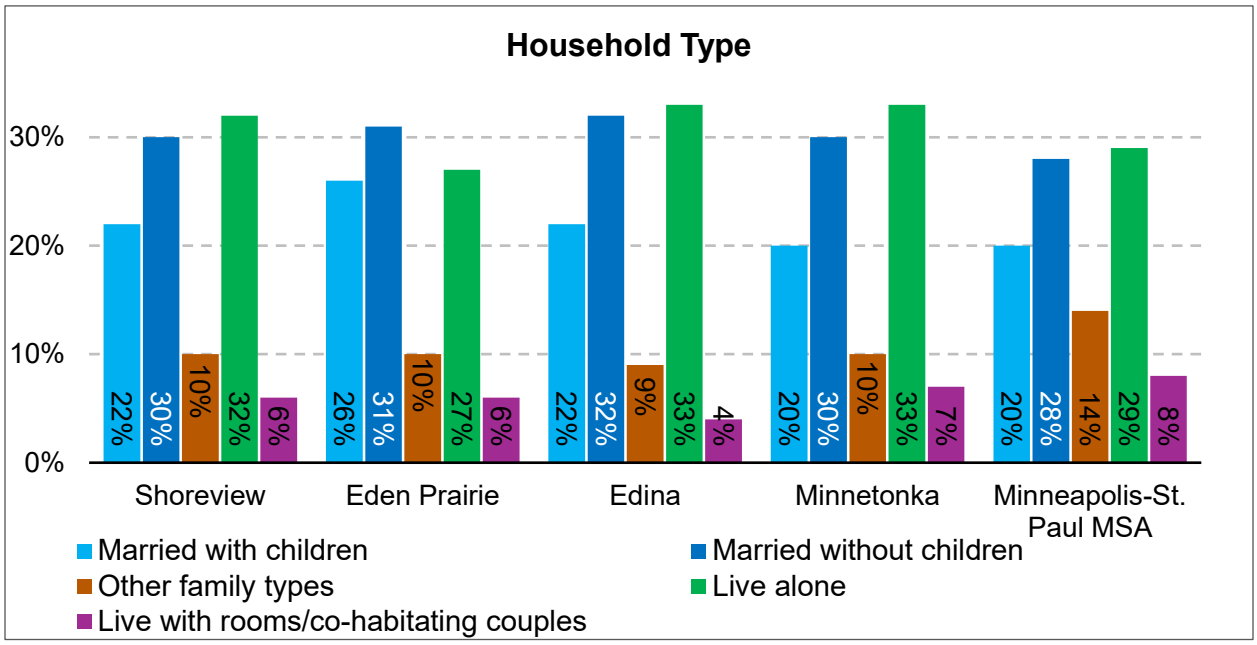

*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

## Household Types

Shoreview is home to a mix of household types that aligns pretty closely with the household mix of the Minneapolis-St. Paul MSA as a whole. Families with children are present. And there are a good number of married couples without children, suggesting that many families remain in their homes after their children have grown.

Shoreview has a lower percentage of “Other family types” compared to the region as a whole—which are often families headed by single parents. Over a third of residents in Shoreview live alone, which is consistent with Edina and Minnetonka and a bit higher than the metro area as a whole.

***Figure 6: Household Type***

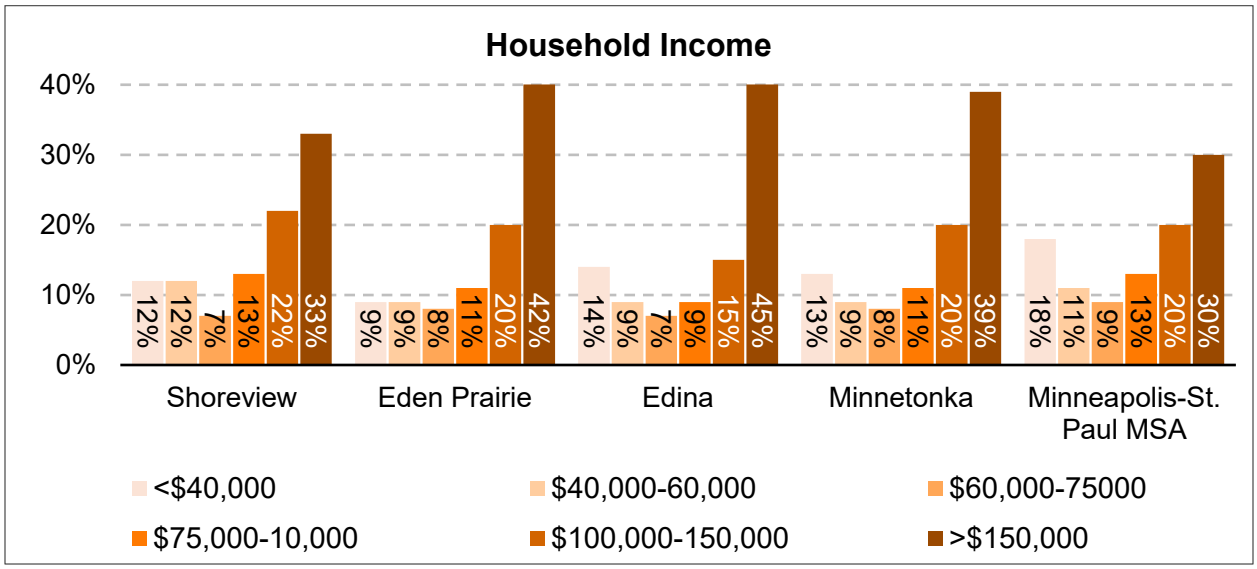



*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

## Household Income

Shoreview is a more affluent community than average. A full third of households earn over $150,000. Lower income households are also present. Almost a quarter of households earn below $60,000, many of which are likely to be shouldering heavy housing cost burdens.

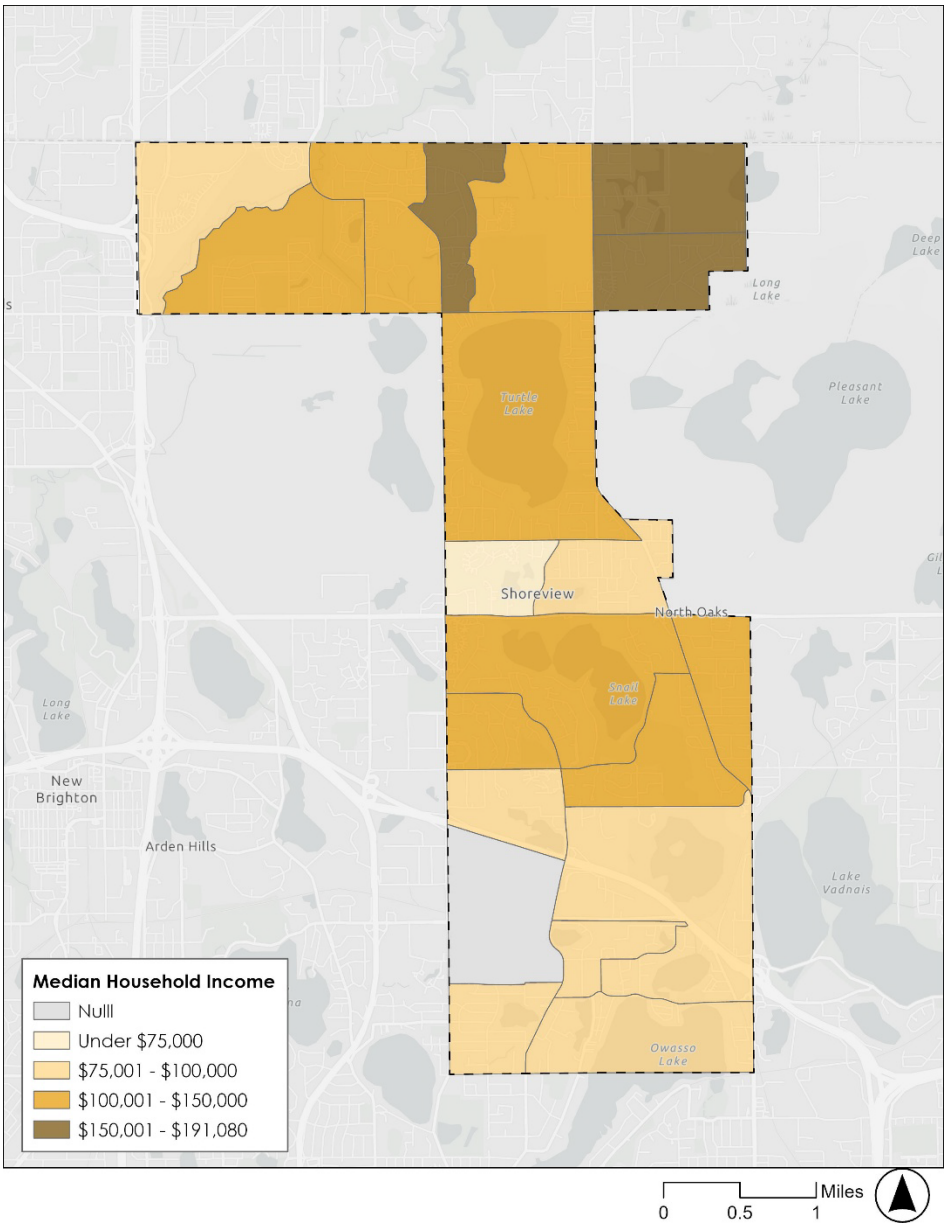
***Figure 7: Household Income***




*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

A map of Shoreview's income patterns shows where higher and lower income households live in Shoreview. Figure 8 shows the estimated median household income by census block group. The map is largely consistent with the previous housing study—which is not surprising since household incomes are highly correlated with housing types, and the housing stock in different neighborhoods changes very slowly. In the previous study, the highest income areas were concentrated in the northern neighborhoods and a small pocket east of Turtle Lake. In this update, the higher-income zones have increased in value, with several block groups now falling into income categories exceeding $150,000-191,000. Meanwhile, the southern and northwestern portions of the city continue to show lower median incomes.

***Figure 8: Median Household Income by Block Group***

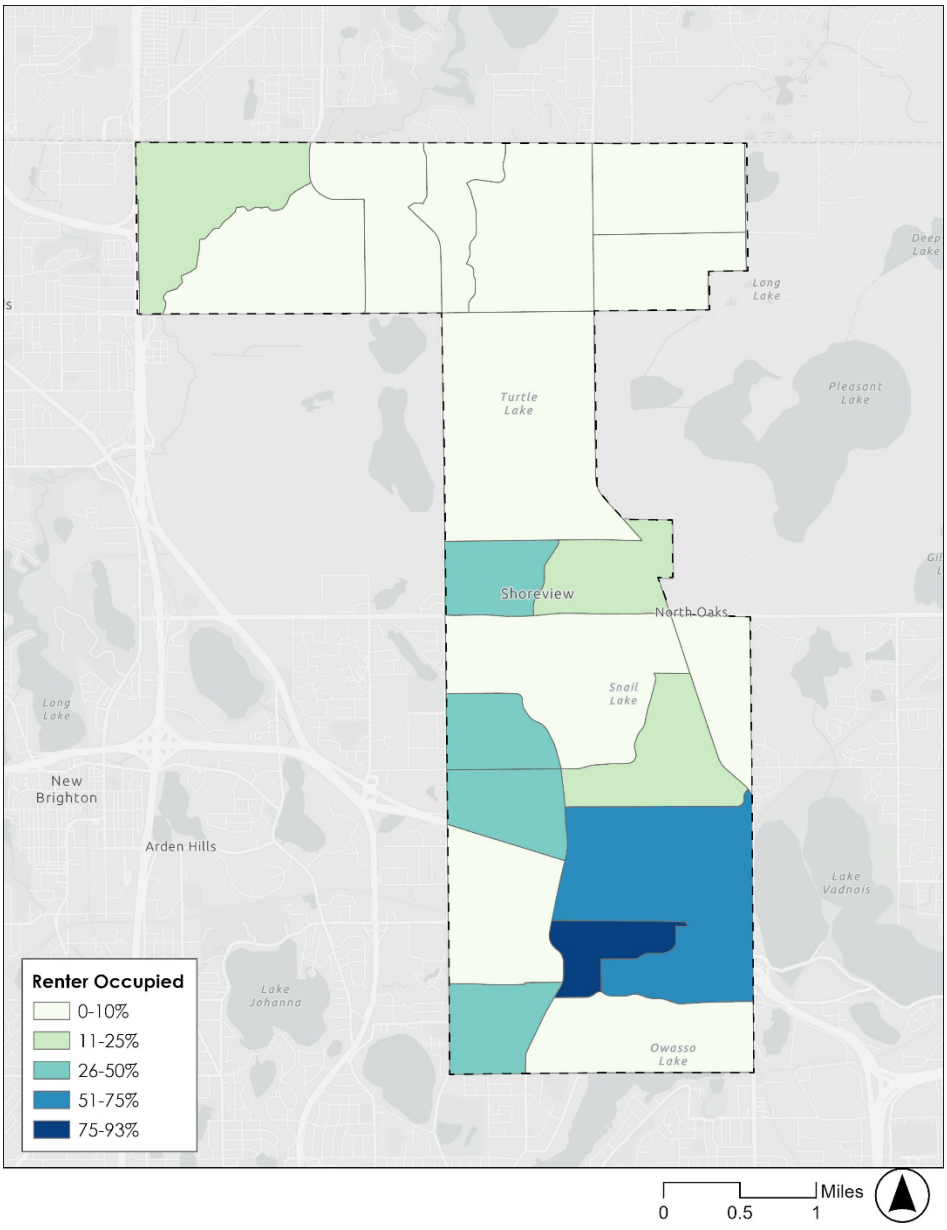



*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

## Renter Occupied Housing

In the previous study, renters were most concentrated in the southeastern block groups. Now, following recent apartment development, there are concentrations of renter households in additional locations. In most of northern Shoreview renter households are still fewer than 10% of all households.

***Figure 9: Renter Occupied Household Units by Block Group***




*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

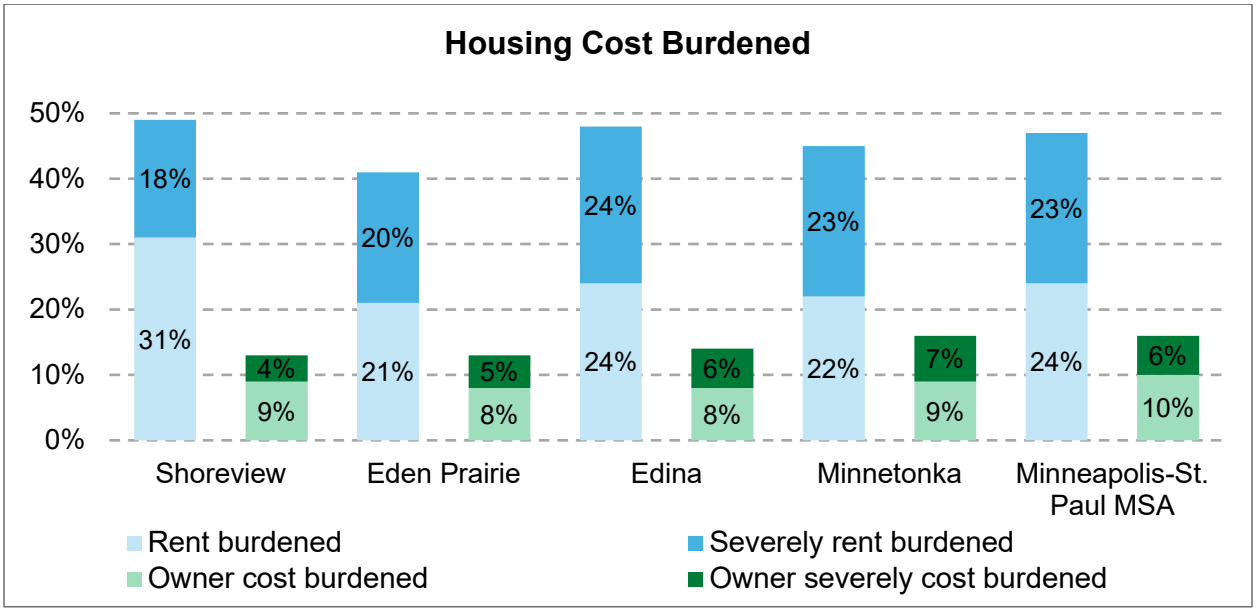
## Housing Cost Burden

In Shoreview, 49% of renter households are housing cost burdened—meaning they spend more than 30% of their income on housing. 18% of renter households are severely cost burdened, spending more than half of their income on housing costs.

These numbers are higher than those in the peer cities of Eden Prairie, Edina, and Minnetonka, and they exceed the regional average for the Minneapolis-St. Paul metro area. This shows the affordability pressures renter households in Shoreview are facing.

For homeowners, cost burden rates are relatively low. 13% of owner households are cost burdened, which is in line with or slightly below peer and regional averages.

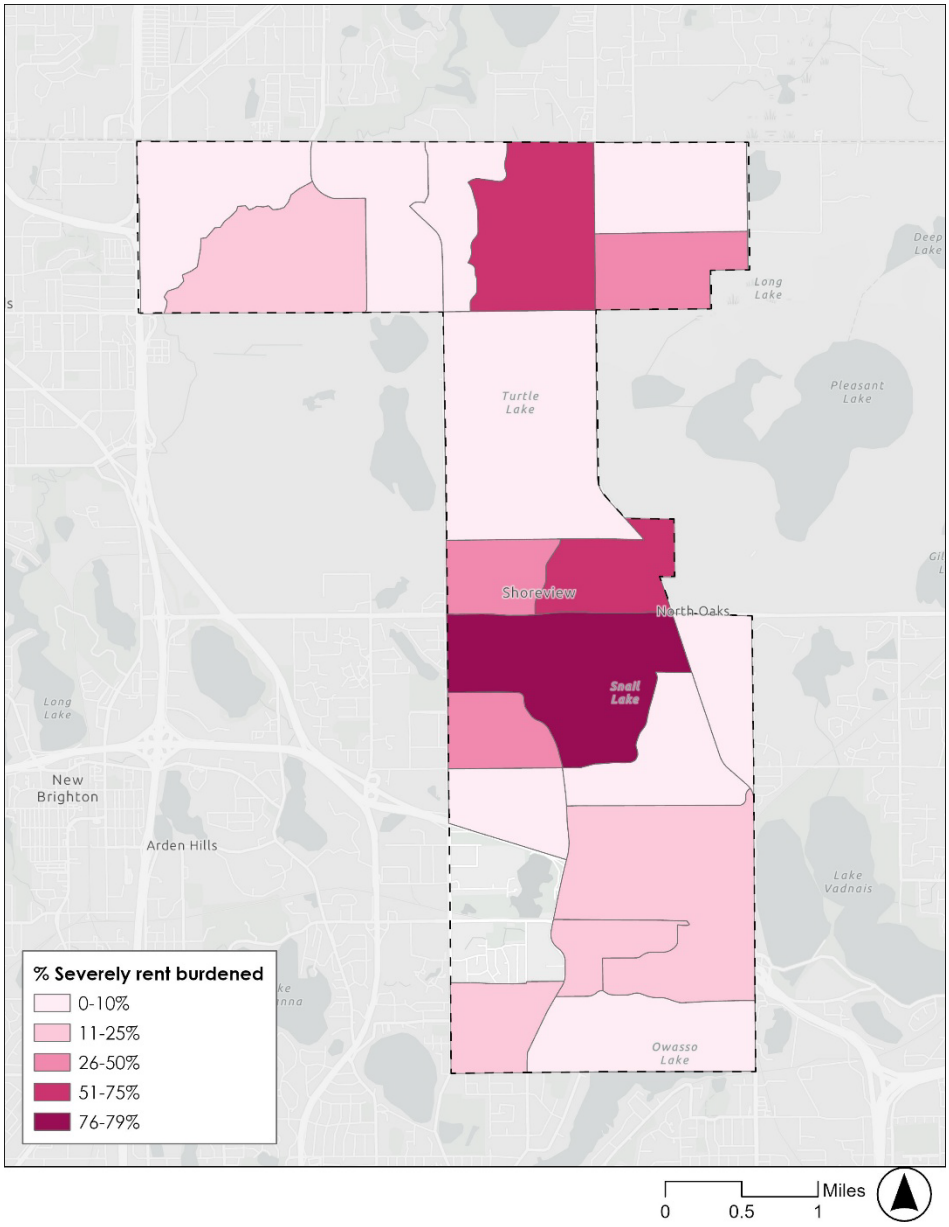
***Figure 10: Housing Cost Burdened***




*Source: 2020-2024 American Community Survey (ACS) 5-Year Estimates*

The map below shows the percentage of renter households in each census block group who are severely housing cost burdened. The central and southern part of Shoreview have higher rates of housing cost burdens, correlating with higher percentages of households in rental apartments.

***Figure 11: Share of Renter Households with Severe Housing Cost Burden, by Block Group***




*Source: Costar, City of Shoreview*

## Demographic Summary

Shoreview's population has continued to grow since the 2021 study, and is approaching 27,000 residents. Population projections from both Esri and the Metropolitan Council anticipate further growth. According to the Metropolitan Council forecast, the city is expected to reach over 28,000 residents by 2030, and 29,600 by 2050. The city's age

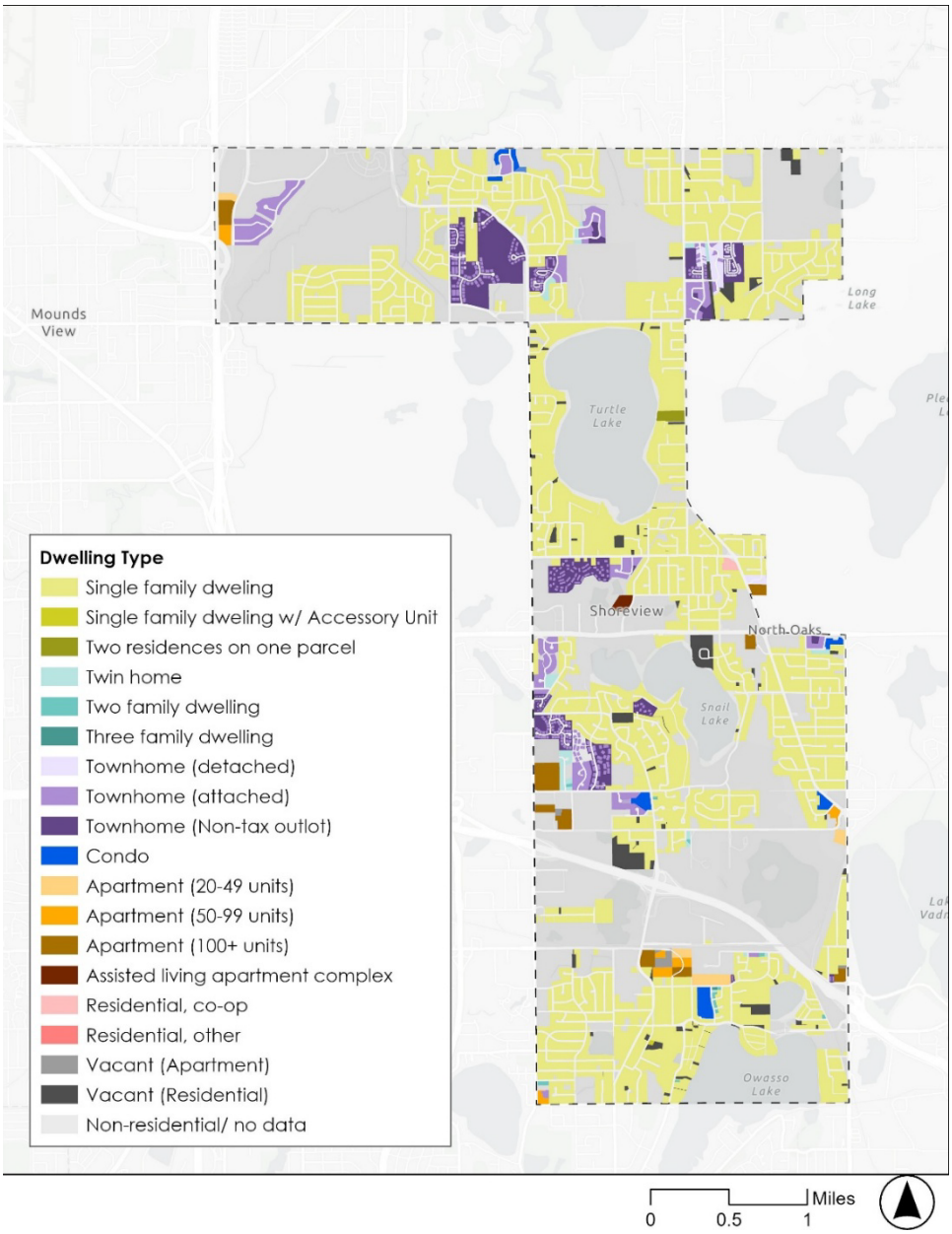
profile remains similar to 2021 study, with a significant concentration of residents in the 55 and older cohort. Income levels have strengthened, with some block groups in the northern area now exceed $150,000 in median household income, while southern and southwestern parts of the city show lower median income. Renter presence has become more dispersed compared to 2021. Cost burden remains a challenge. Severe cost burden for renter households is concentrated in the central and southeastern neighborhoods, while severe mortgage cost burden is more dispersed.

# Housing Inventory

## Housing Types

The updated dwelling type map shows that most of Shoreview housing development is single family homes, but there is also a broad mix of other housing types. The biggest change over the last five years is the increase in new multifamily apartments.

***Figure 12: Shoreview Housing Type***

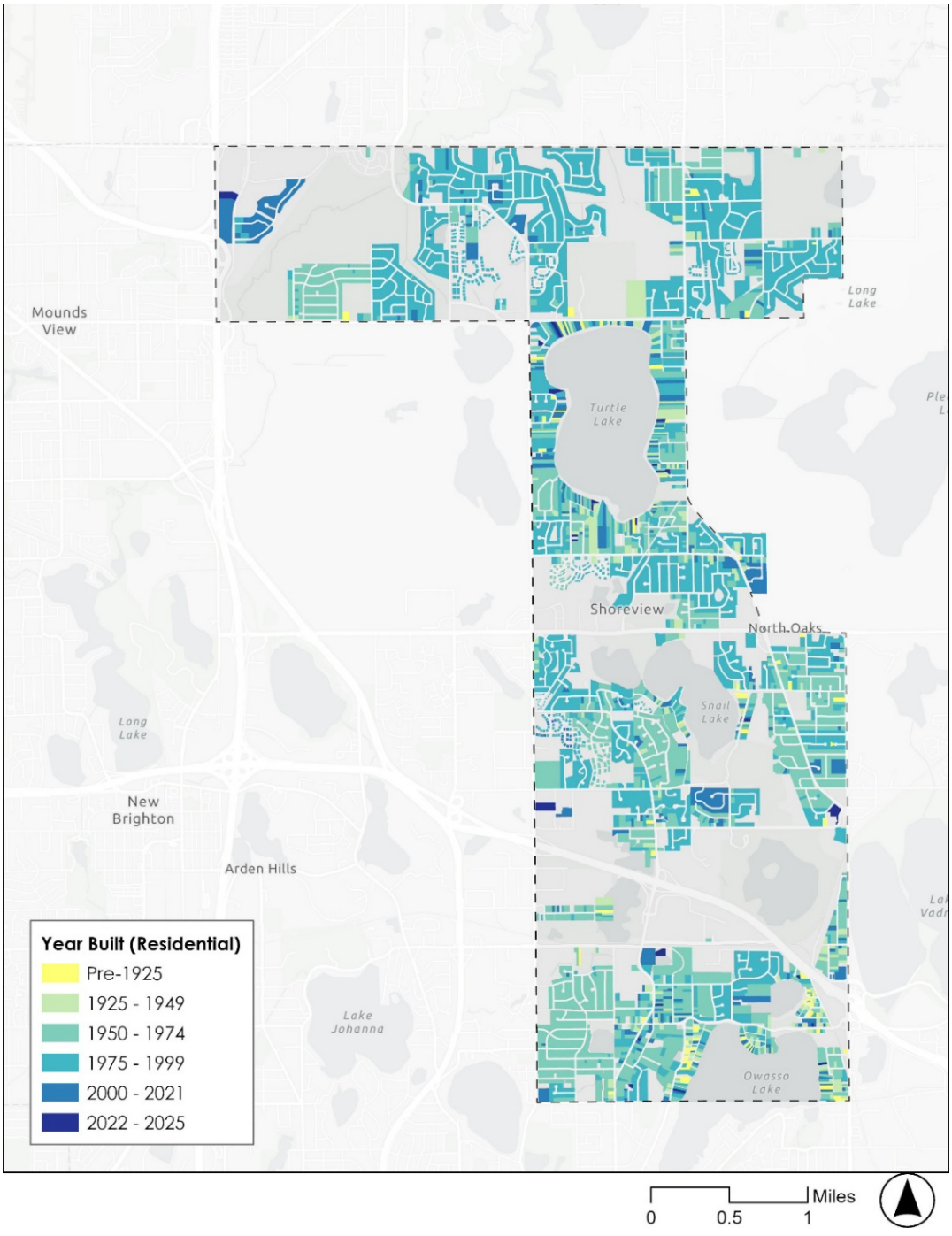



*Source: Costar, City of Shoreview*

## Neighborhood Development

The map below shows the era of development of Shoreview single family homes.

***Figure 13: Shoreview Housing - Year of Construction of Single Family Homes***




*Source: Costar, City of Shoreview*

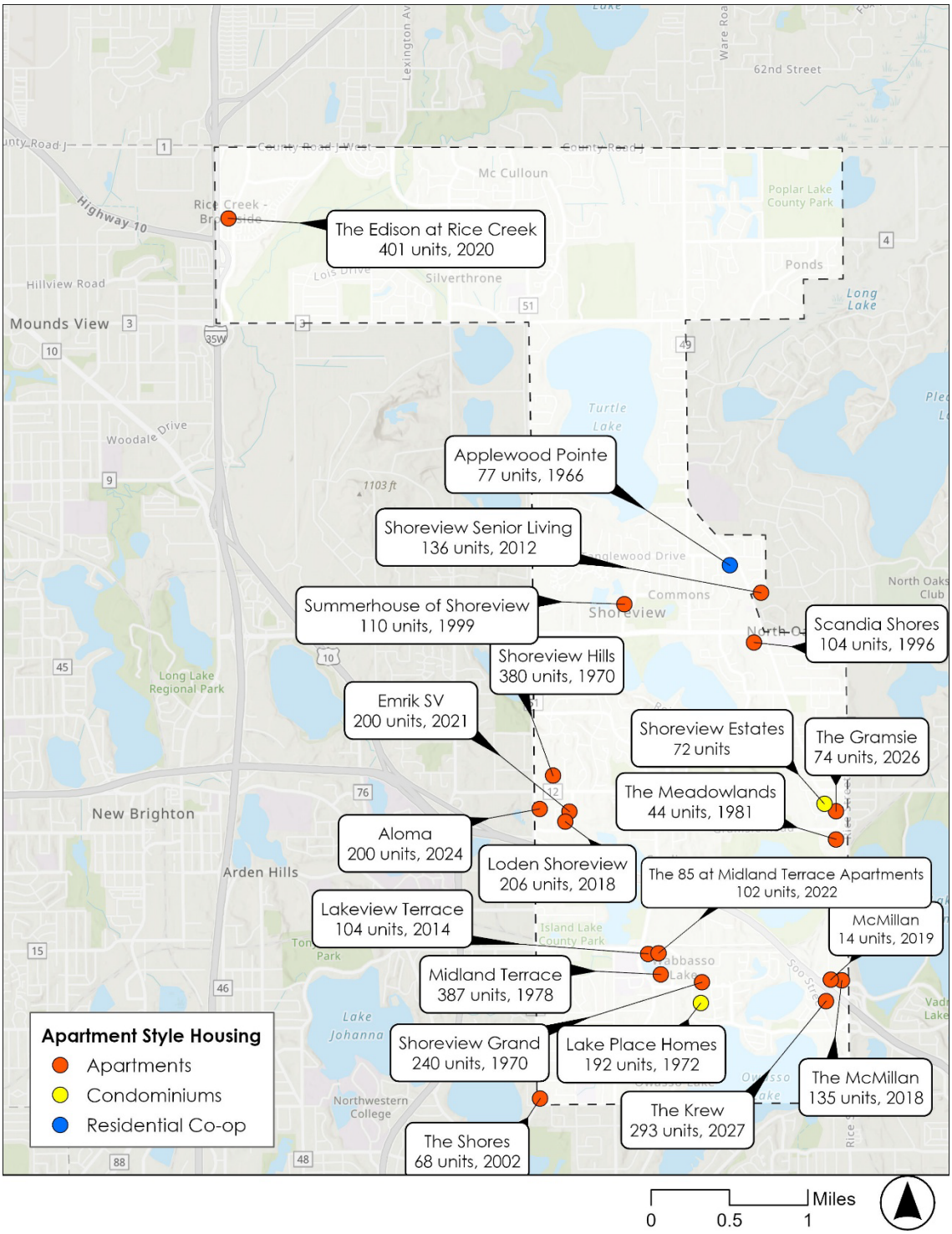
## Multifamily Housing

The table and map below document the inventory of multifamily housing developments that are located in Shoreview.

***Table 1: Shoreview Apartment Style Housing Development***

| Name | Address | Year Built | Ownership Format | Number Of Units | Affordability |
|---|---|---|---|---|---|
| Shoreview Grand | 577 Harriet Ave | 1970 | Apartments | 240 | Market Rate |
| Shoreview Hills | 4130 Lexington Ave | 1970 | Apartments | 380 | Market Rate |
| Lake Place Homes | 3399 Kent St | 1972 | Condominiums | 192 | Market Rate |
| Shoreview Estates Condominiums | 4045 Hodgson Rd | 1974 | Condominiums | 72 | Market Rate |
| Midland Terrace | 3529 Owasso St | 1978 | Apartments | 387 | Market Rate |
| The Meadowlands | 3924 Gramsie Court | 1981 | Apartments | 44 | Affordable |
| Scandia Shores | 418 Hwy 96 W | 1996 | Apartments | 104 | Mixed income |
| Summerhouse of Shoreview | 4655 Victoria St | 1999 | Apartments | 110 | Market Rate |
| The Shores | 3150 Lexington Ave | 2002 | Apartments | 68 | Mixed income |
| Shoreview Senior Living | 4710 Cumberland St | 2012 | Apartments | 136 | Mixed income |
| Applewood Pointe Cooperative | 4785 Hodgson Rd | 2014 | Cooperative | 77 | Market Rate |
| Lakeview Terrace | 3595 Owasso St | 2014 | Apartments | 104 | Market Rate |
| The McMillan | 157 Grass Lake Place | 2018 | Apartments | 134 apartment units, 14 townhome units | Mixed income |
| Loden Shoreview | 1005 Gramsie Road | 2018 | Apartments | 206 | Mixed income |
| The Edison At Rice Creek | 1985 Bluestem Lane | 2020 | Apartments | 401 total units; 300 apartments; 101 townhomes | Mixed income |
| Emrik SV | 4043 Chatsworth St | 2021 | Apartments | 200 | Mixed income |
| Aloma | 4066 Lexington Avenue | 2025 | Apartments | 200 | Mixed income |
| The Gramsie | 155 Gramsie Road | 2025-2026 | Apartments & rental townhomes | 74 total units; 53 apartments; 21 townhomes | NOAH |
| The Krew (pending) | 3377 Rice Street | Expected 2026 | Apartments | 293 | Mixed income |

***Figure 14: Shoreview Apartment Style Housing Development***




*Source: Costar, City of Shoreview*

## Senior Housing

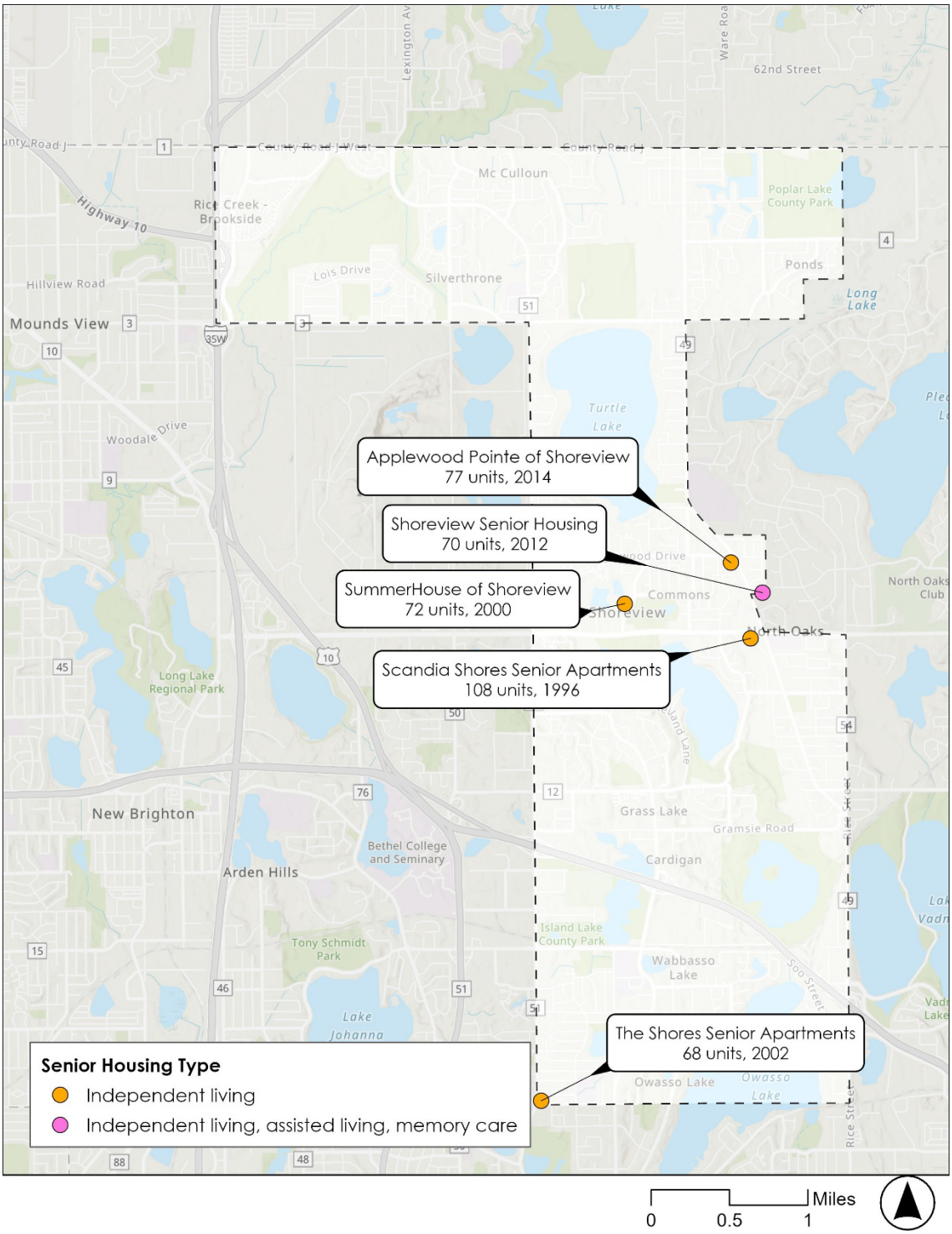
Shoreview offers five age-restricted senior living developments, built at different times, and with a range of ownership structures. No senior housing has been developed since the 2021 housing study. These developments are presented in Table 2 and Figure 15 below.

***Table 2: Shoreview Senior Housing Development***

| | Scandia Shores | Summerhouse of Shoreview | The Shores | Shoreview Senior Living | Applewood Pointe Cooperative |
|---|---|---|---|---|---|
| Address | 418 Hwy 96 W | 4655 Victoria St N | 3150 Lexington Ave N | 4710 Cumberland | 4785 Hodgson Rd |
| Affiliation | Avinity | Presbyterian Homes & Services | Sherman Associates | Southview Senior Communities | United Properties, Ebenezer |
| Year Built | 1996 | 2000 | 2002 | 2012 | 2014 |
| Ownership Format | Apartments | Apartments | Apartments | Apartments | Cooperative |
| Support Formats | Independent Living | Independent Living | Independent Living | Independent Living Assisted Living Memory Care | Independent Living |
| Number of Units | 106 | 72 | 68 | 136 | 77 |
| Affordability | 63 market rate 43 affordable | Market Rate | 54 market rate 14 affordable | Mixed income | Market Rate |

*Source: Costar, City of Shoreview*

***Figure 15: Shoreview Senior Housing Development***

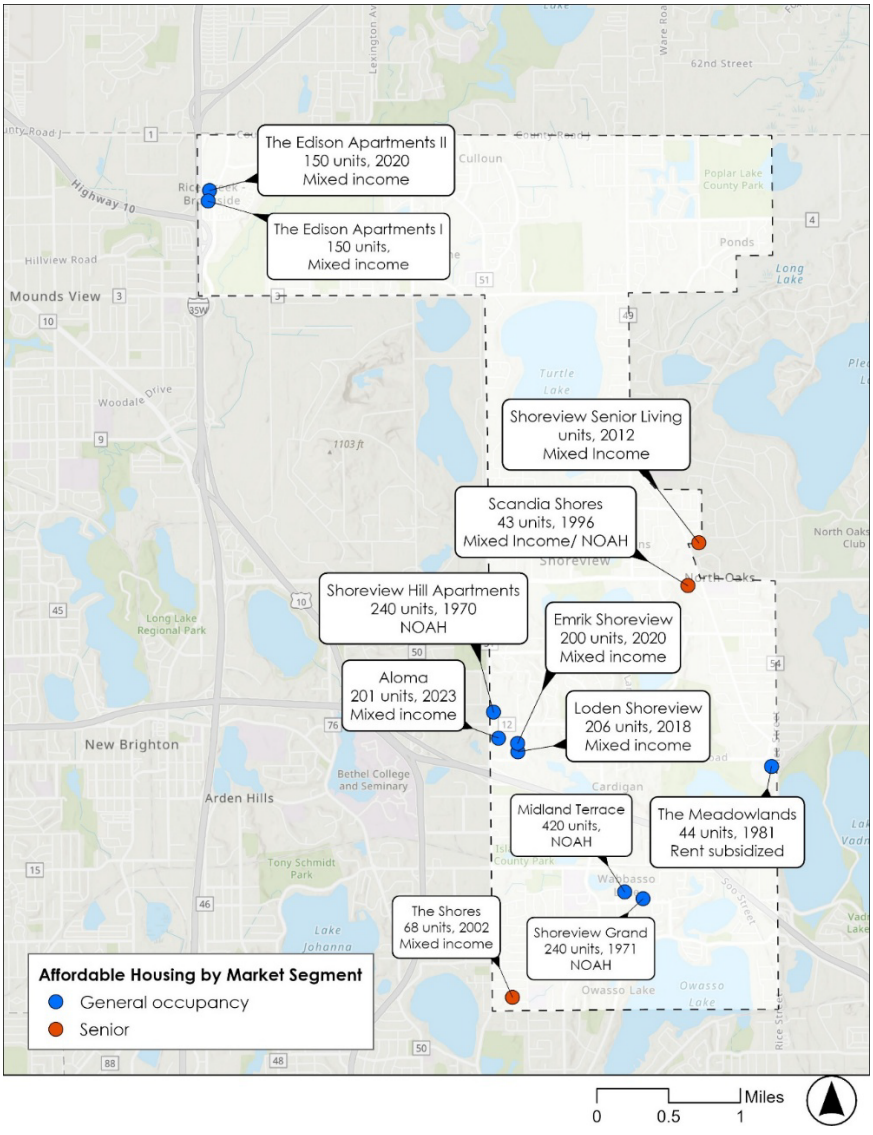



*Source: Costar, City of Shoreview*

## Affordable Housing

The map below identifies affordable properties by market segment (general occupancy or age restricted), and type of affordability restriction. It includes two large apartment communities that are affordable without any formal rent restrictions—Midland Terrace and Shoreview Grand—a characteristic which is sometimes referred to as naturally occurring affordable housing (NOAH). Shoreview's newly constructed affordable housing is in the form of mixed income housing—rent restricted housing units that are included in new market rate housing development. Some new affordable housing units were included in each of the City's major apartment development projects built since 2018.

***Figure 16: Shoreview Affordable Housing Development***



*Source: Costar, City of Shoreview*

Since the 2021 study, Shoreview has made meaningful progress in building its inventory of affordable housing. The city adopted inclusionary housing regulations in 2022, requiring 10% of units in new multifamily developments to be affordable to households earning 80% of the area median income (AMI), formalizing and expanding the policies that had been employed since 2018.

The completion of Aloma added 200 housing units to the City's housing stock, including 20 affordable units affordable at 80% of AMI, while Gramsie Junction brought 74 NOAH rental units to the city. In addition, the city approved The Krew, a 293-unit mixed-use development. 20% of housing units in The Krew are affordable at 50% AMI.

## Housing Inventory Summary

Shoreview's housing inventory reflects the development pattern of a largely built-out suburb, with most of its housing stock constructed between 1950 and 2000. It includes a diverse mix of housing types ranging from single-family homes, townhomes to multifamily apartments and manufacturing housing. The 2026 inventory shows that, while most of its housing is still in the form of single family homes, there is a growing number of townhome and apartment development, particularly along major corridors and near commercial nodes.

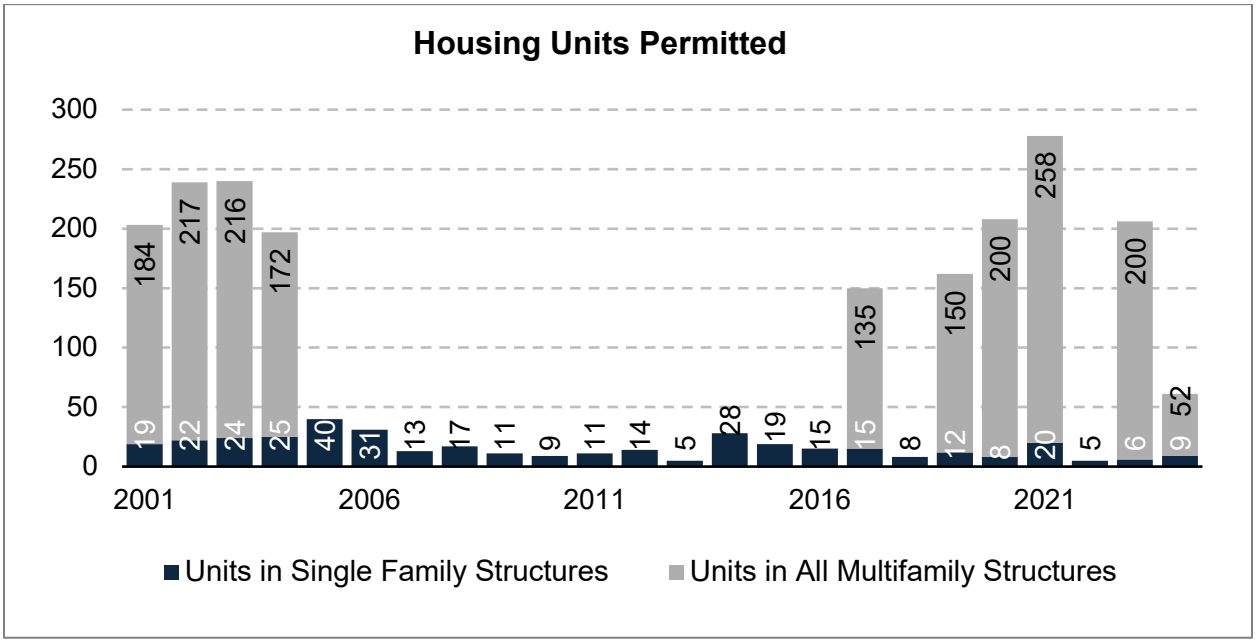
Since the previous housing study, Shoreview has made meaningful progress on affordable housing production. The completion of Aloma (200 units) and Gramsie Junction (74 units), and the approval of The Krew (293 units) added new rent-restricted housing units to the city's housing inventory.

# Housing Market

## Apartment Development Since 2001

The chart below shows two waves of multifamily apartment production that have occurred in Shoreview since 2001.

***Figure 17: Housing Units Permitted for Construction, Shoreview, 2001 to 2024***

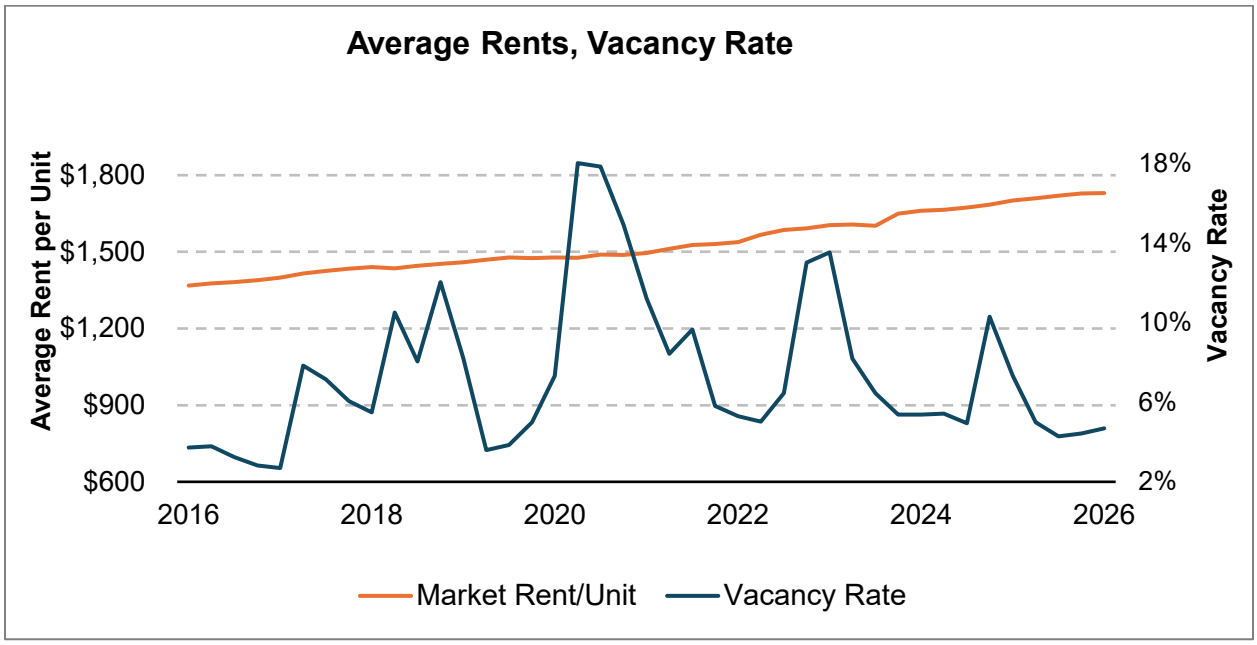



*Source: 2001-2024 SOCDS Building Permits*

## Market Demand Indicators

The chart below shows average rents and vacancy rates in Shoreview from 2016 to the present. While the vacancy rate jumps up after new apartment buildings are completed during the rent-up period, the City-wide vacancy rate has always returned to a low baseline. Over the same period, average rents have risen, increasing from $1,368 in 2016 to $1,730 today—reflecting two phenomena. Demand for rental housing is outpacing new supply for many housing types, and the new apartments with their premium rents are moving average rents higher.

*Figure 18: Multifamily Housing Rent & Vacancy Trends, Shoreview, 2016 to 2026*

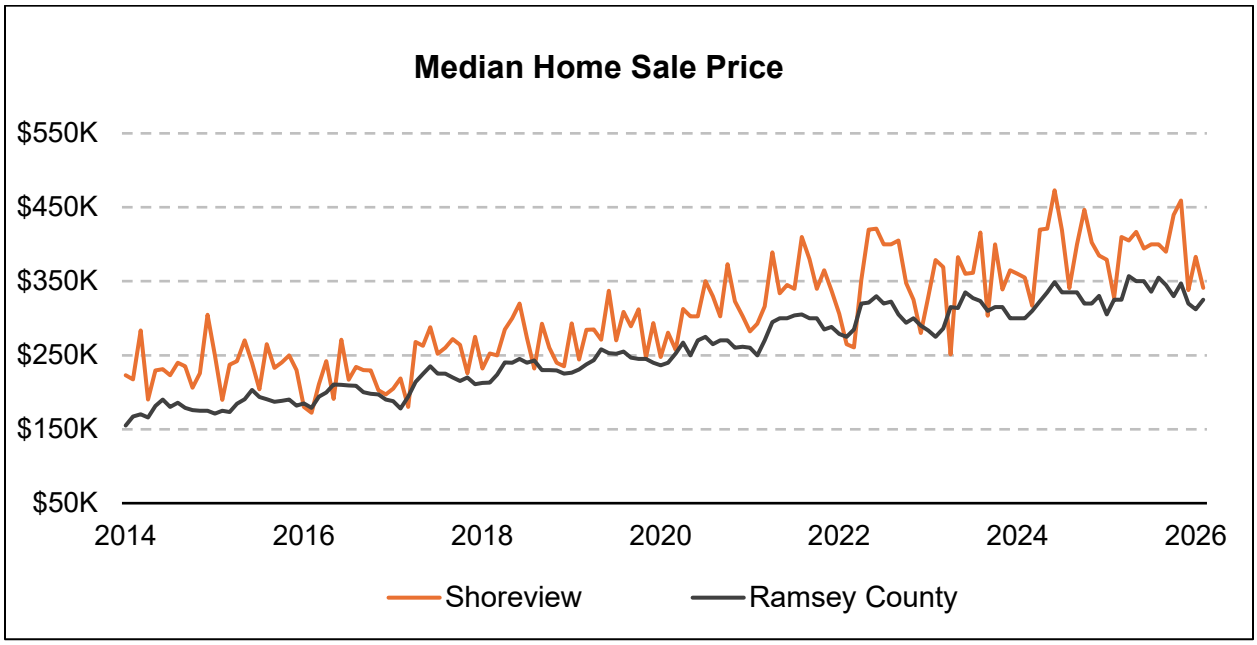



*Source: Costar*

## Median Home Sales Price

Shoreview's median home sale price climbed steadily through mid to late 2010s. Due to heightened demand for suburban homes and constrained inventory, the growth of median home price in Shoreview has accelerated in the 2020s. By 2022, the annual median passed $350,000, and since 2024 it has been in the neighborhood of $400,000. Throughout this period, Shoreview has outpaced the Ramsey County median, which underscores the city's desirable location and high quality housing stock. It is also a cause of heightened affordability challenges in Shoreview compared with much of the surrounding region.

*Figure 19: Shoreview Median Home Price Trend*




*Source: Redfin (Monthly Housing Market Data)*

## Developer Interviews

As part of this study, we conducted interviews with a set of developers and stakeholders. Participants included representatives from organizations working in affordable housing and senior housing, providers involved in home repair and rehabilitation programs, as well as private sector developers. They provided valuable perspectives on policy, financing, and service delivery across the housing continuum.

The interviewees were the following:

- Patrick Brama, Kraus-Anderdson, Director of portfolio development
- Josh Brandsted, Greco Properties, President
- Curt Bennett, Community Action of Ramsey and Washington County (CAPRW), Housing Development Manager
- Beth Hyser, NeighborWorks Home Partners, Chief Program Officer
- Jessica Coyle, Twin Cities Habitat for Humanity, Project Manager

The following are some key insights and themes that emerged from the interviews.

### Housing Production

**Scale and project viability.** Sufficient project scale can help with financial feasibility. Apartment developers expressed their preference for developments in the range of 190-

250 units to establish critical mass. Developers also noted that the depth of demand is not unlimited, and the market is still absorbing recently constructed units.

**Development conditions.** The development market is challenging for both market rate and affordable housing projects. Continued public support is important to project delivery and development momentum.

**Senior housing.** Senior housing is in demand. Affordable senior housing developments are operating at full occupancy, often with extended waiting lists. There may be demand for a new market-rate senior housing development in Shoreview. Many affluent seniors in Shoreview are capable of supporting market-rate rent levels.

### Housing Preservation

**Homeowner assistance program.** There is a growing need for homeowner assistance among households earning between 80% and 120% of Area Median Income (AMI). Developing targeted initiatives for this income band could improve program reach and better address emerging affordability challenges among moderate-income households.

**Manufactured home park.** The City should explore resident-owned or community-supported ownership models to stabilize mobile home communities and protect them from rent increases and redevelopment pressures.

### City Processes

Most developers gave positive feedback about the City's development review processes. They also suggested approaches to further enhance efficiency and invite development activity, such as streamlining review procedures, and introducing or expanding administrative review pathways for qualifying projects.

# Housing Gap Analysis

The housing gap analysis is a window into the alignment of Shoreview's existing housing stock with the needs of current Shoreview households, in terms of housing cost, tenure (owner vs renter occupied) and unit size.

Housing demand was estimated using the current distribution of owner and renter households by income from the 2020–2024 American Community Survey (ACS). Housing supply was estimated using parcel-level data, rental licensing records, CoStar multifamily data, and Redfin rental listings.

The analysis identifies the household income categories that are experiencing the greatest housing affordability challenges. Combined with income-stratified housing cost burden data it paints a vivid picture of housing affordability needs.

## Methodology

### Estimating Housing Supply

The supply of ownership housing was estimated using Ramsey County parcel data for one- to three-unit residential properties. Licensed rental properties were removed to isolate owner-occupied housing. Estimated market values were converted into mortgage payment levels using standard mortgage assumptions, and correlated with the household income bands for which the mortgages would be affordable.

Rental supply combined two data sources. CoStar provided the unit counts and average asking rents for multifamily properties with five or more units. Smaller rental properties were identified using Shoreview's rental licensing database, with rents estimated from recent Redfin listings by bedroom type. A 10 percent adjustment was applied to all rents to account for utilities and other recurring housing costs before correlating rent levels with the household income bands for which the rents would be affordable.

### Estimating Housing Demand

Current housing demand was estimated using the 2020–2024 ACS five-year estimates. Existing Shoreview owner and renter households were grouped into six Area Median Income (AMI) categories ranging from Very Low Income (0–30% AMI) to Above Middle Income (120%+ AMI). Historical ACS data was also reviewed to understand changes in the income distribution of owner and renter households over time.

### Housing gaps

Housing gaps were calculated by comparing the estimated supply of housing units affordable to households in each income band, with the number of households in each income band.

*Housing Gap = Affordable Housing Supply − Current Household Demand*

Negative values indicate a deficit of housing units affordable to households in that income band, while positive values indicate a relative surplus.

These results are an indicator of alignment between housing supply and housing need, rather than a direct measure of unmet housing need. The actual housing gap will be higher than what this analysis shows because housing units are not perfectly allocated by income. (There is a “musical chairs” element to the housing market. When a renter household chooses to rent an apartment that costs less than what they can afford on paper—i.e. less than 30% of their household income—that is one less housing unit in that affordability band that is available to households in that income band.) Because of that, at the end of this section we supplement the housing gap analysis with data on actual housing cost burdens by household income bands.

## Findings

### Housing Supply

Most of the ownership housing inventory is affordable to households earning 60 to 100 percent of area median income. Homes are predominantly 2-bedroom to 4-bedroom homes. Smaller ownership units are limited, reducing opportunities for first-time homebuyers, smaller households, and older adults seeking to downsize.

***Table 3: Ownership Supply of Housing in Shoreview, by Price and Unit Size***

| AMI Category | Income Range | Affordable Price Range | 1 BR | 2 BR | 3 BR | 4 BR | 5+ BR | Unknown | Total |
|---|---|---|---|---|---|---|---|---|---|
| Very Low Income (0-30% AMI) | $0 - $37,260 | $0 - $151,532 | 176 | 147 | 128 | 4 | 1 | 10 | 466 |
| Low Income (30-60% AMI) | $37,260 - $74,520 | $151,532 - $303,065 | 42 | 1,304 | 678 | 53 | 4 | 1 | 2,082 |
| Moderate Income (60-80% AMI) | $74,520 - $99,360 | $303,065 - $404,086 | 15 | 451 | 1,348 | 654 | 90 | 4 | 2,562 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Middle Income (80-100% AMI) | $99,360 - $124,200 | $404,086 - $505,108 | 3 | 302 | 829 | 1012 | 248 | 1 | 2,395 |
| Middle Income (100-120% AMI) | $124,200 - $149,040 | $505,108 - $606,129 | 0 | 13 | 188 | 442 | 126 | 0 | 769 |
| Above Middle Income (120%+ AMI) | $149,040+ | $606,129+ | 4 | 31 | 205 | 454 | 334 | 2 | 1,030 |

Most rental housing units are affordable to households earning between 30% and 80% of the area median income. The great majority of those apartments are 1-bedroom and 2-bedroom units. Almost a quarter of apartments are at higher rent levels, concentrated in 2-bedroom and 3-bedroom units. Overall, family-sized (3-bedroom, 4-bedroom and larger) rental units are limited, particularly at lower affordability levels.

***Table 4: Rental Supply of Housing in Shoreview, by Price and Unit Size***

| AMI Category | Income Range | Affordable Rent Range | Studio | 1 BR | 2 BR | 3 BR | 4 BR | 5+ BR | Total |
|---|---|---|---|---|---|---|---|---|---|
| Very Low Income (0-30% AMI) | $0 - $37,260 | $0 - $932 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Low Income (30-60% AMI) | $37,260 - $74,520 | $932 - $1,863 | 70 | 901 | 382 | 6 | 0 | 0 | 1,359 |
| Moderate Income (60-80% AMI) | $74,520 - $99,360 | $1,863 - $2,484 | 40 | 573 | 538 | 0 | 0 | 0 | 1,151 |
| Middle Income (80-100% AMI) | $99,360 - $124,200 | $2,484 - $3,105 | 0 | 0 | 292 | 283 | 64 | 0 | 641 |
| Middle Income (100-120% AMI) | $124,200 - $149,040 | $3,105 - $3,726 | 0 | 39 | 0 | 16 | 0 | 0 | 55 |
| Above Middle Income (120%+ AMI) | $149,040+ | $3,726+ | 0 | 0 | 39 | 8 | 0 | 16 | 63 |

## Housing Demand

The number of Shoreview households in the same income bands are estimated in the table below.

*Table 5: Shoreview Households by Income Segment*

| AMI Category | Income Range | Owner Households | Renter Households |
|---|---|---|---|
| Very Low Income (0-30% AMI) | $0 - $37,260 | 715 | 614 |
| Low Income (30-60% AMI) | $37,260 - $74,520 | 1,724 | 543 |
| Moderate Income (60-80% AMI) | $74,520 - $99,360 | 1,061 | 401 |
| Middle Income (80-100% AMI) | $99,360 - $124,200 | 1,025 | 223 |
| Middle Income (100-120% AMI) | $124,200 - $149,040 | 1,024 | 219 |
| Above Middle Income (120%+ AMI) | $149,040+ | 3,545 | 245 |

## Housing Gap Analysis

These data allow us to make a direct comparison between the housing that is affordable at different income levels, and the income levels of existing Shoreview households. Deficits, in this direct correlation, are colored red and light red. Surpluses are colored green and light green.

*Table 6: Housing Gaps by Housing Price or Rent, Assuming Ideal Allocation*

| AMI Category | Income Range | Home Value Range | Affordable Rent Range | Owner Gap | Renter Gap |
|---|---|---|---|---|---|
| Very Low Income (0-30% AMI) | $0 - $37,260 | $0 - $932 | $0 - $932 | -249 | -614 |
| Low Income (30-60% AMI) | $37,260 - $74,520 | $932 - $1,863 | $932 - $1,863 | 358 | 762 |
| Moderate Income (60-80% AMI) | $74,520 - $99,360 | $1,863 - $2,484 | $1,863 - $2,484 | 1,501 | 467 |
| Middle Income (80-100% AMI) | $99,360 - $124,200 | $2,484 - $3,105 | $2,484 - $3,105 | 1,370 | 310 |
| Middle Income (100-120% AMI) | $124,200 - $149,040 | $3,105 - $3,726 | $3,105 - $3,726 | -255 | -164 |
| Above Middle Income (120%+ AMI) | $149,040+ | $3,726+ | $3,726+ | -2,515 | -190 |

The housing gap analysis provides interesting information relative to the abundance or scarcity of supply by price category, relative to local household incomes. Note the deficit of housing units priced at rents and purchase prices that are affordable to the lowest income households in Shoreview. Because of that scarcity, those households are pushed into more costly housing. Conversely there are fewer housing units at the higher rents and purchase prices than households earning the incomes that correspond to those costs. This is of less concern, since presumably most of these households are simply not choosing to pay the full housing cost that corresponds to 30% of their household income.

Note again that this analysis can be thought of as showing the minimum possible housing deficit at lower income bands, because it assumes a close correspondence between the cost of the housing and the means of the household occupying that unit. In reality, many households that can afford a certain price level choose to pay less than what they can afford, which pushes other households into higher price levels that they can afford.

Cost burden data is a beneficial companion to this analysis, because it shows the Shoreview household who are actually paying more than 30% (indicating cost burden) and 50% (indicating severe cost burden) of their household income on housing costs. That data, by income band, can be seen in the graphs below. Note that in reality the great majority of renter households who earn up to $75,000 a year are paying more than 30% of their household income on housing.

***Figure 20: Cost Burdened Renter Households by Household Income***

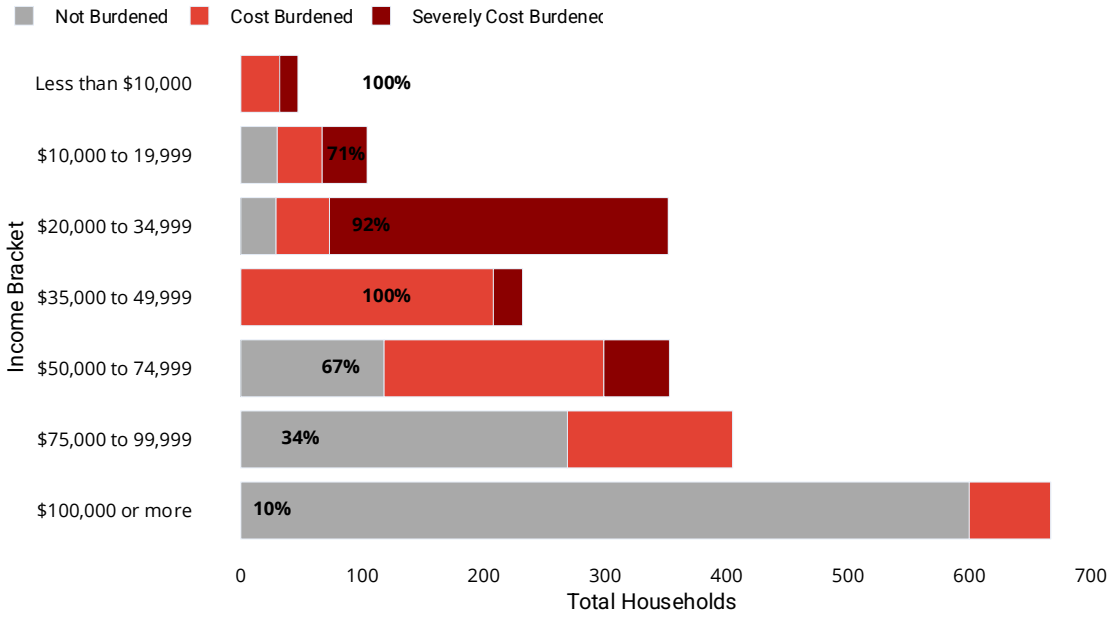
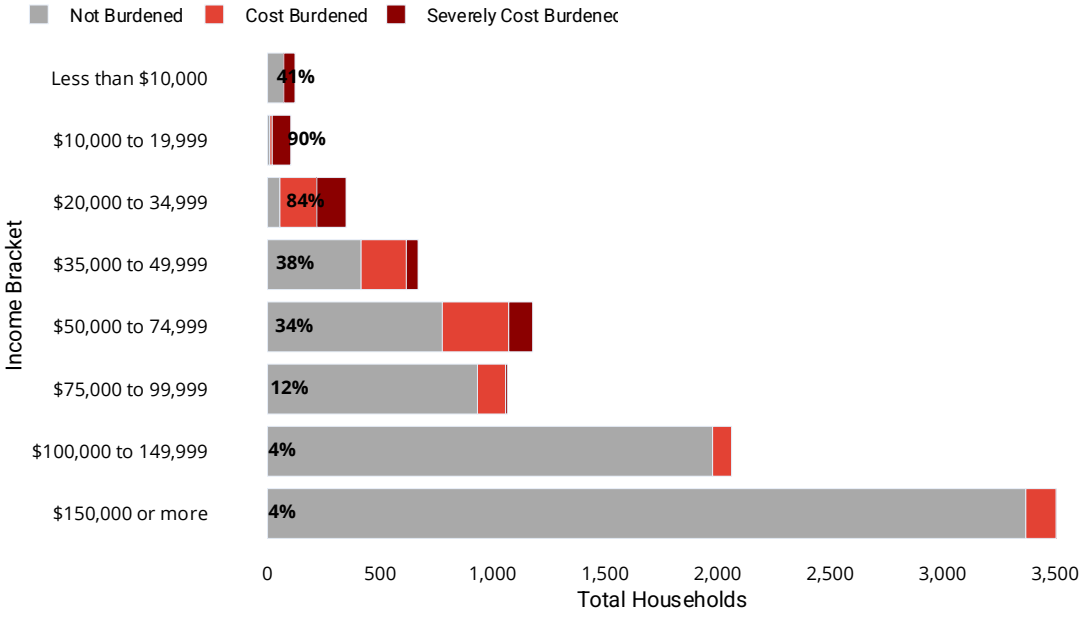



***Figure 21: Cost Burdened Owner Households by Household Income***



## Housing Strategies

The study revisited the progress of Shoreview in addressing housing challenges and implementing housing strategies over the last five years. This section presents an updated menu of housing strategies to shape its housing agenda in the coming period. Some of the strategies are carried forward from the previous housing study. Others are proposed as new areas of strategic focus.

**Menu of Housing Strategies (2026)**

| Preservation Strategies | Production Strategies | Capacity Building Strategies |
|---|---|---|
| Home Improvement Loans | Increase Affordable Units in Market Rate Developments | Augment Financial Resources for Housing |
| Preserve Naturally Occurring Affordable Housing | New Affordable Apartment Development | |
| Convert Single Family Homes to Land Trust Homes | Zoning Changes to Diversify New Housing | |
| Protect Affordability of Brookside Mobile Home Park | Increase Opportunities in Targeted Redevelopment Areas and Infill Sites | |

## Preservation Strategies

### Home Improvement Loans

**Context.** Shoreview has an existing home improvement loan program that has been developed with, and is administered by, NeighborWorks. It provides loans of up to $50,000 at below-market interest rates for households earning less than 120% of area median income.

Shoreview also offers low interest loans to owners of manufactured homes.

The City has continued to revise and improve these programs to respond to resident needs and changing requirements.

**Objective.** Continue to adjust terms of loan programs and increase their utilization, in order to support households address housing conditions and maintain the viability of Shoreview's existing housing stock.

**Strategy.** Shoreview can continue to increase program utilization and meet additional needs through:

- Expand marketing of the loan programs, especially to the manufactured home community.
- Continue to supplement funding resources to meet demand, utilizing LAHA funds with other sources.

**Resource Requirement.** There is a modest financial resource requirement associated with these programs, given that they are structured as loan programs. Program design and administration also requires the engagement of community development staff.

## Preserve Naturally Occurring Affordable Housing

**Context.** Shoreview's legacy apartment buildings, mostly from the 1970s, are an important asset for lower and middle income households because their rent levels are relatively affordable. Such properties are sometimes called Naturally Occurring Affordable Housing (NOAH) because they are affordable on a market basis, without public sector financial support.

Such developments also face risks.

- Underinvestment and deterioration can occur.
- Properties can be rehabbed and repositioned to target a higher income demographic, with rent increases that are no longer affordable for current residents.
- Properties can be redeveloped entirely, resulting in the loss of the affordable housing units.

**Objective.** Through relationships with property owners and other proactive actions, support the maintenance of and reinvestment in NOAH properties in order to preserve their condition and affordability.

**Strategy.** Pursuing these objectives can include:

- Continue to build relationships and regular communication with owners of the City's affordable rental properties.
- Pre-position and partner in acquisitions and upgrades with an experienced affordable housing developer who is experienced in NOAH acquisition and refinance projects.
- Consider acquisition and transference to a "social housing" ownership format with less stringent rent restrictions.

**Resource Requirements.** Proactive relationship building requires a time investment by community development staff. The acquisition and refinancing of a NOAH apartment property typically requires significant financial support from the local municipality.

## Convert Single Family Homes to Land Trust Homes

**Context.** Community land trusts can play a role in creating long-term affordability for single family or townhome homeowners. The land trust holds the high value land under a home, so the homeowner faces the lower cost of purchasing just the home itself. When the house is sold, the next owner also acquires the home at an affordable price since they are again just purchasing the home and not the land that the home is situated on. Through that mechanism the affordability of the single family home is maintained for a succession of homeowners.

This is a strategy that Shoreview has pursued in an ongoing way in collaborations with Rondo Community Land Trust and Habitat for Humanity, but for various reasons the desired outcomes have not materialized in some cases.

**Objective.** Increase the number of Shoreview homes that are affordable over the long run to low-income homeowners.

**Strategy.** Continue to explore the land trust model as a tool to preserve a set of affordable single-family homes. More specific actions include:

- Evaluate continued partnerships with Rondo Community Land Trust and Habitat for Humanity on the Canal Brook twinhomes project.
- Consider establishing an annual budget commitment to fund a land trust partner in the acquisition and conversion of one or more land trust home per year.

**Resource Requirements.** Land trust conversions are relatively costly (although in return they provide an ownership home that is affordable over the life of the home). Local municipal resources are typically required to buy out the land value of the acquired property.

## Protect the Affordability of Brookside Mobile Home Park

**Context.** The manufactured home community at Brookside is a source of unsubsidized affordable homes, and the most affordable ownership housing option in the City of Shoreview. Its residents are well situated because of their proximity to the regional transportation network and to the amenities of the Rice Creek parks and trails.

It is difficult for owners of manufactured homes to get home maintenance financing because manufactured homes are often heavily depreciated, and the owner of the home doesn't own the land it is situated on.

Manufactured home developments like Brookside are also at risk of events that result in displacement of their residents. It is not uncommon for rent levels to be dramatically increased, sometimes coinciding with a change in ownership. In a location this attractive, the property could also be acquired for redevelopment.

The City of Shoreview has offered a home improvement loan program for manufactured homeowners for several years. It has been utilized on one occasion.

**Objective.** Support the maintenance needs of Brookside residents, and over the long run explore options for supporting a conversion to a more permanently affordable ownership and maintenance structure.

**Strategy.** Build on Shoreview's existing home loan programs, and partnerships with NeighborWorks and other regional organizations to:

- Tailor and promote Shoreview's targeted loan program to Brookside's residents
- Build a relationship and dialog with the Brookside ownership and/or management in order to collaborate around Brookside community needs, issues, and city support.
- Explore other programs and resources with agencies such as Ramsey County.
- Over the long run, consider the feasibility of acquisition and conversion to a resident owned cooperative, in keeping with a growing number of such conversions in other Minnesota and Twin Cities locations.
- Explore the feasibility of utilizing zoning to put limits on the redevelopment of the mobile home community.

**Resource Requirements.** Some dedicated staff time is needed to increase marketing and build relationships as envisioned.

## Production Strategies

### Increase Affordable Units in Market Rate Developments

**Context.** "Inclusionary housing" means including rent-restricted housing units in market rate housing developments. The City of Shoreview has had a successful inclusionary housing program in recent years and has continued to develop and refine that program.

Since the previous housing study, the City has codified its inclusionary housing policy. Developers have accepted and supported the requirements and their administration, as evidenced by several additional development projects that have come to Shoreview since the adoption of the policy which have included inclusionary apartment units. The financial cost to the developer of restricting rents for the inclusionary units are offset by Shoreview public financial support in the form of tax increment financing.

**Objective.** Foster additional affordable housing units through the application of the inclusionary housing requirements to new market rate housing in Shoreview.

**Strategy.** Continue to calibrate and administer the City's inclusionary housing requirements, staying attentive to market changes that would suggest modifications to the program if needed.

**Resource Requirements.** Tax increment financing will continue to be needed to support affordable units. Staff capacity and expertise is critical in evaluating new development and determining appropriate levels of public financial support.

## New Affordable Housing Development

**Context.** The City of Shoreview maintains a commitment to the provision of new rent-restricted affordable housing. Low Income Housing Tax Credits (LIHTC) have been the primary vehicle for delivering such housing in recent decades, but Shoreview's location isn't particularly strong for winning highly competitive housing tax credits. Other models are available to produce new affordable housing—some of which are more innovative and pioneering.

**Objective.** Through partnerships and local housing resources, support the development of one or more rent-restricted affordable housing projects in Shoreview in suitable locations.

**Strategy.** Look for development opportunities and build partnerships with one or more experienced non-profit affordable housing developer to create affordable multifamily workforce housing and owner occupied affordable housing.

**Resource Requirements.** Staff time is required for proactive relationship building with a local CDC partnership. Tax increment financing and potentially other public financial resources will be needed to support development projects.

## Zoning Changes to Diversify New Housing

**Context.** Shoreview is an attractive location for new multifamily development, but local zoning and development finance considerations can steer development toward a dominant project type—that is, large-scale luxury apartment communities. A broader range of local needs are met when a greater diversity of housing types are being built, including smaller scale multifamily housing format, sometimes referred to as “missing middle” housing.

The City of Shoreview is actively working on zoning code changes that will provide greater flexibility in the housing that can be built in the City.

**Objective.** Foster “missing middle” housing typologies through zoning modifications.

**Strategy.** Modify provisions of the City’s zoning code that may pose barriers to missing middle housing development, including:

- Reducing lot size requirements
- Allowing the creation of accessory dwelling units
- Allowing the development of duplexes in single family zoning districts

**Resource Requirements.** Staff time or consultant services is required to undertake analysis and make recommendations for zoning modifications.

### Increase Opportunities in Targeted Redevelopment Areas and Infill Sites

**Context:** Because Shoreview is essentially built out, most new housing production needs to occur through redevelopment or at infill locations. Developers will sometimes initiate that redevelopment on suitable site. However, that may not occur on a strictly market basis where larger or more complicated sites are involved, and developer-driven projects may also fall short of meeting public goals in high priority, strategic locations.

In these instances the City of Shoreview can play a range of proactive and responsive roles to catalyze higher-value and community-serving development outcomes.

**Objective:** Increase housing and other redevelopment outcomes, and meet high priority public needs by playing proactive roles where important opportunities emerge and in high priority locations.

**Strategy:** Facilitate and incentivize redevelopment in strategic locations to increase housing production, diversify housing mix, and meet other high priority public needs.

Strategic opportunities may include:

- Shoreview Village Mall and surrounding parcels in the Town Center plan
- County-owned property, if released for development
- Other infill sites

**Resource Requirements.** City financial participation is an important ingredient in these initiatives, and public sector action may in some instances include acquisition to provide greater local control over outcomes.

## Menu of Strategies: Capacity Building Strategies

### Augment Financial Resources for Housing

**Context.** The City of Shoreview's willingness to utilize tax increment financing and tax abatement, and its proficiency in the use of those tools, have advanced its housing preservation and production goals and made a difference in housing outcomes. Its financial toolkit includes the creation of an affordable housing trust fund—funded in part by the City's allocation of LAHA funds.

It will be beneficial to dedicate ongoing attention to building financial and staff capacity, particularly as important catalytical redevelopment projects are contemplated.

**Objective:** Sustain and opportunistically augment the financial resources available for housing and catalytic redevelopment projects.

**Strategy:** Additional financial resources and mechanisms can be considered and developed, such as:

- Non-obligated eligible TIF pooling
- HRA levy support
- Housing bonds for major acquisitions
- Allocation of LAHA funds for identified priorities

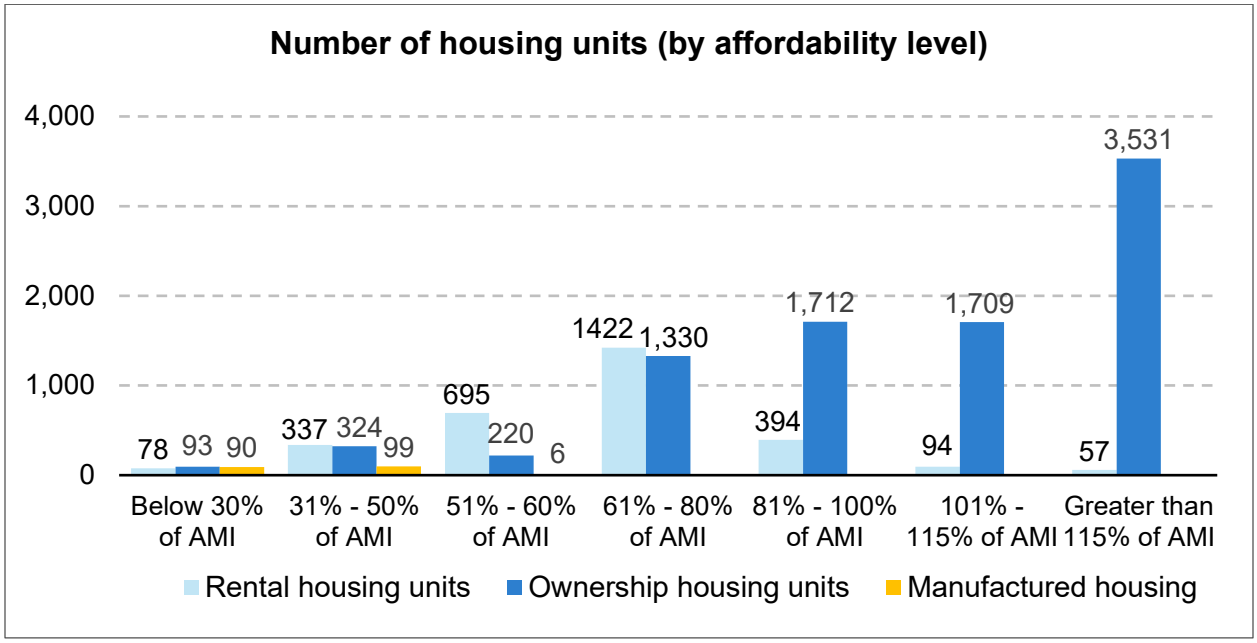
# Comprehensive Plan Housing Component (Minimum Requirement)

The Metropolitan Council has a set of specific requirements relative to a set of housing related information that every municipality must provide. That information is developed in this section.

## Number of Housing units

Shoreview's housing stock mostly falls into higher income levels, with the largest share of rental housing units in the "61% to 80% of AMI" affordability band, and the highest chare of ownership housing at the "Greater than 115% AMI" income band.

***Figure 22: Number of Housing Units by Affordability Level***

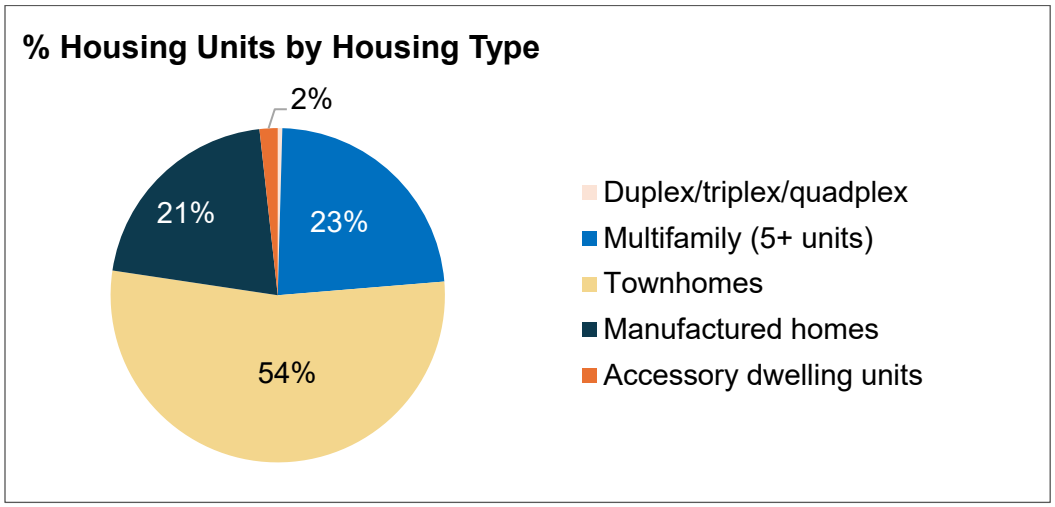



*Source: Minnesota Metropolitan Council Local Housing Tool*

## Housing Units That are Not Single Family Homes

Among the housing units in Shoreview that are not single family homes, townhomes are most common, representing 54% of housing units. Another 23% are housing units in multifamily buildings with five or more units. 21% are manufactured homes.

***Figure 23: Housing Units by Housing Type***

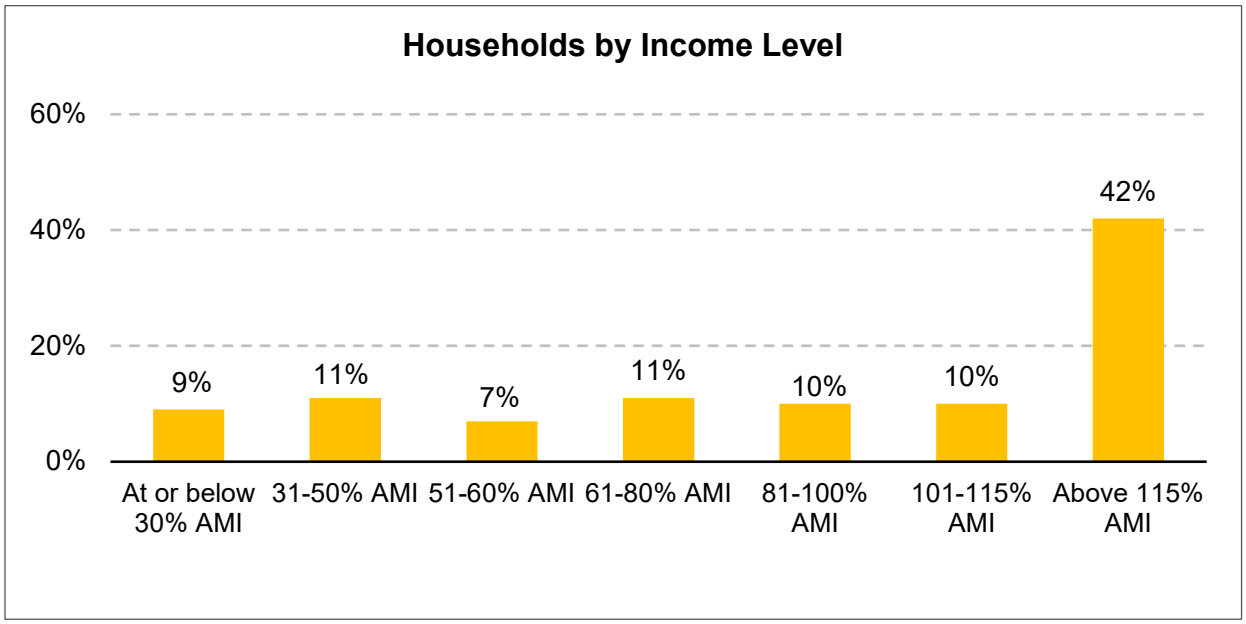



*Source: Minnesota Metropolitan Council Local Housing Tool*

## Number of Household by Income Band

42% of Shoreview households earn over 115% of AMI, reflecting the city's overall affluence. Household incomes are quite evenly distributed between the other six income bands.

*Figure 24: Households by Income Level*

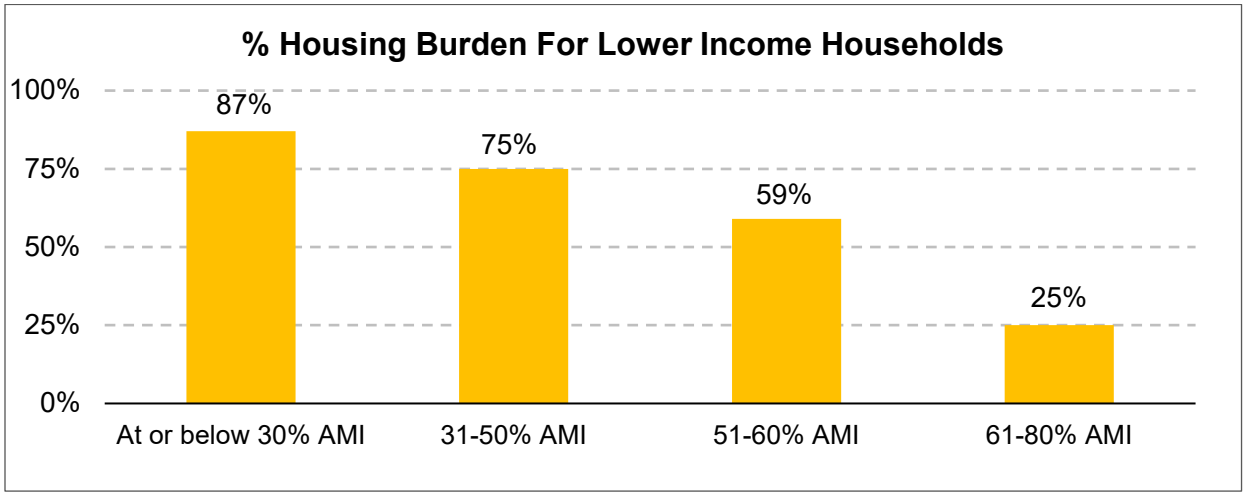



*Source: Minnesota Metropolitan Council Local Housing Tool*

## Cost Burden Households by Income Band

Cost burdened households are households that spend more than 30% of their gross income on housing costs. Among households earning 30% of Area Median Income or less, 87% of households are cost burdened. Among households in the 31-50% AMI band, three-quarters are cost burdened. In the 51-60% AMI band, almost 60% of households are housing cost burdened.

*Figure 25: % Housing Burden for Lower Income Households*

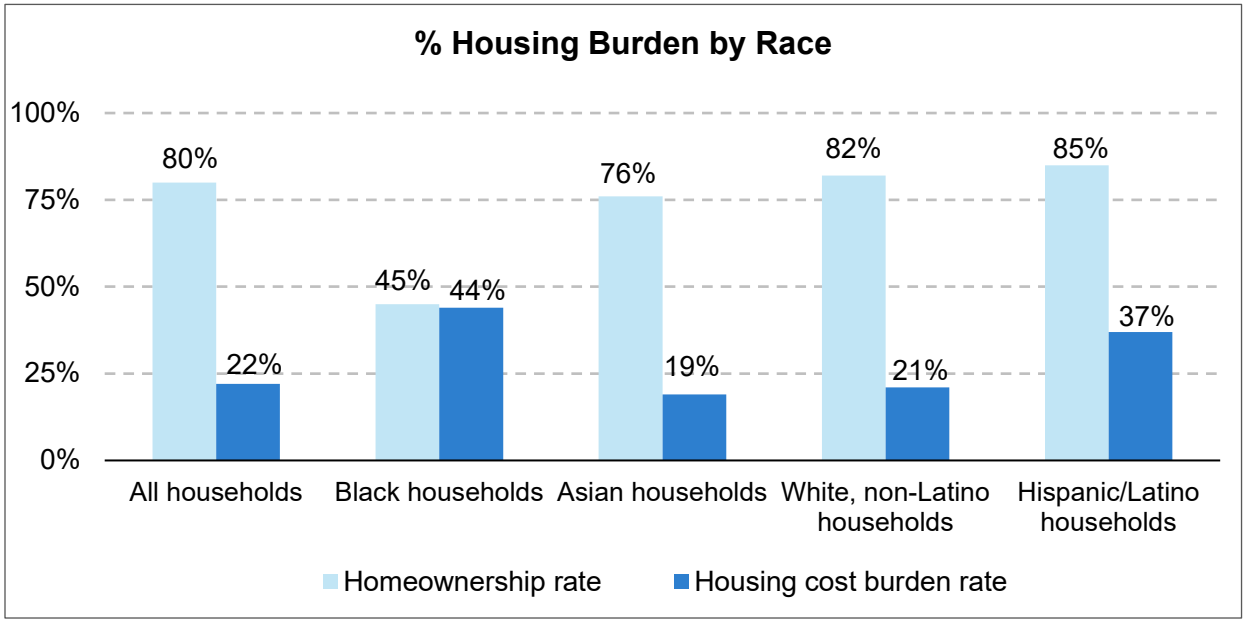



*Source: Minnesota Metropolitan Council Local Housing Tool*

## Cost Burden Households by Racial/Ethnic Group

Shoreview is predominantly an owner-occupied community, with a homeownership rate of 80%. White households mirror the citywide average with an 82% homeownership rate. 21% of white households are cost burdened. Asian households show a similar homeownership rate at 76%, and have the lowest cost burden rate at 19%. Black households have a homeownership of 45%. 44% of those households are housing cost burdened. 37% of Hispanic and Latino households are housing cost burdened, but they have the highest rate of homeownership at 85%.

***Figure 26: % Housing Burden Households by Race***




*Source: Minnesota Metropolitan Council Local Housing Tool*

## Affordability-Restricted Housing Units

***Table 7: Affordability-restricted Housing Units***

| | Local publicly subsidized units | % Local publicly subsidized units | County publicly subsidized units | % of County publicly subsidized units |
|---|---|---|---|---|
| Subsidized units for anyone | 63 | 50 | 12,920 | 46% |
| Subsidized units for families | 54 | 43 | 8,459 | 30% |
| Subsidized units for persons with disabilities | 0 | 0 | 245 | 1% |
| Subsidized units for seniors | 0 | 0 | 3,317 | 12% |
| Subsidized units for families and persons with disabilities | 0 | 0 | 157 | 1% |
| Subsidized units for families and seniors | 10 | 8 | 1,193 | 4% |
| Subsidized units for families, persons with disabilities or seniors | 0 | 0 | 1,237 | 4% |
| Subsidized units for seniors and persons with disabilities | 0 | 0 | 550 | 2% |

*Source: Minnesota Metropolitan Council Local Housing* Tool

## Number of Low-income Affordable Housing Units Needed

***Table 8: Number of Low-income Affordable Housing Units Needed***

| | Number of Units |
|---|---|
| Households at 61-100% AMI who can afford an affordable home with downpayment assistance | 58 |
| Households at 51-80% AMI who can afford a typical land trust opportunity | 264 |

*Source: Minnesota Metropolitan Council Local Housing Tool*

SHOREVIEW

# HOUSING STUDY
## 2026 Update - Housing Strategies











October 2026

Stantec

## Housing Strategies

The study revisited the progress of Shoreview in addressing housing challenges and implementing housing strategies over the last five years. This section presents an updated menu of housing strategies to shape its housing agenda in the coming period. Some of the strategies are carried forward from the previous housing study. Others are proposed as new areas of strategic focus.

**Menu of Housing Strategies (2026)**

| Preservation Strategies | Production Strategies | Capacity Building Strategies |
|---|---|---|
| Home Improvement Loans | Increase Affordable Units in Market Rate Developments | Augment Financial Resources for Housing |
| Preserve Naturally Occurring Affordable Housing | New Affordable Apartment Development | |
| Convert Single Family Homes to Land Trust Homes | Zoning Changes to Diversify New Housing | |
| Protect Affordability of Brookside Mobile Home Park | Increase Opportunities in Targeted Redevelopment Areas and Infill Sites | |

## Preservation Strategies

### Home Improvement Loans

**Context.** Shoreview has an existing home improvement loan program that has been developed with, and is administered by, NeighborWorks. It provides loans of up to $50,000 at below-market interest rates for households earning less than 120% of area median income.

Shoreview also offers low interest loans to owners of manufactured homes.

The City has continued to revise and improve these programs to respond to resident needs and changing requirements.

**Objective.** Continue to adjust terms of loan programs and increase their utilization, in order to support households address housing conditions and maintain the viability of Shoreview's existing housing stock.

**Strategy.** Shoreview can continue to increase program utilization and meet additional needs through:

- Expand marketing of the loan programs, especially to the manufactured home community.
- Continue to supplement funding resources to meet demand, utilizing LAHA funds with other sources.

**Resource Requirement.** There is a modest financial resource requirement associated with these programs, given that they are structured as loan programs. Program design and administration also requires the engagement of community development staff.

## Preserve Naturally Occurring Affordable Housing

**Context.** Shoreview's legacy apartment buildings, mostly from the 1970s, are an important asset for lower and middle income households because their rent levels are relatively affordable. Such properties are sometimes called Naturally Occurring Affordable Housing (NOAH) because they are affordable on a market basis, without public sector financial support.

Such developments also face risks.

- Underinvestment and deterioration can occur.
- Properties can be rehabbed and repositioned to target a higher income demographic, with rent increases that are no longer affordable for current residents.
- Properties can be redeveloped entirely, resulting in the loss of the affordable housing units.

**Objective.** Through relationships with property owners and other proactive actions, support the maintenance of and reinvestment in NOAH properties in order to preserve their condition and affordability.

**Strategy.** Pursuing these objectives can include:

- Continue to build relationships and regular communication with owners of the City's affordable rental properties.
- Pre-position and partner in acquisitions and upgrades with an experienced affordable housing developer who is experienced in NOAH acquisition and refinance projects.
- Consider acquisition and transference to a "social housing" ownership format with less stringent rent restrictions.

**Resource Requirements.** Proactive relationship building requires a time investment by community development staff. The acquisition and refinancing of a NOAH apartment property typically requires significant financial support from the local municipality.

## Convert Single Family Homes to Land Trust Homes

**Context.** Community land trusts can play a role in creating long-term affordability for single family or townhome homeowners. The land trust holds the high value land under a home, so the homeowner faces the lower cost of purchasing just the home itself. When the house is sold, the next owner also acquires the home at an affordable price since they are again just purchasing the home and not the land that the home is situated on. Through that mechanism the affordability of the single family home is maintained for a succession of homeowners.

This is a strategy that Shoreview has pursued in an ongoing way in collaborations with Rondo Community Land Trust and Habitat for Humanity, but for various reasons the desired outcomes have not materialized in some cases.

**Objective.** Increase the number of Shoreview homes that are affordable over the long run to low-income homeowners.

**Strategy.** Continue to explore the land trust model as a tool to preserve a set of affordable single-family homes. More specific actions include:

- Evaluate continued partnerships with Rondo Community Land Trust and Habitat for Humanity on the Canal Brook twinhomes project.
- Consider establishing an annual budget commitment to fund a land trust partner in the acquisition and conversion of one or more land trust home per year.

**Resource Requirements.** Land trust conversions are relatively costly (although in return they provide an ownership home that is affordable over the life of the home). Local municipal resources are typically required to buy out the land value of the acquired property.

## Protect the Affordability of Brookside Mobile Home Park

**Context.** The manufactured home community at Brookside is a source of unsubsidized affordable homes, and the most affordable ownership housing option in the City of Shoreview. Its residents are well situated because of their proximity to the regional transportation network and to the amenities of the Rice Creek parks and trails.

It is difficult for owners of manufactured homes to get home maintenance financing because manufactured homes are often heavily depreciated, and the owner of the home doesn't own the land it is situated on.

Manufactured home developments like Brookside are also at risk of events that result in displacement of their residents. It is not uncommon for rent levels to be dramatically increased, sometimes coinciding with a change in ownership. In a location this attractive, the property could also be acquired for redevelopment.

The City of Shoreview has offered a home improvement loan program for manufactured homeowners for several years. It has been utilized on one occasion.

**Objective.** Support the maintenance needs of Brookside residents, and over the long run explore options for supporting a conversion to a more permanently affordable ownership and maintenance structure.

**Strategy.** Build on Shoreview's existing home loan programs, and partnerships with NeighborWorks and other regional organizations to:

- Tailor and promote Shoreview's targeted loan program to Brookside's residents
- Build a relationship and dialog with the Brookside ownership and/or management in order to collaborate around Brookside community needs, issues, and city support.
- Explore other programs and resources with agencies such as Ramsey County.
- Over the long run, consider the feasibility of acquisition and conversion to a resident owned cooperative, in keeping with a growing number of such conversions in other Minnesota and Twin Cities locations.
- Explore the feasibility of utilizing zoning to put limits on the redevelopment of the mobile home community.

**Resource Requirements.** Some dedicated staff time is needed to increase marketing and build relationships as envisioned.

## Production Strategies

### Increase Affordable Units in Market Rate Developments

**Context.** "Inclusionary housing" means including rent-restricted housing units in market rate housing developments. The City of Shoreview has had a successful inclusionary housing program in recent years and has continued to develop and refine that program.

Since the previous housing study, the City has codified its inclusionary housing policy. Developers have accepted and supported the requirements and their administration, as evidenced by several additional development projects that have come to Shoreview since the adoption of the policy which have included inclusionary apartment units. The financial cost to the developer of restricting rents for the inclusionary units are offset by Shoreview public financial support in the form of tax increment financing.

**Objective.** Foster additional affordable housing units through the application of the inclusionary housing requirements to new market rate housing in Shoreview.

**Strategy.** Continue to calibrate and administer the City's inclusionary housing requirements, staying attentive to market changes that would suggest modifications to the program if needed.

**Resource Requirements.** Tax increment financing will continue to be needed to support affordable units. Staff capacity and expertise is critical in evaluating new development and determining appropriate levels of public financial support.

### New Affordable Housing Development

**Context.** The City of Shoreview maintains a commitment to the provision of new rent-restricted affordable housing. Low Income Housing Tax Credits (LIHTC) have been the primary vehicle for delivering such housing in recent decades, but Shoreview's location isn't particularly strong for winning highly competitive housing tax credits. Other models are available to produce new affordable housing—some of which are more innovative and pioneering.

**Objective.** Through partnerships and local housing resources, support the development of one or more rent-restricted affordable housing projects in Shoreview in suitable locations.

**Strategy.** Look for development opportunities and build partnerships with one or more experienced non-profit affordable housing developer to create affordable multifamily workforce housing and owner occupied affordable housing.

**Resource Requirements.** Staff time is required for proactive relationship building with a local CDC partnership. Tax increment financing and potentially other public financial resources will be needed to support development projects.

### Zoning Changes to Diversify New Housing

**Context.** Shoreview is an attractive location for new multifamily development, but local zoning and development finance considerations can steer development toward a dominant project type—that is, large-scale luxury apartment communities. A broader range of local needs are met when a greater diversity of housing types are being built, including smaller scale multifamily housing format, sometimes referred to as “missing middle” housing.

The City of Shoreview is actively working on zoning code changes that will provide greater flexibility in the housing that can be built in the City.

**Objective.** Foster “missing middle” housing typologies through zoning modifications.

**Strategy.** Modify provisions of the City’s zoning code that may pose barriers to missing middle housing development, including:

- Reducing lot size requirements
- Allowing the creation of accessory dwelling units
- Allowing the development of duplexes in single family zoning districts

**Resource Requirements.** Staff time or consultant services is required to undertake analysis and make recommendations for zoning modifications.

### Increase Opportunities in Targeted Redevelopment Areas and Infill Sites

**Context:** Because Shoreview is essentially built out, most new housing production needs to occur through redevelopment or at infill locations. Developers will sometimes initiate that redevelopment on suitable site. However, that may not occur on a strictly market basis where larger or more complicated sites are involved, and developer-driven projects may also fall short of meeting public goals in high priority, strategic locations.

In these instances the City of Shoreview can play a range of proactive and responsive roles to catalyze higher-value and community-serving development outcomes.

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Strategic opportunities may include:

- Shoreview Village Mall and surrounding parcels in the Town Center plan
- County-owned property, if released for development
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### Augment Financial Resources for Housing

**Context.** The City of Shoreview's willingness to utilize tax increment financing and tax abatement, and its proficiency in the use of those tools, have advanced its housing preservation and production goals and made a difference in housing outcomes. Its financial toolkit includes the creation of an affordable housing trust fund—funded in part by the City's allocation of LAHA funds.

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## Shoreview Housing Strategies
# Prioritization Exercise

| | High Impact | Low Hanging Fruit | Personal Interest | Notes |
|---|---|---|---|---|
| ***Preservation Strategies*** | | | | |
| **1. Home Improvement Loans**<br>Expand marketing of Neighborworks-administered loan program, and supplement funding resources. | | | | |
| **2. Preserve Naturally Occurring Affordable Housing**<br>Build relationships with apartment properties. Prepare with a CDC partner to acquire and reposition a building if the right opportunity arises. | | | | |
| **3. Convert Single Family Homes to Land Trust Homes**<br>Establishing an annual budget commitment to fund one or more land trust conversions with a dedicated land trust partner. | | | | |
| **4. Protect Affordability of Brookside Mobile Home Park**<br>Multiple strategies include marketing home improvement loans, building collaboration with owner/management to meet community needs. | | | | |
| ***Production Strategies*** | | | | |
| **1. Increase Affordable Units in Market Rate Developments**<br>Continue to administer and calibrate Shoreview's inclusionary housing requirement. | | | | |
| **2. New Affordable Apartment Development**<br>Plan for including an affordable housing element in a large-scale development project, in partnership with a local CDC. | | | | |
| **3. Zoning Changes to Diversify New Housing**<br>Revise zoning districts and requirements to reduce barriers to "missing middle" housing types such as townhomes and twinhomes. | | | | |
| **4. Increase Opportunities in Targeted Redevelopment Areas**<br>Facilitate redevelopment in strategic locations to increase housing production, diversify housing types, and meet priority public needs | | | | |
| ***Capacity Building Strategy*** | | | | |
| **1. Augment Financial Resources for Housing**<br>Develop additional financial resources and mechanisms that can be utilized to meet housing production and redevelopment goals | | | | |

## Shoreview Housing Strategies
# Prioritization Exercise

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| **4. Increase Opportunities in Targeted Redevelopment Areas**<br>Facilitate redevelopment in strategic locations to increase housing production, diversify housing types, and meet priority public needs | | | | |
| ***Capacity Building Strategy*** | | | | |
| **1. Augment Financial Resources for Housing**<br>Develop additional financial resources and mechanisms that can be utilized to meet housing production and redevelopment goals | | | | |

# Memorandum

| | |
|---|---|
| **TO:** | Economic Development Authority |
| **FROM:** | Tom Simonson , Assistant City Manager and Community Development Director |
| **DATE:** | November 2, 2026 |
| **SUBJECT:** | Monthly staff report: project updates and information |
| **ITEM NUMBER:** | 5.b |
| **SECTION:** | GENERAL BUSINESS |

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**REQUESTED MOTION**
No action required - information and discussion purposes only.

**INTRODUCTION**
Staff would like to provide the EDA board updates on current business, development, and housing related developments and projects. A monthly report is attached for your review.

**DISCUSSION**
The staff monthly report to the EDA is attached for your review.

**RECOMMENDATION**
For review and discussion purposes - no formal action requested.

**ATTACHMENTS**
EDA monthly report November, 2026

# EDA monthly report

To: Economic Development Authority Board

From: Tom Simonson
Community Development Director

Date: November 2, 2026

## Economic development authority

### November agenda

The economic development authority will be meeting on Monday, November 2 at the usual start time of 5pm. Other than a few routine business and project updates, the meeting will be mostly dedicated to a follow-up discussion, as requested, on identifying the major priorities and goals from the strategies recommended in the recently completed Housing Study Update. Tom Leighton from Stantec will be attending to facilitate this discussion. A separate staff memorandum and additional materials can be found with the digital agenda packet.

### October meeting

The EDA met on October 5, with the following items discussed and considered:

- Staff provided an update to the board on the process, actions, and timelines for the sale of the fire station property and entitlement approvals for Mi-Sant café and bakery. A purchase agreement has been executed and closing on the sale will occur in early 2027, once the buyer has received approvals for a comprehensive plan amendment and rezoning of the property.
- The EDA approved a proposed change to the funding source from Ramsey County for the grant to assist with the affordable housing purchase and renovation project at 5931 Lexington Avenue by the Community Action Partnership of Ramsey & Washington Counties.
- The board discussed the timeframe for finalizing the Housing Study Update, and holding a follow-up meeting to establish goals and priorities based on the recommended strategies and actions outline in the report.

## Planning & zoning

### Planning commission

The planning commission met on October 27, with the following items on their agenda:

- 804 County Road I: (withdrawn by applicant) a reconsideration of variances previously denied, appealed to the city council, and directed back to the commission to consider revisions by the applicant
- 3654 Rustic Place: minor subdivision of the property to create an additional parcel for future single-family home construction
- Development code update: held a public hearing in consideration of the completed draft revised development code. Action to recommend approval as tabled by the commission so there can be additional discussion at a special workshop session to review certain proposed changes that would provide greater flexibility for creating new housing opportunities. The workshop is expected to be held in mid-November, so the commission may then take formal action at their November regular meeting.

# Economic development commission

## October meeting

The economic development commission (EDC) met on October 20, with their agenda having the following business items:

- **Special guest: David Olson**
  **Commercial Business Development Representative**
  **Center for Energy and Environment**

  The Center for Energy and Environment (CEE) is a non-profit that serves both housing and business offering programs and services to save on energy costs and energy efficiency. Specifically, CEE provides for businesses engineering expertise, energy assessments, financial lending, and rebate navigation to cut energy waste and lower operational costs. David Olson is a business development representative, and has been a regular participant in local business events. Staff had invited him to the EDC meeting to share information on their services. After an in-depth presentation and discussion with the commission, it was suggested we do a feature article on the services provided by the CEE in an upcoming Business Matters.

- **BR&E Implementation Update.** Liz Lovin provided an update to the commission on preparation work being done for the implementation of the business retention and expansion strategic plan. Work right now is focused on developing the business inventory for the Bludot CRM database. Staff is also working with Golden Shovel on developing the marketing and information content that will be utilized under the Think Shoreview branding.

- **Discussion of EDC member vacancies.** Four members of the EDC have terms expiring on January 31, 2027: Dean Howard, Exhilda Siame, Tony Rammer (business rep), and Mike Schoonover (business rep). All four commissioners have informed staff that they will not be seeking reappointment to new three-year terms.

Additionally, Rachel Resnick resigned this past week as a business representative on the EDC, as she has left PAR Systems for a new position with the parent company. The city is currently seeking applications, and staff would like to update the EDC on the status of recruiting replacements.

## Development updates

### Pho 400

Exciting news, especially for Pho fans, that the popular Vietnamese noodle house Pho 400 is coming soon to Shoreview. Major renovation work is underway at the 1080 County Road E building that was formerly the wine bar In Vino Veritas. Pho 400 will be relocating from their current New Brighton location.






### Chipotle

Work is nearing completion on the new Chipotle at the former Burger King property located at 3333 Rice. The site is located off of North Owasso Boulevard, and sits just south of where the new Krew Apartments are being built. Below is a photo taken this week of the new restaurant building.






## Krew Apartments

Construction continues to move swiftly on the Krew Apartments project located at the southwest quadrant of I-694 and Rice Street. Building framing on the four-story apartment complex is underway, as well as work on the massive underground parking. The Krew project, being developed by Enclave Companies, will have 293 apartment units, including eight live/work units, and a restaurant/retail space. The project is expected to be completed by summer of 2028.

Below are some photos taken this week of the site work.









## Harbor Shores

According to our building official Brent Marshall, the city issued building permits for the 10th and 11th houses in the Harbor Shores development on the former Union Gospel Mission property on the north shore of Snail Lake. Besides a number of small-lot detached villas that have been completed, there are also homes being built on the executive single-family lake lots.



# Code enforcement

## SHINE program

The fall SHINE neighborhood inspections has now been completed. SHINE is a long-standing program to educate residents on the importance of maintaining their homes and properties to ensure quality neighborhoods inspections and property maintenance. The area for the fall SHINE is in the Villas of North Point neighborhood to the east of Shamrock Park and north of County Road I. The area encompasses a total of 266 properties that will be inspected.




| Fall SHINE results | |
|---|---|
| NO VIOLATIONS | 169 |
| **Violation / Category** | **No.** |
| Can Location | 6 |
| Commercial Vehicle | 6 |
| Firewood | 30 |
| Housing Maintenance | 6 |
| Inoperable Vehicle | 2 |
| Misc. | 48 |
| Number of Vehicles | 2 |
| Outdoor Storage | 47 |
| Recreational Vehicles | 7 |
| Refuse | 1 |
| Tall Grass/Weeds | 4 |
| Vehicle Location | 0 |

## Cases open and types

There were 19 new code enforcement cases opened in September of this year. Of these new cases, 3 are compliant and closed, while 16 remain open. There were 2 abatements ordered recently by the city council. There have been 128 code enforcement cases opened through the first nine months of the year.

**September cases by type:**

- Accessory structures – 1
- Building without permit – 1
- Outside storage – 2
- Parking – 7
- Recreational facilities – 1
- Refuse – 2
- Tall grass/weeds – 1
- Property maintenance – 4

# Housing

## Rental licensing

| General Dwellings Year to Date | |
|---|---|
| **Month** | **Total** |
| January | 607 |
| February | 612 |
| March | 617 |
| April | 622 |
| May | 626 |
| June | 628 |
| July | 626 |
| August | 626 |
| **September** | **626** |

| General Dwellings by Year Comparison | | | | | |
|---|---|---|---|---|---|
| **2021** | **2022** | **2023** | **2024** | **2025** | **2026** |
| 513 | 509 | 535 | 589 | 574 | **626** |
| N/A | -0.78% | 5.11% | 10.09% | -2.54% | **9.06%** |

**Inspections:** As of the end of September, staff has inspected 395 rental properties. No properties have had violations that are out of the ordinary nor have there been any serious issues with property managers to date.

**Renting without a license:** The city currently has 3 active case of a properties "renting without a license". Enforcement action is ongoing.

**Multi-family:** The city currently has 16 multi-family dwelling complexes, which contain approximately 2,700 rental dwelling units in total. This year, approximately one-third of the dwelling units within each of the complexes will be inspected for compliance with the city's housing and property maintenance code. These inspections are coordinated with the Lake Johanna Fire Department fire marshal, who inspects the interior common areas to ensure fire code standards are being met. To date, 411 units from 8 multi-family complexes have been inspected. No major violations have been noted.

## Hoarding/clutter properties

There was one new active case opened on a hoarding/clutter/sanitary condition in house and enforcement action is in process. There are another nine prior cases requiring follow-up inspections to make sure the properties remain in compliance with housing maintenance regulations.

# Building permit activity

Below is the summary of building permit activity for September, 2026. We have now surpassed $100 million in construction valuation in the first 9 months in what has been

an incredibly busy year for building and zoning permits and related inspections. Total valuation for the year now stands at over $103 million.

SHOREVIEW COMMUNITY DEVELOPMENT

**Monthly Building Permit Activity Current Year To Previous Year**

Sep-26

| | Sept 2026 Permits | Sept 2026 Valuation | 2026 YTD Permits | 2026 YTD Valuation | Sept 2025 Permits | Sept 2025 Valuation | 2025 YTD Permits | 2025 YTD Valuation |
|---|---|---|---|---|---|---|---|---|
| Dwellings | | | 9 | $12,831,462 | | | 8 | $6,012,837 |
| Townhomes | | | 0 | $0 | | | 21 | $4,233,000 |
| Additions | | | 8 | $1,057,000 | 2 | $350,000 | 18 | $3,149,994 |
| Garages | 2 | $112,000 | 5 | $243,400 | | | 1 | $31,200 |
| Miscellaneous | 123 | $2,445,289 | 792 | $15,743,895 | 107 | $1,952,765 | 747 | $14,079,451 |
| Apartments | | | 1 | $59,215,000 | | | 0 | $0 |
| Offices | | | 0 | $0 | | | 0 | $0 |
| Retail | | | 1 | $385,000 | | | 0 | $0 |
| Industrial/Warehouse | | | 0 | $0 | | | 0 | $0 |
| Public buildings | | | 0 | $0 | | | 0 | $0 |
| Commercial Additions | | | 0 | $0 | | | 0 | $0 |
| Commercial Alter | 4 | $4,757,216 | 25 | $13,754,131 | 5 | $610,202 | 21 | $9,035,192 |
| HVAC | 54 | | 573 | $0 | 51 | | 544 | $0 |
| Plumbing | 63 | | 533 | $0 | 56 | | 508 | $0 |
| **TOTAL** | 246 | $7,314,505 | 1947 | $103,229,888 | 221 | $2,912,967 | 1868 | $36,541,674 |

# Department news

## Congratulations Dylan



We are very excited to announce that Dylan Martinez has been hired as our full-time housing program specialist, after serving in the position on a temporary basis for the past six months. He will officially transition to the full-time regular designation on November 23rd. Dylan previously served as the community development intern assisting with business and economic development, and planning and zoning application reviews. He then took over a number of duties of the housing program specialist position when Will Harris was promoted to associate planner. Since then, Dylan has been coordinating the rental housing licensing program, doing housing inspections, and working with hoarding cases. Congratulations Dylan!

## Internship position open

Branch Johnson-Roets, ended his community development internship last week. He has decided to focus on his studies as a graduate student at the Humphrey School of Public Affairs for a Masters in Urban and Regional Planning. He has also accepted the positon as the head boy's swimming coach at Saint Louis Park high school, and the season is starting soon. The city has posted the intern position and is currently accepting applications.

## Staff training

Several department staff recently attended continuing education training and conferences, including:

- Housing program specialist Dylan Martinez and property maintenance specialist Renee Bredy attended two days of training last week provided by the Minnesota Association of Housing Code Officials Chapter (MAHCO). The sessions covered topics on code enforcement and landlord/tenant relations, and abatements and cease and desist orders for nuisance and blighted properties. The only disappointment was that the featured bed bug sniffing dog was a no show.
- Both senior planner Izaak Peterson and associate planner Will Harris attended the Minnesota Chapter of the American Planning Association (MnAPA) state conference last week in Mankato. The MnAPA is a non-profit statewide organization of over 900 planning professionals involved in planning-related activities on behalf of state and regional agencies, counties, cities, educational institutions and the private sector.