

Residential Demolition in the Twin Cities

March 2009

The Metropolitan Council has surveyed communities in the seven-county Twin Cities area to obtain residential demolition data every year since 1980. This information is collected from the Residential Construction Activity Survey which is sent to every community in the Twin Cities.

The data from this report include units that have been reported lost through natural disasters, burned, cleared for redevelopment or road projects, and removed due to deterioration. They do not include the loss of manufactured homes in manufactured housing parks. These residential units are a summation of single-family detached, townhome, duplex, triplex, quad and multifamily units.

The data collected in this survey are not verified by the Metropolitan Council; they are strictly defined by what the city enters. Some communities do not issue a demolition permit if a new residential unit is to be built on the same site. Also, many rural communities do not require a demolition permit to raze a residential unit. For these reasons, the number of demolitions reported by the communities in this report is probably lower than the actual number of units being demolished.

For more information, contact:

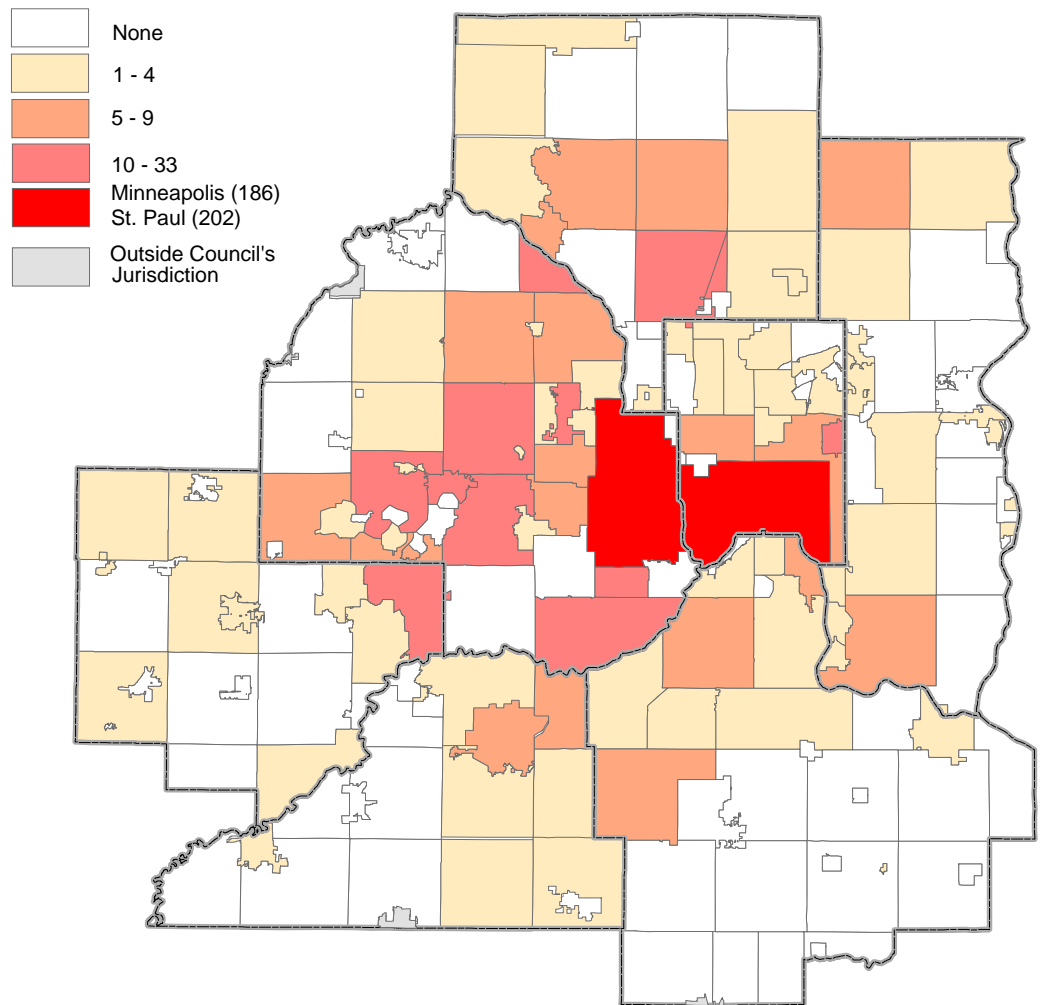
Joel Nyhus
Community Development – Research
joel.nyhus@metc.state.mn.us
651-602-1634

OR

Deb Conley
Community Development – Research
debbie.conley@metc.state.mn.us
651-602-1335

Twin Cities Metropolitan Area **Residential Demolitions by Community** **2007**

Number of Demolitions in 2007



2007 Residential Demolition Totals

According to the Metropolitan Council's 2007 Residential Construction Activity Survey, there were 824 residential units demolished in 2007. This was a decrease from the 1,189 units reported demolished in 2006. (See Figure 1.)

Of the 824 units demolished in 2007, 553 were single-family detached units, which was 67 percent of the regional total. This was lower than the historical average since 2000 in which single-family, detached units made up 77 percent of the total of units demolished. Traditionally, single-family detached residential units have had the highest demolition percentage due to the fact that the buildings usually have a larger footprint with the lowest density compared to other housing types.

As for the rest of the residential demolitions in 2007, there were 135 multifamily units demolished, or 16 percent of the regional total. Duplex, triplex, quad units also made up 16 percent of the regional total, or 131 units. Townhomes made up only 1 percent of the regional total, or 5 units. (See Figure 2.)

2007 Residential Demolitions by Planning Area

Of the 824 demolished residential units in 2007, 388, or almost half (47 percent) of the regional total were in the central cities of St. Paul (202 units demolished) and Minneapolis (186 units demolished). This represents the highest number of demolitions occurring in the central cities, as well as the highest percentage of total demolitions in the region since 2000. Many of the central cities' demolitions can be linked to foreclosure issues, such as the razing of abandoned and problem properties. In past years, many local investors and community activists have used federal and city aid in demolishing properties that are beyond rehabilitation or represent a blight on the community.¹ In fact, the mayors of St. Paul and Minneapolis are currently working together to purchase vacant homes that are candidates to be razed through the Housing and Economic Recovery Act of 2008.² Using this funding source, cities can redevelop properties or hold the lots until the housing market improves.

¹ Weinmann, Karlee and Andy Mannix. Are Foreclosures Helping to Improve Minneapolis' North Side? *MinnPost.com*. February 3, 2009.

http://www.minnpost.com/stories/2009/02/03/6336/are_foreclosures_helping_to_improve_minneapolis_north_side (accessed February 24, 2009).

² Priesmeyer, Molly. Blight Fight: Minneapolis, St. Paul Receive Housing Bucks, But Who Benefits? *Twin Cities Daily Planet*. December 1, 2008. <http://www.tcdailyplanet.net/article/2008/12/01/blight-fight-minneapolis-st-paul-receive-housing-bucks-who-benefits.html> (accessed February 26, 2009).

Figure 1: Residential Demolitions, 2000-2007

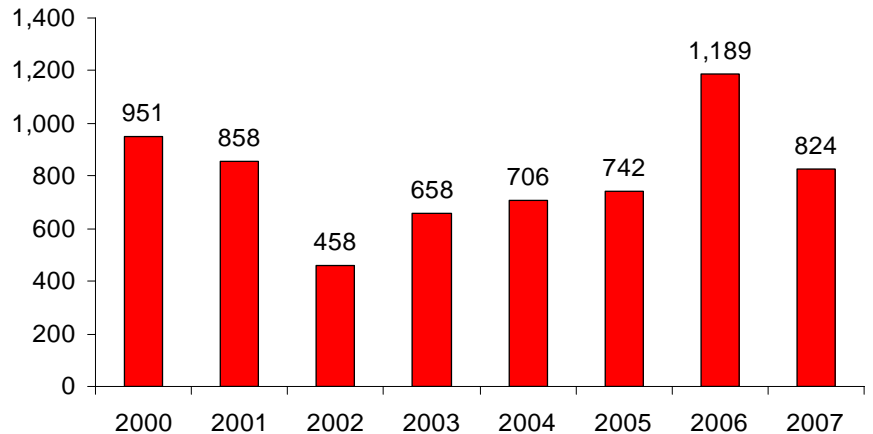
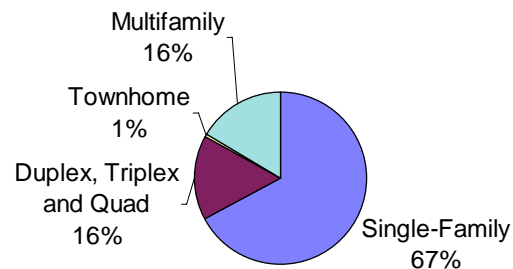


Figure 2: Residential Demolitions, 2007



Residential Demolition in the Twin Cities

March 2009

As for the rest of the residential demolitions in other planning areas in 2007, the developed communities had 209 demolitions or 25 percent of the regional total. The developing communities had 195 demolitions or 24 percent of the regional total. Rural communities had 28 demolitions, or 3 percent of the total. The rural centers had only 4 demolitions or less than 1 percent of the regional total. (See Figure 3.)

Residential Units Removed Due To A City Initiative

Every year since 1996, the Metropolitan Council has surveyed communities in the seven-county Twin Cities area about city-initiated removal of residential units in their community, defined as any removal of a housing unit that is mandated by the city. The most common city-initiated removals are residential units demolished to allow road construction or redevelopment.

According to the Metropolitan Council's 2007 Housing Production Survey, there were 230 residential units removed due to city initiatives. Of these 230 removed units, 142 were single-family detached units; 43 were attached units; and 45 were manufactured housing units (See Figure 4.)

The Housing Production Survey asks communities how many units replaced the removed units. In 2007, there were 160 replacement residential units reported. In Washington County, there were more replacement units than units removed. Most of these replacement units were part of the redevelopment of a former 40-unit manufactured home park (Whispering Oaks) in Oakdale. The redeveloped property, Red Oak Preserve, consists of 126 new housing units.

The Housing Production Survey also asks communities how many affordable housing units replace removed units. Of the 160 replacement units, 31 were owner-occupied units that were considered affordable (selling price of \$206,800 or less), and 68 were affordable rental units (affordable to households earning 50 percent or less of the regional median income). Again, a majority of these units were located in the Red Oak Preserve redevelopment in Oakdale, all of which are considered affordable.

Figure 3: Residential Demolitions by Planning Area, 2007

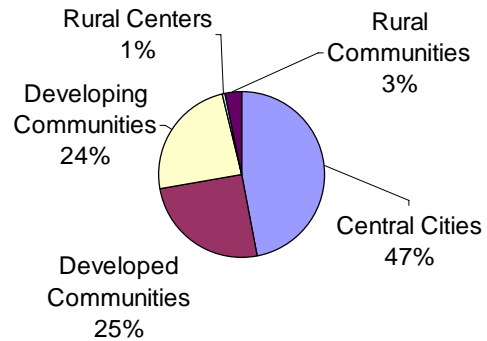
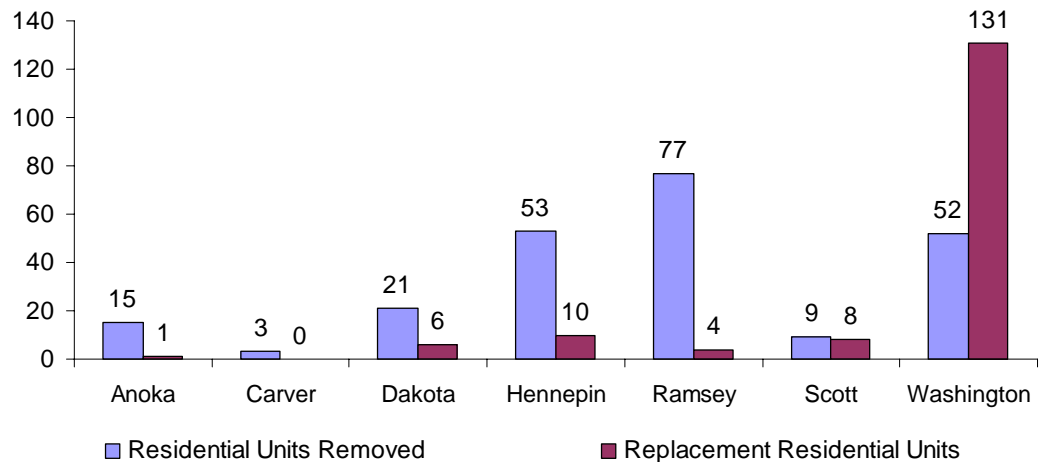


Figure 4: Number of Removed Residential Units and Replacement Residential Units, 2007



Residential Demolition in the Twin Cities

March 2009

Table 1: 2007 Residential Demolitions

Anoka County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Andover	5	0	0	0	5
Anoka	7	0	0	0	7
Bethel	0	0	0	0	0
Blaine (pt.)	18	0	0	0	18
Burns Township	1	0	0	0	1
Centerville	4	0	0	0	4
Circle Pines	0	0	0	0	0
Columbia Heights	2	0	0	0	2
Columbus Township	1	0	0	0	1
Coon Rapids	0	0	0	0	0
East Bethel	0	0	0	0	0
Fridley	0	0	0	0	0
Ham Lake	7	0	0	0	7
Hilltop	0	0	0	0	0
Lexington	0	0	0	0	0
Lino Lakes	2	0	0	0	2
Linwood Township	0	0	0	0	0
Oak Grove	0	0	0	0	0
Ramsey	1	0	0	0	1
St. Francis	1	0	0	0	1
Spring Lake Park (pt.)	0	0	0	0	0
County Total	49	0	0	0	49

Residential Demolition in the Twin Cities

March 2009

Carver County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Benton Township	0	0	0	0	0
Camden Township	0	0	0	0	0
Carver	0	0	0	0	0
Chanhassen (pt.)	12	0	0	0	12
Chaska	3	0	0	0	3
Cologne	0	0	0	0	0
Dahlgren Township	0	0	0	0	0
Hamburg	0	0	0	0	0
Hancock Township	0	0	0	0	0
Hollywood Township	1	0	0	0	1
Laketown Township	0	0	0	0	0
Mayer	0	0	0	0	0
New Germany	1	0	0	0	1
Norwood Young America	0	0	0	0	0
San Francisco Township	1	0	0	0	1
Victoria	1	0	0	0	1
Waconia	1	0	0	0	1
Waconia Township	3	0	0	0	3
Watertown	0	0	0	0	0
Watertown Township	2	0	0	0	2
Young America Township	1	0	0	0	1
County Total	26	0	0	0	26

Residential Demolition in the Twin Cities

March 2009

Dakota County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Apple Valley	1	0	0	0	1
Burnsville	2	0	0	0	2
Castle Rock Township	0	0	0	0	0
Coates	0	0	0	0	0
Douglas Township	0	0	0	0	0
Eagan	5	0	0	0	5
Empire Township	0	0	0	0	0
Eureka Township	0	0	0	0	0
Farmington	0	0	0	0	0
Greenvale Township	0	0	0	0	0
Hampton	0	0	0	0	0
Hampton Township	0	0	0	0	0
Hastings (pt.)	0	3	0	0	3
Inver Grove Heights	2	0	0	0	2
Lakeville	9	0	0	0	9
Lilydale	0	0	0	0	0
Marshan Township	0	0	0	0	0
Mendota	0	0	0	0	0
Mendota Heights	3	0	0	0	3
Miesville	0	0	0	0	0
New Trier	1	0	0	0	1
Nininger Township	0	0	0	0	0
Northfield (pt.)	0	0	0	0	0
Randolph	0	0	0	0	0
Randolph Township	0	0	0	0	0
Ravenna Township	0	0	0	0	0
Rosemount	4	0	0	0	4
Sciota Township	0	0	0	0	0
South St. Paul	7	0	0	0	7
Sunfish Lake	0	0	0	0	0
Vermillion	0	0	0	0	0
Vermillion Township	0	0	0	0	0
Waterford Township	0	0	0	0	0
West St. Paul	2	0	0	0	2
County Total	36	3	0	0	39

Residential Demolition in the Twin Cities

March 2009

Hennepin County	Single Family	Duplex, Triplex, or	Townhome	Multifamily	Totals
Bloomington	16	0	0	0	16
Brooklyn Center	1	0	0	0	1
Brooklyn Park	5	0	0	0	5
Champlin	5	0	0	18	23
Chanhasen (pt.)	0	0	0	0	0
Corcoran	2	0	0	0	2
Crystal	7	12	0	0	19
Dayton (pt.)	0	0	0	0	0
Deephaven	0	0	0	0	0
Eden Prairie	0	0	0	0	0
Edina	0	0	0	0	0
Excelsior	5	0	0	0	5
Fort Snelling	0	0	0	0	0
Golden Valley	7	0	0	0	7
Greenfield	0	0	0	0	0
Greenwood	0	0	0	0	0
Hanover (pt.)	0	0	0	0	0
Hassan Township	0	0	0	0	0
Hopkins	3	0	0	0	3
Independence	0	0	0	0	0
Long Lake	1	0	0	0	1
Loretto	0	0	0	0	0
Maple Grove	9	0	0	0	9
Maple Plain	0	0	0	0	0
Medicine Lake	1	0	0	0	1
Medina	4	0	0	0	4
Minneapolis	90	70	5	21	186
Mnettonka	15	0	0	0	15
Mnettonka Beach	0	0	0	0	0
Mnettrista	5	0	0	0	5
Mound	1	0	0	0	1
New Hope	0	4	0	0	4
Orono	33	0	0	0	33
Osseo	1	0	0	0	1
Plymouth	15	0	0	0	15
Richfield	11	0	0	0	11
Robbinsdale	2	0	0	0	2
Rockford (pt.)	0	0	0	0	0
Rogers	0	0	0	0	0
St. Anthony (pt.)	0	0	0	0	0
St. Bonifacius	0	0	0	0	0
St. Louis Park	5	0	0	0	5
Shorewood	6	0	0	0	6
Spring Park	0	0	0	0	0
Tonka Bay	1	0	0	0	1
Wayzata	11	0	0	0	11
Woodland	0	0	0	0	0
County Total	262	86	5	39	392

Residential Demolition in the Twin Cities

March 2009

Ramsey County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Arden Hills	2	0	0	0	2
Blaine (pt.)	0	0	0	0	0
Falcon Heights	0	0	0	0	0
Gem Lake	0	0	0	0	0
Lauderdale	0	0	0	0	0
Little Canada	3	0	0	0	3
Maplewood	8	0	0	0	8
Mounds View	2	0	0	0	2
New Brighton	0	0	0	0	0
North Oaks	4	0	0	0	4
North St. Paul	16	0	0	0	16
Roseville	8	0	0	0	8
St. Anthony (pt.)	0	0	0	0	0
St. Paul	66	40	0	96	202
Shoreview	4	0	0	0	4
Spring Lake Park (pt.)	0	0	0	0	0
Vadnais Heights	4	0	0	0	4
White Bear Township	0	0	0	0	0
White Bear Lake (pt.)	1	0	0	0	1
County Total	118	40	0	96	254

Residential Demolition in the Twin Cities

March 2009

Scott County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Belle Plaine	2	0	0	0	2
Belle Plaine Township	0	0	0	0	0
Blakeley Township	0	0	0	0	0
Cedar Lake Township	1	0	0	0	1
Credit River Township	1	0	0	0	1
Elko	0	0	0	0	0
Helena Township	0	0	0	0	0
Jackson Township	0	0	0	0	0
Jordan	0	0	0	0	0
Louisville Township	0	0	0	0	0
New Market	0	0	0	0	0
New Market Township	2	0	0	0	2
New Prague (pt.)	0	0	0	0	0
Prior Lake	8	0	0	0	8
St. Lawrence Township	0	0	0	0	0
Sand Creek Township	0	0	0	0	0
Savage	5	0	0	0	5
Shakopee	2	2	0	0	4
Spring Lake Township	1	0	0	0	1
County Total	22	2	0	0	24

Residential Demolition in the Twin Cities

March 2009

Washington County	Single Family Detached	Duplex, Triplex, or Quad	Townhome	Multifamily	Totals
Afton	0	0	0	0	0
Bayport	1	0	0	0	1
Baytown Township	0	0	0	0	0
Birchwood	1	0	0	0	1
Cottage Grove	6	0	0	0	6
Dellwood	2	0	0	0	2
Denmark Township	0	0	0	0	0
Forest Lake	9	0	0	0	9
Grant	0	0	0	0	0
Grey Cloud Township	1	0	0	0	1
Hastings (pt.)	0	0	0	0	0
Hugo	3	0	0	0	3
Lake Elmo	1	0	0	0	1
Lakeland	0	0	0	0	0
Lakeland Shores	1	0	0	0	1
Lake St. Croix Beach	1	0	0	0	1
Landfall	0	0	0	0	0
Mahtomedi	3	0	0	0	3
Marine on St. Croix	0	0	0	0	0
May Township	0	0	0	0	0
Newport	3	0	0	0	3
New Scandia Township	0	0	0	0	0
Oakdale	0	0	0	0	0
Oak Park Heights	1	0	0	0	1
Pine Springs	0	0	0	0	0
Scandia	1	0	0	0	1
St. Mary's Point	0	0	0	0	0
St. Paul Park	2	0	0	0	2
Stillwater	0	0	0	0	0
Stillwater Township	0	0	0	0	0
West Lakeland Township	0	0	0	0	0
White Bear Lake (pt.)	0	0	0	0	0
Willernie	1	0	0	0	1
Woodbury	3	0	0	0	3
County Total	40	0	0	0	40
Metro Total	553	131	5	135	824

Source: Metropolitan Council's Residential Construction Activity Survey, 2007

Residential Demolition in the Twin Cities

March 2009

Table 2: 2007 Removed Residential Units and Replacements

Anoka County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Anoka	7	0	0	0	0	0	0
Columbia Heights	2	0	0	0	0	0	0
Coon Rapids	5	0	0	1	0	0	0
Lino Lakes	1	0	0	0	0	0	0
County Total	15	0	0	1	0	0	0

Carver County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Camden Township	2	0	0	0	0	0	0
New Germany	1	0	0	0	1	0	0
County Total	3	0	0	0	1	0	0

Dakota County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Burnsville	1	0	0	0	0	0	0
Eagan	3	0	0	0	0	0	0
Farmington	1	0	0	0	0	0	0
Hastings	1	0	1	0	0	0	0
Inver Grove Heights	1	0	0	0	0	0	0
Mendota Heights	3	0	0	0	0	0	0
Rosemount	1	4	0	4			
South St. Paul	4	0	0	2	0	0	0
West St. Paul	1	0	0	0	0	0	0
County Total	16	4	1	6	0	0	0

Residential Demolition in the Twin Cities

March 2009

Hennepin County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Bloomington	4	0	0	0	0	0	0
Champlin	1	12	0	0	0	0	0
Crystal	7	12	0	8	0	0	0
Minneapolis	9	0	0	0	0	0	0
Minnetonka	3	0	0	0	0	0	0
Minnetrista	1	0	0	0	0	0	0
Richfield	2	0	0	2	2	0	0
Robbinsdale	2	0	0	0	0	0	0
County Total	29	24	0	10	2	0	0

Ramsey County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
St. Paul	63	14	0	4	2	0	0
County Total	63	14	0	4	2	0	0

Scott County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Elko New Market	1	0	0	0	0	0	0
Savage	8	0	0	8	0	0	0
County Total	9	0	0	8	0	0	0

Washington County	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Grey Cloud Township	1	0	0	0	0	0	0
Hugo	3	1	0	0	0	0	0
Landfall	0	0	4	4	0	0	0
Oakdale	0	0	40	126	5	20	68
Woodbury	3	0	0	1	1	0	0
County Total	7	1	44	131	6	20	68

Residential Demolition in the Twin Cities

March 2009

Metro Totals	Units Removed			Number of Replacement Units			
	Single-Family Detached	Attached	Manufactured Homes	Number of Units Replaced	Affordable Owner-Occupied Single-Family, Detached Units*	Affordable Owner-Occupied Attached Units*	Affordable Rental Units**
Anoka County	15	0	0	1	0	0	0
Carver County	3	0	0	0	1	0	0
Dakota County	16	4	1	6	0	0	0
Hennepin County	29	24	0	10	2	0	0
Ramsey County	63	14	0	4	2	0	0
Scott County	9	0	0	8	0	0	0
Washington County	7	1	44	131	6	20	68
Total	142	43	45	160	11	20	68

Source: Metropolitan Council's Housing Production Survey, 2007

*Affordable owner-occupied housing level for households earning 80% of median household income. Less than \$206,800 in value.

**Affordable rental housing levels for households earning 50% of median household income. Less than \$687/mo. for efficiency or SRO, less than \$736/mo. for 1BR, less than \$883/mo. for 2BR, less than \$1020/mo. for 3+BR.