2024 Housing Counts

October 2025

FAMILY HOUSING FUND

HousingLink

Housing Counts Data 2024

About The Housing Counts Report Series

Each year since 2002, Family Housing Fund and HousingLink jointly publish data to provide housing leaders and stakeholders with a consistent means of tracking annual affordable housing production, preservation, and loss. The data set provides an annual accounting of affordable housing projects in Minneapolis, Saint Paul, and suburban communities, offering a systemic and consistent way of measuring progress to municipal and regional affordable housing goals.

When tracking new production and preservation of affordable housing, there are several points in time when a unit could be "counted." HousingLink and Family Housing Fund have chosen to count units in the year their funding first closes. Only developments with public and/or private capital funding with affordability obligations are listed. Since 2023, the Housing Counts report has been largely based on data from the Metropolitan Council's annual Housing Production Survey.

To compare to previous years, view HousingLink's visualization of the data over time at https://housinglink.org/Research/Counts.

Housing Counts 2024

Given the rising costs of developing and operating multifamily rental housing, one might have expected last year's drop in affordable housing production to be the first data point in a trend. However, numbers rebounded in 2024, and not by a little.

In new production, we saw well over double the number of units constructed metro-wide compared to the previous year (2,421 in 2024 vs. 1,044 in 2023). While these totals are well below the post-pandemic "mini-boom" of 2021 (3,605 units of new housing produced) and 2022 (3,707 units), 2024's count exceeded any other year in the over two-decade history of the Housing Counts report. Notably, new construction increased throughout Minneapolis (up 24% over 2023), Saint Paul (up 80%), and the suburban metro (up 254%!).

The total of preserved or stabilized units metro-wide was nearly double that which we saw in the previous year (5,024 as compared to 2,545) and stands alone as the highest preservation/stabilization total in the history of this report. Suburban metro communities contributed a healthy 1,422 units toward this record-setting figure, though widespread adoption of the 4D tax credit program in Minneapolis remains a primary driver in preserving mid-level affordable rental homes in the metro region. In 2024, 55% of units preserved in the metro were new adoptees of the 4D tax benefit.[1]

1 It should be noted that in late 2024, Minneapolis' 4D program shifted to a tiered structure, requiring studios and one-bedroom units to be affordable to 50% Area Median Income (AMI), while two-bedroom units remain able to charge rents up to 60% AMI. It remains to be seen whether this change has an impact on adoption rate in 2025 forward.

Minneapolis 2024

* Senior housing

	Affordable Units with Financing Closed			
	30% AMI	50% AMI	60% AMI	
New Production: Rental				
1345 Central	16	48	0	
2116 Nicollet	41	12	0	
Artspace NKB Lofts	16	44	9	
Avenues for Youth "A Home of Our Own"	8	0	0	
Cheatham Apartments	26	53	0	
Clare 5	25	8	0	
EPIC+R	43	25	0	
Kyle Garden Square	55	4	0	
*Lake Street Housing - Phase 3	28	38	0	
Simpson Community Shelter & Apartments	32	10	0	
New Production: Rental	**290**	**242**	**9**	**541**
New Production: Homeownership				
Single-Family (Habitat for Humanity)	0	0	1	
Townhome (Habitat for Humanity)	0	0	4	
New Production: Homeownership	**0**	**0**	**5**	**5**
Preservation/Stabilization: Rental				
Kendell House	16	0	0	
*Labor Retreat	20	19	38	
*Minnesota Indian Women's Resource Center	24	0	0	
Oakland Talmage	0	0	57	
Olson Court - Park Plaza II	0	76	58	
New 4D Participants (124 addresses)	0	0	2466	
Preservation/Stabilization of Existing Units: Rental	**60**	**95**	**2,619**	**2,774**
GRAND TOTAL	**350**	**337**	**2,633**	**3,320**

Demolitions in Minneapolis (includes affordable and market rate units)	**97**

Saint Paul 2024

* Senior housing

	Affordable Units with Financing Closed			
	30% AMI	50% AMI	60% AMI	
New Production: Rental				
East 7th	17	43	0	
GloryVille	28	49	10	
The Heights - Parcel A2	46	0	91	
New Production: Rental	**91**	**92**	**101**	**284**
New Production: Homeownership				
New Production: Homeownership	**0**	**0**	**0**	**0**
Preservation/Stabilization: Rental				
1200 Grand Acquisition-Rehab	0	8	0	
1609 Saint Anthony Rehab	1	5	0	
Sherburne Collective	6	0	0	
Mary Hall	9	0	0	
Merriam Park Acquisition	1	16	0	
University Acquisition-Rehab	2	2	0	
New 4D Participants (67 addresses)	0	40	738	
Preservation/Stabilization of Existing Units: Rental	**19**	**71**	**738**	**828**
GRAND TOTAL	**110**	**163**	**839**	**1,112**

Demolitions in Saint Paul (includes affordable and market rate units)	**49**

Suburban Metro 2024

* Senior housing

New Production: Rental

COUNTY	CITY	PROPERTY	Affordable Units with Financing Closed: 30% AMI	50% AMI	60% AMI	
Anoka	Anoka	*Nolte River Place	8	40	32	
Anoka	Blaine	99th Ave Apartments	0	0	48	
Carver	Carver	Carver Place	14	30	16	
Hennepin	Bloomington	Ever Apartments	0	0	19	
Hennepin	Bloomington	The Rosalyn	8	104	16	
Hennepin	Brooklyn Center	Wangstad Commons	16	12	26	
Hennepin	Brooklyn Park	Real Estate Equities	18	0	278	
Hennepin	Brooklyn Park	The Brook	9	0	0	
Hennepin	Dayton	Balsam Apartments II	9	32	7	
Hennepin	Edina	"Macy's" Enclave	0	0	53	
Hennepin	Edina	7200 France	0	0	15	
Hennepin	Hopkins	Vista 44	50	0	0	
Hennepin	Maple Grove	Garland Commons	0	0	140	
Hennepin	Minnetonka	*Greco	1	7	0	
Hennepin	Richfield	Penn Station	16	18	8	
Ramsey	Little Canada	RIDE Apartments	0	32	128	
Ramsey	Maplewood	Gladstone Village	4	43	18	
Ramsey	Shoreview	Rice Street Crossing	0	59	0	
Scott	Shakopee	Prairie Pointe	0	42	0	
Washington	Woodbury	Reserve at Settlers Ridge	6	14	200	
New Production: Rental			**159**	**433**	**1,004**	**1,596**

New Production: Homeownership

COUNTY	CITY	PROPERTY	30% AMI	50% AMI	60% AMI	
Anoka	Blaine	Single-Family (Habitat for Humanity)	0	0	1	
Anoka	Columbia Heights	Single-Family (Habitat for Humanity)	0	0	1	
Dakota	West St. Paul	Single-Family (Habitat for Humanity)	0	1	0	
New Production: Homeownership			**0**	**1**	**2**	**3**

Suburban Metro 2024

* Senior housing

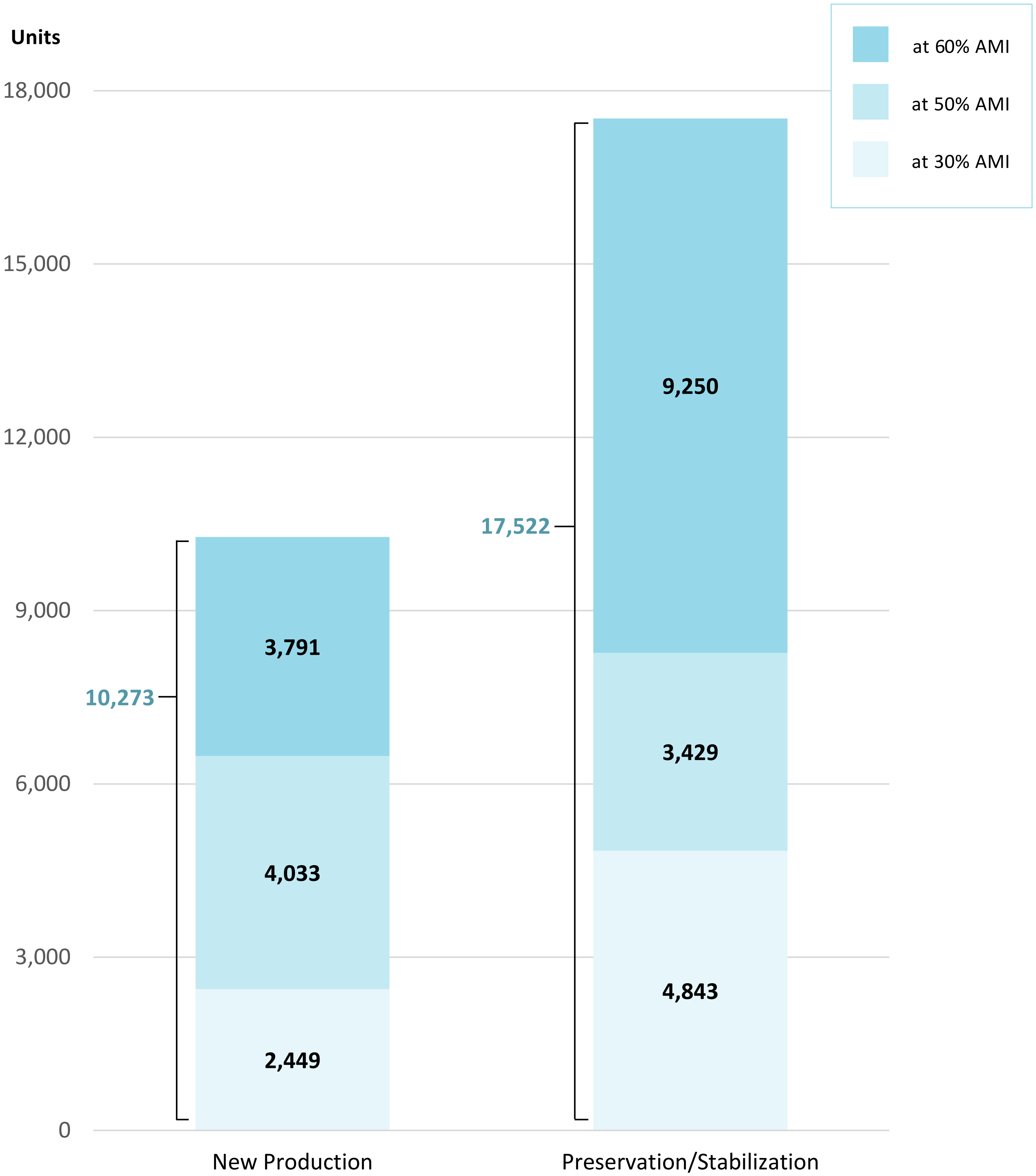
Preservation/Stabilization: Rental

			Affordable Units with Financing Closed			
			30% AMI	50% AMI	60% AMI	
Anoka	Coon Rapids	Mississippi View Apartments	93	0	0	
Carver	Chaska	Brickyard	0	8	0	
Dakota	South St. Paul	John Carroll High Rise Building	120	34	11	
Hennepin	Brooklyn Center	Crest Apartments II	11	101	59	
Hennepin	Brooklyn Park	Huntington Place	0	167	667	
Hennepin	Burnsville	*Grande Market Place	0	0	113	
Hennepin	St. Louis Park	New 4D Participants (3 addresses)	0	0	38	
Preservation/Stabilization of Existing Units: Rental			**224**	**310**	**888**	**1,422**
GRAND TOTAL			**383**	**744**	**1,894**	**3,021**

Demolitions in Suburban Metro (includes affordable and market rate units)	**407**

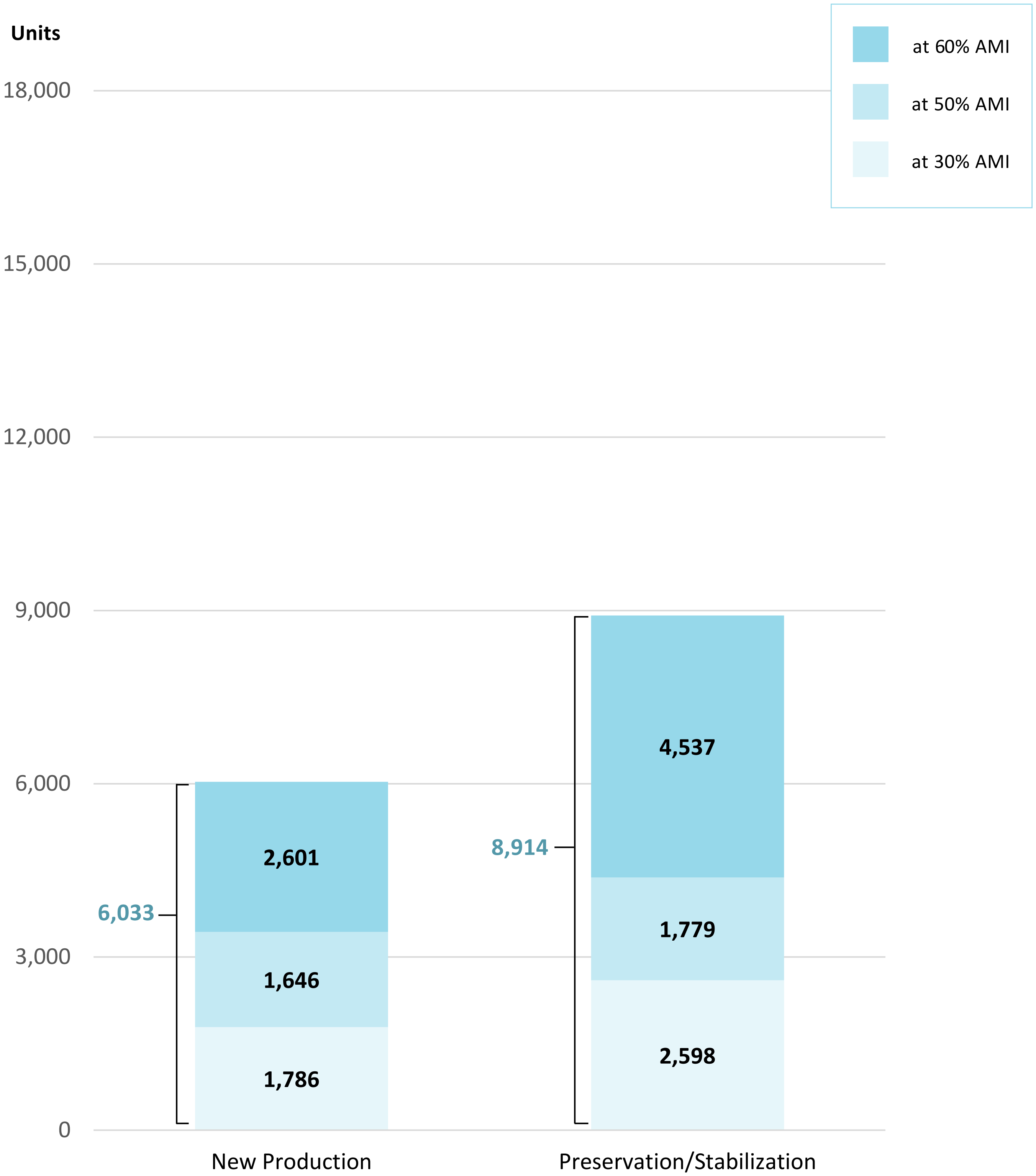
Minneapolis 2002–2024

Affordable Units with Financing Closed



Saint Paul 2002–2024

Affordable Units with Financing Closed



Suburban Metro 2004–2024

Affordable Units with Financing Closed