



Dakota County 2016 Rental Market Survey

31st Annual Market Survey



December 2016

TABLE OF CONTENTS

I. Introduction

II. Methodology

III. County Summary

- A. Graph 1 - Response Rate by Survey Method
- B. Graph 2 - Percentage of Market Rate Units Represented in Survey
- C. County-Wide Rental Units 2016
 - Graph 3 - Percentage by City
 - Graph 4 - Percentage by Bedroom Size
- D. Percent of County-Wide Rental Units by City 2016
 - Graph 5 - Efficiency Units
 - Graph 6 - One Bedroom Units
 - Graph 7 - Two Bedroom Units
 - Graph 8 - Three Bedroom Units
- E. Graph 9 - Average Rent Trends County-Wide by Bedroom Size: 2012 - 2016
- F. Average Rent Trends by City: 2012 - 2016
 - Graph 10 - Efficiency Units
 - Graph 11 - One Bedroom Units
 - Graph 12 - Two Bedroom Units
 - Graph 13 - Three Bedroom Units
- G. Graph 14 - County-Wide Vacancy Rate Trends: 2012 - 2016
- H. Graph 15 - County-Wide Vacancy Rate Trends by Bedroom Size: 2012 - 2016

IV. Fair Market Rent

Number of units that fit within HUD published Fair Market Rent Limits

V. City Summaries

Each city contains: Summary, Graphs, Survey Questionnaire Results and Map

- A. Apple Valley percentage of County's Rental Market 2016
 - Graph 16 - Vacancies
 - Graph 17 - Rental Units
- B. Apple Valley Trends: 2012 - 2016
 - Graph 18 - Rental Units Responding to Survey
 - Graph 19 - Average Rent by Bedroom Size
 - Graph 20 - Vacancy Rate
- C. Burnsville percentage of County's Rental Market 2016
 - Graph 21 - Vacancies
 - Graph 22 - Rental Units

- D. Burnsville Trends: 2012 - 2016
 - Graph 23 - Rental Units Responding to Survey
 - Graph 24 - Average Rent by Bedroom Size
 - Graph 25 - Vacancy Rate

- E. Eagan percentage of County's Rental Market 2016
 - Graph 26 - Vacancies
 - Graph 27 - Rental Units

- F. Eagan Trends: 2012 - 2016
 - Graph 28 - Rental Units Responding to Survey
 - Graph 29 - Average Rent by Bedroom Size
 - Graph 30 - Vacancy Rate

- G. Farmington percentage of County's Rental Market 2016 Graph
 - 31 - Vacancies
 - Graph 32 - Rental Units

- H. Farmington Trends: 2012 - 2016
 - Graph 33 - Rental Units Responding to Survey
 - Graph 34 - Average Rent by Bedroom Size
 - Graph 35 - Vacancy Rate

- I. Hastings percentage of County's Rental Market 2016
 - Graph 36 - Vacancies
 - Graph 37 - Rental Units

- J. Hastings Trends: 2012 - 2016
 - Graph 38 - Rental Units Responding to Survey
 - Graph 39 - Average Rent by Bedroom Size
 - Graph 40 - Vacancy Rate

- K. Inver Grove Heights percentage of County's Rental Market 2016
 - Graph 41 - Vacancies
 - Graph 42 - Rental Units

- L. Inver Grove Heights Trends: 2012 - 2016
 - Graph 43 - Rental Units Responding to Survey
 - Graph 44 - Average Rent by Bedroom Size
 - Graph 45 - Vacancy Rate

- M. Lakeville percentage of County's Rental Market 2016
 - Graph 46 - Vacancies
 - Graph 47 - Rental Units

- N. Lakeville Trends: 2012 - 2016
 - Graph 48 - Rental Units Responding to Survey
 - Graph 49 - Average Rent by Bedroom Size
 - Graph 50 - Vacancy Rate

- O. Mendota Heights percentage of County's Rental Market 2016
 - Graph 51 - Vacancies
 - Graph 52 - Rental Units

- P. Mendota Heights Trends: 2012 - 2016
 - Graph 53 - Rental Units Responding to Survey
 - Graph 54 - Average Rent by Bedroom Size
 - Graph 55 - Vacancy Rate

- Q. Rosemount percentage of County's Rental Market 2016
 - Graph 56 - Vacancies
 - Graph 57 - Rental Units

- R. Rosemount Trends: 2012 - 2016
 - Graph 58 - Rental Units Responding to Survey
 - Graph 59 - Average Rent by Bedroom Size
 - Graph 60 - Vacancy Rate

- S. South St. Paul percentage of County's Rental Market 2016
 - Graph 61 - Vacancies
 - Graph 62 - Rental Units

- T. South St. Paul Trends: 2012 - 2016
 - Graph 63 - Rental Units Responding to Survey
 - Graph 64 - Average Rent by Bedroom Size
 - Graph 65 - Vacancy Rate

- U. West St. Paul percentage of County's Rental Market 2016
 - Graph 66 - Vacancies
 - Graph 67 - Rental Units

- V. West St. Paul Trends: 2012 - 2016
 - Graph 68 - Rental Units Responding to Survey
 - Graph 69 - Average Rent by Bedroom Size
 - Graph 70 - Vacancy Rate

- W. Small Cities (Lilydale)
 - Percentage of County's Rental Market 2016 and Trends: 2012 - 2016

 - Lilydale
 - Graph 71 - Vacancies
 - Graph 72 - Rental Units
 - Graph 73 - Rental Units Responding to Survey
 - Graph 74 - Average Rent by Bedroom Size
 - Graph 75 - Vacancy Rate

VI. Market Rate Senior Housing

- | | | |
|-----------------------------------|-----------------------------------------|------------------------------|
| 1. Augustana Regent at Burnsville | 8. The Arbors at Ridges | 15. Westwood Ridge |
| 2. Commons on Marice | 9. The Fountains at Hosanna | 16. White Pine Senior Living |
| 3. Country Club Manor | 10. The Rivers | 17. Valley Ridge |
| 4. Highview Hills | 11. The Seasons | 18. Vermillion Crossing |
| 5. Inver Glen Senior Living | 12. The Timbers at Apple Valley | 19. Parkview Plaza |
| 6. Keystone Communities of Eagan | 13. Timber Hills of Inver Grove Heights | 20. River Heights Terrace |
| 7. Southview Senior Living | 14. Trinity Terrace | |

VII. Affordable Senior Housing

- | | | |
|------------------------------------|-------------------------|---------------------------|
| 1. Cahill Commons | 10. Haskell Court | 19. Parkview Plaza |
| 2. Cameo Place | 11. Lakeside Pointe | 20. River Heights Terrace |
| 3. Carmen Court | 12. Main Street Manor | 21. Rivertown Court |
| 4. Cobblestone Square | 13. Mississippi Terrace | 22. The Dakotah |
| 5. Cortland Square | 14. Oakwoods East Apts | 23. Thompson Heights |
| 6. Crossroads Commons | 15. Oakwoods of Eagan | 24. Valley Ridge |
| 7. Dakota Heights | 16. O'Leary Manor | 25. Vermillion Crossing |
| 8. Eagle Ridge Place | 17. Orchard Square | 26. Village Commons |
| 9. Ebenezer Ridge Point Apartments | 18. Park Ridge Place | 27. Winsor Plaza |

VIII. Senior Congregate and Assisted Living

- | | | |
|-----------------------------------|-----------------------------------|-----------------------------------------|
| 1. Apple Valley Villa | 9. Inver Glen Senior Living | 17. The Seasons |
| 2. Augustana Regent at Burnsville | 10. Keystone Communities of Eagan | 18. Timber Hills of Inver Grove Heights |
| 3. Brookdale Senior Living | 11. Lilydale Senior Living | 19. Valley Ridge |
| 4. Carefree Living | 12. Oak Ridge Assisted Living | 20. Vista Prairie at River Heights |
| 7. Emerald Crest of Burnsville | 15. The Fountains at Hosanna | |
| 8. Highview Hills | 16. The Rivers | |

IX. Tax Credit Housing Units

- | | | |
|---------------------------------|--------------------------------------------|--------------------------------|
| 1. Andrew's Pointe Townhomes | 14. Grande Market Place | 26. Park Place Townhomes |
| 2. Blackberry Pointe Apartments | 15. Guardian Angels Apartments & Townhomes | 27. Parkside Townhomes |
| 3. Carbury Townhomes | 16. Haralson Apartments | 28. Pleasant Ridge Townhomes |
| 4. Cedar Valley Townhomes | 16. Heart of the City Townhomes | 29. Prairie Crossing Townhomes |
| 5. Chasewood Townhomes | 17. Hearthstone Apartments | 30. Quarry View Townhomes |
| 6. Cliff Hill Townhomes | 18. Hillside Gables Townhomes | 31. Rose Apartments |
| 7. Country Lane Townhomes | 19. Kaposia Terrace Townhomes | 32. Rosemount Greens |
| 8. Covington Court | 20. Lafayette Townhomes | 33. Spruce Pointe Townhomes |
| 9. Erin Place Townhomes | 21. Lakeville Court | 34. Timber Ridge Cooperative |
| 10. Farmington Family Townhomes | 22. Marketplace Townhomes | 35. Twin Ponds Townhomes |
| 11. Farmington Townhomes | 23. Meadowlark Townhomes | 36. Waterford Commons |
| 12. Glenbrook Place Townhomes | 24. Oak Ridge Townhomes | 37. West Village Townhomes |
| 13. Northwood Family Townhomes | 25. Inver Hills Family Townhomes | |

X. Supportive Housing

- | | |
|------------------------|------------------|
| 1. Haralson Apartments | 2. Lincoln Place |
|------------------------|------------------|

XI. Units Under Construction

1. Argonne Hills in Lakeville
2. Keystone Crossing in Lakeville



Dear Reader:

I'm happy to present you with the 31st annual Dakota County multi-housing rental market survey conducted by the Dakota County Community Development Agency (CDA).

The CDA conducts this survey to obtain a better understanding of the rental housing market in Dakota County. This year, the CDA received data from 20,716 market rate rental units out of approximately 28,000 rental units in Dakota County. The results of the survey also help the CDA effectively administer the federal Housing Choice Voucher Program to ensure that rents charged for assisted units are reasonable in relation to comparable units in the private rental market.

This year's survey results showed that the rental market continues to be tight with an average vacancy rate of 2.16%. There is a 25% change from last year's average vacancy rate when it was at 1.73%. Overall, the average rents increased this year by about \$30 or 2.9% up from last year's average of \$1,052 to this year's at \$1,082. The average monthly rent for a one-bedroom is \$916, the average for a two-bedroom unit is \$1,185 and the average for a three-bedroom is \$1,527.

The CDA would like to express its appreciation to everyone who participated in the survey, especially the property managers and city officials whose assistance made this publication possible. I would also like to thank the CDA staff that assisted in its production.

I hope this information is helpful in evaluating the nature of the rental housing market in Dakota County communities and welcome any feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Schertler", written over a light blue horizontal line.

Tony Schertler
Executive Director

II. Methodology

This survey covers a sample of 28,000 conventional rental units located in 592 residential rental developments located throughout Dakota County. Of the 592 rental developments, 513 properties are considered market rate developments, totaling approximately 23,400 market rate units. To ensure the consistency of responses, a survey questionnaire was developed and sent to 490 property owners and managers of market rate units*. Dakota County CDA continues to use the online survey tool, Survey Monkey, to collect responses from property owners in addition to collecting mailed paper surveys. The property owners and/or managers were asked to furnish rental rates, occupancy and other rental data as of November 1, 2016 on the questionnaire form. Dakota County CDA staff also conducted targeted follow-up calls to owners who did not respond to the survey in order to collect the data. Between the mail and telephone responses, this survey represents a sample size of 20,716 units or 88% of the market rate rental market in Dakota County.

The survey reports only units available for occupancy as of November 1, 2016. No units under construction were included in the summary data; however, information is provided for rental units expected to be available for occupancy by December 2016. New construction data was obtained by contacting each municipality.

Data collected on the individual property surveys were compiled and weighted by the number of units to calculate the average vacancy rates and average rental rates. The summary calculations are reported by bedroom size for each large city in Dakota County as well as the county as a whole. The Dakota County CDA conducts this survey annually and then compares a summary of the responses from prior years.

While the summary calculations include only market-rate unit data, this survey includes data and information on rental housing with rent and/or occupancy restrictions such as senior housing, congregate/assisted living, units financed with Low-Income Housing Tax Credits, and supportive housing. Subsidized and targeted housing account for 16% of the rental units in Dakota County.

*The number of surveys sent is less than the total number of market rate units due to a small number of property owners requesting to be removed from all future survey lists and/or combining surveys for owners with multiple properties.

III. County Summary

The following are the results from the Dakota County 2016 Rental Market Survey. The cities included in the survey were: Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Lilydale, Mendota Heights, Rosemount, South St. Paul and West St. Paul. The units represented refer to units identified through responses to the survey.

| | Efficiency | 1 BR | 2 BR | 3 BR | TOTALS |
|---------------------|---------------|--------------|--------------|--------------|--------------|
| Number of Units | 546 | 7,798 | 10,659 | 1,713 | 20,716 |
| Percent of Market | 2.64% | 37.64% | 51.45% | 8.27% | 100.00% |
| Average Rent | \$702.98 | \$915.87 | \$1,185.47 | \$1,527.34 | \$1082.67 |
| Number of Vacancies | 15 | 125 | 219 | 89 | 448 |
| Vacancy Rate | 2.75 % | 1.60% | 2.05% | 5.20% | 2.16% |

Graphs 3-75 contain information on the rental units identified by response to the survey.

AVERAGE RENTS

The average rent for all units in the county increased by **\$30.14 or 2.89%**.

2016 AVERAGE RENTS AND AMOUNT OF INCREASE OR (DECREASE) FROM 2015

| Unit Size | 2015 Average Rents | 2016 Average Rents | Dollar Amount of Change | Percent Change |
|---------------|--------------------|--------------------|-------------------------|----------------|
| Efficiency | \$698.52 | \$702.98 | \$4.46 | 0.64% |
| One Bedroom | \$905.41 | \$915.87 | \$10.46 | 1.15% |
| Two Bedroom | \$1,154.23 | \$1,185.47 | \$31.24 | 2.71% |
| Three Bedroom | \$1,452.12 | \$1,527.34 | \$75.22 | 5.18% |

Average rent trends from 2012 - 2016, as shown by bedroom size, are shown on Graphs 9 - 13.

VACANCY RATES

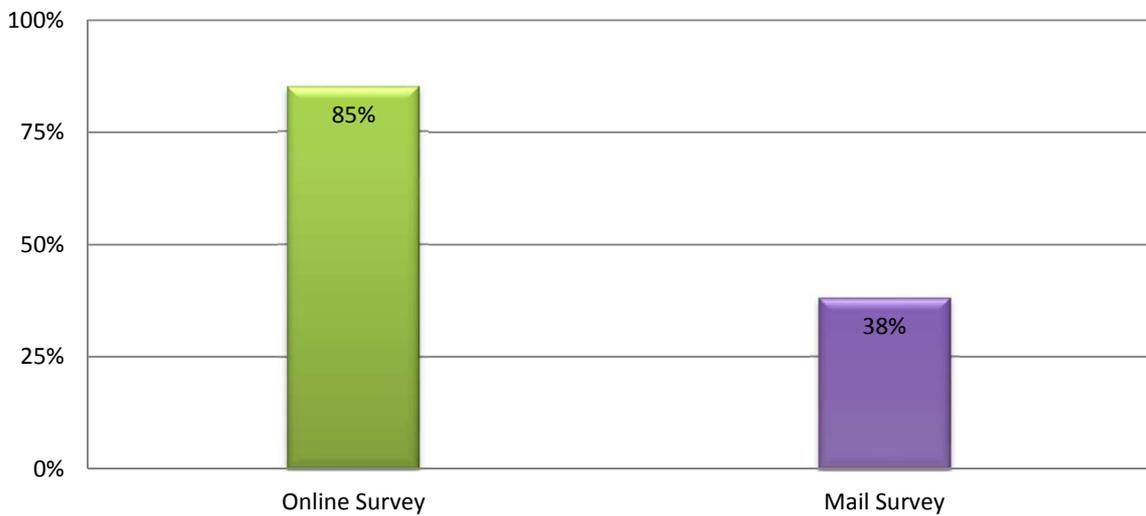
The vacancy rate for Dakota County increased slightly from 1.73 % in 2015 to 2.16% in 2016.

COUNTY-WIDE VACANCY RATES AND INCREASE (DECREASE) FROM 2015

| Unit Size | 2015 Vacancy Rate | 2016 Vacancy Rate |
|---------------|-------------------|-------------------|
| Efficiency | 1.52% | 2.75% |
| One Bedroom | 2.84% | 1.60% |
| Two Bedroom | 1.83% | 2.05% |
| Three Bedroom | 3.15% | 5.20% |

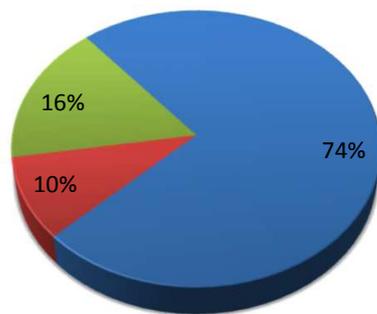
Graph 1

Response Rate by Survey Method



Graph 2

Rental Market Survey Sample



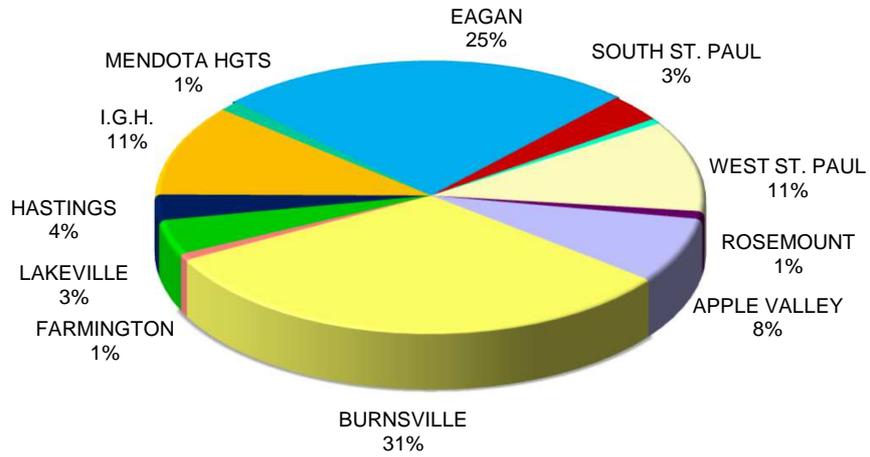
28,000 Rental Units in Dakota County

- 20,716 Market rate rental units included in survey results
- 2,684 Market rate units - no response, not included in survey results
- 4,600 Non-market rate units, not included in survey results

COUNTY-WIDE SURVEYED RENTAL UNITS 2016

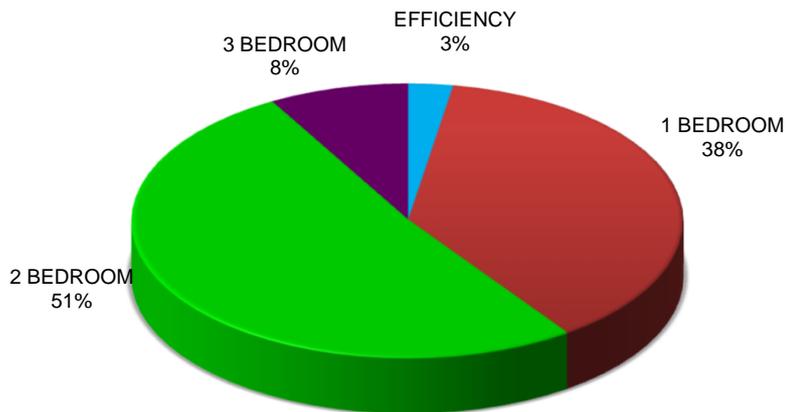
Graph 3

PERCENTAGE BY CITY



Graph 4

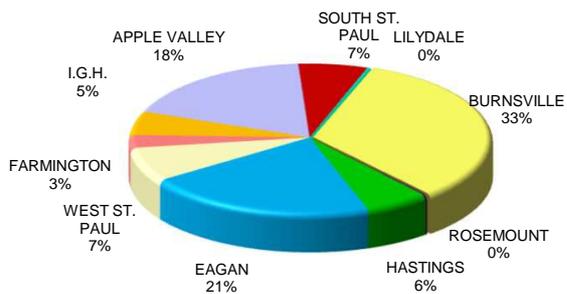
PERCENTAGE BY BEDROOM SIZE



PERCENT OF COUNTY-WIDE RENTAL UNITS BY CITY 2016

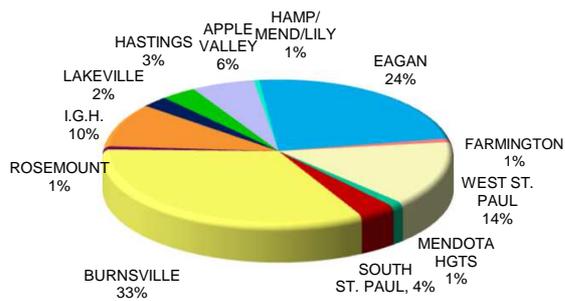
Graph 5

EFFICIENCY UNITS



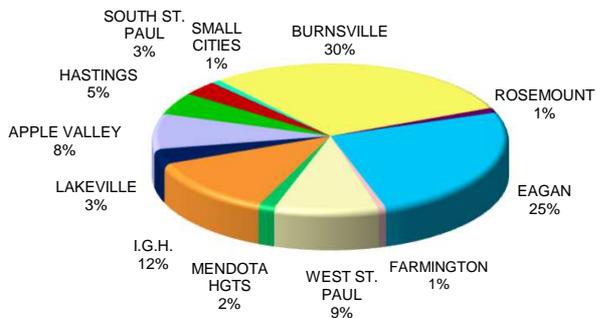
Graph 6

ONE BEDROOM UNITS



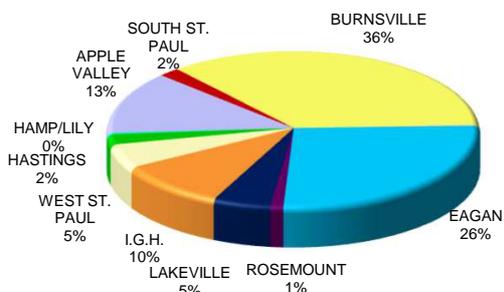
Graph 7

TWO BEDROOM UNITS



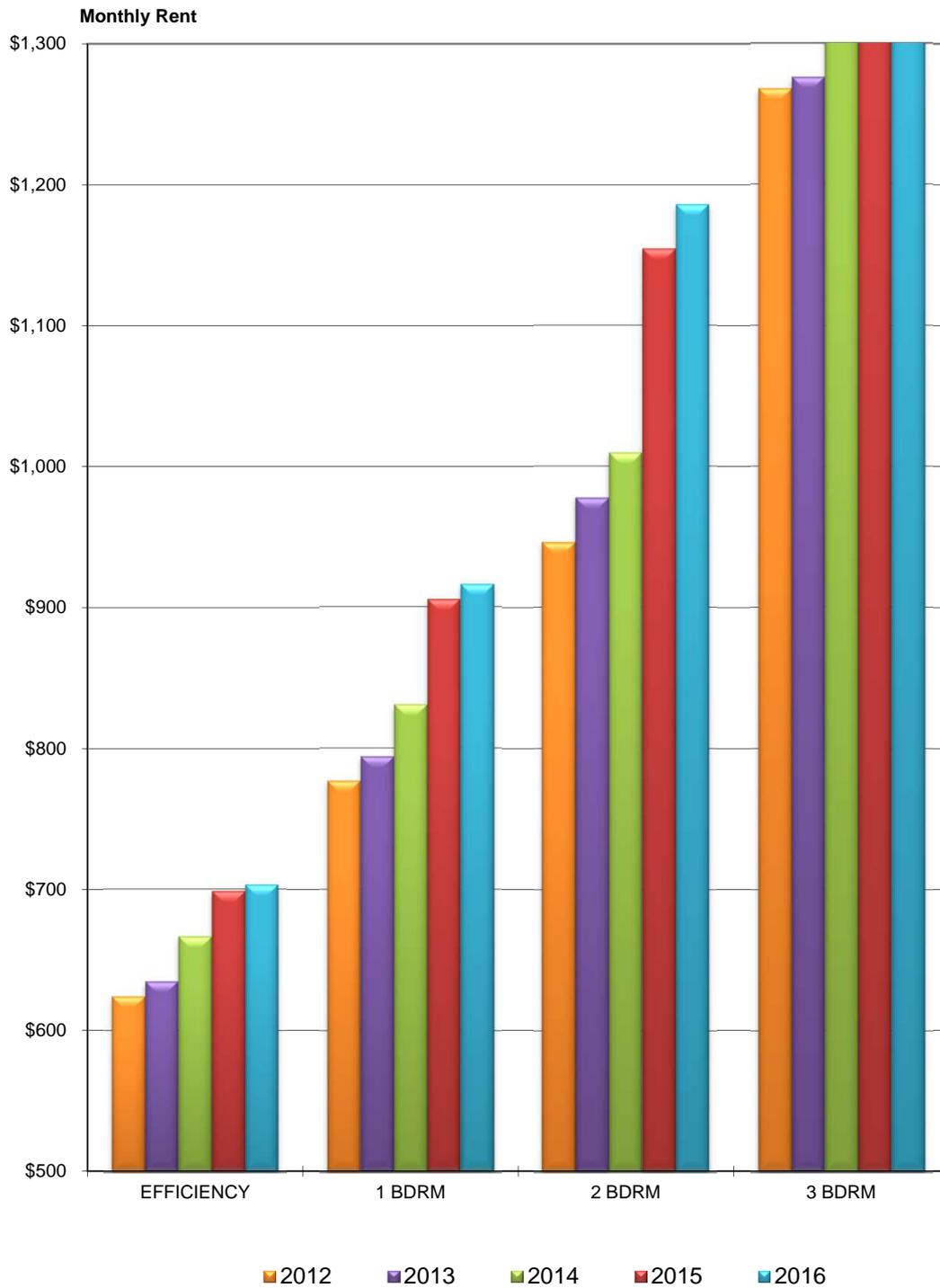
Graph 8

THREE BEDROOM UNITS



FIVE YEAR AVERAGE RENT TRENDS COUNTY-WIDE BY BEDROOM SIZE 2012 - 2016

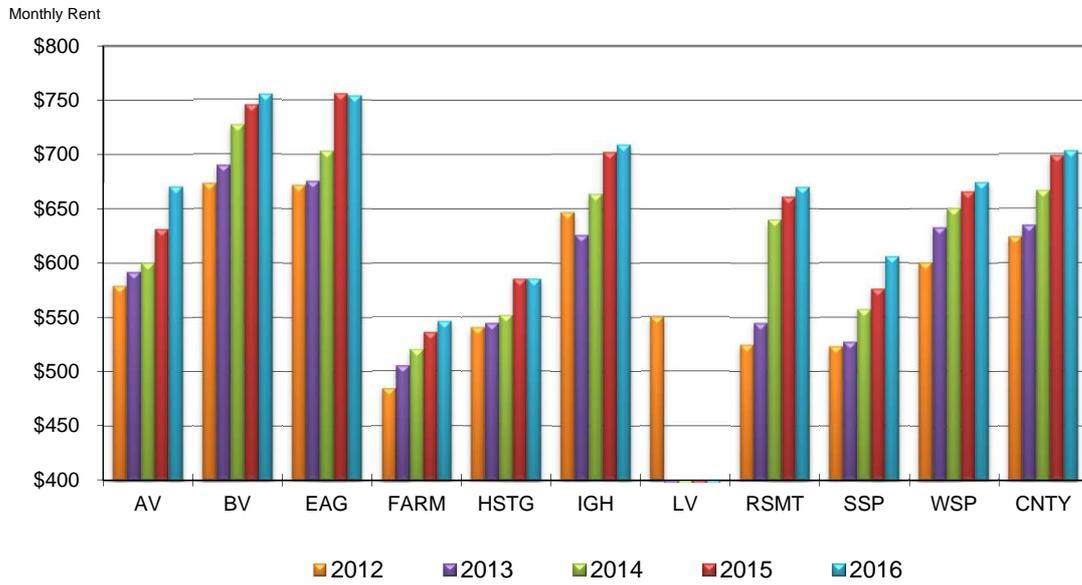
Graph 9



FIVE YEAR AVERAGE RENT TRENDS BY CITY 2012 - 2016

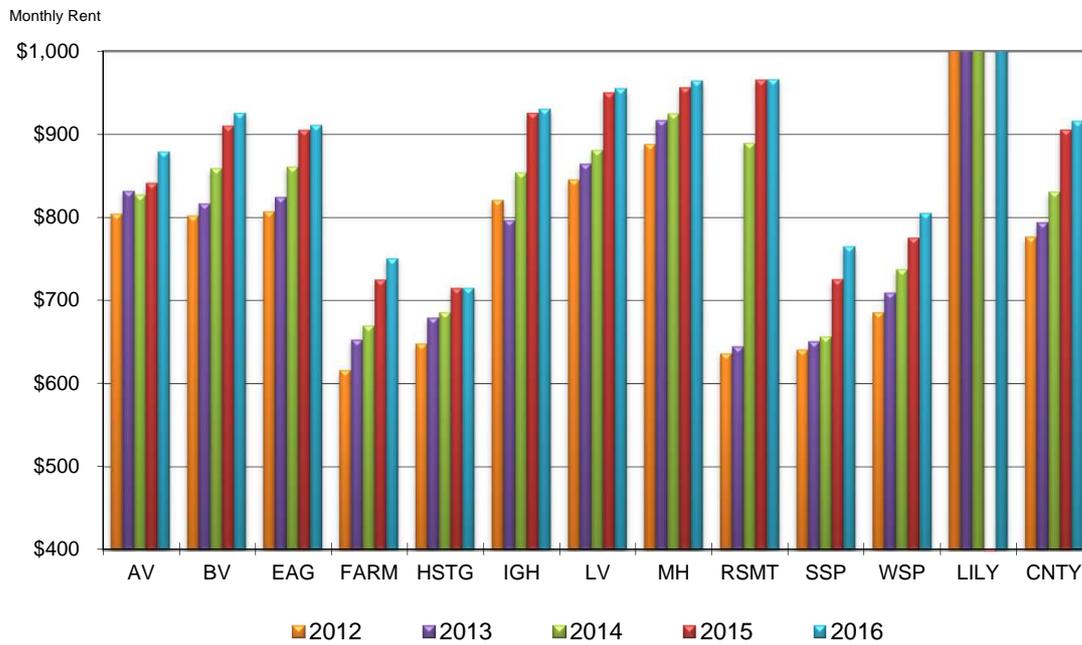
Graph 10

EFFICIENCY UNITS



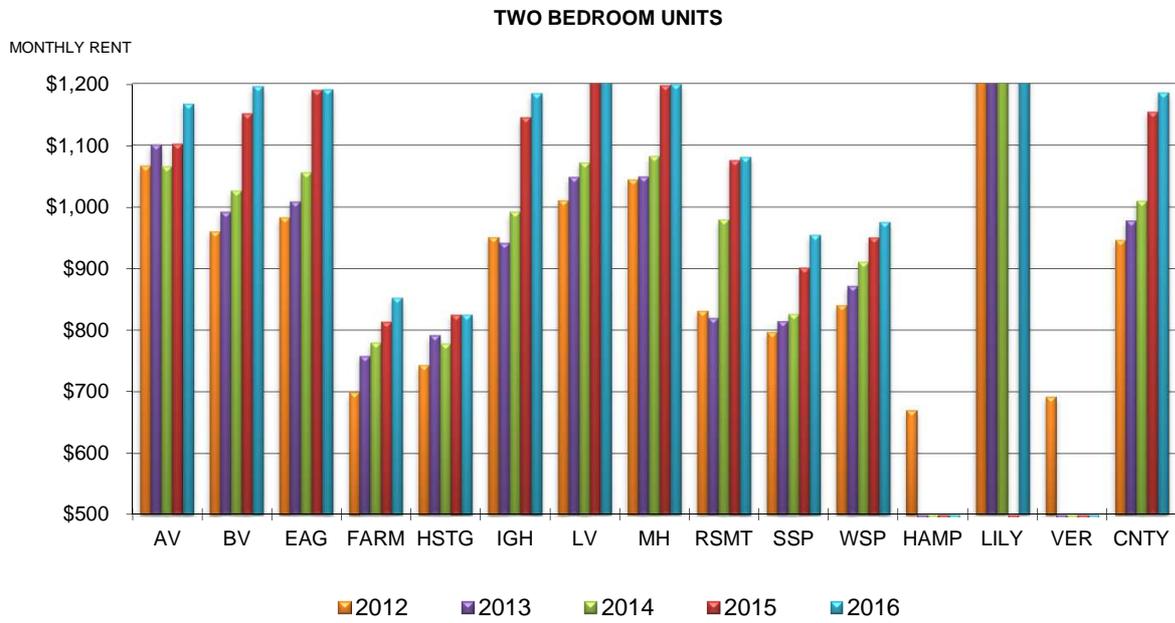
Graph 11

ONE BEDROOM UNITS

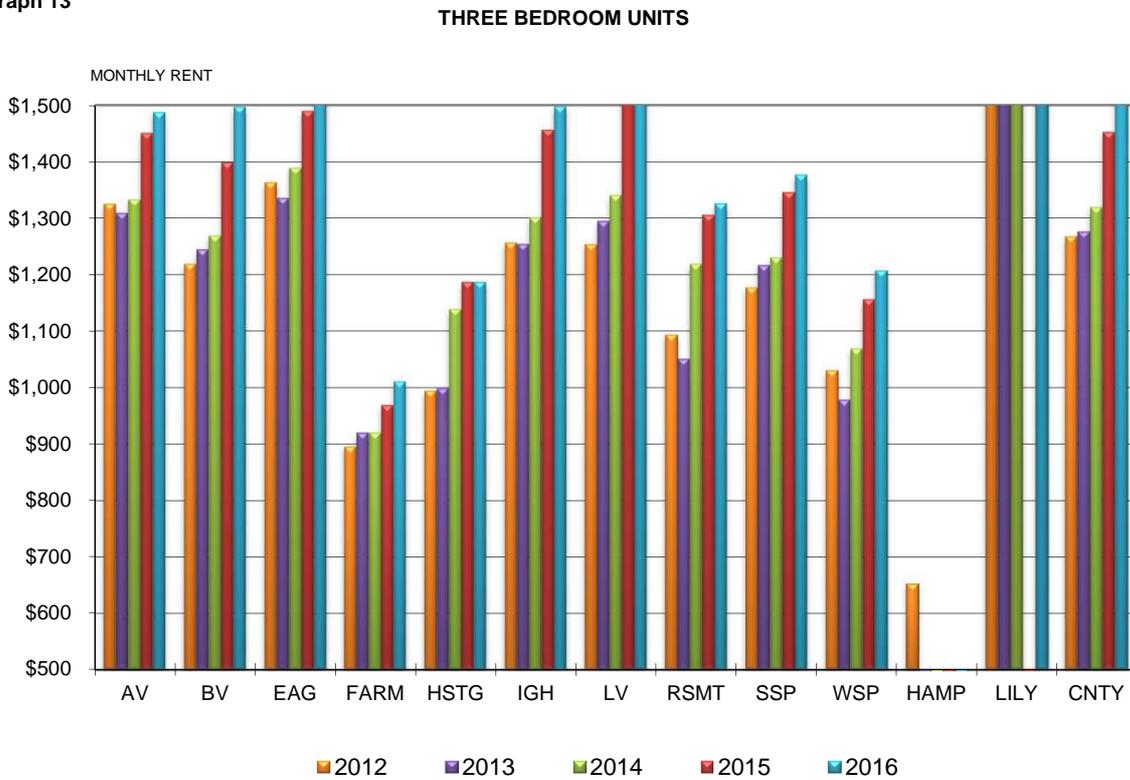


FIVE YEAR AVERAGE RENT TRENDS BY CITY 2012 - 2016

Graph 12

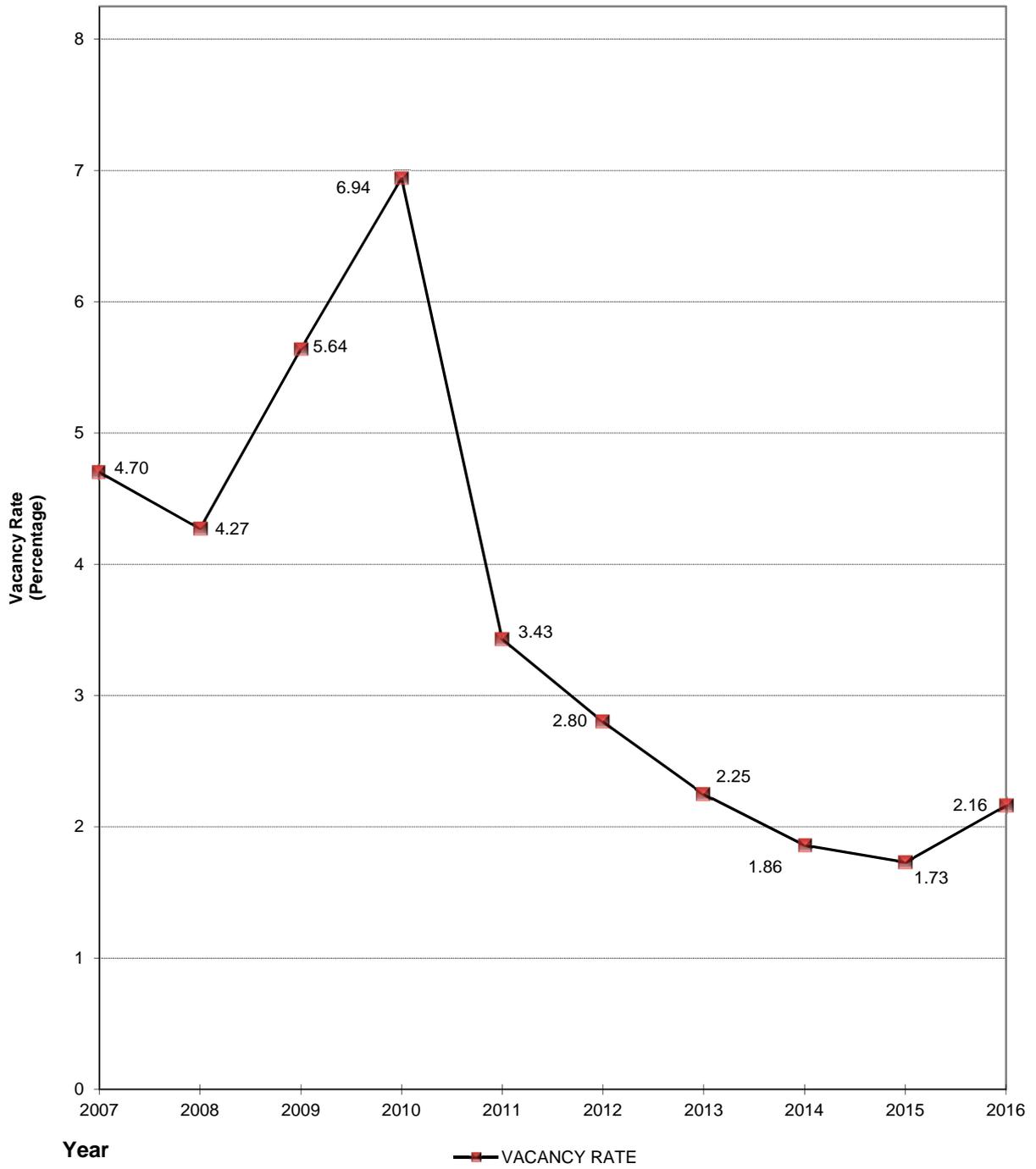


Graph 13



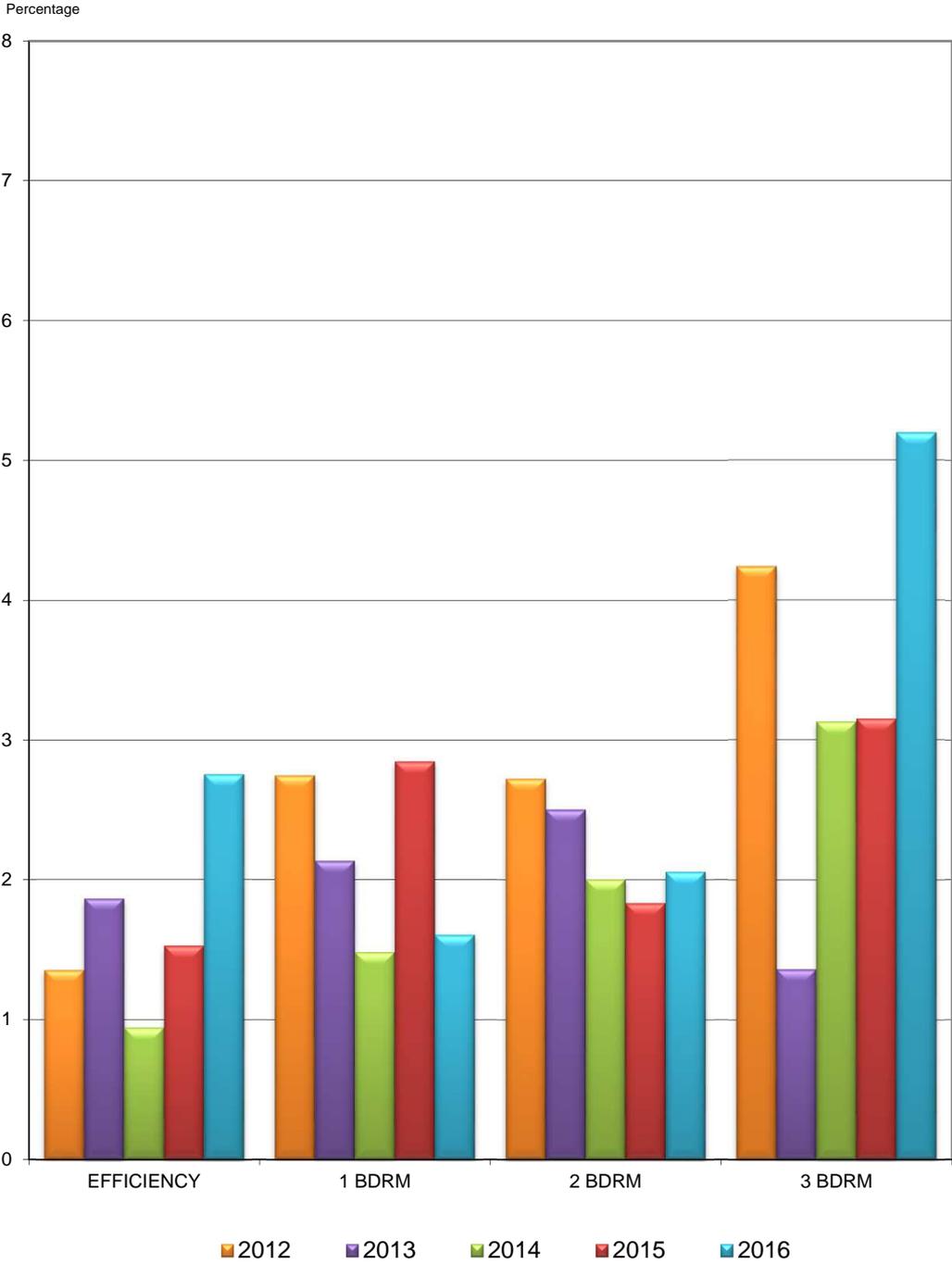
10 YEAR COUNTY-WIDE VACANCY RATE TRENDS 2007 - 2016

Graph 14



FIVE YEAR COUNTY-WIDE VACANCY RATE TRENDS BY BEDROOM SIZE 2012 - 2016

Graph 15



IV. FAIR MARKET RENT

The numbers below reflect units that responded to the survey with rents that fall within the U.S. Department of Housing and Urban Development (HUD) published Fair Market Rents (FMR) or the Dakota County CDA's Payment Standards. The FMR's are prepared annually by HUD for the entire Minneapolis-St. Paul Metropolitan Statistical Area and are based on the 40th percentile of the rental market by bedroom size.

The data collected in this market survey enables the CDA to analyze the Dakota County rental market apart from the full metropolitan statistical area to determine the 40th percentile specifically for the Dakota County rental market by bedroom size. The CDA determines the Payment Standards from this analysis. Payment Standards can be established on a local level between 90% and 110% of the FMR. A higher standard from 110% to 120% of the FMR can be requested and is referred to as an Exception Payment Standard. The CDA will use this year's data in its analysis and establishment of payment standards.

County-Wide Totals

| Size | Number of Units * | Published FMR's | Dakota County CDA -Payment Standards (Effective December 1, 2016) | |
|---------------|-------------------|-----------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| | | | Region 1 Apple Valley, Burnsville, Eagan, Inver Grove Heights Lakeville, Mendota Heights | Region 2 Farmington, Hastings, Rosemount, West St. Paul, Small Cities |
| Efficiency | 236 | \$699 | \$660 | \$629 |
| 1 Bedroom | 1,735 | \$862 | \$845 | \$776 |
| 2 Bedroom | 3,066 | \$1,086 | \$1025 | \$977 |
| 3 Bedroom | 505 | \$1,538 | \$1,384 | \$1,384 |
| Totals | 5,542 | | | |

* Only units that responded to the survey are included in these numbers

KEY POINT:

26.8% of the units surveyed fall within the Dakota County CDA's Payment Standards.

Totals By City

| City | Efficiency [#] | Market ^{**} | % of Units | 1 Bedroom [#] | Market ^{**} | % of Units | 2 Bedroom [#] | Market ^{**} | % of Units | 3 Bedroom [#] | Market ^{**} | % of Units |
|---------------------|-------------------------|----------------------|------------|------------------------|----------------------|------------|------------------------|----------------------|------------|------------------------|----------------------|------------|
| Apple Valley | 105 | 105 | 100.0% | 157 | 471 | 33.3% | 101 | 788 | 12.8% | 72 | 242 | 29.8% |
| Burnsville | 25 | 132 | 18.9% | 444 | 2,377 | 18.7% | 567 | 2,832 | 20.0% | 227 | 530 | 42.8% |
| Coates | - | - | - | - | - | - | - | - | - | - | - | - |
| Eagan | 24 | 143 | 16.8% | 305 | 1,852 | 16.5% | 755 | 2,698 | 28.0% | 36 | 396 | 9.1% |
| Farmington | 7 | 12 | 58.3% | 28 | 53 | 52.8% | 44 | 67 | 65.7% | 3 | 3 | 100.0% |
| Hampton | - | - | - | - | - | - | - | - | - | - | - | - |
| Hastings | 13 | 19 | 68.4% | 136 | 191 | 71.2% | 355 | 432 | 82.2% | 37 | 48 | 77.1% |
| Inver Grove Heights | 18 | 34 | 52.9% | 180 | 646 | 27.9% | 446 | 1,087 | 41.0% | 85 | 189 | 45.0% |
| Lakeville | - | - | - | 63 | 179 | 35.2% | 145 | 325 | 44.6% | 16 | 96 | 16.7% |
| Lilydale | 0 | 1 | 0.0% | 0 | 39 | 0.0% | 0 | 88 | 0.0% | 0 | 5 | 0.0% |
| Mendota | - | - | - | - | - | - | - | - | - | - | - | - |
| Mendota Heights | - | - | - | 12 | 102 | 11.8% | 10 | 145 | 6.9% | - | - | - |
| Randolph | - | - | - | - | - | - | 4 | 4 | 100.0% | - | - | - |
| Rosemount | 1 | 2 | 50.0% | 24 | 38 | 63.2% | 43 | 123 | 35.0% | 13 | 13 | 100.0% |
| South St. Paul | 37 | 49 | 75.5% | 190 | 280 | 67.9% | 164 | 258 | 63.6% | 1 | 9 | 11.1% |
| Vermillion | - | - | - | - | - | - | - | - | - | - | - | - |
| West St. Paul | 6 | 40 | 15.0% | 196 | 1,144 | 17.1% | 432 | 1,034 | 41.8% | 15 | 15 | 100.0% |
| Totals | 236 | 537 | 43.9% | 1,735 | 7,372 | 23.5% | 3,066 | 9,881 | 31.0% | 505 | 1,546 | 32.7% |

* Units that fall within the FMR's and Dakota County CDA's payment standards

** Total units surveyed in the market by unit size

- No response within the unit size

V. CITY SUMMARIES

Each city summary includes specific information regarding average rents; vacancy rates; senior, tax credit or assisted living developments located within each city; summary of rental data; and graphs specific to that city. The cities include: Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul and West St. Paul.

The survey includes a “Small Cities” section. Lilydale was the only small cities with survey responses this year. Property owners in Coates, Hampton, Mendota, Randolph and Vermillion did not respond to this year’s survey.

Note: Since this survey is assessing market rate rental units, Senior Housing, Tax Credit, Supportive Housing, Congregate and Assisted Living units are not included in the calculation of city or county averages and percentages.

SUMMARY OF APPLE VALLEY'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|------------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 100 | 468 | 821 | 223 | 1,612 |
| Percentage of Apple Valley Market | 6.20% | 29.03% | 50.93% | 13.83% | 100.00% |
| Average Rent | \$670.15 | \$879.16 | \$1,167.15 | \$1,487.45 | \$1,125.18 |
| Number of Vacancies | 3 | 9 | 14 | 15 | 41 |
| Vacancy Rate | 3.00% | 1.92% | 1.71% | 6.73% | 2.54% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 18 - 20.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$631.21 | \$670.15 | \$38.94 | 6.17% | 1.90% | 3.00% | 1.10 |
| One Bedroom | \$841.29 | \$879.16 | \$37.87 | 4.50% | 0.85% | 1.92% | 1.07 |
| Two Bedroom | \$1,102.16 | \$1,167.15 | \$64.99 | 5.90% | 1.36% | 1.71% | 0.35 |
| Three Bedroom | \$1,450.45 | \$1,487.45 | \$37.00 | 2.55% | 6.60% | 6.73% | 0.13 |

AVERAGE RENTS

Apple Valley's overall average rent for 2016 increased by \$21.06 or 1.91%.

- Apple Valley accounts for 7.78% of the rental market surveyed for 2016 in Dakota County, see Graph 17.

VACANCY RATES

The overall vacancy rate for Apple Valley in 2016 is 2.54%, up from 1.90% in 2015, see Graph 20.

- Vacancies in Apple Valley account for 9.15% of the vacancies county-wide, see Graph 16.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Apple Valley has five senior housing developments: Cobblestone Square (60 units), Cortland Square (60 units), Orchard Square (50 units), The Seasons (134 units) and The Timbers (106 units). See "Senior Housing" section for details.

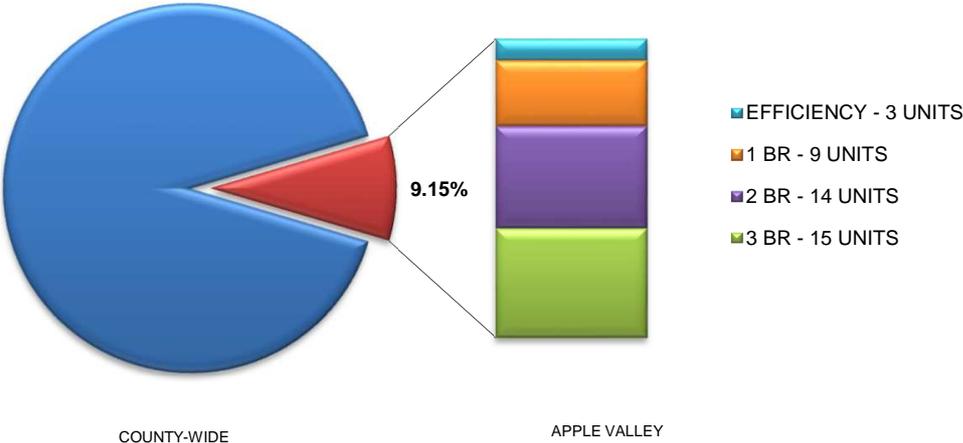
Apple Valley has five tax credit developments: Chasewood Townhomes (27 units), Glenbrook Townhomes (39 units), Haralson Apartments (20 units), Hearthstone Apartments (42 units) and Quarry View Townhomes (45 units). See "Tax Credit Housing Units" section for details.

Apple Valley has three congregate/assisted living housing developments: Apple Valley Villa (208 units), Centennial House (79 units) and The Seasons (134 units). See "Congregate and Assisted Living" section for details.

Apple Valley has one supportive housing development: Haralson Apartments (16 units). See "Supportive Housing Units" section for details.

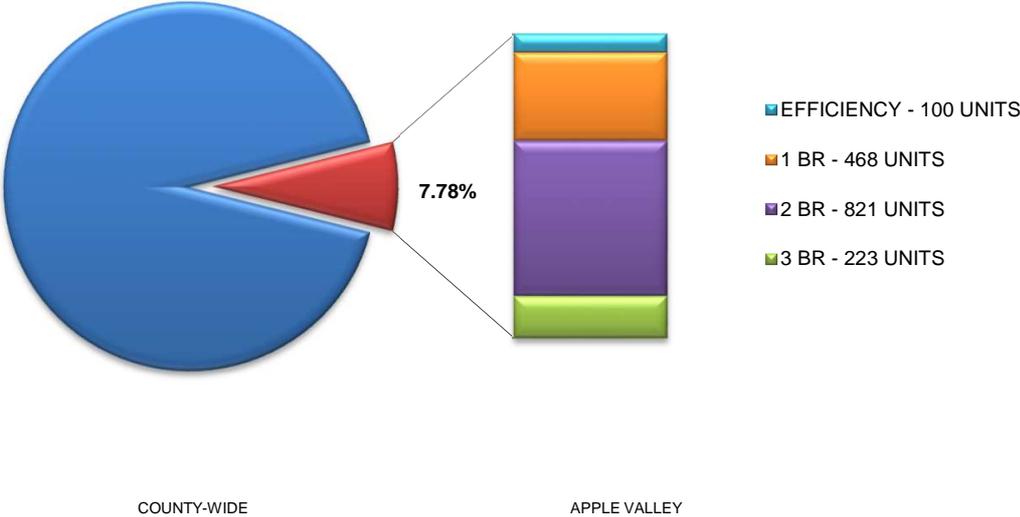
APPLE VALLEY PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 16

Percent of County's Rental Units

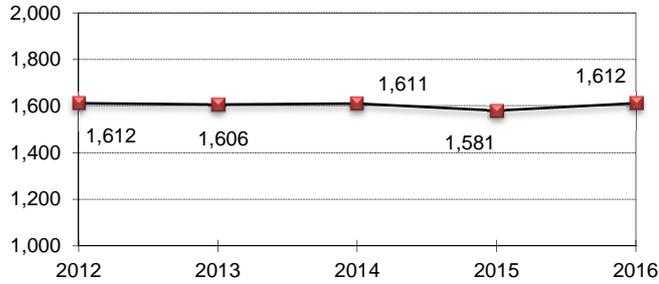


GRAPH 17

* Units represented refer to units identified through responses to the survey

APPLE VALLEY TRENDS 2012 - 2016

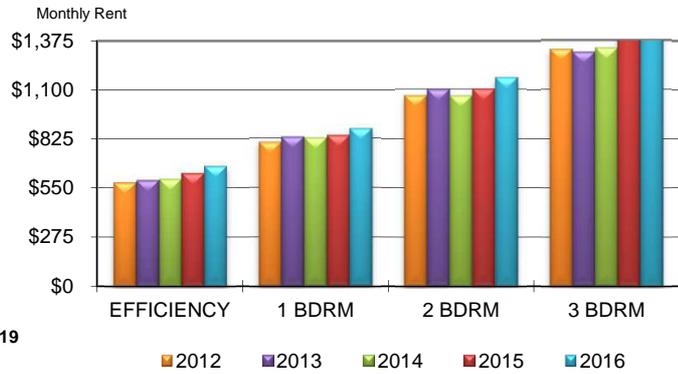
**RENTAL UNITS
RESPONDING TO SURVEY**



Graph 18

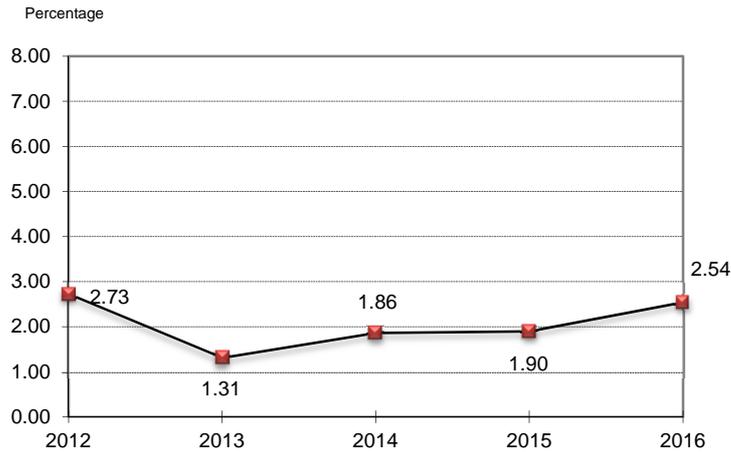
—■ Rental Units

AVERAGE RENT BY BEDROOM SIZE



Graph 19

VACANCY RATE



Graph 20

—■ Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF BURNSVILLE'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|----------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 181 | 2,589 | 3,177 | 607 | 6,554 |
| Percentage of Burnsville Market | 2.76% | 39.50% | 48.47% | 9.26% | 100.00% |
| Average Rent | \$755.18 | \$925.74 | \$1,195.87 | \$1,497.16 | \$1,157.16 |
| Number of Vacancies | 5 | 42 | 75 | 25 | 147 |
| Vacancy Rate | 2.76% | 1.62% | 2.36% | 4.12% | 2.24% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 23 - 25.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$745.21 | \$755.18 | \$9.97 | 1.33% | 2.65% | 2.76% | 0.11 |
| One Bedroom | \$910.12 | \$925.74 | \$15.62 | 1.72% | 1.43% | 1.62% | 0.19 |
| Two Bedroom | \$1,151.25 | \$1,195.87 | \$44.62 | 3.88% | 2.37% | 2.36% | (0.01) |
| Three Bedroom | \$1,398.14 | \$1,497.16 | \$99.02 | 7.08% | 2.40% | 4.12% | 1.72 |

AVERAGE RENTS

Burnsville's overall average rent for 2016 increased by \$23.01 or 2.03%.

- Burnsville accounts for 31.64% of the rental market surveyed for 2016 in Dakota County, see Graph 22.

VACANCY RATES

The overall vacancy rate for Burnsville in 2016 is 2.24%, up slightly from 2.01% in 2015, see Graph 25.

- Vacancies in Burnsville account for 32.81% of the vacancies county-wide, see Graph 21.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

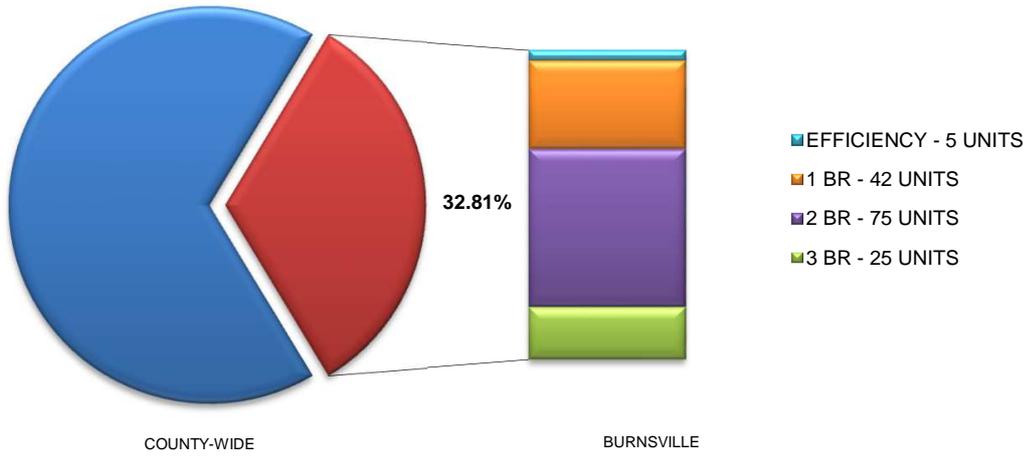
Burnsville has six senior housing developments: Augustana Regent of Burnsville (70 units), Eagle Ridge Place (60 units), Park Ridge Place (66 units), The Arbors at Ridges (44 units), The Rivers (176 units), and Valley Ridge (80 units). See "Senior Housing" section for details.

Burnsville has six tax credit developments: Andrews Pointe Townhomes (57 units), Cliff Hill Townhomes (32 units), Grande Market Place (29 units), Heart of the City Townhomes (34 units), Parkside Townhomes (22 units) and Timber Ridge Townhomes (49 units). See "Tax Credit Housing Units" section for details.

Burnsville has six congregate/assisted living housing developments: Augustana Regent at Burnsville (66 units), Carefree Living (95 units), Emerald Crest of Burnsville (60 units), The Arbors at Ridges (44 units), The Rivers (56 units) and Valley Ridge (60 units). See "Congregate and Assisted Living" section for details.

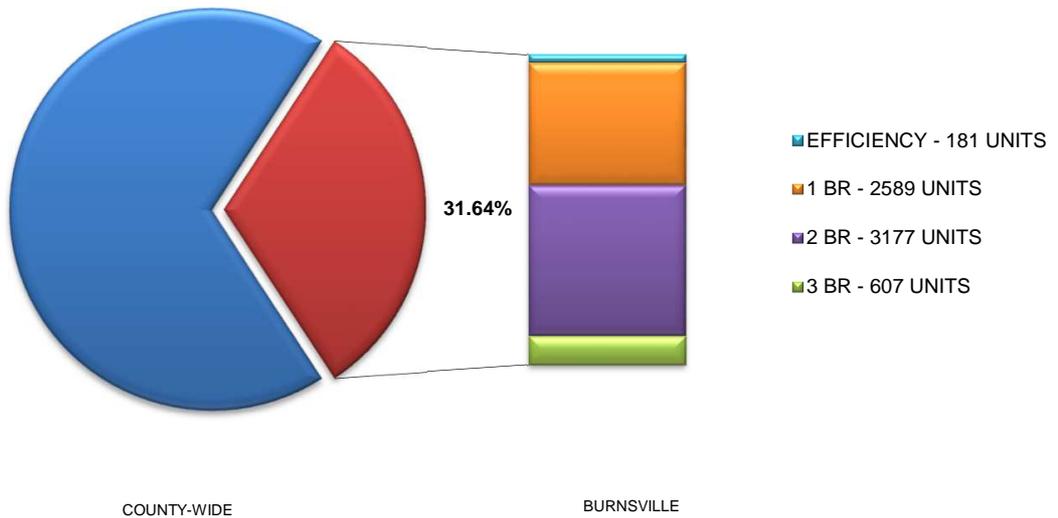
BURNSVILLE PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 21

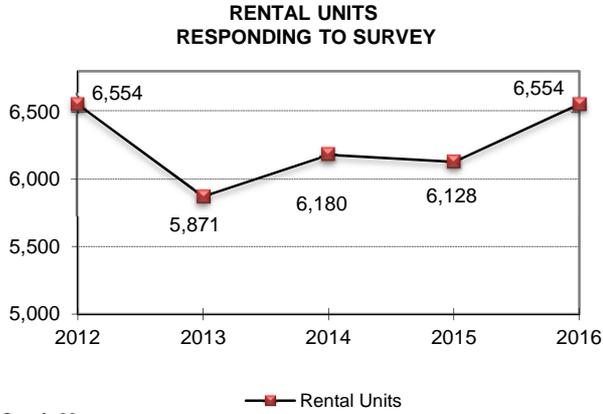
Percent of County's Rental Units



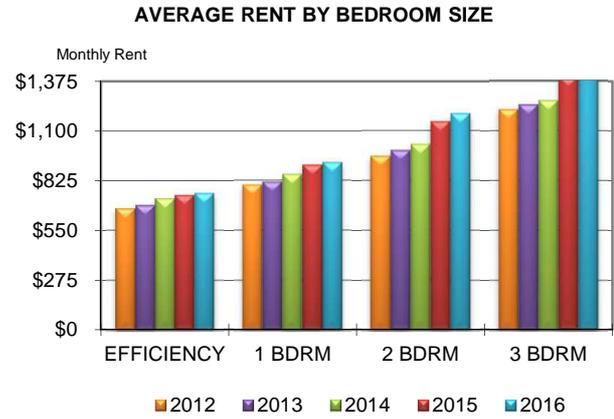
GRAPH 22

* Units represented refer to units identified through responses to the survey

BURNSVILLE TRENDS 2012 - 2016



Graph 23



Graph 24



Graph 25

* Units represented refer to units identified through responses to the survey

SUMMARY OF EAGAN'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 113 | 1,873 | 2,683 | 452 | 5,121 |
| Percentage of Eagan Market | 2.21% | 36.57% | 52.39% | 8.83% | 100.00% |
| Average Rent | \$754.28 | \$910.84 | \$1,190.54 | \$1,547.87 | \$1,150.84 |
| Number of Vacancies | 2 | 18 | 35 | 22 | 77 |
| Vacancy Rate | 1.77% | 0.96% | 1.30% | 4.87% | 1.50% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 28 – 30

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$756.21 | \$754.28 | (\$1.93) | (0.26%) | 0.00% | 1.77% | 1.77 |
| One Bedroom | \$905.14 | \$910.84 | \$5.70 | 0.63% | 1.06% | 0.96% | (0.10) |
| Two Bedroom | \$1,189.56 | \$1,190.54 | \$0.98 | 0.00% | 1.30% | 1.30% | 0.00 |
| Three Bedroom | \$1,489.54 | \$1,547.87 | \$58.33 | 3.92% | 1.95% | 4.87% | 2.92 |

AVERAGE RENTS

Eagan's overall average rent for 2016 increased by \$4.88 or 0.43%.

- Eagan accounts for 24.72% of the rental market surveyed for 2016 in Dakota County, see Graph 27.

VACANCY RATES

The overall vacancy rate for Eagan in 2016 is 1.50%, up slightly from 1.23% in 2015 see Graph 30.

- Vacancies in Eagan account for 17.19% of the vacancies county-wide, see Graph 26.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Eagan has six senior housing developments: Commons on Marice (145 Units), Keystone Communities (80 units), Lakeside Pointe (60 units), Oakwoods East (55 units), Oakwoods of Eagan (65 units) and O'Leary Manor (65 units). See "Senior Housing" section for details.

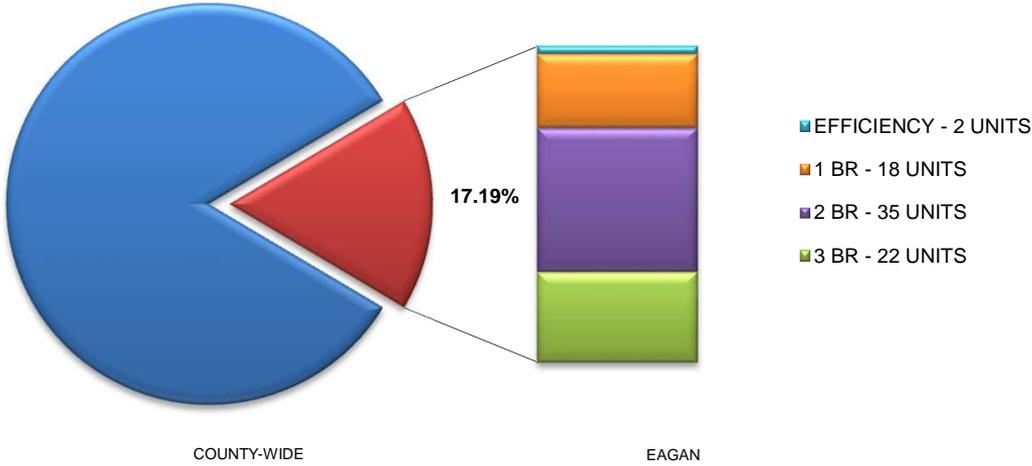
Eagan has two tax credit developments: Erin Place Townhomes (34 units) and Oak Ridge Townhomes (42 units). See "Tax Credit Housing Units" section for details.

Eagan has three congregate/assisted living housing developments: Clare Bridge of Eagan (52 units), Commons on Marice (145 units) and Keystone Communities (48 units). See "Congregate and Assisted Living" section for details.

Eagan has one supportive housing development: Lincoln Place (24 units). See "Supportive Housing" section for details.

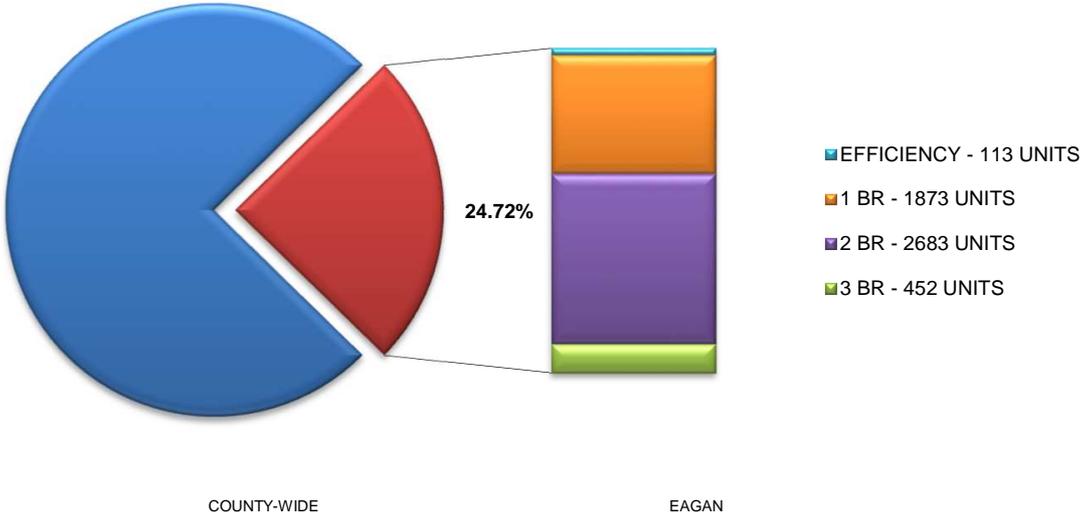
EAGAN PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 26

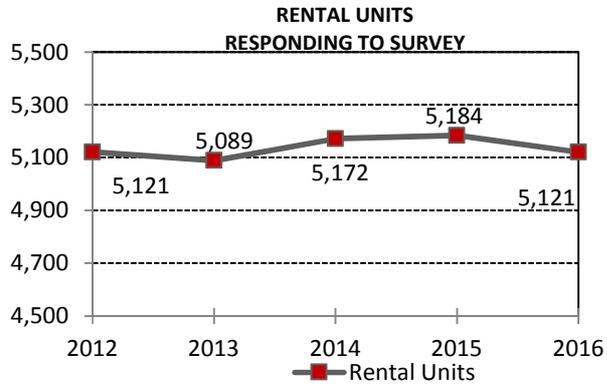
Percent of County's Rental Units



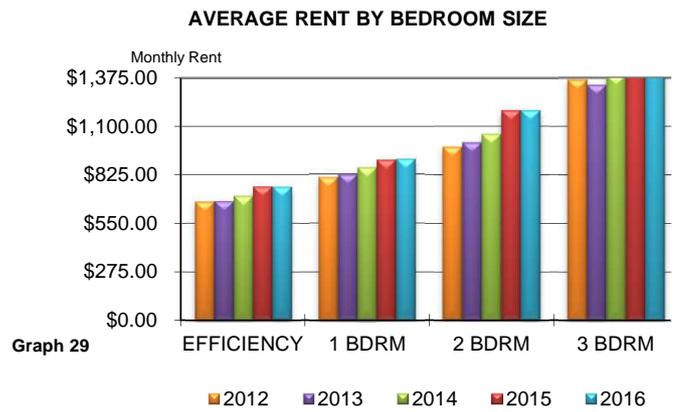
GRAPH 27

* Units represented refer to units identified through responses to the survey

EAGAN TRENDS 2012 - 2016



Graph 28



Graph 29



Graph 30

* Units represented refer to units identified through responses to the survey

SUMMARY OF FARMINGTON'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|----------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 15 | 65 | 75 | 3 | 158 |
| Percentage of Farmington Market | 9.49% | 41.14% | 47.47% | 1.90% | 100.00% |
| Average Rent | \$545.58 | \$750.41 | \$852.56 | \$1,010.48 | \$789.76 |
| Number of Vacancies | 0 | 3 | 2 | 0 | 5 |
| Vacancy Rate | 0.00% | 4.62% | 2.67% | 0.00% | 3.16% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 33 - 35.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$535.45 | \$545.58 | \$10.13 | 1.89% | 0.00% | 0.00% | 0.00 |
| One Bedroom | \$725.12 | \$750.41 | \$25.29 | 3.49% | 3.90% | 4.62% | 0.72 |
| Two Bedroom | \$813.45 | \$852.56 | \$39.11 | 4.81% | 0.00% | 2.67% | 2.67 |
| Three Bedroom | \$968.65 | \$1,010.48 | \$41.83 | 4.32% | 0.00% | 0.00% | 0.00 |

AVERAGE RENTS

Farmington's overall average rent for 2016 increased by \$44.08 or 5.91%.

- Farmington accounts for 0.76% of the rental market surveyed for 2016 in Dakota County, see Graph 32.

VACANCY RATES

The overall vacancy rate for Farmington in 2016 is 3.16%, up from 2.19% in 2015, see Graph 35.

- Vacancies in Farmington account for 1.12% of the vacancies county-wide, see Graph 31.

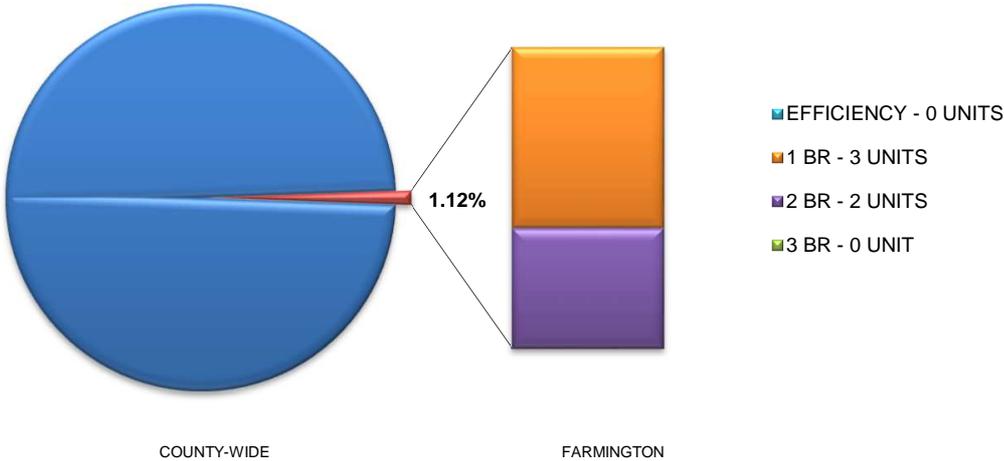
SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Farmington has two senior housing development: Trinity Terrace (55 units) and Vermillion River Crossing (66 units). See "Senior Housing" section for details.

Farmington has three tax credit developments: Farmington Family Townhomes (32 units), Farmington Townhomes (16 units), and Twin Ponds Townhomes (51 units). See "Tax Credit Housing Units" section for details.

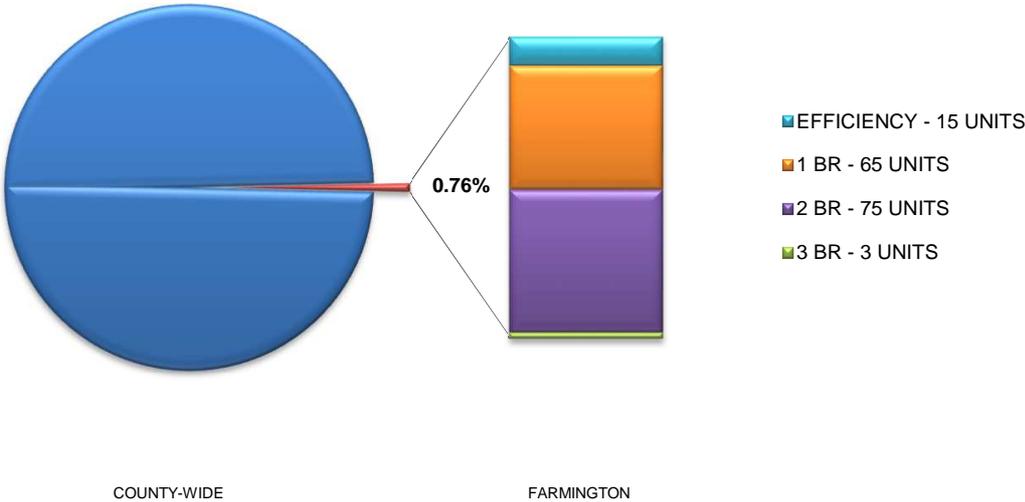
FARMINGTON PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 31

Percent of County's Rental Units

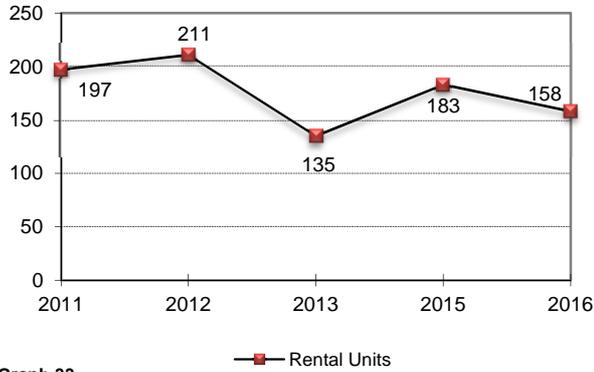


GRAPH 32

* Units represented refer to units identified through responses to the survey

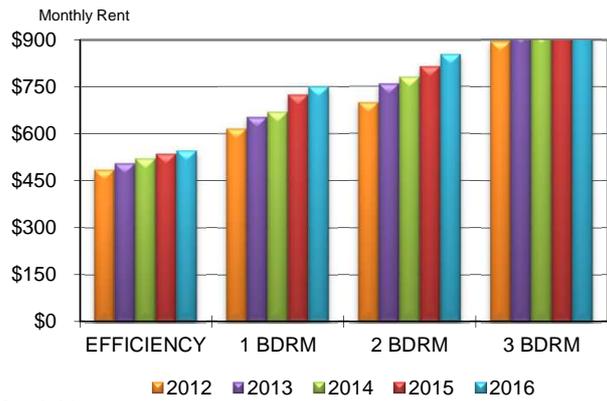
FARMINGTON TRENDS 2012 - 2016

**RENTAL UNITS
RESPONDING TO SURVEY**



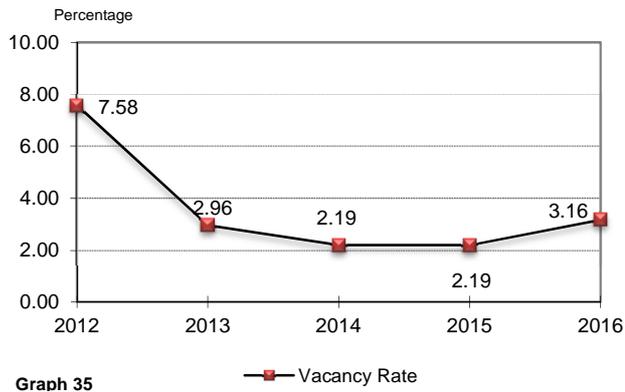
Graph 33

AVERAGE RENT BY BEDROOM SIZE



Graph 34

VACANCY RATE



Graph 35

* Units represented refer to units identified through responses to the survey

SUMMARY OF HASTINGS' RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|--------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 32 | 262 | 523 | 36 | 853 |
| Percentage of Hastings Market | 3.75% | 30.72% | 61.31% | 4.22% | 100.00% |
| Average Rent | \$589.58 | \$725.57 | \$836.14 | \$1,197.58 | \$837.22 |
| Number of Vacancies | 2 | 3 | 9 | 2 | 16 |
| Vacancy Rate | 6.25% | 1.15% | 1.72% | 5.56% | 1.88% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 38 - 40.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$584.45 | \$589.58 | \$5.13 | 0.88% | 0.00% | 6.25% | 6.25 |
| One Bedroom | \$715.24 | \$725.57 | \$10.33 | 1.44% | 0.49% | 1.15% | 0.66 |
| Two Bedroom | \$825.13 | \$836.14 | \$11.01 | 1.33% | 0.63% | 1.72% | 1.09 |
| Three Bedroom | \$1,186.45 | \$1,197.58 | \$11.13 | 0.94% | 0.00% | 5.56% | 5.56 |

AVERAGE RENTS

Hastings' overall average rent for 2016 increased by \$36.77 or 4.59%.

- Hastings accounts for 4.12% of the rental market surveyed for 2016 in Dakota County, see Graph 37.

VACANCY RATES

The overall vacancy rate for Hastings in 2016 is 1.88%, up from 0.56% in 2015 see Graph 40.

- Vacancies in Hastings account for 3.57% of the vacancies county-wide, see Graph 36.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

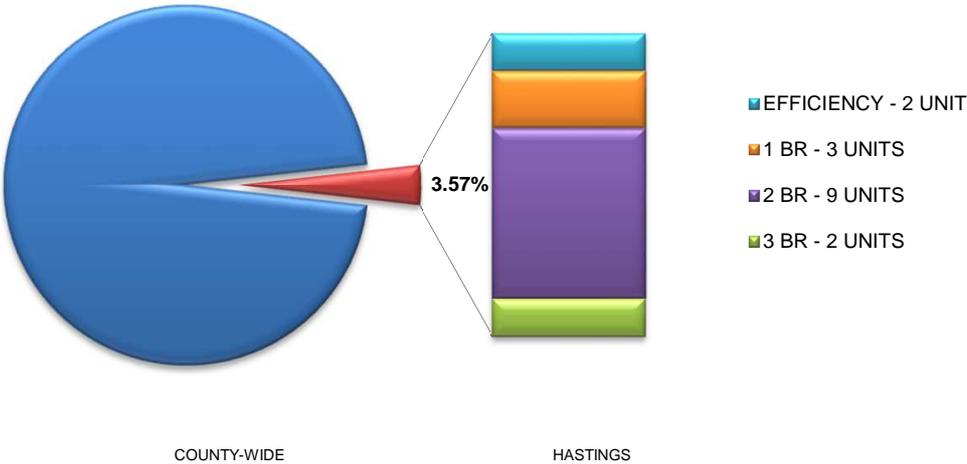
Hastings has two senior housing developments: Mississippi Terrace (40 units) and Rivertown Court (63 units). See "Senior Housing" section for details.

Hastings has four tax credit developments: Guardian Angels Apartments and Townhomes (30 units), Marketplace Townhomes (28 units), Pleasant Ridge Townhomes (31 units) and West Village Townhomes (21 units). See "Tax Credit Housing Units" section for details.

Hastings has two congregate/assisted living housing developments: Oak Ridge Assisted Living (67 units) and Regina Residence and Boarding Care (130 units). See "Congregate and Assisted Living" section for details.

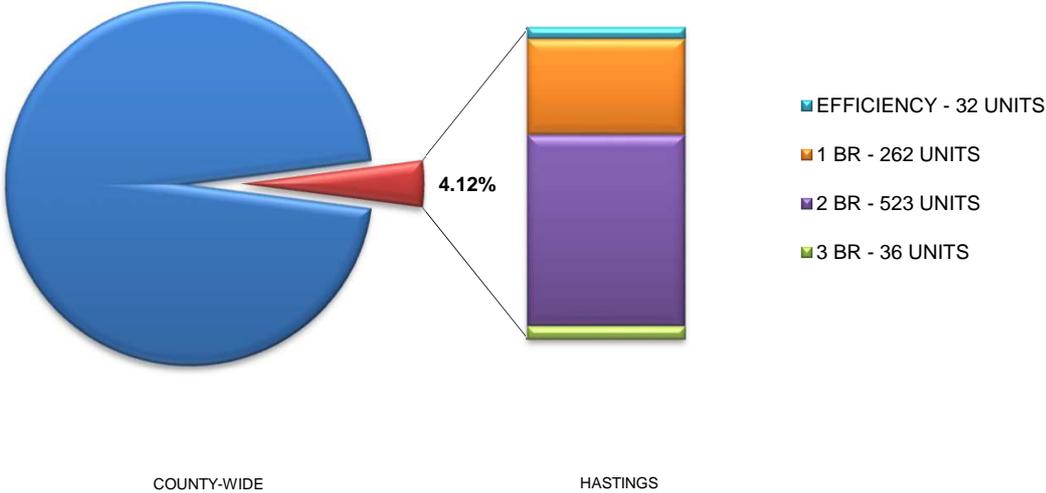
HASTINGS PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 36

Percent of County's Rental Units

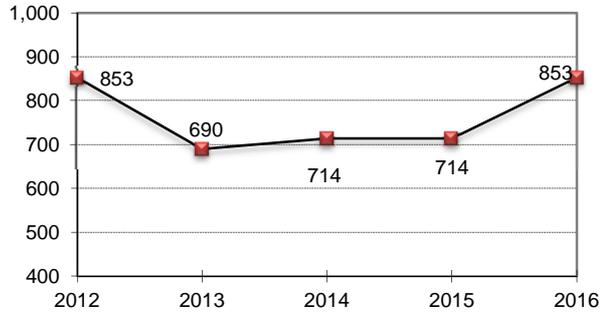


GRAPH 37

* Units represented refer to units identified through responses to the survey

HASTINGS TRENDS 2012 - 2016

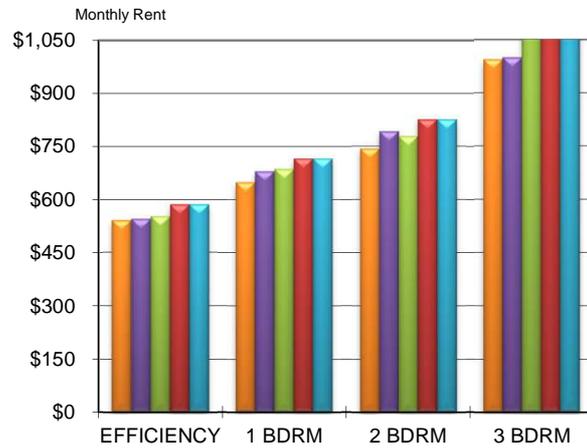
**RENTAL UNITS
RESPONDING TO SURVEY**



Graph 38

—■— Rental Units

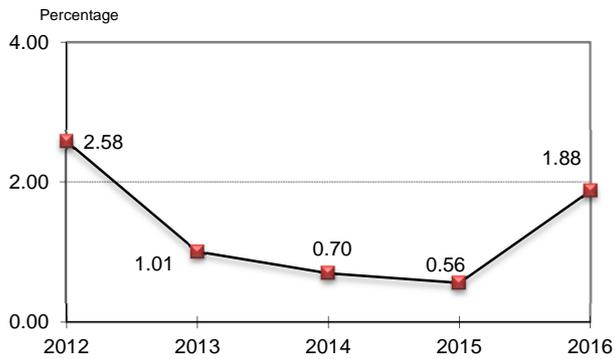
AVERAGE RENT BY BEDROOM SIZE



Graph 39

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016

VACANCY RATE



Graph 40

—■— Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF INVER GROVE HEIGHTS' RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|-----------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 28 | 762 | 1,310 | 165 | 2,265 |
| Percentage of I.G.H Market | 1.24% | 33.64% | 57.84% | 7.28% | 100.00% |
| Average Rent | \$708.78 | \$930.54 | \$1,184.47 | \$1,497.51 | \$1,080.33 |
| Number of Vacancies | 1 | 10 | 20 | 7 | 38 |
| Vacancy Rate | 3.57% | 1.31% | 1.53% | 4.24% | 1.68% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 43-45.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$702.15 | \$708.78 | \$6.63 | 0.94% | 0.00% | 3.57% | 3.57 |
| One Bedroom | \$925.74 | \$930.54 | \$4.80 | 0.52% | 0.78% | 1.31% | 0.53 |
| Two Bedroom | \$1,145.16 | \$1,184.47 | \$39.31 | 3.43% | 0.68% | 1.53% | 0.85 |
| Three Bedroom | \$1,456.23 | \$1,497.51 | \$41.28 | 2.83% | 2.94% | 4.24% | 1.30 |

AVERAGE RENTS

Inver Grove Heights' overall average rent for 2016 increased by \$33.88 or 3.24%.

- Inver Grove Heights accounts for 10.93% of the rental market surveyed for 2016 in Dakota County, see Graph 42.

VACANCY RATES

The overall vacancy rate for Inver Grove Heights in 2016 is 1.68%, up from 0.87% in 2015, see Graph 45.

- Vacancies in Inver Grove Heights account for 8.48% of the vacancies county-wide, see Graph 41.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

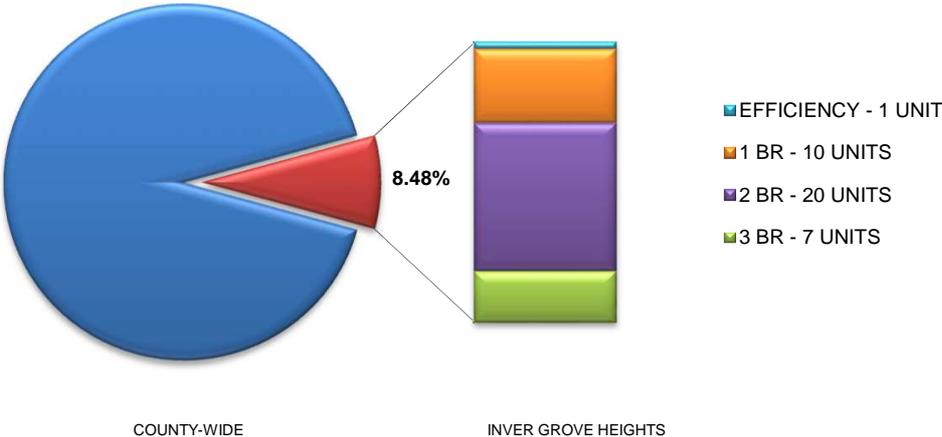
Inver Grove Heights has four senior housing developments: Cahill Commons (60 units), Carmen Court (51 units), Inver Glen Senior Living (39 units) and Timber Hills of Inver Grove Heights (157 units). See "Senior Housing" section for details.

Inver Grove Heights has three tax credit developments: Blackberry Pointe Apartments (88 units), Lafayette Townhomes (30 units) and Spruce Pointe Townhomes (24 units). See "Tax Credit Housing Units" section for details.

Inver Grove Heights has four congregate/assisted living housing developments: Inver Glen Senior Living (64 units), Timber Hills of Inver Grove Heights (84 units), Sterling House (19 units) and White Pine Senior Living (63 units). See "Congregate and Assisted Living" section for details.

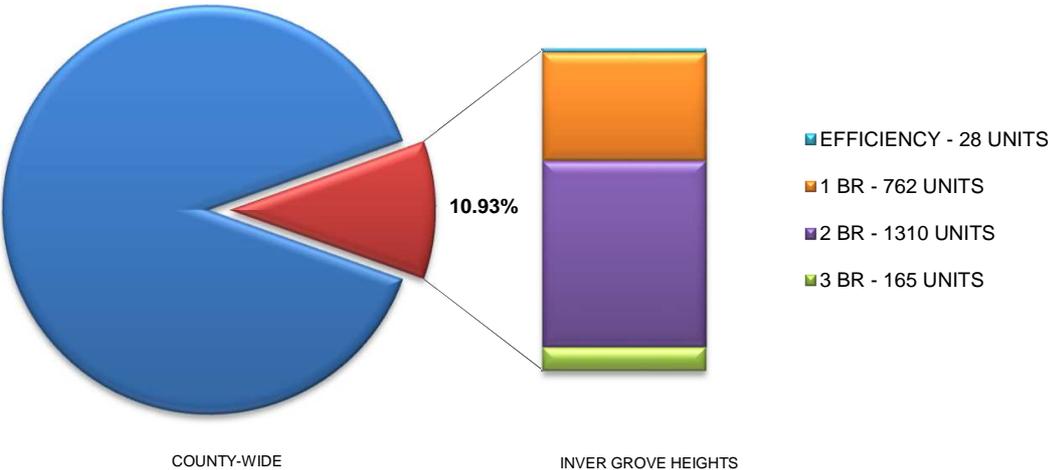
INVER GROVE HEIGHTS PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 41

Percent of County's Rental Units

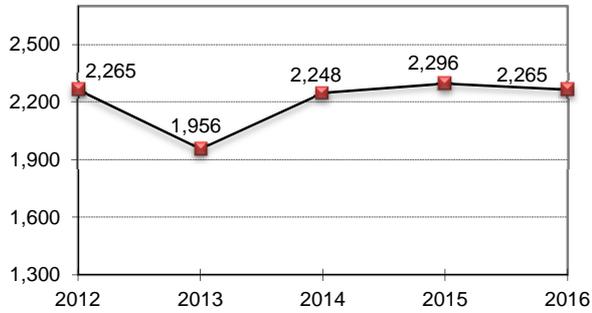


GRAPH 42

* Units represented refer to units identified through responses to the survey

INVER GROVE HEIGHTS TRENDS 2012 - 2016

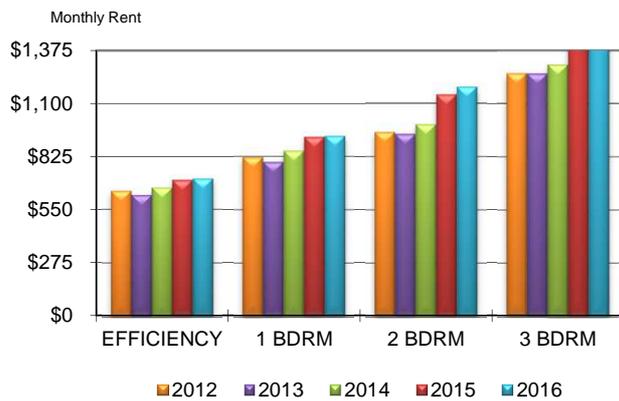
**RENTAL UNITS
RESPONDING TO SURVEY**



Graph 43

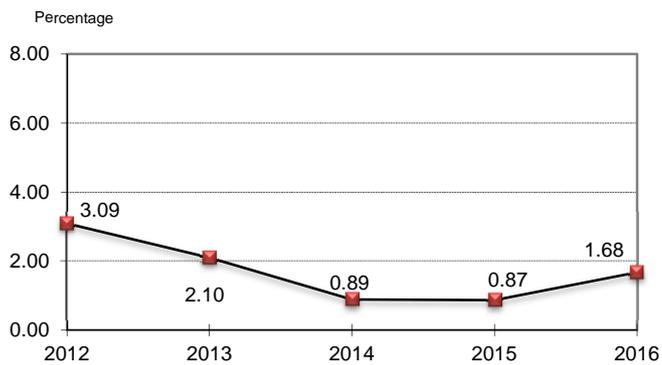
—■ Rental Units

AVERAGE RENT BY BEDROOM SIZE



Graph 44

VACANCY RATE



Graph 45

—■ Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF LAKEVILLE'S RENTAL MARKET 2016

| | <u>0 BR*</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|---------------------------------------|--------------|-------------|-------------|-------------|---------------|
| Number of Units | 0 | 194 | 354 | 86 | 632 |
| Percentage of Lakeville Market | - | 30.70% | 56.01% | 13.61% | 100.00% |
| Average Rent | - | \$955.14 | \$1,248.16 | \$1,564.78 | \$1,197.54 |
| Number of Vacancies | - | 6 | 7 | 7 | 20 |
| Vacancy Rate | - | 3.09% | 1.98% | 8.14% | 3.16% |

*No data was collected on efficiency units

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 48 - 50.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | - | - | - | - | - | - | - |
| One Bedroom | \$950.12 | \$955.14 | \$5.02 | 0.53% | 4.42% | 3.09% | (1.33) |
| Two Bedroom | \$1,245.45 | \$1,248.16 | \$2.71 | 0.22% | 1.18% | 1.98% | 0.80 |
| Three Bedroom | \$1,524.12 | \$1,564.78 | \$40.66 | 2.67% | 9.47% | 8.14% | (1.33) |

AVERAGE RENTS

Lakeville's overall average rent for 2016 increased by \$22.08 or 1.88%.

- Lakeville accounts for 3.06% of the rental market surveyed for 2016 in Dakota County, see Graph 47.

VACANCY RATES

The overall vacancy rate for Lakeville in 2016 is 3.16%, down from 3.41% in 2015, see Graph 50.

- Vacancies in Lakeville account for 4.46% of the vacancies county-wide, see Graph 46.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

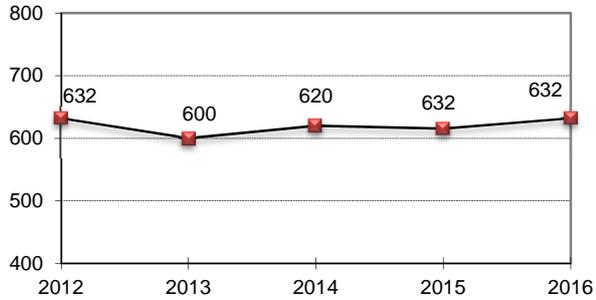
Lakeville has five senior housing developments: Crossroads Commons (87 units), Highview Hills (77 units), The Fountains at Hosanna (91 units), Main Street Manor (51 units) and Winsor Plaza (64 units). See "Senior Housing" section for details.

Lakeville has five tax credit developments: Cedar Valley Townhomes (30 units), Country Lane Townhomes (29 units), Lakeville Court (52 units), Meadowlark (40 units) and Prairie Crossing (40 units). See "Tax Credit Housing Units" section for details.

Lakeville has two congregate/assisted living housing development: The Fountains at Hosanna (91 units), and Highview Hills (76 units). See "Congregate and Assisted Living" section for details.

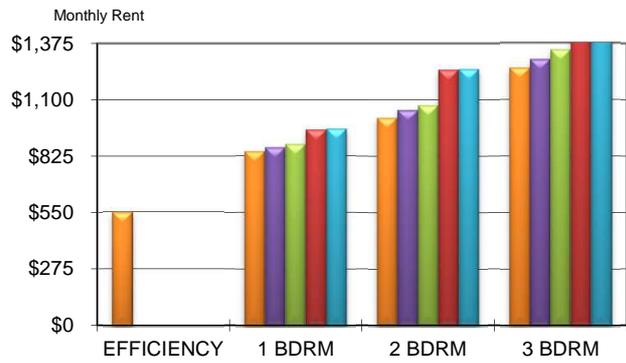
LAKEVILLE TRENDS 2012 - 2016

**RENTAL UNITS
RESPONDING TO SURVEY**



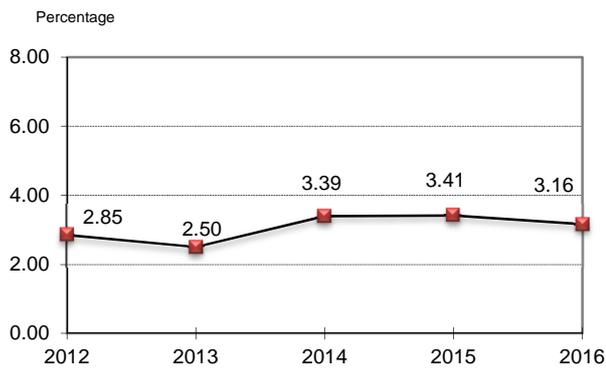
Graph 48 ■ Rental Units

AVERAGE RENT BY BEDROOM SIZE



Graph 49 ■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016

VACANCY RATE



Graph 50 ■ Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF MENDOTA HEIGHTS' RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|------------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of units | 0 | 89 | 158 | 0 | 247 |
| Percent of Mendota Heights Market | - | 36.03% | 63.97% | - | 100.00% |
| Average Rent | - | \$964.48 | \$1,198.69 | - | \$1,149.35 |
| Number of Vacancies | - | 0 | 0 | - | 0 |
| Vacancy Rate | - | 0.00% | 0.00% | - | 0.00% |

For the number of rental units, average rent and vacancy trend information from 2012- 2016, see Graphs 53 - 55.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | - | - | - | - | - | - | - |
| One Bedroom | \$956.45 | \$964.48 | \$8.03 | 0.84% | 0.00% | 0.00% | 0.00 |
| Two Bedroom | \$1,197.45 | \$1,198.69 | \$1.24 | 0.10% | 0.00% | 0.00% | 0.00 |
| Three Bedroom | - | - | - | - | - | - | - |

AVERAGE RENTS

Mendota Heights' overall average rent increased by \$4.20 or 0.37%

- Mendota Heights accounts for 1.19% of the rental market surveyed for 2016 in Dakota County, see Graph 52.

VACANCY RATES

The overall vacancy rate for Mendota Heights in 2016 is 0.00%, same as 2015, see Graph 55.

- Vacancies in Mendota Heights account for 0.00% of the vacancies county-wide, see Graph 51.

Please note: no data was collected for efficiency or three bedroom units in Mendota Heights in 2015.

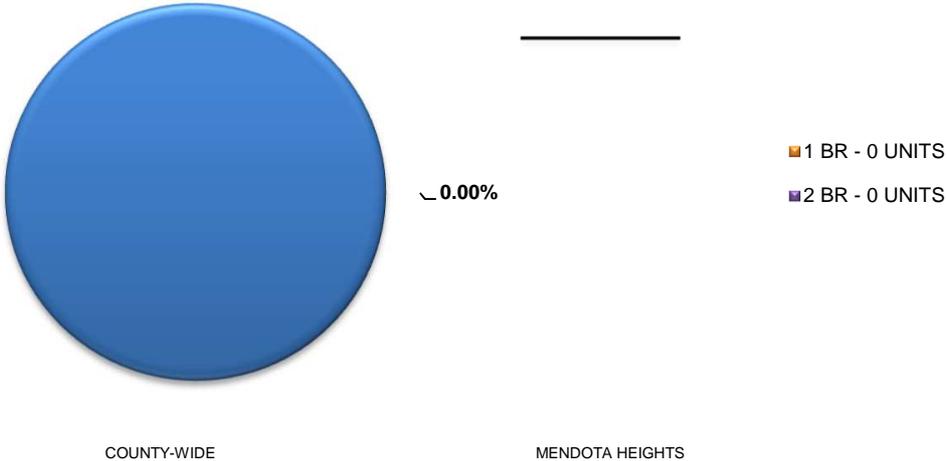
SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Mendota Heights has two senior housing developments: Parkview Plaza (40 units) and Village Commons (60 units). See "Senior Housing" section for details.

Mendota Heights has one tax credit development: Hillside Gables Townhomes (24 units). See "Tax Credit Housing Units" section for details.

MENDOTA HEIGHTS PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

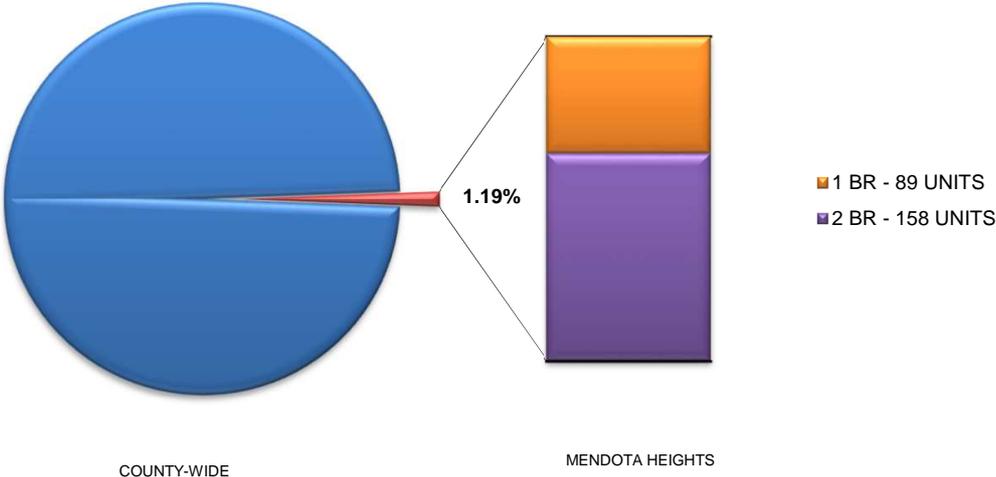
Percent of County's Vacancies



GRAPH 51

** No survey responses for 0 BR and 3 BR sizes

Percent of County's Rental Units

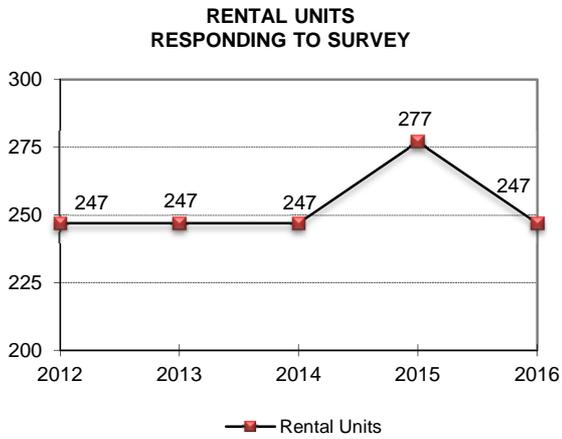


GRAPH 52

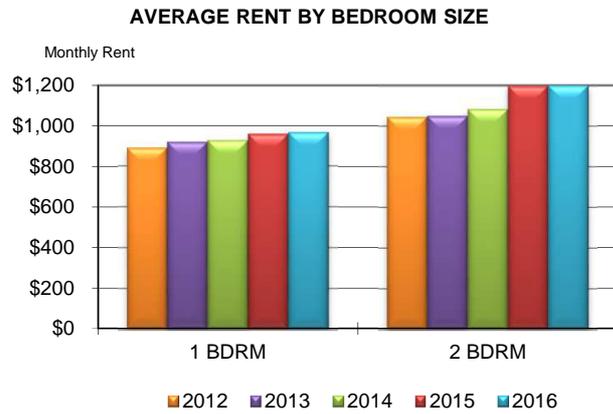
** No survey responses for 0 BR and 3 BR sizes

* Units represented refer to units identified through responses to the survey

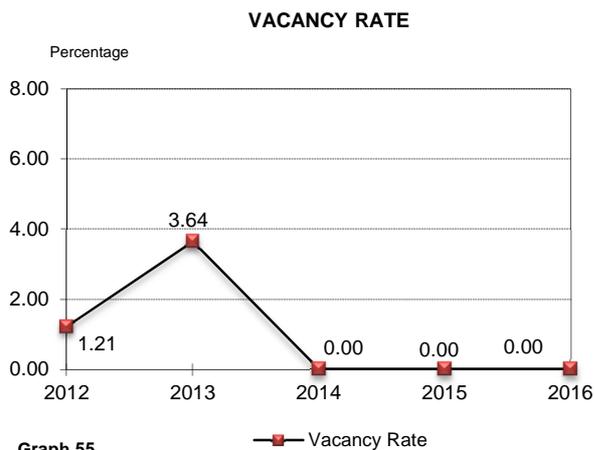
MENDOTA HEIGHTS TRENDS 2012 - 2016



Graph 53



Graph 54



Graph 55

* Units represented refer to units identified through responses to the survey

SUMMARY OF ROSEMOUNT'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|---------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 1 | 54 | 117 | 19 | 191 |
| Percentage of Rosemount Market | 0.52% | 28.27% | 61.26% | 9.95% | 100.00% |
| Average Rent | \$670.00 | \$965.98 | \$1,080.58 | \$1,325.87 | \$1,067.45 |
| Number of Vacancies | 0 | 2 | 3 | 1 | 6 |
| Vacancy Rate | 0.00% | 3.70% | 2.56% | 5.26% | 3.14% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 58 - 60.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$660.78 | \$670.00 | \$9.22 | 1.40% | 0.00% | 0.00% | 0.00 |
| One Bedroom | \$965.45 | \$965.98 | \$0.53 | 0.00% | 1.32% | 3.70% | 2.38 |
| Two Bedroom | \$1,075.46 | \$1,080.58 | \$5.12 | 0.48% | 4.70% | 2.56% | (2.14) |
| Three Bedroom | \$1,305.56 | \$1,325.87 | \$20.31 | 1.56% | 0.00% | 5.26% | 5.26 |

AVERAGE RENTS

Rosemount's overall average rent for 2016 increased by \$21.67 or 2.07%

- Rosemount accounts for 1.35% of the rental market surveyed for 2016 in Dakota County, see Graph 57.

VACANCY RATES

The overall vacancy rate for Rosemount in 2016 was 3.14%, down slightly from 3.27% in 2015, see Graph 60.

- Vacancies in Rosemount account for 1.34% of the vacancies county-wide, see Graph 56.

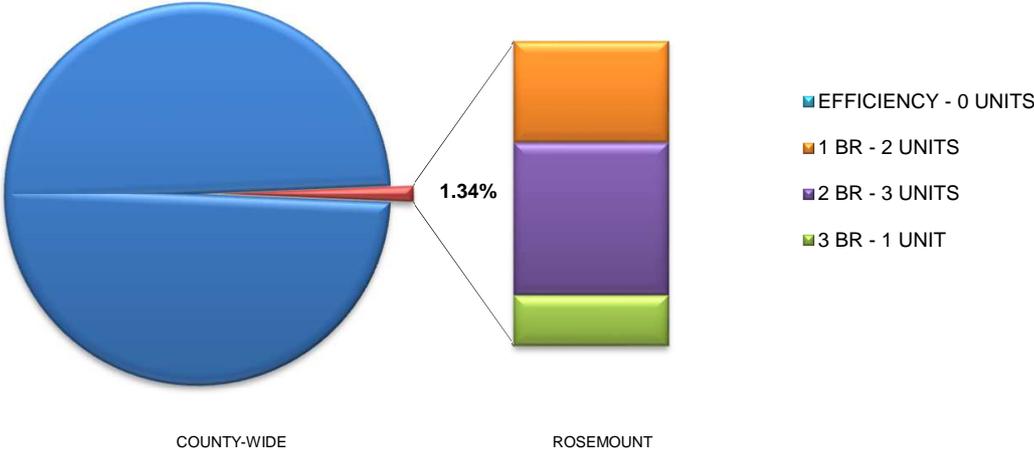
SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Rosemount has one senior housing development: Cameo Place (44 units). See "Senior Housing" section for details.

Rosemount has four tax credit developments: Carbury Hills Townhomes (32 units), Park Place Townhomes (36 units), Rosemount Greens (28 units), Waterford Commons (108 units). See "Tax Credit Housing Units" section for details.

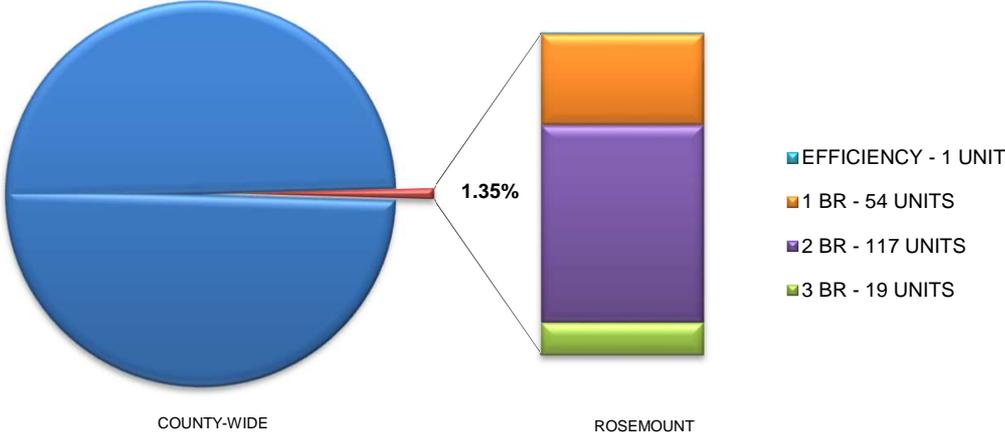
ROSEMOUNT PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 56

Percent of County's Rental Units

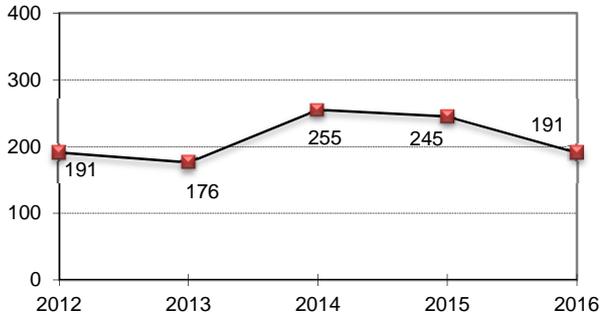


GRAPH 57

* Units represented refer to units identified through responses to the survey

ROSEMOUNT TRENDS 2012 - 2016

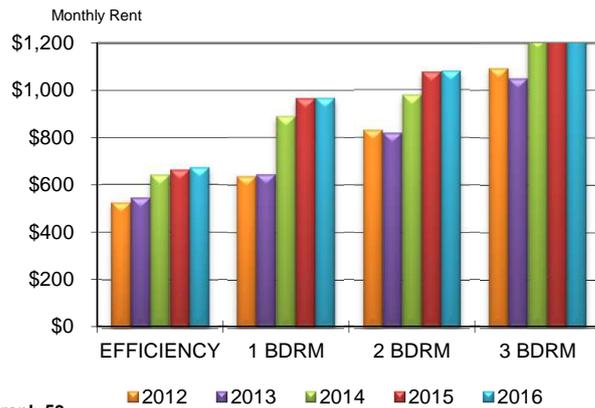
**RENTAL UNITS
RESPONDING TO SURVEY**



Graph 58

—■— Rental Units

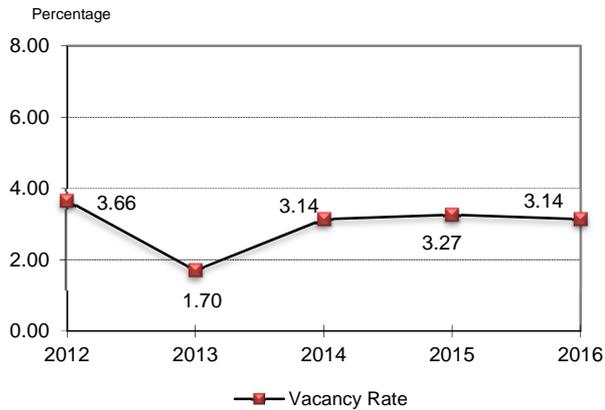
AVERAGE RENT BY BEDROOM SIZE



Graph 59

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016

VACANCY RATE



Graph 60

—■— Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF SOUTH ST. PAUL'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|-----------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 35 | 274 | 349 | 32 | 690 |
| Percentage of S. St. Paul Market | 5.07% | 39.71% | 50.58% | 4.64% | 100.00% |
| Average Rent | \$605.56 | \$765.19 | \$954.48 | \$1,376.65 | \$925.47 |
| Number of Vacancies | 2 | 8 | 9 | 3 | 22 |
| Vacancy Rate | 5.71% | 2.92% | 2.58% | 9.38% | 3.19% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 63 - 65.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$575.89 | \$605.56 | \$29.67 | 5.15% | 4.08% | 5.71% | 1.63 |
| One Bedroom | \$725.56 | \$756.19 | \$30.63 | 4.22% | 5.00% | 2.92% | (2.08) |
| Two Bedroom | \$901.23 | \$954.48 | \$53.25 | 5.91% | 3.10% | 2.58% | (0.52) |
| Three Bedroom | \$1,345.75 | \$1,376.65 | \$30.90 | 2.30% | 0.00% | 9.38% | 9.38 |

AVERAGE RENTS

South St. Paul's overall average rent for 2016 increased by \$85.02 or 10.12%.

- South St. Paul accounts for 3.33% of the rental market surveyed for 2016 in Dakota County, see Graph 62.

VACANCY RATES

The overall vacancy rate for South St. Paul in 2016 was 3.19%, up from 1.90% in 2015, see Graph 65.

- Vacancies in South St. Paul account for 4.91% of the vacancies county-wide, see Graph 61.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

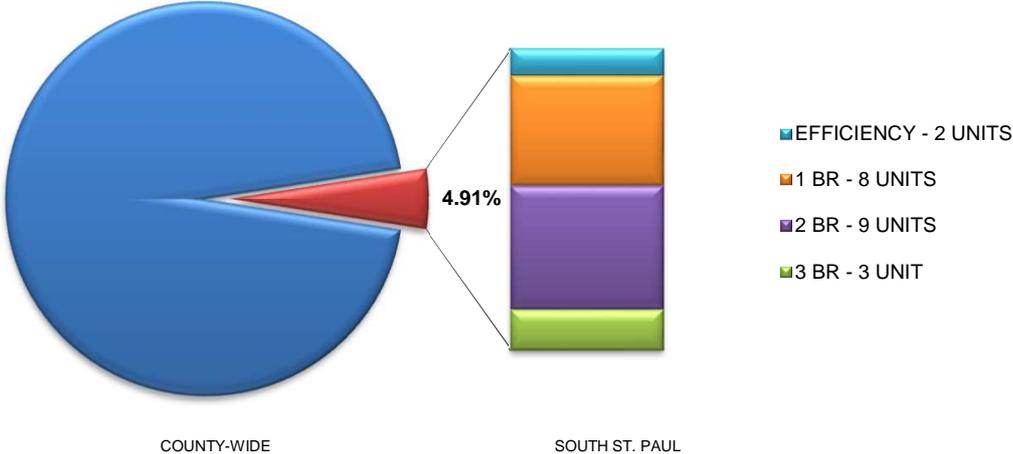
South St. Paul has three senior housing developments: Dakota Heights (56 units), River Heights Terrace (40 units) and Thompson Heights (60 units). See "Senior Housing" section for details.

South St. Paul has two tax credit developments: Kaposia Terrace Townhomes (20 units) and Rose Apartments (48 units). See "Tax Credit Housing" section for details.

South St. Paul has one congregate/assisted living housing development: Vista Prairie at River Heights (60 units). See "Congregate and Assisted Living" section for details.

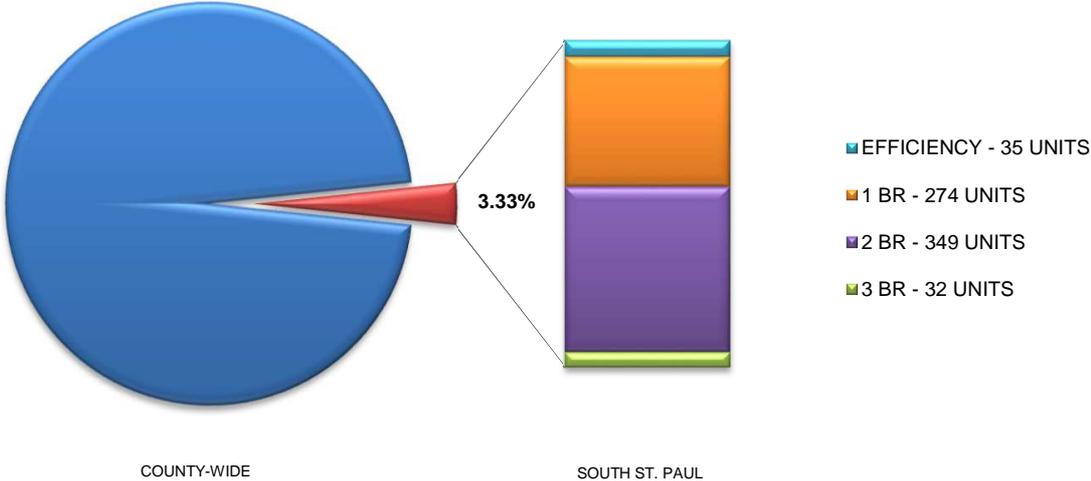
SOUTH ST. PAUL PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent fo County's Vacancies



GRAPH 61

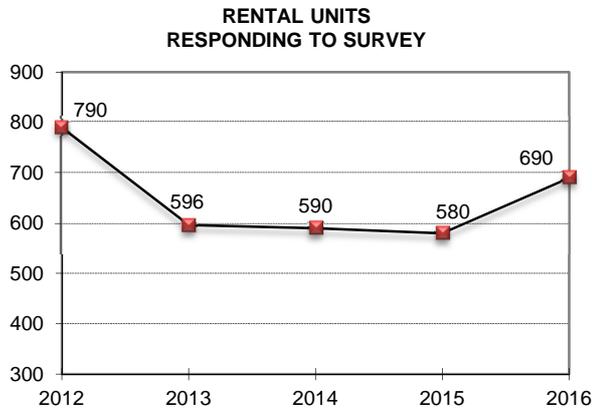
Percent of County's Rental Units



GRAPH 62

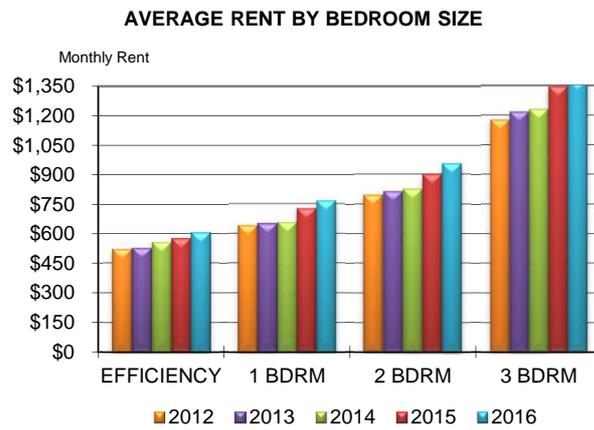
* Units represented refer to units identified through responses to the survey

SOUTH ST. PAUL TRENDS 2012 - 2016

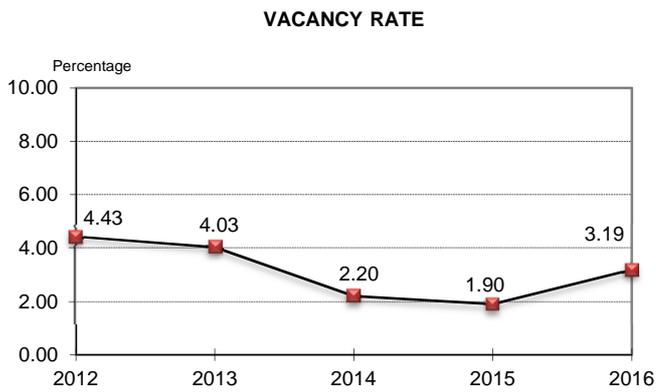


Graph 63

— Rental Units



Graph 64



Graph 65

* Units represented refer to units identified through responses to the survey

SUMMARY OF WEST ST. PAUL'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|-------------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 40 | 1,129 | 1,004 | 85 | 2,260 |
| Percentage of West St. Paul Market | 1.77% | 49.96% | 44.42% | 3.76% | 100.00% |
| Average Rent | \$674.45 | \$805.16 | \$975.48 | \$1,206.92 | \$915.50 |
| Number of Vacancies | 0 | 24 | 45 | 7 | 76 |
| Vacancy Rate | 0.00% | 2.13% | 4.48% | 8.24% | 3.36% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 68 - 70.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | \$665.89 | \$674.45 | \$8.56 | 1.29% | 0.00% | 0.00% | 0.00 |
| One Bedroom | \$775.46 | \$805.16 | \$29.70 | 3.83% | 1.59% | 2.13% | 0.54 |
| Two Bedroom | \$950.45 | \$975.48 | \$25.03 | 2.63% | 4.67% | 4.48% | (0.19) |
| Three Bedroom | \$1,155.75 | \$1,206.92 | (\$52.38) | (5.08%) | 0.00% | 8.24% | 8.24 |

AVERAGE RENTS

West St. Paul's overall average rent for 2016 increased by \$19.75 or 2.20%.

- West St. Paul accounts for 10.90% of the rental market surveyed for 2016 in Dakota County, see Graph 67.

VACANCY RATES

The overall vacancy rate for West St. Paul in 2016 was 3.36%, up slightly from 2.97% in 2015, see Graph 70.

- Vacancies in West St. Paul account for 16.96% of the vacancies county-wide, see Graph 66.

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

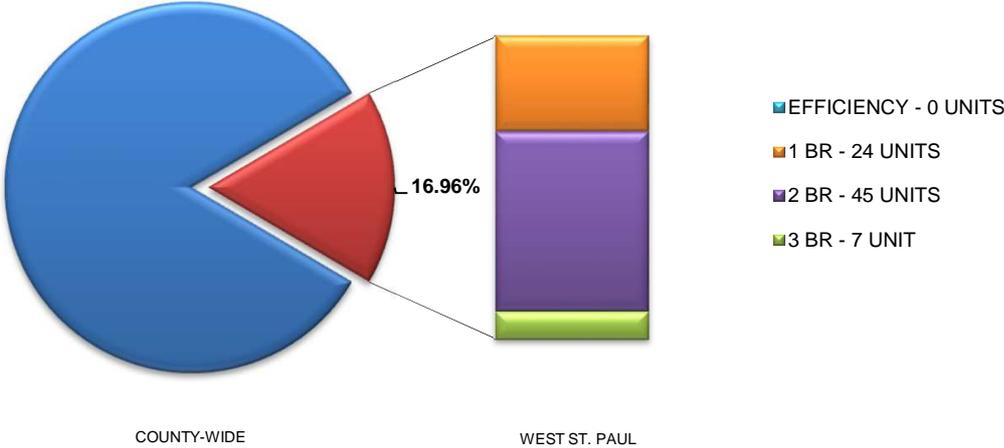
West St. Paul has five senior housing developments: Country Club Manor (105 units), Haskell Court (42 units), Southview Senior Living (41 units), The Dakotah (59 units) and Walker at Westwood Ridge (128 units). See "Senior Housing" section for details.

West St. Paul has one tax credit development: Covington Court (160 units). See "Tax Credit Housing Units" section for details.

West St. Paul has three congregate/assisted living housing developments: Clare Bridge Cottage (19 units), Sterling House (19 units) and Walker at Westwood Ridge (71 units). See "Congregate and Assisted Living" section for details.

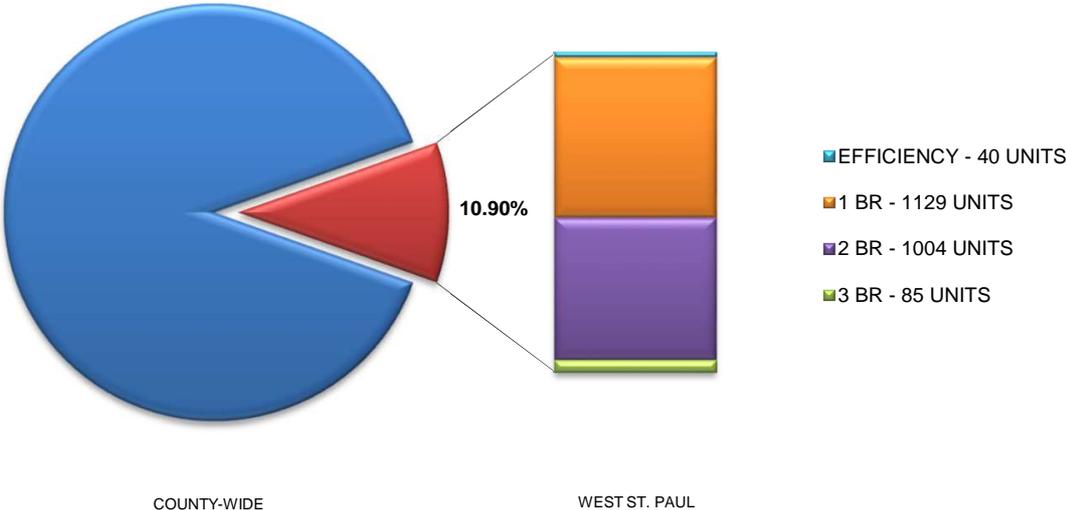
WEST ST. PAUL PERCENTAGE OF COUNTY'S RENTAL MARKET 2016

Percent of County's Vacancies



GRAPH 66

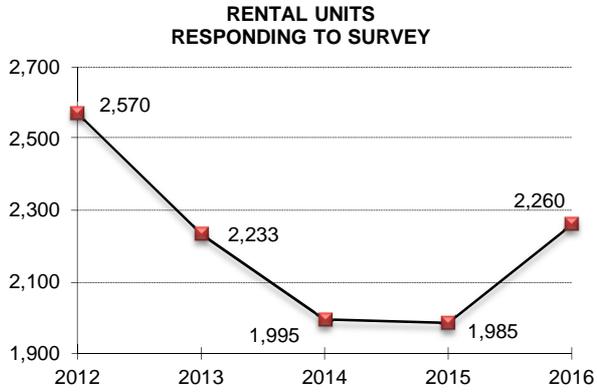
Percent of County's Rental Units



GRAPH 67

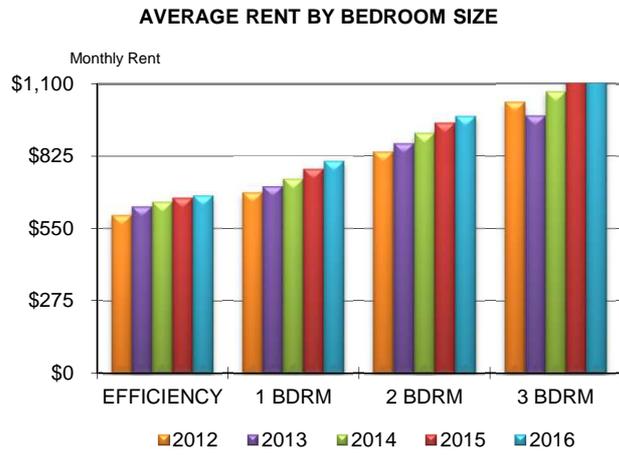
* Units represented refer to units identified through responses to the survey

WEST ST. PAUL TRENDS 2012 - 2016

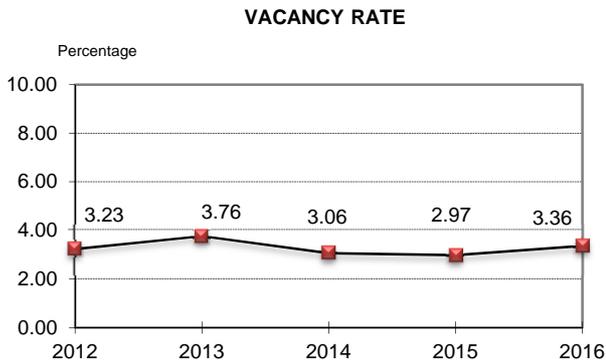


Graph 68

—■— Rental Units



Graph 69



Graph 70

—■— Vacancy Rate

* Units represented refer to units identified through responses to the survey

SUMMARY OF LILYDALE'S RENTAL MARKET 2016

| | <u>0 BR</u> | <u>1 BR</u> | <u>2 BR</u> | <u>3 BR</u> | <u>TOTALS</u> |
|--------------------------------------|-------------|-------------|-------------|-------------|---------------|
| Number of Units | 1 | 39 | 88 | 5 | 133 |
| Percentage of Lilydale Market | 0.75% | 29.32% | 66.17% | 3.76% | 100.00% |
| Average Rent | \$1,235.00 | \$1,400.00 | \$1,890.00 | \$3,400.00 | \$1,981.25 |
| Number of Vacancies | 0 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

For the number of rental units, average rent and vacancy trend information from 2012 - 2016, see Graphs 71-75.

2016 AVERAGE RENT AND VACANCY CHANGES FROM 2015

| Unit Size | AVERAGE RENTS | | | | VACANCY RATES | | |
|------------------|-----------------------|-----------------------|------------------------------|-----------------------|----------------------|-------------|-------------------|
| | 2015 Avg. Rent | 2016 Avg. Rent | Dollar Amt. of Change | Percent Change | 2015 | 2016 | Difference |
| Efficiency | - | \$1,235.00 | - | - | - | 0.00% | - |
| One Bedroom | - | \$1,400.00 | - | - | - | 0.00% | - |
| Two Bedroom | - | \$1,890.00 | - | - | - | 0.00% | - |
| Three Bedroom | - | \$3,400.00 | - | - | - | 0.00% | - |

No data was collected in 2015

AVERAGE RENTS

Lilydale accounts for 0.00% of the rental market surveyed for 2016 Dakota County, see Graph 72.

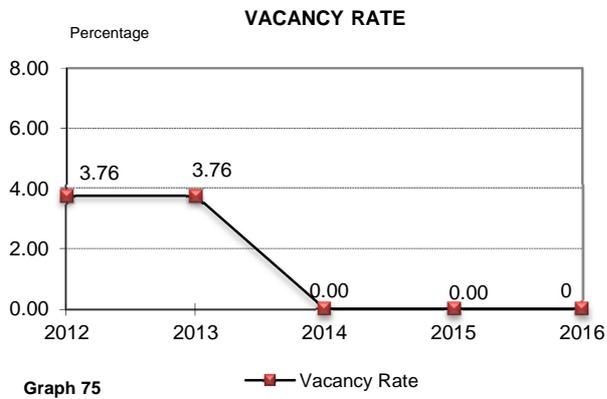
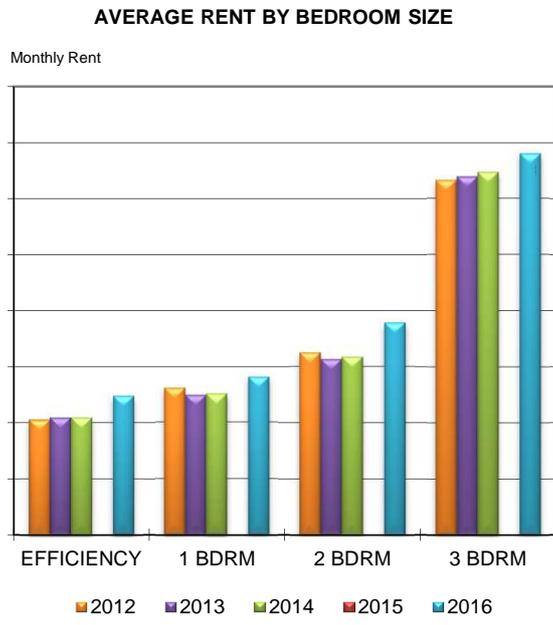
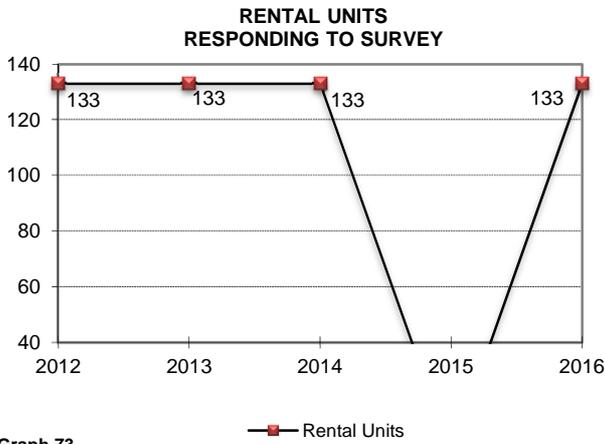
VACANCY RATES

Vacancies in Lilydale account for 0.64% of the vacancies county-wide, see Graph 71

SENIOR/TAX CREDIT/ASSISTED LIVING DEVELOPMENTS

Lilydale has one assisted living development: Lilydale Senior Living (120 units). See "Congregate and Assisted Living" section for details. The Villas of Lilydale is an independent living senior complex under construction. See "New Construction Units" section for details.

LILYDALE TRENDS 2012 - 2016



* Units represented refer to units identified through responses to the survey

Senior Housing Units

In Dakota County, there are approximately 3,235 units of senior rental housing consisting of one, two and three bedroom units. Various properties have independent living units and congregate or assisted living units that are interchangeable; therefore this number includes some congregate and assisted living units, and the exact number is unknown. The properties with units designated *only* congregate or assisted living are not included in the total of senior rental housing. See "Senior Congregate and Assisted Living" section for further details. The 3,235 senior rental housing units are dispersed throughout the county with the largest number of units (604) located in Burnsville.

This section has been broken into two parts: market rate senior housing and subsidized senior housing. No senior housing units have been included in the overall survey numbers since they have a subsidy associated with the unit and/or offer special amenities or services not found in regular market rate units, which can elevate the rent.

VI. Market Rate Senior Housing

1. Augustana Regent at Burnsville
2. Commons on Marice
3. Country Club Manor
4. Highview Hills
5. Inver Glen Senior Living
6. Keystone Communities of Eagan
7. Parkview Plaza
8. River Heights Terrace
9. Southview Senior Living
10. The Arbors at Ridges
11. The Fountains at Hosanna
12. The Rivers
13. The Seasons
14. The Timbers at Apple Valley
15. Timber Hills of Inver Grove Heights
16. Trinity Terrace
17. Valley Ridge
18. Vermillion Crossing
19. Westwood Ridge
20. White Pine Senior Living

AUGUSTANA REGENT AT BURNSVILLE, BURNSVILLE
14500 Regent Lane
(952) 898-1910

Augustana Regent is a senior rental housing development containing 136 units for people age 55 years and older. The property includes 70 independent living units, 48 assisted living units, and 18 care suites for individuals with more complex medical needs.

Augustana Regent at Burnsville was built in 2004.

Each unit includes the following amenities:

- Washer and dryer
- Additional storage space
- Balconies in select units
- Fireplaces in select units

Building amenities include:

- Restaurant-style dining rooms
- Private family dining room for entertaining guests
- Sidewalk café
- Sundries and news stand
- Salon featuring a beauty/barber shop, massage room and spa
- Wellness center with exercise equipment
- Theatre/media room
- Library with Internet computer station
- Billiards room and game room
- Chapel
- Lounges
- Laundry facilities
- Walking paths to Earley Lake
- Outside patio
- Enclosed memory care garden
- Controlled entrances and security system
- Heated underground garage with car wash bay

Utilities paid by tenant:

- None

Square footage:

- 15 studio units (987 square feet.)
- 79 one-bedroom units (628-936 square feet)
- 41 two-bedroom units (955-1,317 square feet)

For more information please visit their website at:
www.augustanaregent.com

COMMONS ON MARICE, EAGAN
1380 Marice Drive
(651) 688-9999

Commons on Marice is a senior rental housing development containing 147 units for people age 55 years and older. The property includes 115 interchangeable independent and assisted living units and 32 limited memory care units.

Commons on Marice was built in 2001.

Each unit includes the following amenities:

- Electronic appliances
- Separate thermostat controls
- Emergency call system in bedside and bath
- Generous closet space
- Central air conditioning
- Walk-in closets
- Balcony and screened-in porches in select units

Building amenities include:

- Library
- Parlor
- Billiards Room
- Bank
- Gift Shop
- Card Room
- Ice Cream Parlor
- Two story atrium for resident gatherings
- 24 - hour staffing by a certified nursing assistant
- Craft and Activity Room
- Spa and Beauty Parlor
- Restaurant style dining
- Heated enclosed parking available

Utilities paid by tenant:

- None

Square footage:

- 60 studio units (208 square feet)
- 68 one-bedroom units (235-302 square feet)
- 17 two-bedroom units (472-533 square feet)

For more information please visit their website at:
www.commonsonmarice.com

COUNTRY CLUB MANOR, WEST ST PAUL
1945 Oakdale Avenue
(651) 451-9770

Country Club Manor is a senior rental housing development containing 105 units for persons age 55 and older.

Country Club Manor was built in 1970.

Each unit includes the following amenities:

- Central air conditioning
- Ceiling fan
- Garbage disposal
- Walk-in closets
- Dishwasher
- Microwaves in select units

Building amenities include:

- Controlled access
- Fitness center
- Spa/hot tub
- Elevators
- Laundry on every floor
- Party room
- Heated indoor pool, Sauna, Whirlpool
- Cats allowed
- Heated underground parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (850 square feet)
- 63 two-bedroom units (1,165-1,280 square feet)
- 12 three-bedroom units (1,522 square feet)

For more information please visit their website at:

www.ccmanor.com

HIGHVIEW HILLS, LAKEVILLE
20150 Highview Avenue
(952) 985-5155

Highview Hills is a senior rental housing development containing 153 units for persons age 55 and older. The property includes 77 independent living units, 42 assisted living units, 10 care suites and 24 memory care units.

Highview Hills was built in 2009.

Each unit includes the following amenities:

- Full kitchen
- New appliances
- Window coverings and carpet
- Washer/dryer in unit
- Apartment and appliance maintenance
- Bi-weekly light housekeeping
- Daily lunch or dinner service in dining room or bistro

Building amenities include:

- Concierge in lobby
- Fitness center
- Library and internet lounge
- Movie theater
- Art studio
- Game room
- Guest suites
- Outdoor patio and putting green
- On-site health and personal care services
- Scheduled transportation
- Social events

Utilities paid by tenant:

- None

Square footage:

- 39 studio units (551 square feet)
- 52 one-bedroom units (530-910 square feet)
- 62 two-bedroom units (906-1,211 square feet)

For more information please visit their website at:
www.highviewhills.com

INVER GLEN SENIOR LIVING, INVER GROVE HEIGHTS
7260 South Robert Trail
(651) 450-0707

Inver Glen Senior Living is senior rental housing development containing 103 units for persons age 55 and older. The property includes 39 independent living units, 31 assisted living units and 33 memory care units.

Inver Glen Senior Living was built in 2009.

Each unit includes the following amenities:

- All utilities included (except phone and cable)
- 7 days/week continental breakfast
- 24 hour emergency call system
- Controlled entrances
- Smoke-free environment
- Complimentary laundry facilities
- Range/Refrigerator
- Microwave
- Dishwasher
- Scheduled transportation
- Snow removal/lawn service

Building amenities include:

- 2-story lobby with reception area
- Heated underground parking
- Business center
- Car wash bay
- Card room
- Community room
- Fitness center
- Guest suite
- Inter-generational preschool with art studio
- Library
- Salon/spa
- Resident activities

Utilities paid by tenant:

- None

Square footage:

- 38 studio units (449-657 square feet)
- 28 one-bedroom units (650-723 square feet)
- 37 two-bedroom units (867-1,154 square feet)

For more information please visit their website at:
www.inverglenseniiorliving.com

KEYSTONE COMMUNITIES OF EAGAN
3810 Alder Lane
(952) 836-2790

Keystone of Eagan is a senior rental housing development containing 129 units. The property includes 80 independent living units, 33 assisted living units, and 16 memory care units.

Keystone of Eagan was built in 2004.

Each unit includes the following amenities:

- Electronic appliances
- Microwave
- Intercom security system
- Central air conditioning

Building amenities include:

- Balcony/decks
- Nursing care
- 30 meals included in rent
- Van transportation to appointments/shopping (included in rent)
- Activity programs available
- Heated underground parking available

Utilities paid by tenant:

- None

Square footage:

- 22 one-bedroom units (672-786 square feet)
- 53 two-bedroom units (862-1,156 square feet)
- 5 three-bedroom units (1,508-1,621 square feet)

For more information please visit their website at:
www.keystonecommunities.com/

PARKVIEW PLAZA, MENDOTA HEIGHTS
730 South Plaza Drive
(651) 675-4400

Parkview Plaza is a senior rental housing development containing 25 market rate units for 55 and older. The development was a result of a cooperative effort by the City of Mendota Heights, Dakota County and the Dakota County CDA. Parkview Plaza also has affordable rate units for low to moderate income seniors.

Parkview Plaza was built in 1997.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 40 one-bedroom units (622-696 square feet)
- 25 two-bedroom units (833-1095 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/parkview_plaza.html

RIVER HEIGHTS TERRACE, SOUTH ST. PAUL
1720 Thompson Avenue
(651) 675-4400

River Heights Terrace is a senior rental housing development containing 14 market rate units. The development was a result of a cooperative effort by the City of South St. Paul, Dakota County and the Dakota County CDA. This complex also has affordable rate units for low to moderate income seniors.

River Heights Terrace was built in 1997.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 34 one-bedroom units (664-904 square feet)
- 20 two-bedroom units (857-941 square feet)

For more information please visit:
www.dakotacda.org/seniorhousingprogram/river_heights_terrace.html

SOUTHVIEW SENIOR LIVING, WEST ST. PAUL
1984 Oakdale Avenue
(651) 455-0267

Southview Senior Living is a senior rental housing development containing 90 units. The property includes 41 independent living units, 40 assisted living units, and 9 memory care units.

Southview Senior Living was built in 2005.

Each independent senior living unit includes the following amenities:

- All utilities included
- 7-days-a-week continental breakfast
- 24-hour emergency call system
- Daily OK checks
- Controlled entrance
- Complimentary laundry facilities
- Range/Refrigerator
- Dishwasher
- Microwave

Building amenities include:

- 2-story lobby with reception area
- Beauty/barber shop
- Community room
- Fitness center
- Grandma's attic
- Guest suite
- Heated underground parking
- Library
- Outdoor patio
- Private family room
- Sun room

Utilities paid by tenant:

- None

Square footage:

- 60 one bedroom units (592-871 square feet)
- 30 two-bedroom units (829-1,022 square feet)

For more information please visit their website at:
www.southviewseniorliving.com

THE ARBORS AT RIDGES, BURNSVILLE
13810 Community Drive
(952) 898-4005

The Arbors at Ridges is a senior rental housing development containing 44 units for people age 62 years and older. The property includes 44 interchangeable units for independent and assisted living.

The Arbors at Ridges was built in 2002.

Each unit includes the following amenities:

- Full kitchen
- New appliances
- Oak cabinets
- Walk-in shower
- Cable television
- All utilities included

Building amenities include:

- Reception and living room area
- Computer center
- 24-hour care
- Ongoing support services
- Activities 4 days/week
- Events 7 days/week
- Housekeeping
- Laundry rooms
- Laundry service available (on load/week)
- Meals included in service package
- Emergency assistance pendant
- Arts/lifelong learning program
- Scheduled transportation
- Wellness program

Utilities paid by tenant:

- None

Square footage:

- 4 Studio units (456 square feet)
- 38 one bedroom units (517-625 square feet)
- 2 two bedroom units (808 square feet)

For more information please visit their website at:
www.fairviewebenezer.org

THE FOUNTAINS AT HOSANNA, LAKEVILLE
9850 163rd Street West
(952) 435-7199

The Fountains at Hosanna is a 91 unit senior rental housing development with a combination of independent living, assisted living, and memory care. This property is managed by Ebenezer Management Services, INC.

The Fountains at Hosanna was built in 2012.

Each Independent living unit will include the following amenities:

- Full kitchen
- Full bath
- Some units include walk-in closet
- Some units include laundry room

Building amenities will include:

- Covered entrance
- Dining services
- Outdoor patios and porches
- Chapel
- Beauty shop/ barber shop with Spa
- Club room
- Onsite bank
- Fitness center
- Movie theater
- Guest suite for visiting families
- Connected to Hosanna Church

Utilities paid by tenant:

- None

Square footage:

- 24 studio units (310 – 457 sq ft)
- 51 one bedroom units (526- 759 sq ft)
- 16 two bedroom units (779 – 1009 sq ft)

For more information please visit:
<http://www.thefountainsathosanna.com/>

THE RIVERS, BURNSVILLE
1111 River Hills Drive
(952) 890-8553

The Rivers is a senior rental housing development containing 176 units. The property includes 120 independent living units and 56 assisted living units.

The Rivers was built in 1999.

Each unit includes the following amenities:

- Vaulted ceiling
- Bay window
- Screened porch
- Fireplace

Building amenities include:

- Fitness center
- Computer lab
- Restaurant
- Swim spa
- Chapel
- Billiards
- Putting green
- Beauty/barber salon
- Transportation services
- General store
- Underground parking available
- Balcony/decks

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Number of units:

- 2 studio units
- 99 one-bedroom units
- 75 two-bedroom units

For more information please visit their website at:
www.langnelson.com/rivers.php

THE SEASONS, APPLE VALLEY
15359 Founders Lane
(952) 895-1159

The Seasons of Apple Valley is a 134 unit senior rental housing development. The property consists of 106 independent and assisted living units, 6 enhanced care units, and 22 memory care units.

The Seasons was built in 2012.

Each unit includes the following amenities:

- Air conditioning
- Washer and dryer in unit
- Dishwasher
- Garbage disposal
- Patio or balcony
- In unit sprinkler system

Building amenities include:

- Elevator
- Fitness room
- Party Room
- Private dining room
- Gardening room
- Arts studio
- Library
- Education room
- Movie theater
- Pub
- Café
- Beauty Salon and Spa
- Detached and underground parking available

Utilities paid by tenant:

- None

Square footage:

- 52 one-bedroom units (587-852 square feet)
- 54 two-bedroom units (952-1,205 square feet)

For more information please visit their website at:

<http://www.seasonsapplevalley.org/>

THE TIMBERS, APPLE VALLEY
14018 Pennock Avenue
(952) 432-4070

The Timbers is a senior rental housing development containing 106 units with one, two, and three bedroom units designed for independent senior living.

The Timbers was developed by Lang Nelson Associates, Inc., and was built in 2003.

Each unit includes the following amenities:

- Electronic appliances
- Washer/Dryer
- Separate thermostat controls
- Generous closet space
- Air-conditioning
- Garbage disposal
- Microwave
- Dishwasher
- Pre-wired for cable, internet, and emergency call system
- Patios/Balconies in select units

Building amenities include:

- Exercise room
- Activity room with fireplace, piano, and home theater system
- Park-like courtyard with picnic/barbecue area
- Library with television lounge
- Computer rooms with internet access
- Guest suite
- Elevator
- Car wash bay and workshop in underground garage
- Keyless entry system with closed circuit television monitoring
- Underground parking available

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 34 one-bedroom units (719-756 square feet)
- 65 two-bedroom units (856-1,100 square feet)
- 7 three-bedroom units (1,116-1,476 square feet)

For more information visit their website at:

www.langnelson.com/timbers.php

TIMBER HILLS OF INVER GROVE HEIGHTS
6307 Burnham Circle
(651) 552-2800

Timber Hills of Inver Grove Heights (formerly Presbyterian Homes of Inver Grove Heights) is a senior rental housing development containing 241 units. The property includes 90 independent living apartments and 67 independent living townhomes. In addition, the property includes 66 assisted living units and 18 memory care units.

Timber Hills of Inver Grove Heights was built in 2004.

Each independent senior living unit includes the following amenities:

- Individual heat/central air
- Deck/patio
- Washer/Dryer
- Walk-in closet

Building amenities include:

- Continental breakfast
- Activities 5-7 days/week
- Emergency pendant system
- Housekeeping services available every other week for apartments
- Meals are not required, but an evening meal is available
- Fitness center
- General store
- Café
- Chapel
- Beauty shop
- Dining room

Utilities paid by tenant:

- In all apartments, all utilities are included in the rent.
- In the townhomes, tenant pays for all utilities except water, sewer, and trash.

Square footage:

- 4 studio units (270-316 square feet)
- 100 one bedroom apartments (523-786 square feet)
- 70 two bedroom apartments (908-1,376 square feet)
- 36 two bedroom townhomes (1,238-1,688 square feet)
- 31 three bedroom townhomes (1,776-2,265 square feet)

For more information please visit their website at:
www.phsinvergrove.org

TRINITY TERRACE, FARMINGTON
3330 - 213th Street West
(651) 460-1104

Trinity Terrace is a senior rental housing development containing 54 units for persons age 52 and older.

Trinity Terrace was built in 1995.

Each unit includes the following amenities:

- Blinds
- Separate thermostat controls
- Extra storage
- Telephone activated door security
- Emergency pull cords
- Weekly light housekeeping
- Balconies in select suites
- Generous closet space

Building amenities include:

- Exercise/craft room
- Planned activities
- Big screen television room
- Four season porch
- Library
- Game room
- Daily "I'm O.K." checks
- Community room
- Emergency services
- Guest suites
- Beauty/barber shop
- Garage
- Meal Plans
- Housekeeping services
- Maintenance

Utilities paid by tenant:

- Lighting (electric)

Square footage:

- 30 one-bedroom units (480-860 square feet)
- 15 two-bedroom units (910-1,090 square feet)

For more information visit their website at:

www.sfhs.org

VALLEY RIDGE, BURNSVILLE
1921 West Burnsville Parkway
(651) 675-4400

Valley Ridge is a 140 unit senior rental housing development for with independent and assisted living for seniors. Valley Ridge has 6 market rate units for seniors. This property is a cooperative effort by the City of Burnsville, Presbyterian Homes & Services, and the Dakota County CDA.

Valley Ridge was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square Footage:

- 6 two-bedrooms (940-1035 square feet)

For more information please visit:

<http://www.dakotacda.org/seniorhousingprogram/valleyridge.htm>

VERMILLION RIVER CROSSING, FARMINGTON
21400 Dushane Parkway
(651) 675-4400

Vermillion River Crossing has 6 market rate units for seniors age 55 or older. This property is a cooperative effort by the City of Farmington, Dakota County and the Dakota County CDA. Vermillion Crossing also has affordable rate units for low to moderate income seniors.

Vermillion River Crossing was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 6 two-bedroom units (960-980 square feet)

For more information please visit:

http://www.dakotacda.org/seniorhousingprogram/Vermillion_River_Crossing.htm

WESTWOOD RIDGE, WEST ST. PAUL
One Thompson Avenue West
(651) 455-3999

Operated by Walker Methodist, Westwood Ridge is a senior rental housing development containing 128 independent and assisted living units for persons age 55 and older, as well as 24 memory care units, and 47 care/transitional care units.

Westwood Ridge was built in 1988. An expansion was built in 2012.

Each unit includes the following amenities:

- Air conditioning
- Cable television
- Balcony or bay window
- Storage area
- 24-hour controlled access
- Emergency call system

Building amenities include:

- Hospitality service
- Lunches served Monday-Friday
- Assisted living available
- Planned activities
- Library
- Woodworking shop/craft room
- Community room with fireplace and social room
- Van transportation
- Health care services
- Laundry facilities
- Whirlpool/spa
- Guest suites
- Beauty/barber shop
- Garage
- Health and wellness program

Utilities paid by tenant:

- None

Square footage:

- 98 one-bedroom units (679-938 square feet)
- 30 two-bedroom units (947-1,154 square feet)

For more information please visit their website at:
www.walkermethodist.org

WHITE PINE SENIOR LIVING, INVER GROVE HEIGHTS
9056 Buchanan Trail
(651) 306-9886

White Pine Senior Living is a senior rental housing development containing 63 units. The units are an interchangeable mix of independent or assisted living units.

White Pine Senior Living was built in 2012.

Each unit includes the following amenities:

- Stove/oven
- Refrigerator
- Microwave
- Washer and dryer
- Air conditioning
- Emergency call system
- Private bath or shower

Building amenities include:

- Elevator
- Café
- Sunrooms
- Libraries
- Computer room
- Fitness room
- Private dining room
- Beauty salon
- 24-hour personal care staff available
- Heated underground parking and storage available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 17 studio units (404 square feet)
- 42 one-bedroom units (627 square feet)
- 4 two-bedroom units (732 square feet)

For more information please visit their website at:

www.wpseniorliving.com

VII. Affordable Senior Housing

1. Cahill Commons
2. Cameo Place
3. Carmen Court
4. Cobblestone Square
5. Cortland Square
6. Crossroads Commons
7. Dakota Heights
8. Eagle Ridge Place
9. Ebenezer Ridge Point Apartments
10. Haskell Court
11. Lakeside Pointe
12. Main Street Manor
13. Mississippi Terrace
14. Oakwoods East Apts
15. Oakwoods of Eagan
16. O'Leary Manor
17. Orchard Square
18. Park Ridge Place
19. Parkview Plaza
20. River Heights Terrace
21. Rivertown Court
22. The Dakotah
23. Thompson Heights
24. Valley Ridge
25. Vermillion River Crossing
26. Village Commons
27. Winsor Plaza

CAHILL COMMONS, INVER GROVE HEIGHTS
5840 Cahill Avenue
(651) 675-4400

Cahill Commons is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Inver Grove Heights, Dakota County and the Dakota County CDA.

Cahill Commons was built in 2002

Each unit includes the following amenities:

- Mini blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Underground parking available for an additional monthly fee
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 38 one-bedroom units (689-726 square feet)
- 22 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/cahill_commons.html

CAMEO PLACE, ROSEMOUNT
3101 Lower 147th Street
(651) 675-4400

Cameo Place is a senior rental housing development containing 44 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Rosemount, Dakota County and the Dakota County CDA.

Cameo Place was built in 1997.

Each unit includes the following amenities:

- Mini blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Underground parking available for an additional monthly fee
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (689-726 square feet)
- 14 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/cameo_place.html

CARMEN COURT, INVER GROVE HEIGHTS
5825 Carmen Avenue
(651) 675-4400

Carmen Court is a senior rental housing development containing 51 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Inver Grove Heights, Dakota County and the Dakota County CDA.

Carmen Court was built in 1994.

Each unit includes the following amenities:

- Mini blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Underground parking available for an additional monthly fee
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 33 one-bedroom units (689-726 square feet)
- 18 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/carmen_court.html

COBBLESTONE SQUARE, APPLE VALLEY
15848 Emperor Avenue
(651) 675-4400

Cobblestone Square is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. All 60 units are reserved for residents at or below 80% of the area median income (AMI) for the area. The development was a result of a cooperative effort by the City of Apple Valley, Dakota County and the Dakota County CDA.

Cobblestone Square was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at Orchard Square in Apple Valley through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (663-732 square feet)
- 30 two-bedroom units (875-1014 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/cobblestone.html

CORTLAND SQUARE, APPLE VALLEY
7385 - 157th Street West
(651) 675-4400

Cortland Square is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Apple Valley, Dakota County and the Dakota County CDA.

Cortland Square was built in 2001.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 41 one-bedroom units (620-706 square feet)
- 19 two-bedroom units (759-807 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/cortland_square.html

CROSSROADS COMMONS, LAKEVILLE
17725 Glasgow Avenue
(651) 675-4504

Crossroads Commons is a senior rental housing development containing 87 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Lakeville, Dakota County and the Dakota County CDA.

Crossroads Commons was built in 2009.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at Winsor Plaza in downtown Lakeville through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 45 one-bedroom units (715 square feet)
- 42 two-bedroom units (950-975 square feet)

For more information please visit:

[www.dakotacda.org/seniorhousingprogram/Crossroads Commons.html](http://www.dakotacda.org/seniorhousingprogram/Crossroads_Commons.html)

DAKOTA HEIGHTS, SOUTH ST PAUL
337 – 15th Avenue North
(651) 675-4400

Dakota Heights is a senior rental housing development containing 56 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of South St Paul, Dakota County and the Dakota County CDA.

Dakota Heights was built in 2007.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 31 one-bedroom units (664-703 square feet)
- 25 two-bedroom units (868-1,016 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/dakota_heights.html

EAGLE RIDGE PLACE, BURNSVILLE
12600 Eagle Ridge Drive
(651) 675-4400

Eagle Ridge Place is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Burnsville, Dakota County and the Dakota County CDA.

Eagle Ridge Place was built in 1991.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 37 one-bedroom units (689-726 square feet)
- 23 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/eagle_ridge_place.html

EBENEZER RIDGE POINT APARTMENTS, BURNSVILLE
13800 Community Drive
(952) 898-1989

Located on the Ebenezer Ridges Campus in Burnsville, Ebenezer Ridge Point Apartments provides affordable homes for people age 62 and older. This independent living community is financed by the Department of Housing and Urban Development (HUD) which provides Section 8 rental assistance to low-income older adults.

Ebenezer Ridge Point Apartments was built in 1995

Each unit includes:

- a full kitchen with appliances
- carpeting,
- air conditioning and an
- assigned storage space.

Building amenities include:

- Controlled access entry system
- Emergency response system in every apartment
- Live-in caretaker
- Free off-street parking
- Moving Meals program
- Weekly grocery trips
- Laundry facilities
- Community room
- Garden beds, including raised planting boxes

Utilities paid by tenant:

- Electricity

Square Footage:

- 42 one-bedroom units (540 sq ft)

For more information visit:

<http://www.fairviewebenezer.org/Ridges/RidgePointApartments/index.htm>

HASKELL COURT, WEST ST. PAUL
140 East Haskell Street
(651) 675-4400

Haskell Court is a senior rental housing development containing 42 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of West St. Paul, Dakota County and the Dakota County CDA.

Haskell Court was built in 1992.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 27 one-bedroom units (689-726 square feet)
- 15 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/haskell_court.html

LAKESIDE POINTE, EAGAN
1200 Town Centre Drive
(651) 675-4400

Lakeside Pointe is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Eagan, Dakota County and the Dakota County CDA.

Lakeside Pointe was built in 2004.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at Oakwoods of Eagan through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (664 square feet)
- 30 two-bedroom units (884-894 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/lakeside_pointe.html

MAIN STREET MANOR, LAKEVILLE
8725 - 209th Street West
(651) 675-4400

Main Street Manor is a senior rental housing development containing 51 units for low and moderate income persons age 55 and or older. Main Street Manor is a mixed-used building with approximately 7,000 sq. ft. of commercial space on the ground floor. The development was a result of a cooperative effort by the City of Lakeville, Dakota County and the Dakota County CDA.

Main Street Manor was built in 2001.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at nearby Winsor Plaza through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 34 one-bedroom units (615-680 square feet)
- 17 two-bedroom units (915 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/main_street_manor.html

MISSISSIPPI TERRACE, HASTINGS
301 Ramsey Street
(651) 675-4400

Mississippi Terrace is a senior rental housing development containing 40 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Hastings, Dakota County and the Dakota County CDA.

Mississippi Terrace was built in 1993.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 27 one-bedroom units (689-726 square feet)
- 13 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/mississippi_terrace.html

OAKWOODS EAST, EAGAN
2061 Park Center Drive
(651) 675-4400

Oakwoods East is a senior rental housing development containing 55 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Eagan, Dakota County and the Dakota County CDA.

Oakwoods East was built in 2008.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at neighboring Oakwoods of Eagan through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 29 one-bedroom units (670-727 square feet)
- 26 two-bedroom units (799-977 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/oakwoods_east.html

OAKWOODS OF EAGAN, EAGAN
2065 Park Center Drive
(651) 675-4400

Oakwoods of Eagan is a senior rental housing development containing 65 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Eagan, Dakota County and the Dakota County CDA.

Oakwoods of Eagan was built in 1992.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 44 one-bedroom units (689-726 square feet)
- 21 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/oakwoods_of_eagan.html

O'LEARY MANOR, EAGAN
1220 Town Centre Drive
(651) 675-4400

O'Leary Manor is a senior rental housing development containing 65 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Eagan, Dakota County and the Dakota County CDA.

O'Leary Manor was built in 1998.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at Oakwoods of Eagan through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 44 one-bedroom units (689-726 square feet)
- 21 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/oleary_manor.html

ORCHARD SQUARE, APPLE VALLEY
7375 - 157th Street West
(651) 675-4400

Orchard Square is a senior rental housing development containing 50 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Apple Valley, Dakota County and the Dakota County CDA.

Orchard Square was built in 1995.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 32 one-bedroom units (620-706 square feet)
- 18 two-bedroom units (759-807 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/orchard_square.html

PARK RIDGE PLACE, BURNSVILLE
330 East Burnsville Parkway
(651) 675-4400

Park Ridge Place is senior rental housing development containing 66 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Burnsville, Dakota County and the Dakota County CDA.

Park Ridge Place was built in 1999.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at neighboring Eagle Ridge Place through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 46 one-bedroom units (689-726 square feet)
- 20 two-bedroom units (968-1,027 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/park_ridge_place.html

PARKVIEW PLAZA, MENDOTA HEIGHTS
730 South Plaza Drive
(651) 675-4400

Parkview Plaza is a senior rental housing development containing 65 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Mendota Heights, Dakota County and the Dakota County CDA.

Parkview Plaza was built in 1997.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 40 one-bedroom units (622-696 square feet)
- 25 two-bedroom units (833-1095 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/parkview_plaza.html

RIVER HEIGHTS TERRACE, SOUTH ST. PAUL
1720 Thompson Avenue
(651) 675-4400

River Heights Terrace is a senior rental housing development containing 54 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of South St. Paul, Dakota County and the Dakota County CDA.

River Heights Terrace was built in 1997.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 34 one-bedroom units (664-904 square feet)
- 20 two-bedroom units (857-941 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/river_heights_terrace.html

RIVERTOWN COURT, HASTINGS
1791 South Frontage Road
(651) 675-4400

Rivertown Court is a senior rental housing development containing 63 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Hastings, Dakota County and the Dakota County CDA.

Rivertown Court was built in 2005.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at Mississippi Terrace through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 36 one-bedroom units (676 square feet)
- 27 two-bedroom units (887 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/rivertown_court.html

THE DAKOTAH, WEST ST. PAUL
900 South Robert
(651) 675-4400

The Dakotah is a senior rental housing development containing 59 units for low and moderate income persons age 55 and older. The Dakotah is a mixed-use building with approximately 6,000 sq. ft. of commercial space on the ground floor. The development was a result of a cooperative effort by the City of West St. Paul, Dakota County and the Dakota County CDA.

The Dakotah was built in 2004.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (662 square feet)
- 29 two-bedroom units (837-1,007 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/the_dakotah.html

THOMPSON HEIGHTS, SOUTH ST. PAUL
1350 Thompson Avenue
(651) 675-4400

Thompson Heights is a 60 unit senior rental housing development for low and moderate income persons age 55 and older. All of the units are reserved for households at or below 80% of the area median income. This property is a cooperative effort by the City of South St. Paul, Dakota County and the Dakota County CDA.

Thompson Heights was built in 2012.

Each unit will include the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities will include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 30 one-bedroom units (715 square feet)
- 30 two-bedroom units (945-955 square feet)

For more information please visit:

http://www.dakotacda.org/seniorhousingprogram/Thompson_Heights.htm

VALLEY RIDGE, BURNSVILLE
1921 West Burnsville Pkwy
(651) 675-4400

Valley Ridge is a 140 unit senior rental housing development for with independent and assisted living for seniors. There are 80 independent units reserved for households at or below 80% of the area median income. There are 60 assisted living units reserved for households at or below 50% of the area median income. This property is a cooperative effort by the City of Burnsville, Presbyterian Homes & Services, and the Dakota County CDA.

Valley Ridge was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square Footage:

- 39 one-bedroom units (670-715 square feet)
- 35 two-bedroom units (940-1035 square feet)

For more information please visit:

<http://www.dakotacda.org/seniorhousingprogram/valleyridge.htm>

VERMILLION RIVER CROSSING, FARMINGTON
21400 Dushane Parkway
(651) 675-4400

Vermillion River Crossing is a 66 unit senior rental housing development for low and moderate income persons age 55 and older. 60 units will be reserved for households at or below 80% of the area median income. This property is a cooperative effort by the City of Farmington, Dakota County and the Dakota County CDA.

Vermillion River Crossing was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 32 one-bedroom units (675square feet)
- 28 two-bedroom units (960-980 square feet)

For more information please visit:

http://www.dakotacda.org/seniorhousingprogram/Vermillion_River_Crossing.htm

VILLAGE COMMONS, MENDOTA HEIGHTS
720 Linden Street
(651) 675-4400

Village Commons is a senior rental housing development containing 60 units for low and moderate income persons age 55 and older. The development was a result of a cooperative effort by the City of Mendota Heights, Dakota County and the Dakota County CDA.

Village Commons was built in 2003.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays at nearby Parkview Plaza through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 40 one-bedroom units (664 square feet)
- 20 two-bedroom units (800-940 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/village_commons.html

WINSOR PLAZA, LAKEVILLE
20827 Howland Avenue
(651) 675-4400

Winsor Plaza is a senior rental housing development containing 64 units for low and moderate income persons age 55 and older. The development was the result of a cooperative effort by the City of Lakeville, Dakota County and the Dakota County CDA.

Winsor Plaza was originally built in 1990 and a 24 unit addition was built in 1995.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Underground heated parking available
- Noon meals served weekdays through the CAP Agency

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 40 one-bedroom units (664 square feet)
- 20 two-bedroom units (800-940 square feet)

For more information please visit:

www.dakotacda.org/seniorhousingprogram/winsor_plaza.html

VIII. Congregate and Assisted Living

Congregate Housing usually offers basic supportive living services. These services may include meals, housekeeping and laundry. Minimal personal care services may also be available.

Assisted Living typically provides more extensive services. These services may include meals, 24-hour emergency assistance with on-site staff, laundry and light housekeeping services. Other services may include personal care assistance such as bathing, dressing and grooming, as well as medication assistance.

Memory Loss Management Services offer specially designed accommodations for those in need of special care due to memory impairments such as Alzheimer's disease and dementia.

In Dakota County, there are approximately 1,745 congregate or assisted living units consisting of one, two and three bedroom units. Various properties have independent living units and congregate or assisted living units that are interchangeable; therefore this number includes what could be independent units. The properties with units designated *only* independent living are not included in the total. See "Senior Housing" section for further details. The 1,745 congregate or assisted living units are dispersed throughout the county with the largest number of units (412) located in Burnsville.

No congregate or assisted living units have been included in the survey numbers since they offer special amenities or services not found in regular market rate units, which can elevate the rent.

- | | | |
|--------------------------------|-------------------------------|------------------------------------|
| 1. Apple Valley Villa | 9. Inver Glen Senior Living | 17. The Seasons |
| 2. Augustana Regent | 10. Keystone Communities | 18. Timber Hills |
| 3. Brookdale Senior Living | 11. Lilydale Senior Living | 19. Valley Ridge |
| 4. Carefree Living | 12. Oak Ridge Assisted Living | 20. Vista Prairie at River Heights |
| 5. Centennial House | 13. Regina Assisted Living | 21. Westwood Ridge |
| 6. Commons on Marice | 14. The Arbors at Ridges | 22. White Pine Senior Living |
| 7. Emerald Crest of Burnsville | 15. The Fountains at Hosanna | |
| 8. Highview Hills | 16. The Rivers Estates | |

APPLE VALLEY VILLA, APPLE VALLEY
14610 Garrett Avenue
(952) 431-7800

Apple Valley Villa is a senior rental housing development containing 208 units for people age 55 years and older. The property has 72 units that are considered "loan management set aside" Housing Choice Voucher units and are reserved for households at or below 50% of the area median income.

Apple Valley Villa was built in 1986.

Each unit includes the following amenities:

- Emergency call system
- Cable T.V
- Air conditioning unit
- Weekly vacuuming
- Extra storage
- Balconies in most units

Building amenities include:

- Laundry facilities
- Whirlpools and pool
- Dining in a supper club atmosphere
- Chapel
- Library
- Garden
- Café
- Grocery Store and Pharmacy
- Beauty/barber shop
- Community and social rooms
- T.V. monitored hallways
- Daily "I'm O.K." checks
- Van transportation
- Planned activities
- Housekeeping services
- Guest suites
- Garage

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 107 one-bedroom units (591-818 square feet)
- 23 two-bedroom units (728-1,275 square feet)
- 6 three-bedroom units (1,162 square feet)

For more information please visit their website at:

www.applevalleyvilla.com

AUGUSTANA REGENT AT BURNSVILLE, BURNSVILLE
14500 Regent Lane
(952) 898-1910

Augustana Regent is a senior rental housing development containing 136 units for people age 55 years and older. The property includes 70 independent living units, 48 assisted living units, and 18 care suites for individuals with more complex medical needs.

Augustana Regent was built in 2004.

Each unit includes the following amenities:

- Washer and dryer
- Additional storage space
- Balconies in select units
- Fireplaces in select units

Building amenities include:

- Restaurant-style dining rooms
- Private family dining room for entertaining guests
- Sidewalk café
- Sundries and news stand
- Salon featuring a beauty/barber shop, massage room and spa
- Wellness center with exercise equipment
- Theatre/media room
- Library with Internet computer station
- Billiards room and game room
- Chapel
- Lounges
- Laundry facilities
- Walking paths to Earley Lake
- Outside patio
- Enclosed memory care garden
- Controlled entrances and security system
- Heated underground garage with car wash bay

Utilities paid by tenant:

- None

Square footage:

- 15 studio units (987 square feet)
- 79 one-bedroom units (628-936 square feet)
- 41 two-bedroom units (850-1,317 square feet)

For more information please visit their website at:

www.augustanaregent.com

BROOKDALE SENIOR LIVING

Brookdale Senior Living includes properties with assisted living and memory care units throughout Dakota County. Prior to move in, staff conducts an evaluation to identify the level of service necessary to accommodate residents' needs. Additional fees are assessed if the need for care exceeds that provided by the assisted living program.

Each unit includes the following amenities:

- Staff 24 hours a day
- Housekeeping services
- Licensed nurse available around the clock
- Personal laundry and linen services
- Ongoing management of health care needs
- Emergency response system
- Activities, outings, and social events

Sterling House, 305 East Thompson Avenue, West St. Paul (651) 453-1803

Utilities paid by tenant:

- None

Square footage:

- 19 assisted living one-bedroom units (165-220 square feet)

Website: www.brookdaleliving.com/sterling-house-of-west-st-paul.aspx

Sterling House, 5891 Carmen Avenue, Inver Grove Heights (651) 686-5557

Utilities paid by tenant:

- Heat (electric)
- Water heating (electric)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 19 assisted living one-bedroom units (165-220 square feet)

Website: www.brookdaleliving.com/sterling-house-of-inver-grove-heights.aspx

Clare Bridge of Eagan, 1365 Crestridge Lane, Eagan

Utilities paid by tenant:

- None

Square footage:

- 52 memory care one-bedroom units (315-625 square feet)

Website: www.brookdaleliving.com/clare-bridge-of-eagan.aspx

Clare Bridge Cottage, 315 East Thompson Avenue, West St. Paul (651) 453-1805

Utilities paid by tenant:

- None

Square footage:

- 19 assisted living one-bedroom units with memory loss management (218-220 square feet)

Website: www.brookdaleliving.com/clare-bridge-of-west-st-paul.aspx

CAREFREE LIVING, BURNSVILLE
600 Nicollet Boulevard
(952) 892-5559

Carefree Living is a senior rental housing development containing 95 units for people age 55 years and older. Carefree Living was designed for an independent life style with minimal personal care available.

Carefree Living was built in 1986.

Each unit includes the following amenities:

- Private Room
- Private Bath
- Furniture
- Heat and air conditioning
- Cable television
- Linens, towels and soap
- Daily maid service
- All meals and snacks

Building amenities include:

- Local transportation for medical purposes
- Jacuzzi and fitness room
- Planned activities
- Library and Chapel
- 24 hour staff person at main desk
- Beauty/barber shop

Utilities paid by tenant:

- None

Square footage:

- 80 studio units (230-365 square feet)
- 14 one-bedroom units (450-550 square feet)

For more information please visit their website at:
www.carefreeliving.com

CENTENNIAL HOUSE, APPLE VALLEY
14625 Pennock Avenue
(952) 891- 2711

Centennial House is a senior rental housing development containing 79 units for people age 50 years and older. The property includes 59 assisted living units and 20 memory care units.

Centennial House was built in 2001 and expanded in 2009.

Each unit includes the following amenities:

- Electronic appliances
- Separate thermostat controls
- QuietCare technology
- Generous closet space
- Central air conditioning
- Walk-in closets
- Balcony and screened-in porches in select units

Building amenities include:

- 24 - hour staffing by a certified nursing assistant
- Craft and Activity Room
- Spa and Beauty Salon
- Secure Entrances

Utilities paid by tenant:

- None

Square footage:

- 79 studio units (299-400 square feet)

For more information please visit their website at:
www.centennial-house.org

COMMONS ON MARICE, EAGAN
1380 Marice Drive
(651) 688-9999

Commons on Marice is a senior rental housing development containing 147 units for people age 55 years and older. The property includes 115 interchangeable independent and assisted living units and 32 limited memory care units.

Commons on Marice was built in 2001.

Each unit includes the following amenities:

- Electronic appliances
- Separate thermostat controls
- Emergency call system in bedside and bath
- Generous closet space
- Central air conditioning
- Walk-in closets
- Balcony and screened-in porches in select units

Building amenities include:

- Library
- Parlor
- Billiards Room
- Bank
- Gift Shop
- Card Room
- Ice Cream Parlor
- Two story atrium for resident gatherings
- 24 - hour staffing by a certified nursing assistant
- Craft and Activity Room
- Spa and Beauty Parlor
- Restaurant style dining
- Heated enclosed parking available

Utilities paid by tenant:

- None

Square footage:

- 60 studio units (208 square feet)
- 68 one-bedroom units (235-302 square feet)
- 17 two-bedroom units (472-532 square feet)

For more information please visit their website at:
www.commonsonmarice.com

EMERALD CREST OF BURNSVILLE
453 Travelers Trail East
(952) 908-2215

Emerald Crest is a senior rental housing development containing 60 units for people age 55 years and older. The property includes 24 assisted living and 36 memory care apartments, nestled into modern, one-level homes accommodating 12-15 residents each.

Emerald Crest was built in 2000.

Each unit includes the following amenities:

- Private bathrooms
- Window treatments
- Motion sensors in bedrooms
- Intercom
- Security System
- Special cueing features and lighting

Building amenities include:

- Front-door entrance for friends and family
- Garage area for resident pick-up and drop-off
- Home-style kitchens and meals
- Individualized care plans
- Community porch area
- High level of supervision and safety for residents

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)

Square footage:

- 60 studio units (150-350 square feet)

For more information please visit their website at:
www.emeraldcrest.net

HIGHVIEW HILLS, LAKEVILLE
20150 Highview Avenue
(952) 985-5155

Highview Hills is a senior rental housing development containing 153 units for people age 55 years and older. The property includes 77 independent living units, 42 assisted living units, 10 care suites and 24 memory care units.

Highview Hills was built in 2009.

Each unit includes the following amenities:

- Full Kitchen
- New appliances
- Window coverings and carpet
- Washer/Dryer in unit
- Apartment and appliance maintenance
- Bi-weekly light housekeeping
- Daily lunch or dinner service in dining room or bistro

Building amenities include:

- Concierge in lobby
- Fitness center
- Library and internet lounge
- Movie theater
- Art studio
- Game room
- Guest suites
- Outdoor patio and putting green
- On-site health and personal care services
- Scheduled transportation
- Social events

Utilities paid by tenant:

- None

Square footage:

- 30 studio units (551 square feet)
- 52 one-bedroom units (530-910 square feet)
- 62 two-bedroom units (1,211 square feet)

For more information please visit their website at:

www.highviewhills.com

INVER GLEN SENIOR LIVING, INVER GROVE HEIGHTS
7260 Robert Trail
(651) 450-0707

Inver Glen Senior Living is a senior rental housing development containing 103 units for people age 55 years and older. The property includes 39 independent living units, 31 assisted living units and 33 memory care units.

Inver Glen Senior Living was built in 2009.

Each unit includes the following amenities:

- 7-days-a-week continental breakfast
- 24-hour emergency call system
- Controlled entrances
- Smoke-free environment
- Complimentary laundry facilities
- Refrigerator
- Stove/self-cleaning oven
- Dishwasher
- Microwave
- Scheduled transportation
- Snow removal and lawn service

Building amenities include:

- 2-story lobby with reception area
- Heated underground parking
- Business center
- Car wash bay
- Card room
- Community room
- Fitness center
- Guest Suite
- Inter-generational preschool with art studio
- Library
- Salon/Spa
- Resident activities

Utilities paid by tenant:

- None

Square footage:

- 30 studio units (449-657 square feet)
- 28 one-bedroom units (650-723 square feet)
- 37 two-bedroom units (867-1,154 square feet)

For more information please visit their website at:
www.inverglenseniiorliving.com

KEYSTONE OF EAGAN
3810 Alder Lane
(952) 836-2790

Keystone of Eagan is a senior rental housing development containing 128 units for people age 55 years and older. The property includes 80 independent living units, 34 assisted living units and 14 memory care units.

Keystone of Eagan was built in 2004.

Each unit includes the following amenities:

- Electronic appliances
- Microwave
- Intercom/Security System
- Central air conditioning

Building amenities include:

- Balcony and decks
- Nursing care
- 30 meals included in rent
- Van transportation to doctors appointment and shopping included in the rent
- Activity programs available
- Heated underground parking available

Utilities paid by tenant:

- None

Square footage:

- 22 one-bedroom units (672-786 square feet)
- 53 two-bedroom units (862-1,156 square feet)
- 5 three-bedroom units (1,508-1,621 square feet)

For more information please visit their website at:
www.keystonecommunities.com/

LILYDALE SENIOR LIVING, LILYDALE
949 Sibley Memorial Highway
(651) 454-6823

The Villas of Lilydale is an assisted living complex with 120 units that includes a variety of services for seniors. This property is managed by Southview Communities.

Lilydale Senior Living was built in 2012.

Each unit includes the following amenities:

- 24-hour emergency call system
- Daily OK Checks
- Health and wellness program
- 7 days-a-week complimentary breakfast
- Individually controlled heat and air conditioning, water, sewer and on-site trash pick-up
- Apartment and building maintenance
- Month to month lease agreement
- Controlled entrance
- Smoke-free environment
- Daily afternoon coffee and cookies
- Complimentary laundry facilities
- Pets are welcome (some restrictions apply)
- Refrigerator, stove/self-clean oven, dishwasher and microwave

Building amenities include:

- Outdoor patio
- Sunroom
- Private family dining
- Public computer for internet access
- Community room
- Library
- Card Room, Billiards and Theater
- Personal service plan
- Heated underground parking
- Guest suite
- Beauty/barber shop
- Meal delivery
- Housekeeping/laundry services

Utilities paid by tenant:

- None

Number of Units:

- 38 studio units
- 60 one bedroom units
- 22 two bedroom units

For more information please visit:

<http://lilydaleseniorliving.com>

OAK RIDGE ASSISTED LIVING, HASTINGS
1199 Bahls Drive
(651) 438-0418

Oak Ridge Assisted Living is a senior rental housing development containing 67 units for people age 55 years and older. The property includes assisted living and memory care units.

Oak Ridge Assisted Living was built in 2002.

Each unit includes the following amenities:

- Private studio or 1-bedroom apartments with kitchenette, bathroom, walk-in shower
- Electronic appliances
- Microwave
- Intercom/Security System
- Central air conditioning

Building amenities include:

- Fireside lounge
- Balcony and decks
- 24 - hour nursing
- Ongoing support services
- Daily activities
- Housekeeping
- Laundry rooms
- Laundry service available
- Beauty salon
- Meals included in rent
- Heated enclosed parking available

Utilities paid by tenant:

- None

Number of Units:

- 49 studio units
- 18 one-bedroom units

For more information please visit their website at:
www.commonbond.org

REGINA RESIDENCE & BOARDING CARE, HASTINGS
1175 Ninninger Road
(651) 480-4100

Regina Residence and Boarding Care is a senior rental housing development that includes a continuum of care model of service. The property includes 100 assisted living apartments and 30 memory care units.

Regina Residence & Boarding Care was built in 2000.

Each unit includes the following amenities:

- Three meals a day in the Dining Room
- Housekeeping one time per week
- Linens/laundry
- Unlimited snacks
- 24 hour emergency call system in room

Building amenities include:

- Attached hospital, pharmacy, clinic, rehab
- Activity center
- Barber/beauty salon
- Gift shop
- Game room with a large screen TV
- Enclosed patio
- On-site religious services daily
- Library
- Scheduled recreational activities
- Social services
- Computer lab
- Chapel
- Wellness center

Utilities paid by tenant:

- None

Number of Units:

- 103 studio units
- 20 one-bedroom units
- 6 two-bedroom units

For more information please visit their website at:

www.reginamedical.org

THE ARBORS AT RIDGES, BURNSVILLE
13810 Community Drive
(952) 898-4005

The Arbors at Ridges is a senior rental housing development containing 44 units for people age 62 years and older. The property includes 44 interchangeable units for independent and assisted living.

The Arbors at Ridges was built in 2002.

Each unit includes the following amenities:

- Full kitchen
- New appliances
- Oak cabinets
- Walk-in shower
- Cable television

Building amenities include:

- Reception and living room area
- Computer center
- 24-hour care
- Ongoing support services
- Activities 4 days/week
- Events 7 days/week
- Housekeeping
- Laundry rooms
- Laundry service available (on load/week)
- Meals included in service package
- Emergency assistance pendant
- Arts/lifelong learning program
- Scheduled transportation
- Wellness program

Utilities paid by tenant:

- None

Square footage:

- 44 studio units (456-808 square feet)

For more information please visit their website at:
www.fairviewbenezer.org

THE FOUNTAINS AT HOSANNA, LAKEVILLE
9850 163rd Street West
(952) 435-7199

The Fountains at Hosanna is a 91 unit senior rental housing development with a combination of independent living, assisted living, and memory care. This property is managed by Ebenezer Management Services, INC.

The Fountains at Hosanna was built in 2012.

Each Independent living unit will include the following amenities:

- Full kitchen
- Full bath
- Some units include walk-in closet
- Some units include laundry room

Building amenities will include:

- Covered entrance
- Dining services
- Outdoor patios and porches
- Chapel
- Beauty shop/ barber shop with Spa
- Club room
- Onsite bank
- Fitness center
- Movie theater
- Guest suite for visiting families
- Connected to Hosanna Church

Utilities paid by tenant:

- None

Square footage:

- 24 studio units (310 – 457 sq ft)
- 51 one bedroom units (526- 759 sq ft)
- 16 two bedroom units (779 – 1009 sq ft)

For more information please visit:
<http://www.thefountainsathosanna.com/>

THE RIVERS, BURNSVILLE
11111 River Hills Drive
(952) 890-8553

The Rivers is a senior rental housing development containing 176 units. The property includes 120 independent living units and 56 assisted living units in either one or two bedroom apartment.

The Rivers was built in 1999.

Each unit includes the following amenities:

- Vaulted ceiling
- Bay window
- Screened porch
- Fireplace

Building amenities include:

- Fitness center
- Computer lab
- Restaurant
- Swim spa
- Chapel
- Billiards
- Putting green
- Beauty/barber salon
- Transportation services
- General store
- Underground parking available
- Balcony/decks

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Number of units:

- 2 studio units
- 99 one-bedroom units
- 75 two-bedroom units

For more information please visit their website at:
www.langnelson.com/rivers.php

THE SEASONS, APPLE VALLEY
15359 Founders Lane
(952) 895-1159

The Seasons of Apple Valley is a 134 unit senior rental housing development. The property consists of 106 independent and assisted living units, 6 enhanced care units, and 22 memory care units.

The Seasons was built in 2012.

Each unit includes the following amenities:

- Air conditioning
- Washer and dryer in unit
- Dishwasher
- Garbage disposal
- Patio or balcony
- In unit sprinkler system

Building amenities include:

- Elevator
- Fitness room
- Party Room
- Private dining room
- Gardening room
- Arts studio
- Library
- Education room
- Movie theater
- Pub
- Café
- Beauty Salon and Spa
- Detached and underground parking available

Utilities paid by tenant:

- None

Square footage:

- 18 studio units (446-453 square feet)
- 10 one-bedroom units (623-628 square feet)

For more information please visit their website at:
<http://www.seasonsapplevalley.org/>

TIMBER HILLS OF INVER GROVE HEIGHTS
6307 Burnham Circle
(651) 552-2800

Timber Hills of Inver Grove Heights (formerly Presbyterian Homes of Inver Grove Heights) is a senior rental housing development containing 241 units. The property includes 90 independent living apartments and 67 independent living townhomes. In addition, the property includes 66 assisted living units and 18 memory care units.

Timber Hills of Inver Grove Heights was built in 2004.

Each independent senior living unit includes the following amenities:

- Individual heat/central air
- Deck/patio
- Washer/Dryer
- Walk-in closet

Building amenities include:

- Continental breakfast
- Activities 5-7 days/week
- Emergency pendant system
- Housekeeping services available every other week for apartments
- Meals are not required, but an evening meal is available
- Fitness center
- General store
- Café
- Chapel
- Beauty shop
- Dining room

Utility breakdown:

- In the apartments units, all utilities included in the rent
- In the townhomes units, tenant pays for all utilities except water, sewer, and trash

Square footage:

- Suite units (270-316 square feet)
- One-bedroom units (523-786 square feet)
- Two-bedroom units (908-1,376 square feet)

For more information please visit their website at:
www.phsinvergrove.org

VALLEY RIDGE, BURNSVILLE
1921 West Burnsville Parkway
(651) 675-4400

Valley Ridge is a 140 unit senior rental housing development for with independent and assisted living for seniors. 60 units are dedicated assisted living units. This property is a cooperative effort by the City of Burnsville, Presbyterian Homes & Services, and the Dakota County CDA.

Valley Ridge was built in 2012.

Each unit includes the following amenities:

- Mini-blinds
- Range/Refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fans
- Emergency call system

Building amenities include:

- Elevator
- Secured entrances
- Exercise room
- Screened porch
- Laundry facilities
- On-site caretaker
- Community room with kitchen
- Club room
- Automatic doors at main entrances
- Underground heated parking available

Utilities paid by tenant:

- None

Square Footage:

- 48 studio units (455-540 square feet)
- 12 one-bedroom units (560 square feet)

For more information please visit:

<http://www.dakotacda.org/seniorhousingprogram/valleyridge.htm>

VISTA PRAIRIE AT RIVER HEIGHTS, SOUTH ST. PAUL
744 19th Avenue North
(651) 326-6500

Vista Prairie at River Heights is an assisted living complex containing 60 units, including 43 assisted living, 16 memory care, and 1 respite care unit.

Vista Prairie was built in 2000.

Each unit includes the following amenities:

- Nurse call system
- Private bathroom
- Kitchenette area with sink and stove top oven
- Refrigerator
- Microwave

Building amenities include:

- Entrance porch and deck
- Dining room
- Wandering garden
- Café
- Library
- Laundry rooms
- Parlor and lounge areas
- Activity and craft rooms

Utilities paid by tenant:

- None

Square footage:

- 60 studio units (435-713 square feet)

For more information please visit their website at:

<http://vistaprairie.org/riverheights>

WESTWOOD RIDGE, WEST ST. PAUL
One Thompson Avenue West
(651) 455-3999

Operated by Walker Methodist, Westwood Ridge is a senior rental housing development containing 128 independent and assisted living units for persons age 55 and older, as well as 24 memory care units, and 47 care/transitional care units.

Westwood Ridge was built in 1988. An expansion was built in 2012.

Each unit includes the following amenities:

- Air conditioning
- Cable television
- Balcony or bay window
- Storage area
- 24-hour controlled access
- Emergency call system

Building amenities include:

- Hospitality service
- Lunches served Monday-Friday
- Assisted living available
- Planned activities
- Library
- Woodworking shop/craft room
- Community room with fireplace and social room
- Van transportation
- Health care services
- Laundry facilities
- Whirlpool/spa
- Guest suites
- Beauty/barber shop
- Garage
- Health and wellness program

Utilities paid by tenant:

- None

Square footage:

- 98 one-bedroom units (679-938 square feet)
- 30 two-bedroom units (947-1,154 square feet)

For more information please visit their website at:
www.walkermethodist.org

WHITE PINE SENIOR LIVING, INVER GROVE HEIGHTS
9056 Buchanan Trail
(651) 306-9886

White Pine Senior Living is a senior rental housing development containing 63 units. The units are an interchangeable mix of independent or assisted living units.

White Pine Senior Living was built in July 2012.

Each unit includes the following amenities:

- Stove/oven
- Refrigerator
- Microwave
- Washer and dryer
- Air conditioning
- Emergency call system
- Private bath or shower

Building amenities include:

- Elevator
- Café
- Sunrooms
- Libraries
- Computer room
- Fitness room
- Private dining room
- Beauty salon
- 24-hour personal care staff available
- Heated underground parking and storage available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 17 suite units (404 square feet)
- 42 one-bedroom units (627 square feet)
- 4 three-bedroom units (732 square feet)

For more information please visit their website at:
www.wpseniorliving.com

IX. Tax Credit Units

In Dakota County, there are 1,409 tax credit housing units consisting of one, two and three bedroom apartments and townhomes. The 1,409 tax credit housing units are dispersed throughout the county with the largest number of units (223) located in Burnsville.

The Housing Tax Credit Program provides tax credits for owners and investors of affordable rental housing. The tax credit is a fixed percentage of certain development cost or property acquisition and is provided annually for 10 years. Federal regulations require tax credit developments to adhere to restrictive rent and income guidelines for a minimum of 15 years, and in many cases, 30 years, depending on the deed restrictions.

Developments with allocations in 1990 and each year thereafter are required to comply with these requirements for a minimum of 30 years. No tax credit units have been included in the survey numbers since their rents are subject to restrictions and therefore do not reflect a true market rent.

1. Andrews Pointe Townhomes
2. Blackberry Point Apartments
3. Carbury Townhomes
4. Cedar Valley Townhomes
5. Chasewood Townhomes
6. Cliff Hill Townhomes
7. Country Lane Townhomes
8. Covington Court
9. Erin Place Townhomes
10. Farmington Family Townhomes
11. Farmington Townhomes
12. Glenbrook Place Townhomes
13. Grande Market Place
14. Guardian Angels
15. Haralson Apts
16. Heart of the City Townhomes
17. Hearthstone Apartments
18. Hillside Gables Townhomes
19. Kaposia Terrace Townhomes
20. Lafayette Townhomes
21. Lakeville Court
22. Marketplace Townhomes
23. Meadowlark
24. Oak Ridge Townhomes
25. Park Place Townhomes
26. Parkside Townhomes
27. Pleasant Ridge Townhomes
28. Prairie Crossing Townhomes
29. Quarry View Townhomes
30. Rose Apts
31. Rosemount Greens
32. Spruce Pointe Townhomes
33. Timber Ridge Cooperative
34. Twin Ponds Townhomes
35. Waterford Commons
36. West Village Townhomes

ANDREW'S POINTE TOWNHOMES, BURNSVILLE
2136 117th Street East
(952) 890-6292

Andrew's Pointe Townhomes is a 57 unit townhome complex. These units received financing from the Minnesota Housing Finance Agency, the federal Low Income Tax Credit program, the Federal Home Loan Bank and the Dakota County CDA. All of the units are reserved for households with incomes at or below 50% of the area median income.

Andrew's Pointe Townhomes was built in 1993.

Each unit includes the following amenities:

- Air conditioning
- Window treatments
- Garbage disposal
- Dishwasher
- Deck/patio

Building amenities include:

- Play area
- Picnic/Barbeque area
- Garage space available for additional monthly fee

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 28 two-bedroom units (981 square feet)
- 29 three-bedroom units (1,226 square feet)

For more information please visit their website at:

www.sheltercorp.com

BLACKBERRY POINTE APARTMENTS, INVER GROVE HEIGHTS
5470 & 5480 Blackberry Trail
(651) 554-8080

Blackberry Pointe is a 219 unit apartment complex that received financing from the federal Low Income Housing Tax Credit program. Additional financing came from the City of Inver Grove Heights and the Dakota County CDA. Twenty percent of the units are reserved for households with incomes at or below 60% of the area median income and another twenty percent for households with incomes below 50% of the area median income.

Blackberry Point Apartments was built in 2004.

Each unit includes the following amenities:

- Air conditioning
- Blinds
- Carpet
- Intercom/Security system
- In unit sprinkler system
- Washer/Dryer provided in unit
- Microwave
- Range/Refrigerator
- Garbage disposal
- Dishwasher

Building amenities include:

- Elevator
- Exercise room
- Community room
- Picnic/Barbeque area
- Outdoor pool
- Underground parking included in the rent

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage (for tax credit units):

- 29 one-bedroom units (802-902 square feet)
- 52 two-bedroom units (1,019-1,238 square feet)
- 6 three-bedroom units (1,448-1,512 square feet)

For more information please visit their website at:
www.blackberrypointe.com

CARBURY HILLS TOWNHOMES, ROSEMOUNT
13430 – 13591 Carbury Way
(651) 675-4400

Carbury Hills Townhomes is a 32 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program. Twenty-five of the units are reserved for households with incomes at or below 50% of the area median income.

Carbury Hills Townhomes were built in 2008.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 24 two-bedroom units (1,075 -1,204 square feet)
- 29 three-bedroom units (1,226 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/carbury_hills.html

CEDAR VALLEY TOWNHOMES, LAKEVILLE
17326-17382 Glacier Way
(651) 675-4400

Cedar Valley Townhomes is a 30 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, the Metropolitan Council, the Federal Home Loan Bank and the Dakota County CDA. All units are reserved for households with incomes at or below 60% of the area median income (AMI) with preference given to households with incomes at or below 50% AMI.

Cedar Valley Townhomes was built in 1998.

Each unit includes the following amenities:

- Central Air conditioning
- Washer and dryer hook up
- Dishwasher
- Garbage disposal
- Microwave
- Deck/patio
- Garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (1,057 square feet)
- 14 two-bedroom units (1,212-1,223 square feet)
- 15 three-bedroom units (1,432-1,514 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/cedar_valley.html

CHASEWOOD TOWNHOMES, APPLE VALLEY
7260-7310 155th Street West
(651) 675-4400

Chasewood Townhomes is a 27 unit townhome complex. These units received financing from the federal Low Income Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Chasewood Townhomes was built in 1999.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Fireplace
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Microwave
- Washer and dryer in unit

Building amenities include:

- Elevator
- Exercise room
- Game/party room
- Picnic/barbeque area
- Outdoor swimming pool
- Whirlpool

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 14 two-bedroom units (1,148 -1,547 square feet)
- 13 three-bedroom units (1,673 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/chasewood.html

CLIFF HILL TOWNHOMES, BURNSVILLE
2064 117th Street East
(952) 890-0212

Cliff Hill Townhomes is a 32 unit townhome complex. These units received financing from the Minnesota Housing Finance Agency, the federal Low Income Tax Credit program, and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Cliff Hill Townhomes was built in 1981.

Each unit includes the following amenities:

- Air conditioning
- Window treatments
- Dishwasher
- Garbage disposal
- Dishwasher
- Deck/patio

Building amenities include:

- Play area
- Picnic/barbeque area
- Garbage space available for additional monthly fee

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 26 two-bedroom units (981 square feet)
- 6 three-bedroom units (1,226 square feet)

For more information please visit their website at:

www.sheltercorp.com

COUNTRY LANE TOWNHOMES, LAKEVILLE
7754-7870 210th Street West
(651) 675-4400

Country Lane Townhomes is a 29 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Country Lane Townhomes was built in 2001.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Deck/patio
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (893 square feet)
- 14 two-bedroom units (980-1,075 square feet)
- 15 three-bedroom units (1,234 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/country_lane.html

COVINGTON COURT, WEST ST. PAUL
354-396 Marie Avenue
(651) 450-0492

Covington Court is a 160 unit apartment complex.

Covington Court was built in 1962.

Each unit includes the following amenities:

- Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Range
- Refrigerator
- Garage available for additional monthly fee

Building amenities include:

- Play area
- Picnic/Barbeque area
- Outdoor swimming pool

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 100 one-bedroom units (500-600 square feet)
- 60 two-bedroom units (700 square feet)

For more information please visit:
<http://www.goldmark.com/index.asp>

ERIN PLACE TOWNHOMES, EAGAN
4551 Villa Parkway
(651) 675-4400

Erin Place Townhomes is a 35 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Erin Place Townhomes was built in 2004.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area
- Party room
- Outdoor swimming pool

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (1,324 square feet)
- 24 two-bedroom units (1,200-1,235 square feet)
- 10 three-bedroom units (1,431 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/erin_place.html

FARMINGTON FAMILY TOWNHOMES, FARMINGTON
959 Catalina Way
(651) 460-3686

Farmington Family Townhomes is a 32 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. Twenty-eight of the units are reserved for households with incomes at or below 60% of the area median income.

Farmington Family Townhomes was built in 2001.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Deck/patio
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Washer and dryer in unit
- Attached garage

Building amenities include:

- Play area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 16 two-bedroom units (1,240 square feet)
- 16 three-bedroom units (1,340 square feet)

FARMINGTON TOWNHOMES, FARMINGTON
709 9th Street
(612) 338-6161

Farmington Townhomes is a 16 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program. All of the units are reserved for households with incomes at or below 60% of the area median income.

Farmington Townhomes was built in 2000.

Each unit includes the following amenities:

- Central Air conditioning
- Carpet
- Dishwasher
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (1,247 square feet)
- 15 three-bedroom units (1,347 square feet)

GLENBROOK PLACE TOWNHOMES, APPLE VALLEY
12525-12639 Glenbrook Way
(651) 675-4400

Glenbrook Place Townhomes is a 39 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund and the Dakota County CDA. Forty percent of the units are reserved for households with incomes at or below 60% of the area median income.

Glenbrook Place Townhomes was built in 1994.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 17 two-bedroom units (935-1,043 square feet)
- 22 three-bedroom units (1,164 square feet)

For more information please visit:
www.dakotacda.org/familytownhomeprogram/glenbrook_place.html

GRANDE MARKET PLACE, BURNSVILLE
12700 Nicollet Avenue
(651) 675-4400

Grande Market Place is a 113 unit apartment that received financing from the federal Low Income Housing Tax Credit Program. In addition, there are 23 two bedroom units receiving funding through the Project-Based Voucher Program. Additional financing was received from the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. Twenty percent of the units are reserved for households with incomes at or below 60% of the area median income.

Grande Market Place was built in 2003.

Each unit includes the following amenities:

- Central Air conditioning
- Window treatments
- Cable/internet access
- Garbage disposal
- Dishwasher
- Microwave
- Stacked washer/dryer
- Secured entry
- Underground parking at additional charge

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage (for tax credit units):

- 6 one-bedroom units (882-1,930 square feet)
- 23 two-bedroom units (1,299-1,768 square feet)

For more information please visit their website at:
www.sherman-associates.com/grandmarketplace

GUARDIAN ANGELS APARTMENTS & TOWNHOMES, HASTINGS
208 East 4th Street
(612) 337-2610

Guardian Angels Apartments and Townhomes is a 30 unit apartment and townhome complex. These units received financing from the federal Low Income Housing Tax Credit program and additional funding from Minnesota Housing Finance Agency and the Dakota County CDA. Twenty-seven units are reserved for households with incomes at or below 50% of the area median income.

Guardian Angels Apartments and Townhomes were built in 2002.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Garage

Building amenities include:

- Play area
- Intercom/controlled entry

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 3 efficiency units (785 square feet)
- 3 one-bedroom units (815 square feet)
- 16 two-bedroom units (995-1,240 square feet)
- 8 three-bedroom units (1,410 square feet)

For more information please visit their website at:
www.sherman-associates.com/guardianangels

HARALSON APARTMENTS, APPLE VALLEY
15420 Founders Lane
(612) 332-6264

Haralson Apartments is a 36 unit apartment complex that provides 16 permanent supportive housing units for persons with serious and persistent mental illness and 20 workforce housing units for low income persons. These units received financing from the federal Low Income Housing Tax Credit program. Additional funding was received from Minnesota Housing Finance Agency, Dakota County CDA, City of Apple Valley, Metropolitan Council, and Family Housing Fund. All of the units are reserved for household with incomes at or below 60% of the area median income (AMI), with 25 units reserved for household below 50% AMI.

Haralson Apartments was built in 2006.

Each unit includes the following amenities:

- Air conditioning
- Garbage disposal
- Range
- Refrigerator

Building amenities include:

- Elevator
- Party room
- On-site social services
- Underground parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 36 one-bedroom units (654-817 square feet)

HEART OF THE CITY TOWNHOMES, BURNSVILLE
129 Travelers Trail East
(651) 675-4400

Heart of the City Townhomes is a 34 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Family Housing Fund, the Minnesota Housing Finance Agency, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 50% of the area median income.

Heart of the City Townhomes was built in 2003.

Each unit includes the following amenities:

- Air conditioning
- Blinds
- Carpet
- Dishwasher
- Garbage disposal
- Range
- Refrigerator
- Attached garage

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (964 square feet)
- 21 two-bedroom units (1,602-1,854 square feet)
- 12 three-bedroom units (2,051 square feet)

For more information please visit:
www.dakotacda.org/familytownhomeprogram/heart_of_the_city.html

HEARTHSTONE APARTMENTS, APPLE VALLEY
6583 158th Street West
(952) 891-4300

Hearthstone Apartments is a 228 unit apartment complex that received financing from the federal Low Income Housing Tax Credit Program and Minnesota Housing Finance Agency. Twenty percent of the units are reserved for households with incomes at or below 50% of the area median income (AMI). Sixty percent of the units are reserved for households with income at or below 115% AMI.

Hearthstone Apartments was built in 2004.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Deck/patio
- Fireplace
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer in unit
- Garage available for an additional monthly fee

Building amenities include:

- Exercise room
- Game/party room
- Outdoor swimming pool
- Whirlpool
- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage (for tax credit units):

- 25 one-bedroom units (785--965 square feet)
- 13 two-bedroom units (1,073-1,135 square feet)
- 4 three-bedroom units (1,300 square feet)

For more information please visit their website at:
www.hearthstoneapts.com

HILLSIDE GABLES TOWNHOMES, MENDOTA HEIGHTS
2400-2448 Lexington Avenue
(651) 675-4400

Hillside Gables Townhomes is a 24 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income

Hillside Gables was built in 2001.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (1,057 square feet)
- 17 two-bedroom units (1,161-1,442 square feet)
- 6 three-bedroom units (1,422 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/hillside_gables.html

KAPOSIA TERRACE TOWNHOMES, SOUTH ST. PAUL
1028 8th Avenue
(651) 455-1296

Kaposia Terrace Townhomes is a 20 unit townhome complex. These units received financing from the Minnesota Housing Finance Agency, the federal Low Income Housing Tax Credit program, the Family Housing Fund, the Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Kaposia Terrace Townhomes was built in 2003.

Each unit includes the following amenities:

- Central Air conditioning
- Blinds
- Carpet
- Washer/Dryer hook-ups
- Range
- Refrigerator
- Separate entrances

Building amenities include:

- Play area
- Garages included in rent

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 10 two-bedroom units (1,170-1,293 square feet)
- 10 three-bedroom units (1,364-1,696 square feet)

For more information please visit:

<http://www.reeapartments.com/minnesota-apartments/Kaposia-Terrace.cfm>

LAFAYETTE TOWNHOMES, INVER GROVE HEIGHTS
4889-4993 Bongard Way
(651) 675-4400

Lafayette Townhomes is a 30 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Lafayette Townhomes was built in 2006.

Each unit includes the following amenities:

- Air conditioning
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Washer/Dryer hook-up in unit

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 16 two-bedroom units (1,238 square feet)
- 14 three-bedroom units (1,508 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/lafayette.html

LAKEVILLE COURT, LAKEVILLE
20390 Dodd Boulevard
(952) 469-1009

Lakeville Court is a 52 unit apartment complex. These units received financing from the federal Low Income Housing Tax Credits and tax increment financing. Fifty-one units are reserved for households with incomes at or below 60% of area median income.

Lakeville Court was built in 1995.

Each unit includes the following amenities:

- Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Deck/patio
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 20 two-bedroom units (992 square feet)
- 32 three-bedroom units (1,226-1,383 square feet)

For more information please visit:
<http://www.sandcompanies.com/index.php>

MARKETPLACE TOWNHOMES, HASTINGS
1601-1699 Frontage Road South
(651) 675-4400

Marketplace Townhomes is a 28 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Marketplace Townhomes was built in 2002.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (965 square feet)
- 14 two-bedroom units (1,180 square feet)
- 13 three-bedroom units (1,400 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/marketpalce.html

MEADOWLARK TOWNHOMES, LAKEVILLE
20195 Holyoke Avenue
(651) 675-4504

Meadowlark Townhomes is a 40 unit townhome development. These units received financing from the federal Low Income Housing Tax Credit program. Twenty-five units are reserved for households at or below 50% of the area median income (AMI) and 15 units are reserved for individuals at or below 60% AMI. Meadowlark Townhomes was a cooperative effort between the City of Lakeville, Dakota County, and the Dakota County CDA.

Meadowlark Townhomes was built in 2012.

Each unit includes the following amenities:

- Central Air conditioning
- Washer and dryer hook up
- Dishwasher
- Garbage disposal
- Private entrances
- Garage

Building amenities include:

- Play area
- Picnic/Barbeque area
- Basketball court

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 6 one-bedroom units (892-934 square feet)
- 24 two-bedroom units (1,098 square feet)
- 10 three-bedroom units (1,442 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/meadowlark.html

OAK RIDGE TOWNHOMES, EAGAN
1613-1671 Oak Ridge Circle
(651) 675-4400

Oak Ridge Townhomes is a 42 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Oak Ridge Townhomes was built in 1996.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 20 two-bedroom units (1,071-1,210 square feet)
- 22 three-bedroom units (1,448-1,611 square feet)

For more information please visit:
www.dakotacda.org/familytownhomeprogram/oak_ridge.html

PARK PLACE TOWNHOMES, ROSEMOUNT
14500 Cimarron Avenue
(651) 322-1122

Park Place Townhomes is a 36 unit townhome complex. The property received federal Low Income Housing Tax Credits. Sixteen units are reserved for household with incomes at or below 60% of area median income.

Park Place Townhomes, built in 1992, renovated in 2012.

Each unit includes the following amenities:

- Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Range
- Refrigerator
- Detached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 9 one-bedroom units (708 square feet)
- 18 two-bedroom units (931 square feet)
- 9 three-bedroom units (1193 square feet)

For more information please visit:

http://boisclaircorporation.com/property_details.asp?id=46&city=Rosemount

PARKSIDE TOWNHOMES, BURNSVILLE
1401-1441 122nd Street West
(651) 675-4400

Parkside Townhomes is a 22 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund and the Dakota County CDA. All of the units are reserved for households at or below 60% of the area median income.

Parkside Townhomes was built in 1992.

Each unit includes the following amenities:

- Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (gas)
- Lighting (electric)

Square footage:

- 4 two-bedroom units (923-1,000 square feet)
- 18 three-bedroom units (1,335 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/parkside.html

PLEASANT RIDGE TOWNHOMES, HASTINGS
1324-1348 North Frontage Road
(651) 675-4400

Pleasant Ridge Townhomes is a 31 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund and Metropolitan Council. All of the units are reserved for households at or below 60% of the area median income.

Pleasant Ridge Townhomes was built in 1997.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water Heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 16 two-bedroom units (976 square feet)
- 15 three-bedroom units (1,360 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/pleasant_ridge.html

PRAIRIE CROSSING TOWNHOMES, LAKEVILLE
20332 -20484 Icefall Trail
(651) 675-4400

Prairie Crossing Townhomes is a 40 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. All of the units are reserved for households with incomes at or below 60% of the area median income.

Prairie Crossing Townhomes was built in 2005.

Each unit includes the following amenities:

- Air conditioning
- Window treatments
- Carpet
- Garbage disposal
- Range/Refrigerator
- Dishwasher
- Washer and dryer hook-ups

Building amenities include:

- Play area
- Picnic/Gathering area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 20 two-bedroom units (1,235 square feet)
- 20 three-bedroom units (1,651 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/prairie_crossing.html

QUARRY VIEW TOWNHOMES, APPLE VALLEY
15366 Emblem Way
(651) 675-4500

Quarry View Townhomes is a 45 unit townhome development. These units received financing from the federal Low Income Tax Credit program, the Tax Credit Assistance Program funded by the U.S. Housing & Urban Development, and the Dakota County CDA. All of the units are reserved for households at or below 60% of the area median income.

Quarry View Townhomes was built in 2012.

Each unit will include the following amenities:

- Central Air conditioning
- Washer and dryer hook up
- Dishwasher
- Garbage disposal
- Private entrances
- Garage

Building amenities will include:

- Play area
- Picnic/Barbeque area
- Basketball court

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 1 one-bedroom unit (816 square feet)
- 31 two-bedroom units (1100 – 1246 square feet)
- 13 three-bedroom units (1448 square feet)

For more information please visit:

http://www.dakotacda.org/familytownhomeprogram/Quarry_View.htm

ROSE APARTMENTS, SOUTH ST. PAUL
1028 8th Avenue South
(651) 774-2509

Rose Apartments is a 48 unit apartment complex. These units received financing from the federal Low Income Housing Tax Credit program and Minnesota Housing Finance Agency. Forty-six of the units are reserved for households at or below 60% of the area median income.

Rose Apartments was built in 1965.

Each unit includes the following amenities:

- Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Range
- Refrigerator

Building amenities include:

- Intercom/controlled entry
- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 48 two bedroom units (780-844 square feet)

ROSEMOUNT GREENS, ROSEMOUNT
3810 145TH Street West
(651) 774-2509

Rosemount Greens is a 28 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program and Minnesota Housing Finance Agency. All of the units are reserved for households at or below 60% of the area median income. There are 6 two-bedroom units, 20 three-bedroom units, and 2 four-bedroom units.

Rosemount Greens was built in 1980.

Each unit includes the following amenities:

- Central Air
- Eat in kitchen
- Dishwasher
- Blinds
- Carpet
- Range
- Refrigerator
- Washer/Dryer

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat- Gas
- Electricity

Square Footage:

- 6 two bedroom units (957-966 square feet)
- 20 three bedroom units (1196 square feet)
- 2 four bedroom units (1606 square feet)

For more information please visit their website at:
www.propertyss.com

SPRUCE POINTE TOWNHOMES, INVER GROVE HEIGHTS
7801-7873 Chandler Lane
(651) 675-4400

Spruce Point Townhomes is a 24 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Southview Bank and the Dakota County CDA.

Spruce Pointe Townhomes was built in 1995.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Garbage disposal
- Dishwasher
- Microwave
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 5 two-bedroom units (1,000-1,043 square feet)
- 19 three-bedroom units (1,300 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/spruce_pointe.html

TIMBER RIDGE TOWNHOMES, BURNSVILLE
14032 Plymouth Avenue
(952) 953-0020

Timber Ridge Townhomes is a 49 unit complex. These units received financing from the federal Low Income Housing Tax Credit program. Some of the units are reserved for households with incomes at or below 50% of the area median income.

Timber Ridge Townhomes was built in 1995.

Each unit includes the following amenities:

- Central Air conditioning
- Cable TV hookup
- Blinds
- Carpet
- Deck/patio
- Range
- Refrigerator
- Washer and dryer hook-up in unit
- Attached garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 24 two-bedroom units (1,000 square feet)
- 25 three-bedroom units (1,100 square feet)

For more information please visit:
<http://www.nsresidential.com/timber.html>

TWIN PONDS TOWNHOMES, FARMINGTON
22250-22298 Twin Ponds Circle
(651) 675-4400

Twin Ponds Townhomes is a 51 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, the Metropolitan Council and the Dakota County CDA. All of the units are reserved for households at or below 60% of the area median income.

Twin Ponds Townhomes was built in 2009 with 25 units. An additional 26 units were completed in 2012 as Twin Ponds II.

Each unit includes the following amenities:

- Central Air conditioning
- Washer and dryer hook up
- Dishwasher
- Garbage disposal
- Private entrances
- Garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 37 two-bedroom units (1,051-1,233 square feet)
- 14 three-bedroom units (1,321-1466 square feet)

For more information please visit:

www.dakotacda.org/familytownhomeprogram/twin_ponds.html

WATERFORD COMMONS, ROSEMOUNT
2930 146th Street West
(651) 322-1117

Waterford Commons is a 108 unit complex. Twenty three units have received financing from the Low Income Housing Tax Credit Program and are reserved for households with incomes at or below 50% of the area median income.

Waterford Commons was built in 2009.

Each unit includes the following amenities:

- Dramatic windows
- 9-foot ceilings
- Upgraded contemporary kitchens
- Full size washer and dryer
- Fireplaces in select homes
- Spacious closets
- Bath suites

Building amenities include:

- On-site management
- Controlled entry systems
- Outdoor pool with courtyard
- 24-hour fitness center
- Business center
- Game room with billiards and plasma TV
- Heated underground parking with carwash area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 70 one-bedroom units (1,064-1,270 square feet)
- 32 two-bedroom units (1,064-1,270 square feet)
- 6 three-bedroom units (1,255-1,616 square feet)

For more information please visit:

www.waterfordcommons.com

WEST VILLAGE TOWNHOMES, HASTINGS
1725-1789 South Frontage Road
(651) 675-4400

West Village Townhomes is a 21 unit townhome complex. These units received financing from the federal Low Income Housing Tax Credit program, the Minnesota Housing Finance Agency, the Family Housing Fund, Metropolitan Council and the Dakota County CDA. Fifteen of the units are reserved for households with incomes at or below 50% of the area median income (AMI). The remaining six units are reserved for households at or below 60% AMI.

West Village Townhomes was built in 2007.

Each unit includes the following amenities:

- Air conditioning
- Cable TV
- Blinds
- Carpet
- Range/Refrigerator
- Washer and dryer hook up
- Dishwasher
- Garbage disposal
- Garage

Building amenities include:

- Play area
- Picnic/Barbeque area

Utilities paid by tenant:

- Heat (gas)
- Water heating (gas)
- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 12 two-bedroom units (1,143 square feet)
- 9 three-bedroom units (1,349 square feet)

For more information please visit:
www.dakotacda.org/familytownhomeprogram/west_village.html

Supportive Housing

Dakota County has two developments of supportive housing:

1. Lincoln Place
2. Haralson Apartments

Supportive housing units were not included in the survey results. The units are subsidized and offer special amenities and services not found in regular market rate units.

HARALSON APARTMENTS, APPLE VALLEY
15420 Founders Lane
(612) 332-6264

Haralson Apartments is a 36 unit apartment complex that provides 16 permanent supportive housing units for persons with serious and persistent mental illness and 20 workforce housing units for low income persons. These units received financing from the federal Low Income Housing Tax Credit program. Additional funding was received from Minnesota Housing Finance Agency, Dakota County CDA, City of Apple Valley, Metropolitan Council, and Family Housing Fund. All of the units are reserved for household with incomes at or below 60% of the area median income (AMI), with 25 units reserved for household below 50% AMI.

Haralson Apartments was built in 2006.

Each unit includes the following amenities:

- Air conditioning
- Garbage disposal
- Range
- Refrigerator

Building amenities include:

- Elevator
- Party room
- On-site social services
- Underground parking available

Utilities paid by tenant:

- Cooking fuel (electric)
- Lighting (electric)

Square footage:

- 36 one-bedroom units (654-817 square feet)

LINCOLN PLACE, EAGAN
1997 Gold Trail
(651) 209-1681 ext. 101

Lincoln Place provides 24 efficiency units with supportive services for young adults (ages 18-25) who are aging out of foster care, homeless or at risk of becoming homeless. Residents receive case management from The Link, a non-profit social services provider specialized in helping youth succeed. Residents pay 30% of annual income towards rent or the established minimum rent. Lincoln Place is the result of collaboration between Dakota County, Dakota County Community Development Agency, Minnesota Housing and the Family Housing Fund.

Lincoln Place was built in 2012.

Building amenities and services include:

- Central Air conditioning
- 24-hour front desk service
- Secured entrances
- Exercise room
- Conference room and office space
- Laundry facilities
- On-site caretaker
- Computer room
- Underground heated parking
- Case management and living skills
- Education and employment services
- Mental and chemical health support
- Resiliency training
- Referrals and advocacy services

To be eligible, individuals need to be:

- Between the ages of 18-24 at time of admission to program
- Single occupancy only
- Either long term homeless or at significant risk of long term homelessness
- Must be currently sober and agree to ongoing sobriety
- Capable of living independently with supports
- In school, working, or being productive some other manner a minimum of 20 hours/week
- Dakota County resident or Dakota County is county of origin
- Some units may require a form of disability or an SMI diagnosis

Utilities paid by tenant:

- None

Square footage:

- 24 efficiency units (360-465 square feet)

For more information please visit:
www.dakotacda.org/Lincoln_Place.html

New Construction Units

Dakota County has five properties under construction in 2013. These properties are either under construction or in the initial stages of lease-up and therefore do not have complete rental and vacancy information so they are not included in the survey numbers.

1. Argonne Hills in Lakeville
2. Keystone Crossing in Lakeville

ARGONNE HILLS, LAKEVILLE
Kenwood Train and Kenrick Ave
(651) 675-4400

Argonne Hills is a senior housing development located in Lakeville, near the intersection of Kenwood Train and Kenrick Avenue. This property is managed by the Dakota County CDA.

Argonne Hills is scheduled for completion in summer of 2017.

Each unit includes the following amenities:

- Mini-blinds
- Electric stove and refrigerator
- Microwave
- Garbage disposal
- Air conditioning
- Ceiling fan
- Separate thermostat controls
- Emergency call system
- Generous closet space

Building amenities include:

- Screened porch
- Fireplace sitting area
- Secured entrances with automated doors at main entrances
- Security cameras at all entrances
- Community room with full kitchen available for resident use
- Lounges and game rooms
- Elevator
- Laundry facilities
- On-site caretaker

Argonne Hills will have 62 units, including:

- 36 one-bedroom units
- 21 two-bedroom units
- 5 two-bedroom premium units

For more information please visit:

<http://www.dakotacda.org/argonne-hills-lakeville/>

KEYSTONE CROSSING, LAKEVILLE
Intersection of I-35 and County Rd 70
(651) 675-4400

Keystone Crossing is the newest development in the Workforce Housing Program It is located in Lakeville, near the intersection of I-35 and County Road 70 by the movie theater and Wal-Mart. This property is managed by the Dakota County CDA.

Construction will be complete on Keystone in winter 20165.

Each townhome unit will include the following amenities:

- Separate entrances
- Central air conditioning
- Dishwashers
- Garbage disposals
- Mini-blinds
- Washer & Dryer hook-ups
- One-car attached garage w/opener

Development amenities will include:

- Tot Lot
- Basketball court
- On-site caretaker

Utilities paid by tenant:

- All utilities

Keystone Crossing has 36 units, including:

- 2 two-bedroom accessible units
- 21 two-bedroom units
- 13 three-bedroom units

For more information please visit:

<http://www.dakotacda.org/keystone-crossing-lakeville/>



1228 Town Centre Drive
Eagan, MN 55123
651-675-4400
www.dakotacda.org