

Memorandum

TO: Economic Development Authority

FROM: Tom Simonson , Assistant City Manager and Community Development Director

DATE: May 5, 2025

SUBJECT: Discussion - Housing Needs Assessment

ITEM NUMBER: 5.b

SECTION: GENERAL BUSINESS

REQUESTED MOTION

Discussion only - no formal action requested.

INTRODUCTION

During recent board discussions of overall housing goals and potential uses of the LAHA (local affordable housing aid) funds the city will receive annually, staff had suggested the EDA consider undertaking an update of the previous housing study that was completed in 2021. Staff would like to present some ideas on the potential scope of a housing needs assessment and receive feedback/direction from the EDA. No formal action is being sought.

DISCUSSION

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

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

Given this housing growth that has occurred since the last study, as well as market changes and new LAHA funding support, staff finds the timing is appropriate to initiate an update to the previous study and complete a new Housing Needs Assessment. An updated study will ensure the city can continue to make informed decisions, both from a planning and public finance perspective, help identify housing priorities, and evaluate current and future resources needed to accomplish goals and objectives.

Staff has had initial conversations with Stantec, but would like to determine general interest in completing a Housing Needs Assessment, prior to presenting a more formal scope of services and consulting costs. We would recommend that Stantec attend a future meeting to discuss the potential project.

A copy of the complete Shoreview Housing Study from 2021 is included with this memorandum, as well as a summary of the previously identified housing strategies.

RECOMMENDATION

Staff is seeking EDA discussion and possible direction on pursuing an updated Housing Needs Assessment. No formal action is requested.

ATTACHMENTS

[Shoreview Housing Study - Final Report 2021](#)

[Shoreview Housing Study - Housing Strategies Section](#)