



Northfield Housing Study Final Report

Northfield, MN | March 2021



Hoisington Kogler Group Inc.

Study Purpose and Scope

Hoisington Koegler Group (HKGi) was contracted by the City of Northfield to assist the City with preparing a plan to address the community's housing needs. Affordable housing was identified as one of the City's top strategic priorities in its 2018-2020 Strategic Plan. The purpose of this study is to provide a comprehensive understanding of Northfield's housing needs in the next five years. In particular, the study's findings will be used to inform the community and to help achieve the community's strategic priority of growing and maintaining its affordable housing options. The study's scope consisted of three components: demographics inventory/ analysis, housing inventory/analysis, and housing demand and supply analysis.

Organization of the Report

The report is organized into four sections. Supplementing the report are three corresponding sets of slides that provide more detailed information, which are incorporated into the report as an appendix.

1. Key Findings
2. Demographics Inventory and Analysis
3. Housing Inventory and Analysis
4. Housing Demand and Supply Analysis
5. Appendix of Detailed Slides (3 Sets)

Key Findings

Based on HKGi's compilation and analysis of Northfield's demographics, housing inventory, 5-year projections, and resulting housing demand and supply, we have identified the following key findings:

1. **Projected 5-Year Household Growth.** An increase of 450 new households is projected over the next 5 years (average: 90/year) which is consistent with Northfield's longer-term historical growth. These 2021 - 2025 population and household projections account for the impacts of Northfield's lagging new housing construction over the past decade, the low housing vacancy rate, and significantly increasing home sales prices, which all indicate pent up demand for more housing in the community. Rather than simply basing the City's 5-year projections on recent population and household growth trends (past 10 years), we are recommending that Northfield's household growth will be about 6.75%. This growth rate is between the projected growth rates of the comparable cities of Hastings (5.8%) projected growth and other nearby Dakota County cities (range from 8% to 11%).
2. **Growing Age Groups Focus.** The biggest population and household growth in the 2010 – 2025 time period is anticipated to be in the following age groups, and the supply of new housing should focus on the needs of these age groups in particular:
 - Senior (ages 55+): Estimated growth of 1,440 people from 2020 – 2025. A mix of active adult, independent living, assisted living, and memory care will be needed

- New Family (ages 25 – 34): Millennials are beginning to start families and are looking for starter and move-up homes
- 3. **Smaller Households.** The City’s demographic trends and the increasing number of smaller households in general will increase demand for a broader variety of housing options, including smaller size, rental, lower maintenance, and affordable housing.
- 4. **Owner-Occupied/For-Sale Housing.** Projected supply of 180 additional for-sale housing units for the 2021 – 2025 time period will be needed, which is 36 units per year. There are 114 for-sale housing units that have already been approved for development, so an additional 68 units will be needed at a minimum.
- 5. **Affordable For-Sale Housing.** Substantial demand exists for additional affordable housing units. Due to the necessary construction costs of new owner-occupied/for-sale housing, it is extremely challenging to construct affordable single-family homes. Affordable new construction for-sale housing will most likely need to be in the form of townhouses or similar attached housing types, which is more feasible. Existing naturally occurring affordable housing (NOAH) plays an important role in the supply of affordable single family with new construction more likely meeting a move-up housing market.
- 6. **Rental Housing.** Projected supply of 226 additional non-senior rental housing units will be needed, which will likely be a mix of apartments, townhomes, and single family homes. Two apartment projects with a total of 149 rental units will be brought on line in 2021, along with 38 rental townhomes anticipated in the near future. An additional 39 rental units will be needed at a minimum.
- 7. **Affordable Rental Housing.** Of the 187 rental units currently planned for development, 46 (25%) are affordable units – 8 apartments and 38 townhouses. Since almost half of current rental households (44.5%) are housing cost-burdened, the remaining projected supply of rental housing (39 units) should include affordable units.
- 8. **Senior Housing.** Projected supply of 88 additional senior housing units will be needed, including independent living units (38), assisted living (50), and memory care (15).

Demographics Summary

The first phase of the housing study was assembling the city’s demographics relevant to housing. The demographics inventory consists of data related to four major elements:

1. Population
2. Households
3. Income
4. Employment

This summary section goes along with the attached Demographics Inventory and Analysis slides. Data sources for all of the demographics information is provided on these slides. Where relevant, references to the slide numbers containing the associated tables, charts, or graphics are included.

Population

Growth

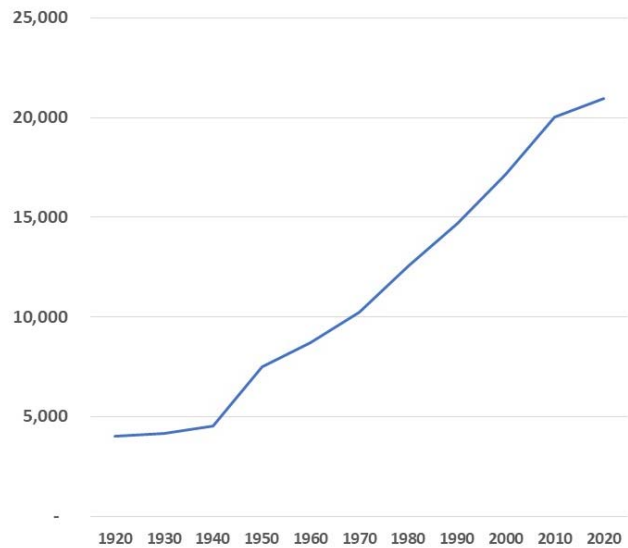
In 2020, the U.S. Census estimated Northfield's total population at 20,968. The non-college population was estimated at 15,776. Since the 1950s, the City of Northfield has seen relatively stable growth, adding an average of roughly 200 people per year. While this number has tapered somewhat in the last decade, growth has continued at about 100 residents being added per year.

Aging

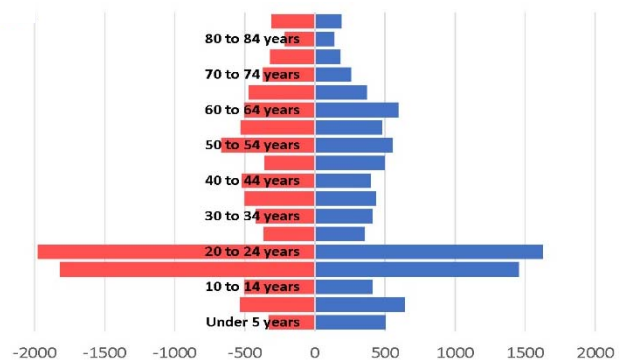
The presence of two colleges means that about a quarter of the population is college students. These students tend to leave after graduation but are replaced by incoming students. This age cohort is a significant portion of the community's population.

With the exception of college students, the Baby Boom generation (aged 56-74 in 2020) represents a larger portion of the City's population than younger generations. As this group ages, the relative size of this population pulls the average age higher. While this trend is not unique to Northfield, it does mean the largest part of the population (except for college aged) is reaching retirement, facing health realities, shifting priorities, and desiring/needing different housing options.

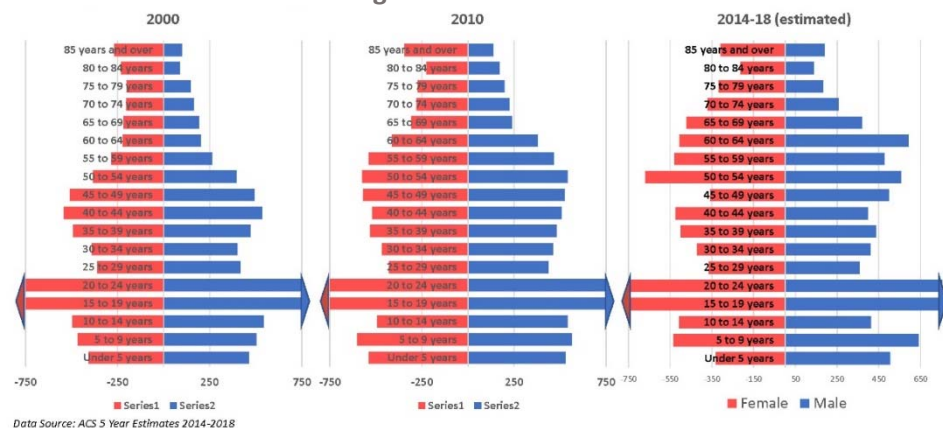
Population Growth



Age & Sex Current



Age & Sex Trends

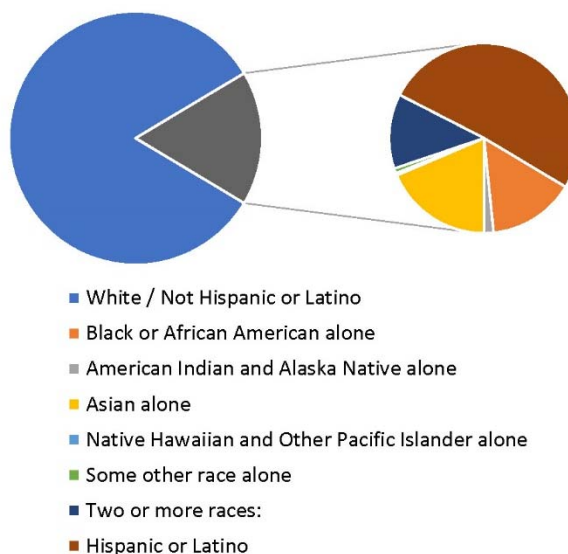


Race/Ethnicity

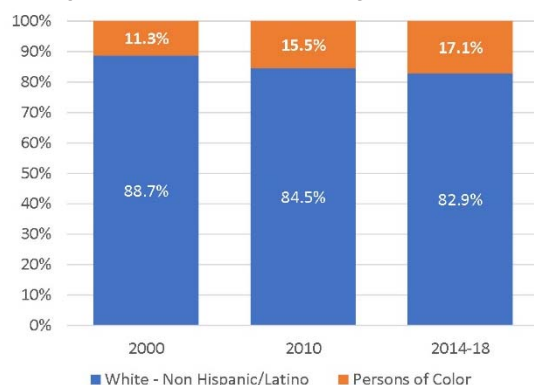
Northfield's racial mix continues to be predominantly white, with about 83% of residents identifying themselves as non-Hispanic white. However, the community has been diversifying, with the non-white population growing 150% since 2000. This diversification is most clearly seen in Northfield's younger generations. About a quarter of residents under 18 are people of color, compared to about 5% of residents over 65.

Hispanic/Latino residents represent the second largest racial group, at about 9% of the total population, and about half of the people of color in the community. Other racial groups including Asian (3.1%), Black/African American (2.5%), people of two or more races (2.2%) and others make up slightly more than 8% of the population.

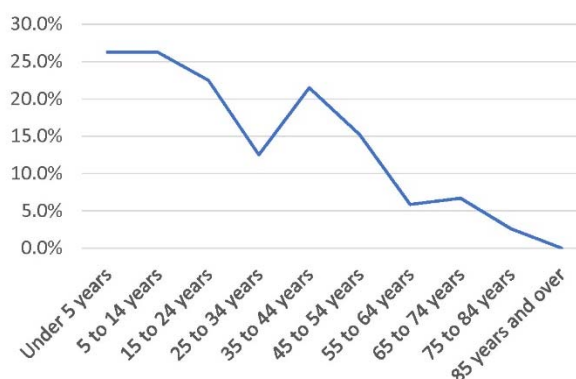
Population - Race/Ethnicity



Population - Race/Ethnicity since 2000



Percent of Population of Color by Age

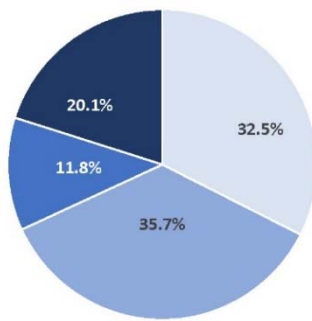


Households

Household Size

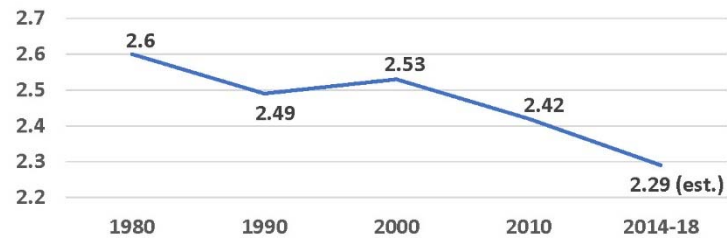
While the city's population growth has tapered somewhat since 2010, the average household size has continued its steady decline. Household size has been decreasing for many decades in the U.S. Northfield's household size has historically been substantially lower than at the national level. For example, in 1960, average household size was 3.33 in the U.S. compared to 2.92 in Northfield. This difference has narrowed substantially over time with U.S. average household size at 2.53 in 2020 compared to 2.45 in Northfield. This combination of factors means the number of households in the city has been growing faster than its population in the last decade. Declining household size also has implications for the mix of housing types that are needed/desired in the City, as two thirds of the households consist of just one or two people.

Household Size



- 1-person household
- 2-person household
- 3-person household
- 4-or-more-person household

Household Size by Decade



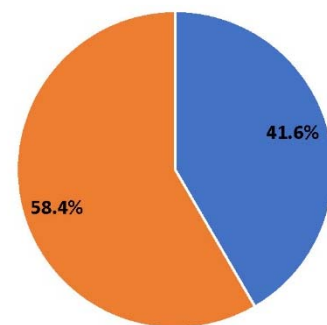
Household Makeup

Similar to the population trends, an increasing percentage of households have at least one person over 60 years old. That number has grown from 29.3% during 2006-2010 to 41.6% for 2014-2018. This ratio is higher than the state of Minnesota (36.4%). This shift is not unexpected, given the aging of the Baby Boomer generation, but does merit consideration when thinking about the city's mix of housing types, features, and prices.

While households with people over 60 are growing, the percentage of households with children continues to decline. In 2000, 35.4% of households had at least one child. By 2014-2018, that percentage had dropped to 29.4%. This ratio is in line with the whole state (30.6%).

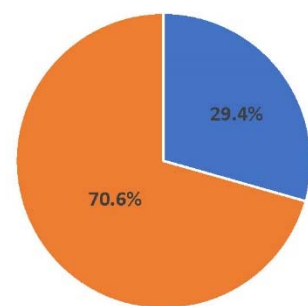
In terms of multi-generational households, 1.4% of households in Northfield have at least one grandparent living in the same household as a grandchild. This ratio is less than the state's number of 2.1% of households. While a small percentage of the total, it does estimate approximately 42-132 households in Northfield, which is not insignificant.

Households with One or More People Over-60



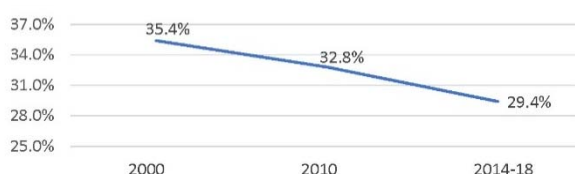
- Households with one or more people 60 years and over
- Households without one or more people 60 years and over

Households with One or More People Under-18



- Households with one or more people under 18 years
- Households without one or more people under 18 years

Households with One or More People Under-18 from 2000-2018

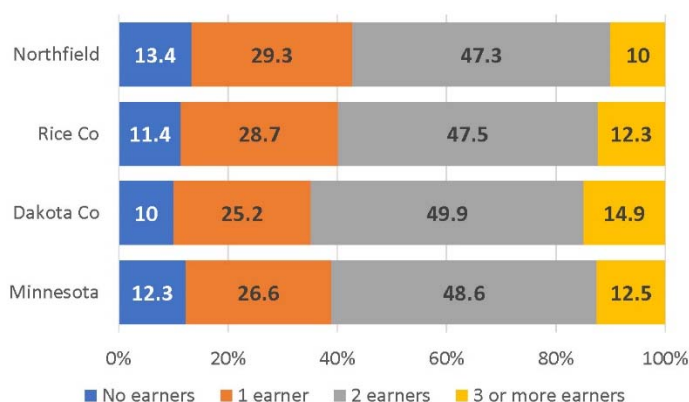


Income

Household Income

Median household income in Northfield was \$65,441/year from 2014-2018. The city's median is similar to Rice County (\$65,758) and the state (\$68,411). Dakota County has a higher household median income at \$83,288. While 27.7% of Northfield households have an income of more than \$100,000 per year, 18% make less than \$35,000.

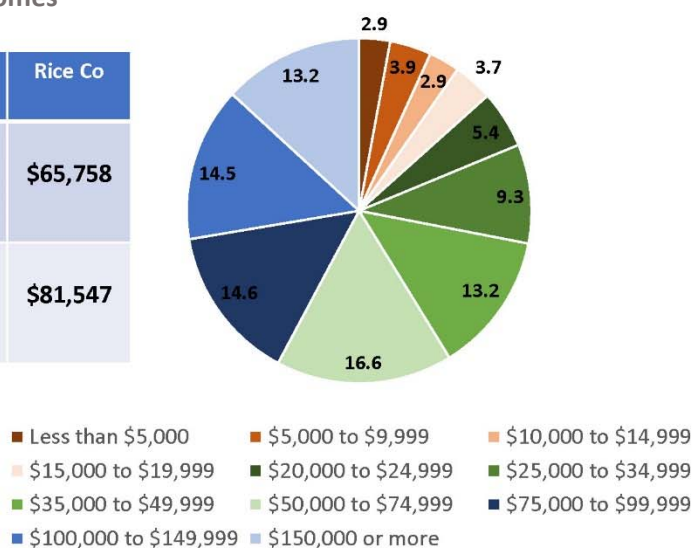
Number of Earners (by % of families)



Median and Mean Household Incomes

	Northfield	State of MN	Dakota Co	Rice Co
Median Household Income	\$65,441	\$68,411	\$83,288	\$65,758
Mean Household Income	\$82,655	\$90,600	\$104,036	\$81,547

Household Income by Percent



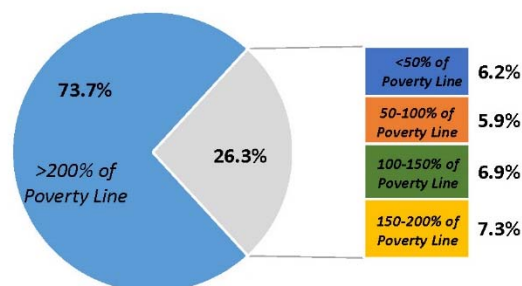
Data Source: ACS 5 Year Estimates 2014-2018

The percentage of households with 0 or 1 earner in Northfield outpaces Rice and Dakota Counties and the state. Households with high earnings are much more likely to have multiple earners, while households at the low end of earnings tend to be 0 or 1 earner households.

Poverty

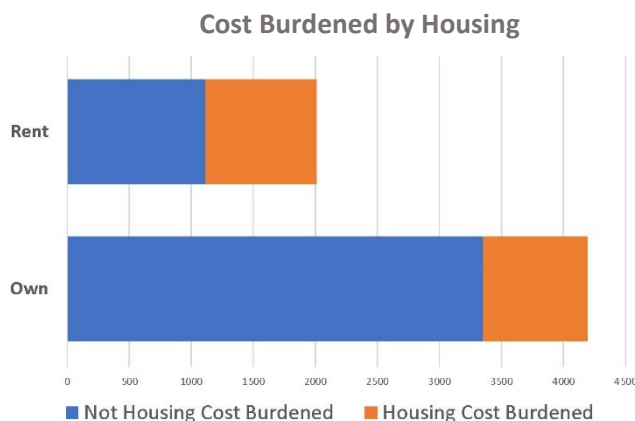
About 1 in 8 residents is living at or below the poverty line (12%), which is \$16,240 for a two-person household. Poverty affects youth more than the general population as 18.5% of residents under the age of 18 live in a household experiencing poverty. More than a quarter (26.3%) of Northfield residents live below 200% of the poverty line, which is \$32,480 for a two-person household.

Population Living in a Household Experiencing Poverty in the Last 12 Months



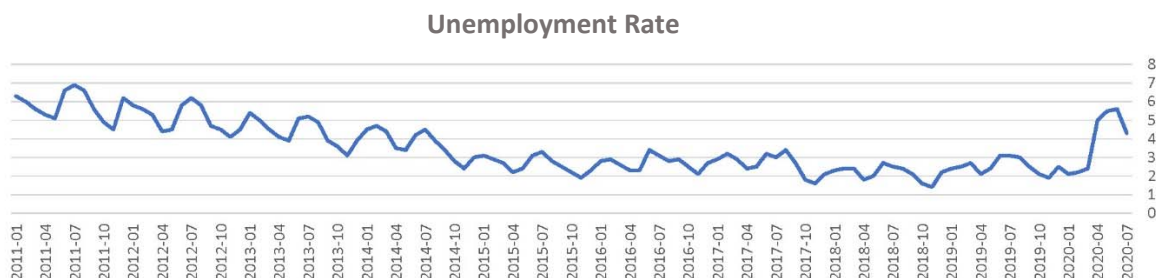
Cost-Burdened Households

Households spending more than 30% of their monthly income (before taxes/deductions) are considered “cost-burdened.” When housing costs are above this threshold, it is more likely that people will be forced to make difficult tradeoffs and may forgo other basic needs. Of the 4,193 owner-occupied households in Northfield, 838 spend more than 30% of their income on housing costs. An additional 893 rental housing units (of 2,008) are also considered cost-burdened. These numbers represent about 20.0% of owned and 44.5% of rented housing units.



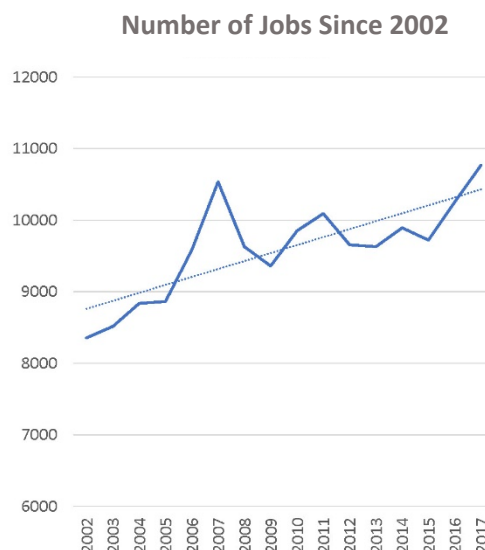
Employment

As of July 2020, the unemployment rate in Northfield was 4.3%, down from 5.6% in June, but higher than it has been since 2014. This number is still well below the national average of 10.2% for July of 2020. The number of jobs in Northfield has also continued to grow, adding an average of 160 jobs per year.



Job Sectors

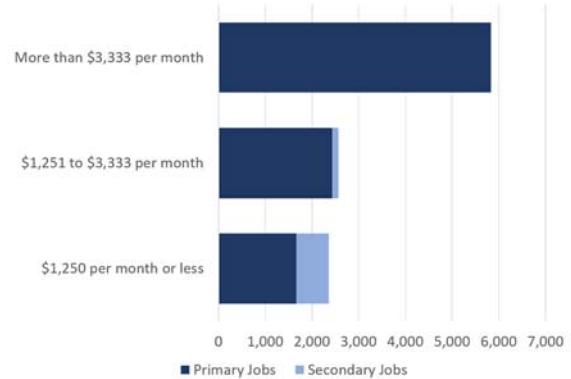
In addition to being a great place to live, nearly 11,000 people find work in the City of Northfield as well. The biggest job sectors in the community are educational services (25.1% of jobs), health care and social assistance (21.5%), manufacturing (18.7%), and accommodation/food services (9.7%). About 55% of these jobs provide wages above \$40,000/year.



Employment Sectors

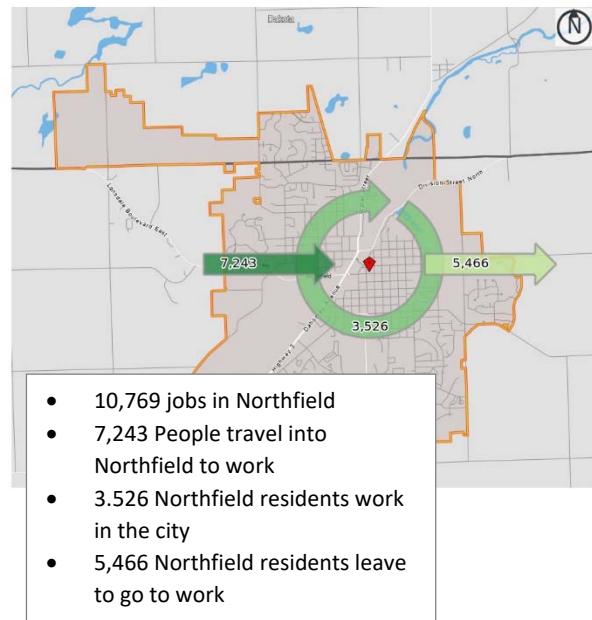
Sector	Total Jobs	% of Jobs
Educational Services	2,703	25.1%
Health Care and Social Assistance	2,312	21.5%
Manufacturing	2,017	18.7%
Accommodation and Food Services	1,043	9.7%
Wholesale Trade	630	5.9%
Retail Trade	505	4.7%
Other Services (excluding Public Administration)	330	3.1%
Finance and Insurance	266	2.5%
Professional, Scientific, and Technical Services	191	1.8%
Other	772	7.2%

Employment Wages

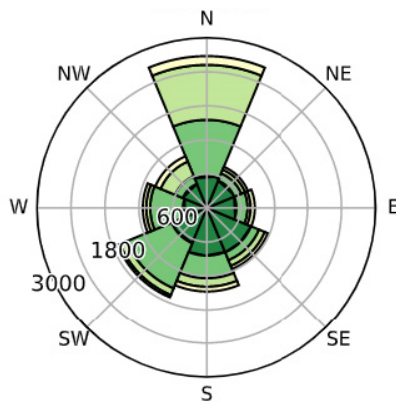


Commuting Patterns

Northfield is a regional center for employment, but is also close enough to the Twin Cities metro that commuting between the two is feasible for many workers. About a third of the jobs in Northfield are filled by residents that live within the city limits. Almost a quarter of jobs in the city are filled by people traveling over 25 miles to get there, primarily from the Twin Cities. At the same time, about a third of Northfield residents travel more than 25 miles to get to work, primarily heading north to Minneapolis, St. Paul, and other suburbs.

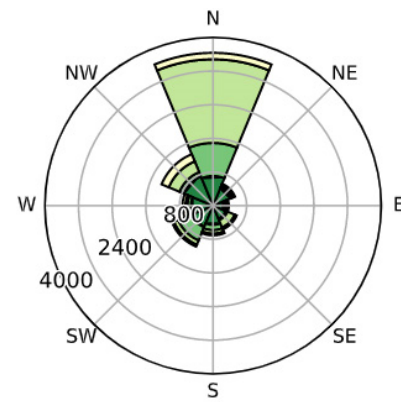


Commuting Distance/Direction Working in Northfield



- About 23% of employees working IN Northfield (left graph) travel more than 25 miles
- Over 35% of residents (right graph) travel more than 25 miles to get to

Commuting Distance/Direction Commuting from Northfield



Housing Inventory and Analysis

The second phase of the housing study was assembling the city's housing inventory and analysis. In order to properly assess the city's future demand and supply for housing, it is important to understand what you have first. The city's existing housing inventory consists of 7,353 housing units, including both for-sale and rental housing types. The inventory and analysis addresses data related to seven major elements:

1. Existing Housing Inventory
2. For-Sale/Owner-Occupied Single Family Housing
3. Home Sales Market
4. Home Sales Construction (Building Permits)
5. Rental Housing
6. Senior Housing
7. Emergency/Supportive Housing

This summary section goes along with the attached Housing Inventory and Analysis slides. Where relevant, references to the slide numbers containing the associated tables, charts, or graphics are included.

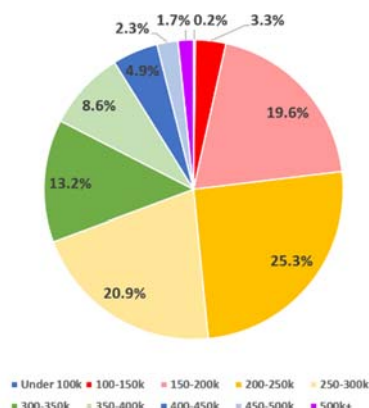
Owner-Occupied / For-Sale Housing Inventory

Housing Units

Approximately 66% (4,843 units) of the city's existing inventory is owner-occupied/for-sale housing, including 214 homes in two manufactured home parks and 521 non-homesteaded single-family houses and townhouses. The cost or value of existing for-sale housing encompasses a wide range. Just 23% (927 units) of the for-sale housing units are valued at \$200K or less. The three largest value ranges represent 2/3 (2,643 units) of the total housing units, which include the following:

- \$150K - \$200K 787 units
- \$200K - \$250K 1,017 units
- \$250K - \$300K 839 units

Owner-Occupied Single-Family Homes on Parcels Under 2 Acres



Existing Housing Inventory

- 7,353 total units
- 4,108 homesteaded properties
- 521 non-homesteaded single family houses or townhouses
- 214 lots within two manufactured home communities
- 2,510 apartment and senior units

Home Value (Total Est. Market Value)	Count
Under \$100,000	8
\$100,000 - 150,000	132
\$150,000 – 200,000	787
\$200,000 – 250,000	1,017
\$250,000 – 300,000	839
\$300,000 – 350,000	531
\$350,000 – 400,000	344
\$400,000 – 450,000	198
\$450,000 – 500,000	91
\$500,000+	67

Affordability

Identifying the number of for-sale housing units that are affordable is dependent upon household income and the number of people in the household. Affordable housing is generally defined as housing on which the household is paying no more than 30 percent of gross household income for housing costs, including utilities.

Northfield's median income is \$63,621, which means an affordable home = \$238K. 63.9% (2,565 homes) of owner-occupied houses would be considered affordable to a household making the median income.

80% of Northfield's median income is \$50,897, which means an affordable home = \$187K. 16.8% (673 homes) of owner-occupied houses would be considered affordable to a household making 80% of the median income.

50% of Northfield's median income is \$31,811, which means an affordable home = \$111K. 0.3% (11 homes) of owner occupied houses would be considered affordable to a household making 50% of the median income.

Rental Housing Inventory

Housing Units

Approximately 32% (2,351 units) of the city's existing inventory is rental housing per the City's rental license program. The city's rental housing inventory includes apartments, townhouses, single-family houses, and senior housing. There are 593 senior housing units, including independent living, nursing home, assisted living, and memory care. With 149 new apartment units coming on line in 2021, the number of rental units will increase as well.



Affordability

HUD identifies 546 rental apartment units being subsidized as affordable housing. For senior housing, approximately 37% (218 units) of all senior housing (593 units) are subsidized, while 375 units are market rate. Of the 149 new apartment units coming on line in 2021, there will only be 8 new affordable units. Of the identified affordable housing units, most are one-bedroom units. The number of naturally occurring affordable housing (NOAH) units have not been estimated and are not included in these numbers. NOAH is defined as units renting at or below 60% of area median income (AMI) respective to unit size and expected number of persons per unit. For Northfield, median income in 2020 was \$63,621, so 60% of the median would be \$38,173. Since affordable housing is defined as housing whose cost does not exceed 30%

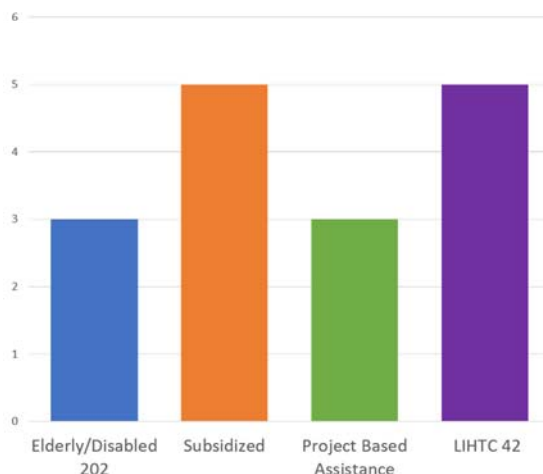
Rental Housing

- Estimated 2,351 rental units in Northfield
- 546 HUD-identified affordable units
- 187 new housing units planned for construction

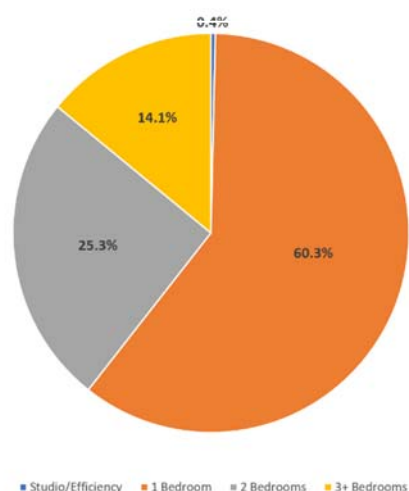
Type	Average Rent	Affordable at:
Studio	\$644	\$25,760
1 BR	\$711	\$28,440
2 BR	\$864	\$34,560
3 BR	\$967	\$38,680

of a household's income, 30% of this household income would be \$11,452 or a monthly rent/mortgage payment of \$954.

HUD-Approved Affordable Housing Program Utilization



Affordable Units by Bedroom Count



Housing Demand and Supply Analysis

The third phase of the housing study was a housing demand and supply analysis. This analysis addresses the following elements:

1. Population Growth Trend
2. 5-Year Population and Household Projections
3. Total Housing Demand and Supply
4. For-Sale Housing Demand and Supply
5. Rental Housing Demand and Supply
6. Senior Housing Demand and Supply

This summary section goes along with the attached Housing Demand and Supply Analysis and Key Findings slides. Where relevant, references to the slide numbers containing the associated tables, charts, or graphics are included.

Population Growth Trend

Northfield's population growth has historically been about 200 to 250 people per year (1980 – 2010), but growth has slowed to about 90 people per year the past 10 years. Following the last 10 years trend would add approximately 96 people/year, whereas, following the last 5 years trend would add approximately 134 people/year. A return to historic trends would add about 200 people per year.

Growth Trends

- Historical growth by 200-250 people per year between 1980 and 2010
- Since 2010 growth has slowed to around 90 people per year
- Growth has been higher than Faribault, lower than suburban Dakota County, most similar to Hastings

5-Year Population and Household Projections

Current Context and Community Attributes

Great Place to Raise a Family

Northfield offers good schools and outdoor opportunities while also providing the “sense of place” that many Millennials are looking for beyond a typical suburb. As Millennials reach the family-raising stage of their lives, many are prioritizing family-friendly locations, while still desiring the downtowns and “thirdplaces” (places where people desire to spend significant time other than home and work) that urban settings offer. By 2025 the 30-34 and 35-39 age cohorts will be the largest in Northfield outside of the college aged demographic.

Diverse Employment Base

Northfield offers a variety of employment options across a number of different sectors. While the loss of a major employer would certainly hurt, Northfield is fairly well diversified across manufacturing, health care, education, accommodation/food services, wholesale and retail trade and professional services. In 2018, nearly 60% of primary jobs paid more than \$40,000/year.

Improved Location

Improving virtual workplace technology benefits for rural & urban fringe communities. Many employers (that are able) see this as a continuing trend for employees, even after COVID-19. Businesses may have more interest in locating outside of urban employment centers if their employees are working virtually. Ability to work remotely at least some of the time makes Northfield a great location, especially for those that may still need to get into the office a few days a week.

Civil Unrest

Uncertainty in Minneapolis and St. Paul has led to some seeking homes outside of the Twin Cities metro. Northfield has a great downtown and cultural opportunities through the colleges without getting too far from friends/family and within reach of Twin Cities offerings.

Relative Affordability

While home prices continue to rise and the available home supply is tight, existing homes can still be purchased at a relative value compared to some of the Twin Cities suburbs or parts of Minneapolis and St. Paul.

Constrained Supply in Dundas & Surrounding Communities

Dundas uses Northfield’s water treatment facilities and is reaching their allotted capacity which will limit their ability to grow significantly without a renegotiation. Surrounding townships are primarily agricultural and do not generally allow much development beyond agricultural densities.

Lagging New Housing Construction

The construction of new housing, both for-sale and rental, has been slow to return to historic levels since the economic downturn in 2008. In the immediate aftermath of the downturn, an excess supply of housing driven by pre-2008 overbuilding put a brake on most new development. But as housing filled up and excess supply was absorbed, new housing construction did not pick up to meet the pace of demand, driving the for-sale house average days on the market from nearly 180 days in 2011 to 90 in 2015. Two major reasons that housing development did not keep pace with demand were that Northfield housing

prices did not justify the costs of new construction and builders' lingering lessons from being left holding too much inventory after the downturn.

Not Quite Close Enough to the Twin Cities

While the proximity to the cities will be close enough for some, Northfield will not see the same level of growth that contiguous suburbs will.

Smaller High-end Market

The market has not been established for \$500K - \$1M homes like it has in some suburbs. Some builders will continue to focus in these areas.

Challenges Developing Affordable Housing

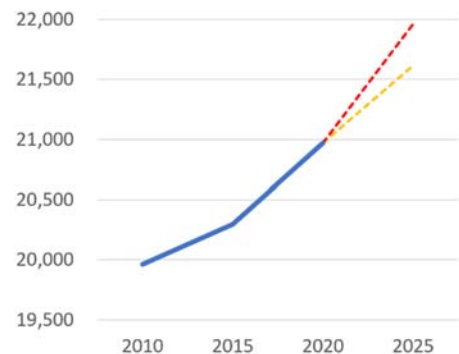
While affordable housing is needed in Northfield, the differences in calculating rents for the metro and Rice County make it more feasible to develop affordable housing in the Twin Cities and surrounding suburbs.

2020 – 2025 Projections

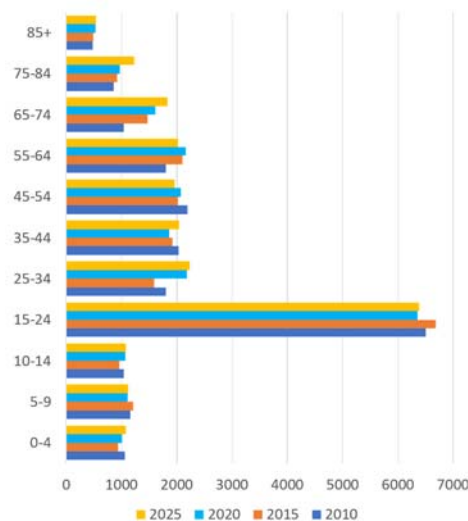
We are projecting population growth of approximately 180 people per year for the 2021 – 2025 time period. This projection includes a bump to Northfield's recent growth trends based on the current context and Northfield's community attributes, but it is somewhat below Northfield's longer term growth trends. The biggest population growth in the 2010 – 2025 time period is anticipated to be in the following age cohorts, in descending order:

- 65 – 74
- 25 - 34
- 75 – 84
- 55 – 64
- 85+

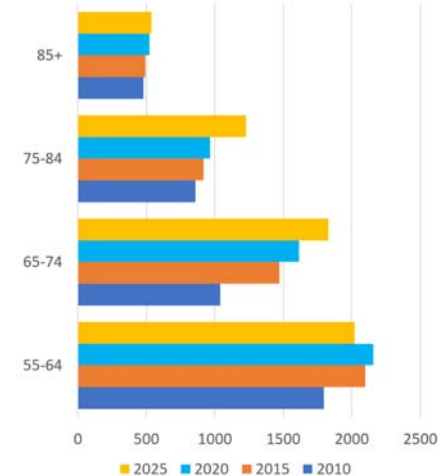
Projected Population Growth



Population Change by Age



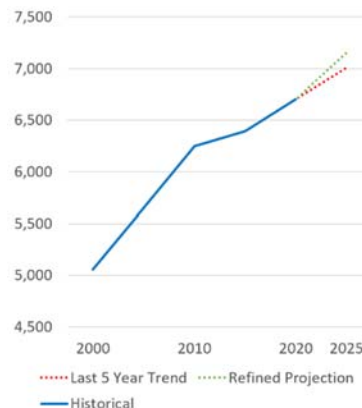
Population Change Over 55 Cohorts



Based on the projected population growth, we are projecting Northfield's household growth to be about 6.75% which is between the growth rates of the comparable cities of Hastings (5.8%) and other nearby Dakota County cities (range from 8% to 11%). This projection results in an increase of approximately 450 new households over the next 5 years (average of 90/year) which is consistent with Northfield's historical growth.

- Household growth projected to be 6.75% in the next 5 years
- Projection of approximately 450 new households in next 5 years

Household Growth



Total Housing Demand and Supply

Based on the projected growth of approximately 450 households, we are able to estimate the supply of new housing units needed. Analysis of for-sale housing, rental housing, and senior housing results in an estimate that approximately 500 new housing units will need to be supplied in the next 5 years. This needed supply can be reduced by the 300 new housing units already in the pipeline for 2021, resulting in a net supply of approximately 200 additional new housing units needed.

For-Sale Housing

We anticipate higher growth in new housing construction over the next 5 years compared with 2015-2020 as housing prices rise and demand stays strong. Projections show a supply of approximately 180 additional for-sale housing units will be needed over the 2021 – 2025 time period or 36 units per year. There are 114 for-sale housing units that have already been approved for development, so an additional 66 housing units will be needed at a minimum.

Single-family home prices have been rising quickly, and making home ownership challenging for residents making 80% of Northfield's area median income (AMI) or less. That being said, a large number of houses are still attainable for households making the median income or higher.

An influx of high-earning households is creating a market for homes in the \$350K - \$500K range. This trend will likely drive growth in new housing construction as this price level can ensure housing development is profitable for builders. It is likely that lower housing prices from the 2010 - 2020 time period were not sufficient to entice builders to Northfield in large numbers, especially as labor costs rose and better housing development opportunities existed in the southern suburbs of the Twin Cities metro. New home prices are now rising to a level that should help increase housing supply in Northfield.

Rental Housing

Projections show a supply of 226 new non-senior rental housing units will be needed, which will likely be a mix of apartments, townhomes, and single family. Two apartment projects with a total of 149 rental units will be brought on line in 2021, along with 38 rental townhomes anticipated in the near future. An additional 39 rental units will be needed at a minimum.

The apartment rental market is incredibly tight right now. A recent market study completed for an apartment developer found less than a 1% vacancy rate. Our research found similar conditions. Much of the existing apartment inventory is older and does not justify high rents. The two new projects will represent the first new apartments built since 2009. It will be important to monitor leasing rates and the impacts on other apartment rents in Northfield.

Senior Housing

Senior housing is a strong and growing market in Northfield. Research suggests that the available options for seniors have a low vacancy rate although turnover does make it possible to obtain spots in senior housing facilities. The oldest Baby Boomers will be turning 79 in 2025 strengthening a senior trend that will gain even more steam during the 2025-2040 time period.

Independent Living: Projected supply need of an additional 38 independent living units by 2025.

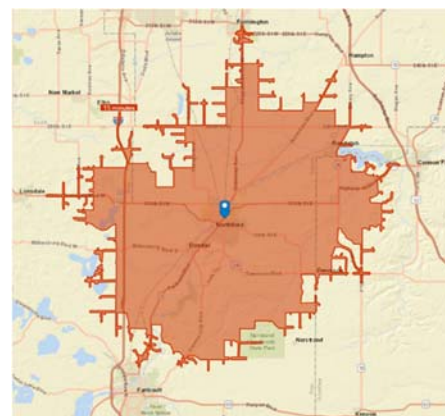
- 29 market rate
- 9 affordable

Assisted Living: Projected supply need of an additional 50 assisted living units by 2025.

- 35 market rate
- 15 affordable

Memory Care: Projected supply need of an additional 15 memory care living units by 2025.

Senior Housing Market Area
(within 15 minute drive)



Over-55 Household Changes
through 2025

Age Cohort	2020 (HHs)	2025 (HHs)	Change (HHs)
55-64	2,165	2,010	-155
65-74	1,649	1,860	+211
+75	1,405	1,698	+293

Affordable Housing

There is a significant demand for affordable housing in Northfield. In particular, 44.5% of rental households (893 households) are housing cost-burdened (spend more than 30% of their income on housing) compared to 20% of owner-occupied households (838 households).

Larger non-profit developers will probably continue to focus development efforts in the Twin Cities metro where higher rents are achievable in affordable housing projects. Therefore the development of affordable housing will likely have to be done by local entities.

Naturally occurring affordable housing (NOAH) that is in the for-sale and rental housing markets have been lost as housing prices/rents continue to rise.

Many of the apartments in Northfield are much more affordable than what can be found in the Twin Cities, even without subsidies. Average rents are still affordable to many households earning 40% of the Northfield's AMI.

Summary of 5-Year Housing Supply Needs

Type of Housing	Housing Units Supply (2021 – 2025)	New Housing Units Planned/Underway	Remaining Housing Units Supply (2021 – 2025)
For Sale Housing	180 (36/year)	114	66
Rental Housing	226	187	39
Senior Housing	88		88
Independent	38 (9 affordable)		38 (9 affordable)
Assisted Living	50 (15 affordable)		50 (15 affordable)
Memory Care (included in Assisted Living supply)	15		15
Total	494	301	193