AGENDA
CITY COUNCIL WORK SESSION

December 11, 2023 - 6:30 PM

Lakeville Water Treatment Facility

Members of the public can participate in person at the Lakeville Water Treatment Facility, 18400 Ipava Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 236 854 408 111 or by calling Toll Number 1-323-433-2142; Conference ID: 809 682 696#.** The mayor will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, moment of silence and flag pledge
2. Citizen Comments
3. Discussion Items

6:35 p.m.	a.	2024 Legislative Priorities Draft	Allyn Kuennen, Courtney Miller
7:05 p.m.	b.	Potential Housing Programs	Tina Goodroad

4. Items for Future Discussion
5. Committee/ City Administrator Updates
6. Adjourn

Date: 12/11/2023

2024 Legislative Priorities Draft

Proposed Action

Staff recommends adoption of the following motion: For Council discussion only.

Overview

The adoption of legislative priorities is intended to portray the City's positions on various issues to Lakeville's residents, legislators, county and state officials, lobbying organizations, and other interested parties.

Attached for your consideration is a relined copy of the proposed 2024 Legislative Priorities. Added priorities include School Resource Officers and Earned Sick and Safe Time. Revisions were made to several other priorities to reflect changes since 2023.

Council may also want to discuss how this document is shared with our legislative delegation. In the past, the city has invited them to a joint work session (if time allows before the legislative session begins).

Supporting Information

1. 2024 Legislative Priorities Draft

Financial Impact: $ **Budgeted:** No **Source:**
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Courtney Miller, Assistant to the City Administrator

City of Lakeville

2024 Legislative Priorities




Adopted: ____________

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Primary Legislative Priorities

A. State Mandates on Local Authority:

Lakeville opposes statutory changes which erode local control and authority including, but not limited to:

- Mandates that limit the city's ability to manage our development standards, zoning regulations, and the use of right-of-way.
- Unfunded mandates that cause increased property taxes which impede the city's ability to fund traditional services.
- ~~Salary and compensation limits~~
- Regulations prohibiting the imposition of infrastructure fees so new development pays its fair share of the off-site, as well as the on-site, costs of public infrastructure to adequately serve the new development.

B. Post Office Improvements:

In March of 2021 the United States Postal Service released its 10-year plan, 'Delivering for America,' to return the organization to financial sustainability and achieve service excellence while maintaining universal six-day mail delivery and expanding seven-day package delivery. The Lakeville Post Office currently struggles to make consistent daily deliveries to residents, much less expanding to delivery seven days a week. The report indicates the successful implementation of the 10-year plan requires partnership from legislative and regulatory stakeholders. The City of Lakeville has contacted our local elected federal representatives and requested a review of the operations of the Lakeville Post Office. It is essential, for a growing city of over 75,000 residents, that the Federal Government implement improvements to Lakeville's Post Office including the renovation and expansion of the sorting and distribution facility, upgrades to technology, increased staffing and training, and updated vehicle fleet and logistics to provide improved customer service and consistent and reliable handling, sorting and delivery of mail services.

C. School Resource Officers:

Minn. Stat. Ch. 121A governs student rights, responsibilities, and behavior. In 2023, the legislature included provisions in the omnibus education bill amending this chapter to limit the use of force toward students by school resource officers (SROs). The amended law generated conflicting legal interpretations and created ambiguity for SROs around when use of certain restraints is authorized in school settings and whether SROs retain the authority to use reasonable force as provided in Minn. Stat. § 609.06. Due to ambiguity in the law and potential civil and criminal liability risks, some local law enforcement agencies suspended or terminated SRO contracts with school districts. Lakeville supports the Legislature and Governor working with stakeholders, including law enforcement, local government, and education organizations, to clarify laws pertaining to the authority SROs have in schools.

D. Regional Public Safety Training Facility:

A permanent, dedicated public safety training facility within Dakota County, available to all jurisdictions within the south metro and Greater Minnesota area, would improve training for public safety employees. It would allow for more consistent and routine training opportunities, as well as allowing for employees to maintain certifications. A regional public safety training facility would help ensure our safety personnel have the highest degree of training possible to serve the public. In 2023, the Minnesota Legislature prioritized increasing training and equipment for public safety personnel by passing a bonding bill through which the city received $7,170,000. This amount is to design, construct, furnish, and equip the renovation of an existing building for a new regional public safety training center. The facility will include physical and virtual training areas, tactical training rooms, a firing range, classrooms, and meeting areas. The city has engaged an architect to complete the plans and specifications for constructing the facility with an anticipated project completion in 2025.

The estimated completion cost is $14-$20 million. Many of the jurisdictions within Dakota County and the south metro area, including Burnsville, Apple Valley, Farmington, Northfield, Eagan, and Rosemount have provided written support for the public safety training facility. This project would have no impact on State Operating Subsidies as the City of Lakeville would own and operate the facility, with the other jurisdictions providing operational support through membership or user fees to ensure the operational costs are shared among the jurisdictions benefiting from the facility. The city seeks additional state and federal funding to close any financial gaps.

E. Storage of Railroad Cars within Urban Residential Areas:

An active but little used section of freight railroad track runs through the City of Lakeville. Most of the track runs through residential neighborhoods or are adjacent to residential homes. While the railroad track is classified as an active line, several sections are in poor condition and the track is only used for the storage of inactive rail cars. Expanding rail capacity within industrial areas has the potential to increase development opportunities and addresses the concerns of residential property owners regarding safety and visual blight. The city was awarded $750,000 in Federal Funding (Fiscal Year 2023) for engineering design and $7,000,000 in State Funding for construction. The project includes construction of a 90-car storage yard, and a 30-car transload facility within the City's industrial parks, south of CSAH 70. Additional state and federal resources should be provided that will incentivize rail car storage areas within industrial areas and outside of residential neighborhoods.

F. Capacity Improvements at County Road 50 and Interstate 35 Bridge:

The City has invested over $22 million dollars in capital infrastructure improvements along the County Road 50 corridor and within the Interstate 35 interchange area in preparation for future safety and capacity improvements at the I-35/CSAH 50 interchange. In addition, the City borrowed $1,830,000 through the Metropolitan Council's Right-of-Way Acquisition Loan Fund (RALF) to acquire a vacant restaurant and an underutilized retail building. Replacing the Interstate 35 bridge (deficient in age and capacity), improving mobility along the Interstate 35 corridor (E-ZPass lanes), and making safety and capacity improvements at the I-35 and CSAH 50 interchange will provide the needed regional infrastructure to extend the METRO Orange Line along the interstate corridor, promote new commercial and industrial development at County Roads 50 & 70, and encourage additional job creation and tax base.

Additional Legislative Priorities

Local Control, Municipal Revenue & Taxation

A. Regulation of Adult-Use Cannabis and Cannabinoid Products:

The 2023 legislative session enacted legislation making Minnesota the 23rd state across the country to legalize adult-use cannabis. The new law, ch. 342, created a statewide regulatory framework for adult-use cannabis establishing state-issued licenses for the industry from seed to sale. The regulatory structure includes local regulation, with cities responsible for registering certain cannabis businesses that are licensed by the state and conducting compliance checks. The law requires businesses to comply with local zoning ordinances, authorizes cities to implement license limits, and authorizes cities to implement ordinances to establish a petty misdemeanor for public use of cannabis and cannabinoid products. These authorizations aside, cities have very limited discretion in the regulation of the industry. In addition to the adult-use cannabis market, cities continue to navigate the regulation of cannabinoid products legalized by the 2022 legislative session under chapter. § 151.72. As the Office of Cannabis Management is created and rulemaking is conducted, cities have continued to implement local licenses for the products.

Finally, the new law authorizes cities to impose an interim ordinance to study the issue and restrict, regulate, and prohibit cannabis businesses until January 1, 2025. However, estimates from state agencies and the rulemaking timeline established by law indicates that final rules will not be available until early 2025. The authority to conduct an interim ordinance study should better align with the establishment of rules for the new law to allow cities to properly study the issue. Many questions remain for what is to be seen from the Office of Cannabis Management and the cannabis industry as it is established. Cities will be a critical component of the regulation and enforcement of this industry.

In any future legislation, the following should be considered:

- The timeline authorized for interim ordinances to conduct studies on the adult-use cannabis industry should be extended to better align with the conclusion of rulemaking for ch. 342 to provide adequate time for cities to study the rules once adopted.
- Any legislation considered should be responsive to the needs of cities as they arise from the implementation of this industry, including evaluating and potentially increasing the appropriation provided through the Local Government Cannabis Aid fund to ensure adequate funding for local governments to respond to challenges resulting from the cannabis industry.
- Legislation should increase, and at a minimum maintain, any discretion and local control granted to cities in current legislation.

- The City opposes any proposals to diminish local control related to the cannabis industry.

B. Expansion of Wine and Strong Beer Sales in Grocery/C-Stores:

Lakeville opposes any legislation that would allow the expansion of the sale of wine and strong beer in grocery and convenience stores due to significant detrimental economic impacts on city revenues and the negative affect on preventing drunk driving and underage alcohol sales and consumption. Minnesota law allows grocery stores, gas stations, convenience stores and wherever beer is sold to sell 3.2 beer. Beer manufacturers have not indicated they plan to stop producing 3.2% beer. In fact, no- and low- alcohol beer sales are increasing. Due to the same regulatory issues concerning regulation of alcohol and wine, "strong" beer (over 3.2%) can only be sold in exclusive liquor stores.

C. Elections:

Cities are essential in administering state and federal election laws and conducting voting activities. To strengthen the effectiveness of election administration, the Legislature should:

- Seek input from cities on proposed changes to voter registration, election law, and needed improvements and updates to the Statewide Voter Registration System (SVRS);
- Provide Cities with ongoing and sufficient funding through the Voting Operations, Technology, and Election Resources Account (VOTER) fund to provide cities with resources to conduct elections and meet the mandated requirements outlined in the statute.
- Provide ongoing resources to cities that administer absentee balloting and early voting for the extended early voting period and additional weekend hours required during a general election.
- Ensure that local government units are fully reimbursed for all anticipated and unanticipated costs of conducting the presidential nomination primary.

D. Met Council Governance:

The 17-member Metropolitan Council has 16 members, who represent geographic districts within the Twin Cities seven-county metropolitan area, with one member serving at large. However, they are all appointed by and serve at the pleasure of the Governor and typically fall within the current governor's party affiliation. To provide a governance structure which is more representative of our respective communities, local governments (cities and counties) should be afforded an opportunity to provide input in the selection process for members who represent local interest in regional planning efforts.

E. Revenue Restrictions:

The City of Lakeville strongly opposes levy limits and other financial restrictions imposed upon local governments. Local taxpayers hold their local elected officials accountable for local government spending and taxing decisions. When the state imposes levy limits, reverse referenda, or other fiscal restraints on local elected officials, it negatively impacts the ability of cities to meet the needs of their residents and removes the autonomy of local officials.

F. Data Practices Act:

The City of Lakeville supports a comprehensive periodic review of the Minnesota Government Data Practices Act (MGDPA) which was first enacted in 1979, over 40 years ago. Times have changed, specifically with technology. In 1979, cities were mainly maintaining data in paper form. Legislators from that time could not have imagined where technology would be today. The MGDPA should be updated to address those changes. The City of Lakeville should support these efforts:

- Provide additional state funding to assist Cities with meeting the increasing complexity of managing government data and records.
- State funding should be provided for statewide data practices training.
- Allow Cities to charge for the staff time required to comply with wide-ranging data requests regardless of where copies of the data are requested.

G. Fiscal Disparity Fund Distribution:

The City of Lakeville supports the Fiscal Disparities Program and any effort to modernize and improve the program to fund the needs of the metro area.

H. Targeting Property Tax Relief Directly to Individuals:

The City of Lakeville supports targeting property tax relief directly to individuals as opposed to direct aid programs like Local Government Aid (LGA), and believes that income, not property value, is the most appropriate measure of "ability to pay" property taxes. Lakeville supports additional property tax relief to those in greatest need by directing dollars to the circuit breaker program from programs such as LGA. The circuit breaker income adjusted property tax relief program provides direct assistance to those homeowners in greatest need, whether those local homeowners reside in a city which receives direct aids from the State.

The City of Lakeville also supports modifications to the homestead market value exclusion program. The general parameters of the program have not changed since 2011 and recent trends in residential home values have significantly reduced the value of the exclusion for many homeowners. The legislature should adjust the program to reflect the increases in market values.

I. Earned Sick and Safe Time

The legislature should amend Minn. Stat. § 181.9445, subd. 5 to incorporate a well-defined "public employee" definition, to include unique positions in which there is not a formal employer-employee relationship such as paid on-call fire fighters, election judges, or other non-traditional positions.

Transportation

A. Transportation System Improvement and Maintenance Funding:

The City of Lakeville supports State efforts to bolster financial resources needed to address road, highway, and freight rail improvements. The City of Lakeville also supports efforts to provide cities with adequate tools to fund maintenance and improvements to local roadways. Current levels of funding for roads and highways are inadequate to maintain existing road and highway needs and meet the needs of growing areas such as Lakeville. Lakeville recognizes the need for additional transportation funding statewide and will continue to advocate for additional resources to maintain the State's transportation infrastructure. In addition, cities still lack the authority to use additional tools for city street improvements; such resources continue to be restricted to property taxes and special assessments. It is imperative that alternative authority be granted to municipalities for this purpose to relieve the burden on the property tax system. The City of Lakeville will be financing millions of dollars in street maintenance and reconstruction projects with property taxes over the next several years. Street maintenance and reconstruction projects will be the most significant contributing factors to future property tax increases. This is in addition to millions of dollars in project costs financed from other sources such as special assessments and municipal state-aid street funding.

B. Dan Patch Commuter Rail Corridor:

Lakeville is opposed to any State or Federal funding that supports the study, planning, design or engineering of the Dan Patch Corridor.

Economic Development

A. Expansion of the Job Creation Fund (JCF) and Minnesota Investment Fund (MIF):

The City of Lakeville supports the expansion of state programs to allow cities the ability to provide competitive incentive packages. The Job Creation Fund provides financial incentives to new and expanding businesses that meet certain job creation and capital investment targets. The Minnesota Investment Fund provides financing to help add new workers and retain high-quality jobs on a statewide basis. Both programs have successfully been used in Lakeville and are needed economic development tools.

The City of Lakeville supports fully funding the Minnesota Job Skills Partnership and other workforce training programs administered by the Department of Employment and Economic Development, the Department of Human Services, and the various education agencies.

B. Expansion of Broadband Highspeed Internet:

Access to highspeed internet is essential for businesses and cities to compete in a global economy. Many commercial and residential areas within Lakeville do not have access to consistent and reliable broadband service. To promote economic development and to insure reliable highspeed broadband internet access the following steps should be implemented:

1. Fully fund the Border-to-Border Broadband Grant Program and continue to encourage public/private sector collaboration.
2. Support measures to authorize and encourage cities and other local units of government to play a direct role in providing broadband infrastructure and/or services.
3. Offer incentives to private sector service providers to respond to local or regional needs and to collaborate with cities and other public entities to deploy broadband infrastructure.
4. Remove barriers, restrict anti-competitive practices that prevent or impede cities, municipal utilities, schools, libraries, and other public sector entities from collaborating and deploying broadband infrastructure and services at the local and regional level.

C. Tax Increment Financing (TIF):

Cities need greater flexibility to use TIF for community and economic development that supports residents and businesses. Further restrictions of TIF would render the tool less effective and hinder local efforts to support job creation, housing and redevelopment. The Legislature should consider expanding the use of TIF to assist in the development of technological infrastructure and products, biotechnology, research, transportation and transit-oriented development, non-retail commercial projects, and modifying the various provisions of existing TIF law to better facilitate redevelopment and housing activities.

Housing

A. City Role in Housing:

The city values living options for people of all ages and stages of life. Lakeville strives to be a community where residents can live and age in place. Lakeville will accommodate individuals and families at all stages of life and strive to meet the housing, transportation, education, shopping, access to health care and other needs of all demographic groups within the city. Funding for life cycle, workforce and affordable housing is the responsibility of State and Federal governments and should not be borne solely by local property taxpayers. In addition, the city opposes any mandated housing requirements. Cities can facilitate the production and preservation of life cycle, workforce and affordable housing by:

1. Applying for State or Federal funding from applicable grant and loan programs.
2. Working with developers and residents to blend life cycle and affordable housing into new and existing neighborhoods.
3. Establishing standards that encourage lifecycle and affordable housing.

Date: 12/11/2023

Potential Housing Programs

Proposed Action

Staff recommends adoption of the following motion: No formal action. Staff seeks direction on prioritizing activities and funding with the Direct Local Housing Aid funds.

Overview

The Legislature passed a housing bill with $1 billion in new funding for various housing programs. The Legislature appropriated state funds for the programs and established a metro wide sales tax for housing needs, including a portion of this tax as a local housing aid for metropolitan cities.

The new law establishes a 0.25% metropolitan regional sales tax, with a portion of the proceeds allocated to metropolitan cities over 10,000 in population. Lakeville will receive a distribution of aid under this legislation with an estimate of $385,117 in 2024. A spreadsheet showing the estimated distribution of aid by city, for 2024-2027, is attached. This spreadsheet, using data from House Research, estimates that cities will receive $31.1 million in 2024. It is expected that the amount will increase over time, because collections for this tax began in October of this year, which shortens the collection time frame for the first year.

Cities can use this aid for emergency rental assistance, financial support to nonprofit affordable housing providers, and projects for the construction, acquisition, rehabilitation, demolition or removal of existing structures, construction financing, permanent financing, interest rate reduction, refinancing, and gap financing. Cities will be able to use this aid only for affordable housing assistance for households at 115 percent of the area median income (AMI) for homeownership projects, and 80 percent AMI for rental housing projects. For a household of four, 115% AMI is $143,650 and at 80% AMI is $94,650 (2023 income guidelines). Attached is a summary from DEED, that includes Dakota County statistics including average wages for the largest employment industries, that can help relate wages to types of jobs.

The MN Department of Revenue will distribute payments on the same payment schedule used for local government aid, with distributions in July and December. Cities must spend this aid by December 31 in the third year following the year after the aid was received. Beginning in 2025, cities must submit an annual report with documentation on any unspent funds, and documentation of qualifying projects completed or planned. This report will be due by December 1 of each year (starting in 2025) to the Minnesota Housing Finance Agency.

Uses of Funds

General categories for the use of funds proposed by staff include: affordable development related (owner and rental), preservation of affordable housing (owner and rental), home buyer assistance, and other.

Development: City funds could be used to support the creation of new affordable housing (rental and homeownership) through a variety of ways including construction costs, gap funding, assistance with acquisition, demo, or removal of buildings, etc. Such financing is a significant expense, more than likely requiring multiple years of aid to assist one project.

Preservation of affordable housing: This includes home improvement loan programs such as the one currently administered by the CDA using CDBG funds. This program provides loans between $15,000 and $35,000 that are 0% interest with no monthly payments. Loans are repayable upon transfer of ownership. Income limits are currently at 80% AMI. The CDA would like to expand this by creating an Enhanced Housing Rehab program with a broader reach of up to 115% AMI and potentially up to $50,000 loans with similar loan structure as the CDBG. Cities could dedicate a portion of the direct housing aid to this program and the CDA would administer the program as they are for the current CDBG funded effort.

Other preservation efforts could include improvement loans geared toward seniors with a deferred option. We could also create a program for rental rehabilitation that provides improvements to exteriors, mechanicals, etc. to income-verified rental properties or units. CDA has a similar program through their HOPE program which could be expanded. Finally, we could consider a manufactured home improvement program for interior or exterior improvements.

Home buyer Assistance: The city could create a down payment assistance program for qualified buyers. We will want to check with the state as new financing may fill this gap without having to replicate it locally.

Other ideas:
Improvement grants for qualified residents to help remedy minor property code violations.

Radon Mitigation Program: The CDA is considering the creation of a radon mitigation grant program with the local housing aid dollars, for homeowners at 115% AMI. The average radon mitigation system costs approximately $3,000 - $6,000.

Local Housing Trust Funds:
One way to account for these local housing aid dollars is to establish a local housing trust fund. A local housing trust fund is established by elected government bodies to dedicate public revenues to a district fund that is used to address housing needs. Such a fund does need to meet the requirements of MN Statutes 462C.16 to be considered a local housing trust fund by the State of Minnesota. All the proposed uses listed above are eligible uses of local housing trust fund dollars.

The CDA has had a local housing trust fund since 2001, the HOPE Program. The HOPE Program provides resources to create and preserve affordable housing throughout Dakota County for low- and moderate-income households. The CDA is currently seeking legal guidance to determine if cities can reserve their local housing aid dollars into the HOPE Program and have the CDA track separately.

Next Steps:
The CDA is hosting the January 19, 2024, Dakota County Mayors/Manager meeting to discuss the local housing aid dollars and potential collaborative efforts. We anticipate receiving a formal request from the CDA in Q2 2024 with proposed programs (administered by the CDA) to utilize local housing aid dollars.

Supporting Information

1. Aid Amounts
2. 2023 AMI Chart
3. Dakota County Industry Stats

Financial Impact: $385,117 (estimated) **Budgeted:** No **Source:** Direct Local Housing Aid
Envision Lakeville Community Values: A Home for All Ages and Stages of Life
Report Completed by: Tina Goodroad, Community Development Director

LOCAL AFFORDABLE HOUSING AID

Source: Department of Revenue Analysis (5/10/2023)

	FY2024	FY2025	FY2026	FY2027
Metropolitan County Aid	$ 60,400,000	$ 93,600,000	$ 96,500,000	$ 99,300,000
State Rent Assistance	$ 30,200,000	$ 46,800,000	$ 48,200,000	$ 49,600,000
Metropolitan City Aid	$ 30,200,000	$ 46,800,000	$ 48,200,000	$ 49,600,000
Local Sales Tax Total	$ 120,800,000	$ 187,200,000	$ 192,900,000	$ 198,500,000

Source: Department of Revenue Preliminary Distribution Factors (7/1/2023)

Metropolitan County Aid	FY2024	FY2025	FY2026	FY2027
Anoka	$ 5,663,206	$ 8,776,094	$ 9,048,003	$ 9,310,536
Carver	$ 1,542,287	$ 2,390,034	$ 2,464,084	$ 2,535,580
Dakota	**$ 7,328,569**	**$ 11,356,856**	**$ 11,708,724**	**$ 12,048,459**
Hennepin	$ 27,466,074	$ 42,563,320	$ 43,882,055	$ 45,155,317
Ramsey	$ 12,096,062	$ 18,744,890	$ 19,325,661	$ 19,886,406
Scott	$ 2,220,235	$ 3,440,630	$ 3,547,230	$ 3,650,155
Washington	$ 4,083,567	$ 6,328,177	$ 6,524,242	$ 6,713,546
Total Metro County Aid	$ 60,400,000	$ 93,600,000	$ 96,500,000	$ 99,300,000

Metropolitan City Aid	FY2024	FY2025	FY2026	FY2027
Andover	$ 174,040	$ 269,704	$ 277,772	$ 285,840
Anoka	$ 208,315	$ 322,820	$ 332,477	$ 342,134
Apple Valley	**$ 510,148**	**$ 790,560**	**$ 814,209**	**$ 837,858**
Blaine	$ 568,365	$ 880,778	$ 907,126	$ 933,474
Bloomington	$ 1,069,305	$ 1,657,068	$ 1,706,638	$ 1,756,209
Brooklyn Center	$ 366,803	$ 568,423	$ 585,427	$ 602,431
Brooklyn Park	$ 919,207	$ 1,424,466	$ 1,467,079	$ 1,509,691
Burnsville	**$ 726,955**	**$ 1,126,540**	**$ 1,160,240**	**$ 1,193,940**
Champlin	$ 219,468	$ 340,102	$ 350,276	$ 360,450
Chanhassen	$ 225,504	$ 349,457	$ 359,911	$ 370,365
Chaska	$ 251,902	$ 390,365	$ 402,042	$ 413,720
Columbia Heights	$ 253,744	$ 393,219	$ 404,982	$ 416,745
Coon Rapids	$ 649,707	$ 1,006,830	$ 1,036,949	$ 1,067,068
Cottage Grove	$ 228,369	$ 353,897	$ 364,483	$ 375,070
Crystal	$ 242,080	$ 375,143	$ 386,366	$ 397,588
Eagan	**$ 639,577**	**$ 991,133**	**$ 1,020,782**	**$ 1,050,432**
East Bethel	$ 41,438	$ 64,215	$ 66,136	$ 68,057
Eden Prairie	$ 512,705	$ 794,524	$ 818,292	$ 842,059
Edina	$ 646,637	$ 1,002,073	$ 1,032,050	$ 1,062,027
Farmington	**$ 181,406**	**$ 281,120**	**$ 289,529**	**$ 297,939**
Forest Lake	$ 209,645	$ 324,881	$ 334,600	$ 344,318
Fridley	$ 303,572	$ 470,435	$ 484,508	$ 498,581
Golden Valley	$ 250,060	$ 387,511	$ 399,103	$ 410,695
Ham Lake	$ 120,631	$ 186,937	$ 192,530	$ 198,122

Hastings	$ 219,161	$ 339,627	$ 349,787	$ 359,946
Hopkins	$ 353,093	$ 547,176	$ 563,545	$ 579,914
Hugo	$ 108,353	$ 167,911	$ 172,934	$ 177,957
Inver Grove Heights	$ 381,741	$ 591,572	$ 609,269	$ 626,965
Lake Elmo	$ 68,142	$ 105,598	$ 108,757	$ 111,916
Lakeville	$ 385,117	$ 596,804	$ 614,658	$ 632,511
Lino Lakes	$ 161,352	$ 250,043	$ 257,523	$ 265,003
Little Canada	$ 156,339	$ 242,273	$ 249,521	$ 256,768
Maple Grove	$ 513,729	$ 796,109	$ 819,925	$ 843,740
Maplewood	$ 418,370	$ 648,335	$ 667,730	$ 687,124
Mendota Heights	$ 76,328	$ 118,283	$ 121,821	$ 125,359
Minneapolis	$ 6,105,810	$ 9,461,983	$ 9,745,034	$ 10,028,085
Minnetonka	$ 611,031	$ 946,896	$ 975,222	$ 1,003,548
Mounds View	$ 126,770	$ 196,451	$ 202,328	$ 208,204
New Brighton	$ 274,923	$ 426,040	$ 438,785	$ 451,529
New Hope	$ 308,994	$ 478,839	$ 493,163	$ 507,487
North St. Paul	$ 142,731	$ 221,186	$ 227,802	$ 234,419
Oakdale	$ 356,981	$ 553,202	$ 569,750	$ 586,299
Plymouth	$ 683,573	$ 1,059,312	$ 1,091,001	$ 1,122,690
Prior Lake	$ 218,854	$ 339,151	$ 349,297	$ 359,442
Ramsey	$ 216,296	$ 335,187	$ 345,214	$ 355,241
Richfield	$ 442,312	$ 685,437	$ 705,942	$ 726,446
Robbinsdale	$ 194,400	$ 301,256	$ 310,268	$ 319,280
Rogers	$ 60,878	$ 94,341	$ 97,163	$ 99,985
Rosemount	$ 155,930	$ 241,639	$ 248,868	$ 256,096
Roseville	$ 375,909	$ 582,534	$ 599,961	$ 617,387
Savage	$ 284,132	$ 440,310	$ 453,481	$ 466,653
Shakopee	$ 365,473	$ 566,362	$ 583,304	$ 600,247
Shoreview	$ 236,248	$ 366,106	$ 377,058	$ 388,009
South St. Paul	$ 255,892	$ 396,548	$ 408,411	$ 420,273
St. Louis Park	$ 606,939	$ 940,554	$ 968,690	$ 996,826
St. Paul	$ 4,105,123	$ 6,361,581	$ 6,551,884	$ 6,742,188
Stillwater	$ 176,597	$ 273,668	$ 281,854	$ 290,041
Vadnais Heights	$ 144,675	$ 224,198	$ 230,905	$ 237,612
Victoria	$ 32,639	$ 50,579	$ 52,092	$ 53,605
Waconia	$ 139,150	$ 215,636	$ 222,087	$ 228,537
West St. Paul	$ 332,936	$ 515,941	$ 531,375	$ 546,809
White Bear Lake	$ 297,535	$ 461,081	$ 474,874	$ 488,667
Woodbury	$ 585,964	$ 908,050	$ 935,214	$ 962,378
Total City Aid	$ 30,200,000	$ 46,800,000	$ 48,200,000	$ 49,600,000

creating homeowners building community
Main Office:
533 Dale Street North
Saint Paul, MN 55103
Minneapolis Office:
1930 Glenwood Avenue
Minneapolis, MN 55405
P: 651-292-8710
F: 651-292-0473
nwhomepartners.org

2023 Area Median Income Guidelines - Minneapolis - St. Paul - Bloomington, MN

Effective June 1, 2023

	Household Size							
AMI%	1	2	3	4	5	6	7	8
30%	26,100	29,800	33,550	**37,250**	40,250	43,250	46,200	50,600
50%	43,500	49,700	55,900	**62,100**	67,100	72,050	77,050	82,000
60%	52,500	60,000	67,450	**74,950**	80,950	86,950	92,950	98,950
80%	66,300	75,750	85,200	**94,650**	102,250	109,800	117,400	124,950
100%	87,450	99,950	112,450	**124,900**	134,900	144,900	154,900	164,900
115%	100,550	114,950	129,300	**143,650**	155,150	166,650	178,150	189,600
120%	104,950	119,950	134,900	**149,900**	161,900	173,900	185,900	197,850

Workforce Service Area (WSA) 14 Industry Employment

Dakota County

According to the Department of Employment and Economic Development's (DEED) Quarterly Census of Employment and Wages (QCEW), Dakota County had 11,597 establishments supplying 188,914 covered jobs in Q2 2023. This equaled approximately 6.5% of Minnesota's total employment. Total quarterly payroll for Dakota County employment equaled $3.1 billion with an average annual wage equal to $66,300 (Table 1).

Table 1. Dakota County Industry Statistics, Q2 2023

Industry	Number of Jobs	Share of Total Jobs	Number of Firms	Total Quarterly Payroll	Avg. Annual Wage
Total, All Industries	**188,914**	**100.0%**	**11,597**	**$3,132,189,145**	**$66,300**
Health Care and Social Assistance	23,808	12.6%	1,843	$335,830,518	$56,420
Retail Trade	23,580	12.5%	1,125	$223,107,059	$37,804
Manufacturing	19,718	10.4%	463	$390,996,454	$79,300
Accommodation and Food Services	15,484	8.2%	764	$98,174,928	$25,324
Transportation and Warehousing	14,829	7.8%	455	$258,790,430	$69,784
Educational Services	14,687	7.8%	309	$225,663,839	$61,412
Construction	10,893	5.8%	1,064	$241,356,020	$88,608
Finance and Insurance	9,716	5.1%	620	$266,068,682	$109,512
Wholesale Trade	8,951	4.7%	714	$200,738,454	$89,700
Administrative and Support Services	8,427	4.5%	591	$106,230,871	$50,388
Professional, Scientific, and Technical Services	7,950	4.2%	1,273	$186,045,975	$93,600
Other Services	7,058	3.7%	1,182	$81,872,797	$46,384
Public Administration	5,983	3.2%	78	$100,762,260	$67,340
Information	5,272	2.8%	215	$122,833,369	$93,184
Management of Companies	4,441	2.4%	90	$130,688,724	$117,676
Arts, Entertainment, and Recreation	3,826	2.0%	211	$88,052,872	$92,040
Real Estate and Rental and Leasing	2,287	1.2%	519	$36,680,057	$64,116
Agriculture	1,352	0.7%	59	$13,512,398	$39,936
Utilities	528	0.3%	13	$21,445,026	$162,448
Mining	120	0.1%	9	$3,338,412	$111,280
Source: DEED Quarterly Census of Employment and Wages (QCEW)					

Health Care & Social Assistance, with 23,808 jobs at 1,843 establishments, was Dakota County's largest-employing industry in Q2 2023. Total quarterly payroll for this industry equaled $335.8 million, with the average annual wage equal to $56,420. This industry is comprised of Ambulatory Health Care Services; Hospitals; Nursing & Residential Care Facilities; and Social Assistance. Social Assistance, itself, is comprised of Individual & Family Services; Community Food & Housing, & Emergency & Other Relief Services; Vocational Rehabilitation Services; and Child Day Care Services.

Retail Trade, with 23,580 jobs at 1,125 establishments, was Dakota County's second largest-employing industry in Q2 2023. Total quarterly payroll for this industry equaled $223.1 million, with the average annual wage equal to $37,804. Zooming in, over one-quarter (26.2%) of the county's Retail Trade employment was in General Merchandise Retailers. This in-depth industry had 77 establishments supplying 6,174 jobs in Q2 2023. Other large-employing Retail Trade sectors included Food & Beverage Stores (136 establishments supplying 3,816 jobs); Motor Vehicles & Parts Dealers (105 establishments supplying 3,651 jobs); Building Material & Garden Equipment & Supplies Dealers (69 establishments supplying 2,233 jobs); and Sporting Goods, Hobby, Musical Instrument, Book, & Miscellaneous Retailers (134 establishments supplying 2,211 jobs). Other in-depth sectors in Retail Trade include Gasoline Stations & Fuel Dealers; Clothing, Clothing Accessories, Shoe, & Jewelry Retailers; Health & Personal Care Stores; and Furniture, Home Furnishings, Electronics, & Appliance Retailers.

Manufacturing rounds out as Dakota County's third largest-employing industry, with 19,718 jobs at 463 establishments. Total quarterly payroll for this industry equaled $391.0 million in Q2 2023, with the average annual wage equal to $79,300. Manufacturing is comprised of 21 distinct in-depth industries. In Dakota County, those in-depth Manufacturing sectors with the most jobs include Food Manufacturing (44 establishments supplying 3,205 jobs); Computer & Electronic Product Manufacturing (26 establishments supplying 3,118 jobs); Fabricated Metal Product Manufacturing (95 establishments supplying 3,107 jobs); Plastics & Rubber Products Manufacturing (18 establishments supplying 1,388 jobs); and Miscellaneous Manufacturing (61 establishments supplying 1,258 jobs). Altogether, these five Manufacturing subsectors account for about three-fifths (61.2%) of Dakota County's total Manufacturing employment.

Dakota County also has significant employment, with over 10,000 jobs, in the following industries: Accommodation and Food Services (15,484 jobs); Transportation & Warehousing (14,829 jobs); Educational Services (14,687 jobs); and Construction (10,893 jobs) (Table 1).

Table 2. Dakota County Industry Trends, Q2 2018 – Q2 2023
Sorted by Numeric Job Change, Q2 2022 – Q2 2023

Industry	Q2 2023 Number of Jobs	Job Change, Q2 2022 – Q2 2023		Job Change, Q2 2018 – Q2 2023	
		Numeric	Percent	Numeric	Percent
Total, All Industries	**188,914**	**1,187**	**0.6%**	**-2,449**	**-1.3%**
Health Care and Social Assistance	23,808	811	3.5%	-555	-2.3%
Accommodation and Food Services	15,484	649	4.4%	-196	-1.3%
Manufacturing	19,718	420	2.2%	836	4.4%
Transportation and Warehousing	14,829	377	2.6%	-142	-0.9%
Public Administration	5,983	291	5.1%	381	6.8%
Real Estate and Rental and Leasing	2,287	202	9.7%	-140	-5.8%
Other Services	7,058	143	2.1%	62	0.9%
Educational Services	14,687	52	0.4%	520	3.7%
Retail Trade	23,580	35	0.1%	-802	-3.3%
Utilities	528	18	3.5%	-28	-5.0%
Agriculture	1,352	14	1.0%	374	38.2%
Arts, Entertainment, and Recreation	3,826	10	0.3%	159	4.3%
Management of Companies	4,441	-7	-0.2%	718	19.3%
Mining	120	-12	-9.1%	-77	-39.1%
Wholesale Trade	8,951	-61	-0.7%	-1,332	-13.0%
Construction	10,893	-103	-0.9%	1,049	10.7%
Professional, Scientific, and Technical Services	7,950	-211	-2.6%	84	1.1%
Information	5,272	-368	-6.5%	-1,141	-17.8%
Administrative and Support Services	8,427	-401	-4.5%	890	11.8%
Finance and Insurance	9,716	-668	-6.4%	-3,109	-24.2%

Source: DEED Quarterly Census of Employment and Wages (QCEW)

Over the past year of available data, between the second quarters of 2022 and 2023, Dakota County's total employment expanded by 0.6% (+1,187 jobs). For reference, Minnesota's total employment expanded by 1.8%. Those industries adding the most jobs in Dakota County during that period included Health Care & Social Assistance, Accommodation & Food Services, Manufacturing, Transportation & Warehousing, Public Administration, and Real Estate & Rental & Leasing. Job losses were largest in Finance & Insurance, Administrative & Support Services, Information; and Professional, Scientific, & Technical Services (Table 2).