

Local Housing Incentives Account

PROJECT PROFILE

66 West Edina, Minnesota



Before



After

PROJECT SUMMARY

66 West is the adaptive reuse of a former bank building and the new construction of 39 affordable units for homeless youth in the City of Edina. Partnered with Beacon Interfaith Housing, the City provides high quality, permanent housing with intensive services for 39 young adults, ages 18-24, who are experiencing homelessness. The location of the development including its access to jobs and educational opportunities through transit are key to this development. Before 66 West, housing options for homeless youth in the western suburbs were non-existent; it is estimated that there are 250-300 young people homeless in the western suburbs on any given night, illustrating a need for this project.

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

AFFORDABILITY → As Suburban Henn. Co.'s first development of permanent supportive housing for homeless young adults, 66 West serves this population in the western suburbs unlike no other permanent multifamily supportive housing.

LOCATION → Those providing services to the suburban homeless community impressed upon Beacon the need for proximity to jobs along with transportation connections to training, educational opportunities and further employment.

IMPACT → Less of the site will now be used for parking and drive areas and more of the site is now available to create housing and the space needed for supportive services.

LHIA GRANT INFORMATION

Applicant: City of Edina
Funding Cycle: 2015
Grant Amount: \$400,000
Other LCA Funding: \$900,000 TOD

FAST FACTS

Developer: Beacon Interfaith
Estimated Total Development Cost: \$11.2 million
Project Type: Mixed-use, live/work units

Total Housing Units: 39
Affordable Units: 39 (all at 30% AMI)
Anticipated # of Bedrooms: 39

RISKS AND OUTCOMES

FROM PROJECT DEVELOPER

For Beacon, securing sufficient funding was an issue, particularly after failing to receive funding from the Minnesota Housing Finance Agency in 2014. They were faced with a decision- if they couldn't close on the property before the rezoning was approved, it would be vacant for others to come forward and purchase it.

Ultimately, the Edina City Council agreed to amend its comprehensive plan and rezone a property to allow the 66 West project to move forward. Successes like these consistently came at a cost, since Beacon had to patiently wait amidst comprehensive plan updates, lawsuits from the project's opponents, and public and private funding opportunities.

The project opened in August 2017, where residents spoke about the importance of the project. As one resident explained: "being at 66 West means something or someone out there believes in me."

FROM CITY STAFF

The biggest challenge for city staff was waiting for approval for changes and proposals to the site. It was a long development review process, in which in the city needed to comprehensive plan review and zoning approvals. There was some opposition from neighbors, particularly in 2014 when a group of undisclosed parties filed a lawsuit alleging procedural errors in allowing changes to the city's comprehensive plan.

But because the developer, Beacon Interfaith, had many local churches' support and validation of the project's merits and lawfulness, there was a tremendous amount of backing from Edina residents.

"We play the long game on these projects, it often takes several years [to secure funding]."

Anne Mavity
Director of New Projects



Rendering with superimposed photo of the site after its grant opening

ABOUT LHIA

The 1995 Livable Communities Act (LCA) funds community investment that revitalizes economies, creates affordable housing, and links different land uses and transportation. The council awards 4 types of grants to communities. LHIA funding helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area. Grants assist in preserving existing affordable housing stock, providing workforce housing choices, increasing homeownership opportunities for underserved populations, and exhibiting strong implementation partnerships.

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LEARN MORE

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