

Livable Communities Act
Local Housing Incentives Account (LHIA)

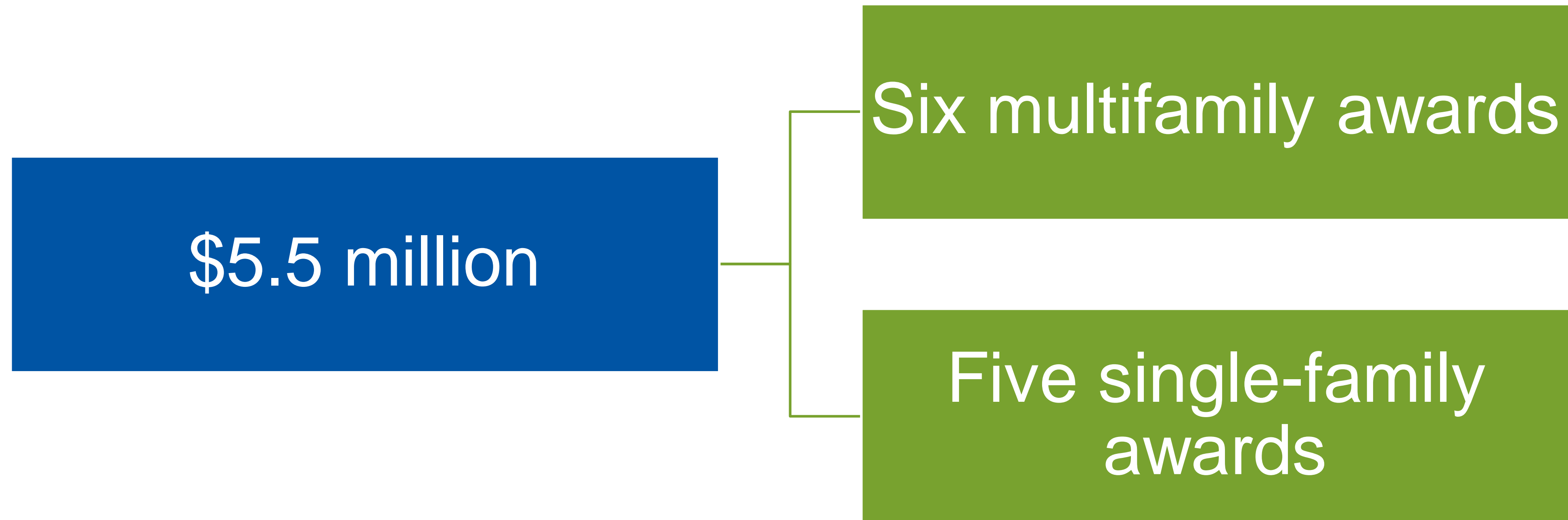
2020 Funding Recommendations

1/4/2021

Community Development Committee



2020 LHIA Funding Recommendation



Overview of Application and Evaluation Process

Application Process



- Applications submitted to Minnesota Housing
- Multiple Stages of Review

- Proposer's Organizational Capacity
- Project Financial Feasibility
- Overall Match with Funding Partner Priorities
 - Addressing specific and critical local housing needs
 - Preserve housing with Federal project-based rent assistance
 - Prevent and end homelessness

Application Process

- Selection Committee allocates funds
 - Based on composite rank and best use of partners' funding sources
- Not all applicants request LHIA funds
- Some projects have their need met solely with one funding source, such as tax credits

2020-2021 Calendar

March	Notice of Funding Availability
April-June	Workshops/Webinar
July	Applications due to Minnesota Housing
July-Aug.	Evaluation conducted
November	Selection meetings
December	Minnesota Housing Board approved funding awards
January 2021	Community Development Committee and Metropolitan Council

Funding Recommendations

Minnesota Housing Metro Funding Recommendations: Multifamily

Project*	City	New Affordable Units	Units to be Preserved	Total Funding Award
<i>Fire Station One</i>	<i>Minneapolis</i>	90		\$3,100,000
Shelby Commons, LP	Minneapolis	46		\$967,549
Dale Street Place	Saint Paul		150	\$4,392,000
<i>Emma Norton Residence 2.0</i>	<i>Saint Paul</i>	60		\$8,543,579
St Paul Residence	Saint Paul		120	\$3,534,000
Balsam Apartments II	Dayton	48		\$4,312,144
<i>Bethesda Cornerstone Village - Oakdale</i>	<i>Oakdale</i>	50		\$19,836,493
<i>Bottineau Ridge Phase III</i>	<i>Maple Grove</i>	50		\$1,743,580
Edison II	Roseville	59		\$5,967,271
<i>Settlers Ridge Apartments</i>	<i>Woodbury</i>	84		\$250,000
Trail's Edge South	Waconia	60		\$1,253,094
<i>West Creek Apartments</i>	<i>Chaska</i>	18		\$5,086,987
TOTAL		565	270	\$58,986,697

*Projects with proposed LHIA funding are italicized and in green shaded rows



Minnesota Housing Metro Funding Recommendations: Single-Family, Twin Cities

Project*	City	New Affordable Units	Units to be Preserved	Total Funding Award
City of Lakes Community Land Trust (CLCLT) New Construction	Minneapolis	1		\$54,250
City of Lakes Community Land Trust Homebuyer Initiated Program - Stand-Alone Affordability Gap	Minneapolis		20	\$800,000
City of Lakes Community Land Trust Homebuyer Initiated Program - Owner-Occupied Rehabilitation	Minneapolis			\$450,000
City of Minneapolis, Minneapolis Home: Financing	Minneapolis		20	\$1,000,000
Northside Home LLC – Northside Home	Minneapolis		1	\$61,750
PRG Inc. – PRG-North Minneapolis Infill	Minneapolis		6	\$297,000
<i>Project for Pride in Living – PPL Greenbelt Homes-5 Unit</i>	<i>Minneapolis</i>		<i>5</i>	<i>\$2,175,000</i>
Urban Homeworks – Homeownership Within Reach	Minneapolis		1	\$61,750
NeighborWorks Home Partners – Targeted St. Paul Home Repair Program	Saint Paul	10		\$205,000
NeighborWorks Home Partners – Affordable Homes for St. Paul	Saint Paul	2		\$119,660
<i>City of Saint Paul HRA – Acquisition, Rehabilitation, Resale + ADU Addition</i>	<i>Saint Paul</i>	<i>1</i>		<i>\$175,000</i>
City of Saint Paul HRA – Large Family Housing & Wealth Building T2 Zoning SFH + ADU New Construction	Saint Paul		2	\$299,500
TOTAL		14	55	\$5,698,910

*Projects with proposed LHIA funding are italicized and in green shaded rows

Minnesota Housing Funding Recommendations: Single-family, Suburban

Project*	City	New Affordable Units	Units to be Preserved	Total Funding Award
Build Wealth, MN Inc. – Family Stabilization Plan & Community Development Plan	Metro		35	\$367,500
Rebuilding Together Twin Cities – Critical Repair Projects for Low-Income Homeowners in North and South Minneapolis, St. Paul, Maplewood, North St. Paul, Brooklyn Center, Robbinsdale, and Crystal	North and South Minneapolis, Saint Paul, Maplewood, North St. Paul, Brooklyn Center, Robbinsdale, and Crystal	20		\$200,000
Carver County CDA CLT Expansion Habitat for Humanity Project	Chaska		6	\$448,000
<i>Carver County CDA CLT Expansion Ernst House Rehab</i>	<i>Chaska</i>	<i>1</i>		<i>\$100,000</i>
Carver County Community Development Agency – Ernst Home Townhome Project	Chaska		3	\$369,210
Hennepin County Housing and Redevelopment Authority – Healthy Homes Assistance Project	Hennepin County	14		\$75,000
Rondo Community Land Trust – Shoreview Townhomes	Shoreview		7	\$763,000
Scott County Community Land Trust Development	New Prague		4	\$36,000
Twin Cities Habitat for Humanity, 2020 SAAG Open Market Program	Metro	35		\$700,000
Twin Cities Habitat for Humanity, 2020 New Construction Affordability Gap	Metro		12	\$360,000
Twin Cities Habitat for Humanity, 2020 Scattered Site Acquisition-Rehab – Acquisition, Rehabilitation, Resale	Metro	10		\$400,000
<i>Two Rivers Community Land Trust – Own Sweet Home 2021</i>	<i>Cottage Grove, Forest Lake, Oakdale, Woodbury</i>	<i>3</i>		<i>\$259,500</i>
<i>West Hennepin Affordable Housing Land Trust – Homes Within Reach</i>	<i>Bloomington, Eden Prairie, Edina, Golden Valley, Crystal, Maple Grove, Minnetonka, Plymouth, Richfield, St. Louis Park</i>	<i>8</i>		<i>\$770,000</i>
TOTAL:		91	67	\$4,848,210

LHIA Funding Recommendations

Project	City/Applicant	LHIA Funding Recommendation
Bethesda Oakdale	Washington County	\$750,000
Bottineau Ridge Phase III	Maple Grove	\$600,000
Emma Norton	Saint Paul	\$1,918,140
Fire Station One	Minneapolis	\$1,051,860
Settler's Ridge	Woodbury	\$250,000
West Creek Apartments	Chaska	\$500,000
Sub-total Rental:		\$5,070,000
Own Street Home 2021	Washington County CDA	\$90,000
Acquisition, Rehabilitation, Resale + ADU Addition	Saint Paul HRA	\$40,000
Homes Within Reach	West Hennepin Affordable Housing Land Trust	\$210,000
Ernst Home Townhome Project	Carver County CDA	\$30,000
PPL Greenbelt	Minneapolis	\$60,000
Sub-total Ownership:		\$430,000
TOTAL		\$5,500,000

Bethesda Oakdale

Oakdale



Recommended Amount: **\$750,000**

- New construction & mixed-income
- 65 units, 50 affordable
- Affordable at/below 30-60% AMI
- Will serve high priority homeless and people with disabilities
- 1-3 Bedrooms

Bottineau Ridge Phase III

Maple Grove



Recommended Amount: **\$600,000**

- New construction, supportive and transitional housing
- Two previous phases: Bottineau Phases I & II
- 50-units, affordable at/below 30-50% AMI
- Will serve people with disabilities and individuals and families experiencing homelessness
- 1-4 Bedrooms

Emma Norton Residence 2.0

Saint Paul



Recommended Amount: **\$1,918,140**

- 60 units of supportive housing
- Serves homeless women; with one child, disabilities, and those with histories of chemical dependence and mental health challenges
- All affordable at/below 30 AMI
- Efficiency & 1 Bedrooms

Fire Station One

Minneapolis

Recommended Amount: **\$1,051,860**



- New construction
- 90-units, affordable at/below 50-60% AMI
- Will serve high priority homeless individuals
- Vouchers accepted
- Efficiency – 2 Bedrooms

Settler's Ridge

Woodbury



Recommended Amount: **\$250,000**

- New construction
- 84-units, affordable at/below 50 AMI
- 1-3 Bedrooms

West Creek Apartments

Chaska

Recommended Amount: **\$500,000**



- New construction
- 18-unit supportive housing development
- Serving youth 18-29 years old; high priority homeless, youth with disabilities
- All affordable at/below 30 AMI
- Efficiency units

Own Street Home 2021

Washington County



Recommended Amount: **\$90,000**

- Purchase, rehab and resale
- Three community land trust (CLT) homes
- Cities: Forest Lake, Oakdale, Woodbury & Cottage Grove
- 3 Bedrooms
- Affordable at/below 80% AMI, targeting 50-70% AMI

Saint Paul HRA

Saint Paul



Recommended Amount: **\$40,000**

- Acquisition & rehabilitation
- One home with an accessory dwelling unit (ADU)
- Includes independent living facilities for temporary or permanent occupancy
- Affordable at/below 80% AMI
- 5 Bedrooms

Homes Within Reach

Suburban Hennepin County



Recommended Amount: **\$210,000**

- Acquisition & rehabilitation
- 8 single-family community land trust (CLT) homes
- Affordable at/below 80% AMI
- 3 Bedrooms

Ernst Home Townhome Project

Chaska

Recommended Amount: **\$30,000**



- Rehabilitation
- Three-unit townhome development
- Affordable at/below 80% AMI
- 2 Bedrooms

PPL Greenbelt

Minneapolis



Recommended Amount: **\$60,000**

- New construction
- Five single-family homes
- Part of Hawthorne EcoVillage in North Minneapolis
- Affordable at/below 80% AMI
- 3 Bedrooms

2020 LHIA Anticipated Outcomes

	2020 LHIA Awards	Total LHIA Awards To Date
LHIA Funds Awarded	\$5,500,000	\$42,945,706
Private Investment Leveraged	\$38 million	>\$751 million
Public Investment Leveraged	\$51 million	>\$598 million
New Affordable Housing Units	360	5,284
•Rental	352	4,915
•Ownership	8	369
Preserved/Rehabbed Housing Units	12	3,342
•Rental	0	2,643
•Ownership	12	699

2020 Funding Recommendation

That the Metropolitan Council:

1. Award six multifamily and five single family Local Housing Incentives Account grants, totaling \$5.5 million; and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



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