

Community Development Committee

Meeting date: January 4, 2021

For the Metropolitan Council meeting of January 13, 2021

Subject: 2020 Livable Communities Act Local Housing Incentives Account Funding Recommendations

District(s), Member(s): All

Policy/Legal Reference: MN Statutes §473.253

Staff Prepared/Presented: Ashleigh Johnson, Senior Planner, Livable Communities (651) 602-1106

Division/Department: Community Development/ Regional Planning

Proposed Action

That the Metropolitan Council:

1. Award six multifamily rental and five single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$5.5 million.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Multifamily Rental and Single-Family Ownership Proposals (units directly assisted by LHIA)

Project	City/Applicant	New Affordable Units	Preserved Units	LHIA Funding Recommendation
Bethesda Oakdale	City of Oakdale	50	0	\$750,000
Bottineau Ridge Phase III	City of Maple Grove	50	0	\$600,000
Emma Norton	City of Saint Paul	60	0	\$1,918,140
Fire Station One	City of Minneapolis	90	0	\$1,051,860
Settler's Ridge	City of Woodbury	84	0	\$250,000
West Creek Apartments	City of Chaska	18	0	\$500,000
Sub-total Rental		352	0	\$5,070,000
Own Street Home 2021	Washington County CDA	0	3	\$90,000
Acquisition, Rehabilitation, Resale + ADU Addition	Saint Paul HRA	0	1	\$40,000
Homes Within Reach	West Hennepin Affordable Housing Land Trust	0	8	\$210,000
Ernst Home Townhome Project	City of Chaska	3	0	\$30,000
PPL Greenbelt	City of Minneapolis	5	0	\$60,000
Sub-total Ownership		8	12	\$430,000
TOTAL		360	12	\$5,500,000

Background

The Livable Communities Act (LCA) awards grants through the Local Housing Initiatives Account (LHIA) for the production and preservation of affordable rental and ownership housing. The LCA requires that the Council adopt an annual Fund Distribution Plan (FDP) that outlines how projects are funded in partnership with Minnesota Housing.

Through the Consolidated Request for Proposals (RFP), Minnesota Housing annually conducts a preliminary completeness and eligibility review based on criteria approved by the governing bodies of each of the funding partners, including the Metropolitan Council, through its [2020 LCA Fund Distribution Plan](#). The Metropolitan Council collaborates with Minnesota Housing, as well as the Greater Minnesota Housing Fund, to solicit and evaluate requests for funding in support of new and/or rehabilitated affordable housing through LHIA.

Application Review Process

To determine how funding will be allocated, all eligible applications are reviewed by a selection committee consisting of representatives of the broader funding community, including staff from Minnesota Housing, Hennepin County, the Federal Home Loan Bank, and the Metropolitan Council. The selection committee rates the applications on the proposer’s organizational capacity to deliver the project, the financial feasibility of the proposal and the overall match with funding partner priorities.

The selection committee allocates funds to each proposal based on its composite rank and by making the best use of each of the partners’ funding sources. Not all applications received through the Consolidated RFP process request LHIA funding. Additionally, not all available sources of funding are as flexible as the LHIA funds. In some cases, projects that fit well with the goals of the Livable Communities Act are not awarded LHIA funds because other funds offered by one of the other funding partners fit the project better.

By the July 16, the 2020 application deadline, Minnesota Housing and its funding partners received applications for 81 multifamily and 45 single-family proposals. Applications that requested LHIA funding, or for which LHIA funds were most suitable, were evaluated on the criteria outlined in the 2020 FDP. Table 1 lists the eleven LHIA projects recommended, which includes six multifamily rental and five single family ownership, totaling \$5.5 million. Table 2 below shows the break down of the total number of applications received both within the metropolitan area and in Greater Minnesota. As is illustrated below, most of the applications received were for multi-family rental projects.

Table 2. Summary of Applications Received

Program Type	Total # of Applications Submitted	Metro	Greater Minnesota	Total # Recommended for Funding
Multi-family Rental	81	47	34	24
Single Family Ownership	45	25	15	40
Total	126	72	49	64

There were 62 proposals not recommended for any Minnesota Housing or partner funding this round. Unfunded requests in the communities of Anoka, Bloomington, Brooklyn Park, Carver, Columbia Heights, Crystal, Eden Prairie, Maplewood, Minneapolis, Rogers, Saint Louis Park, Saint Paul, Shakopee, and Waconia, totaling just over \$422 million. These proposals were not recommended for funding because of their lower scoring, insufficient amount of funds available to meet all requests, and/or the selection committee’s assessment that the proposals were premature for funding at this time.

Coordination with Funding Partners

As Table 3 shows, the recommended awards will align LHIA funding with other significant public and private investments. LHIA dollars will help leverage almost \$38 million in private investments and over

\$50 million in other public investments to provide safe, affordable housing to low- and moderate-income residents in the metro area.

Table 3. Anticipated Leveraged Investment of LHIA Funds

Project	Total Units	Recommended LCA Award	Estimated Total Private Investment ¹	Estimated Total Other Public Investment ²
Bethesda Oakdale	50	\$750,000	\$4,988,133	\$10,378,160
Bottineau Ridge Phase III	50	\$600,000	\$9,833,805	\$1,143,580
Emma Norton	60	\$1,918,140	\$4,712,264	\$11,494,165
Fire Station One	90	\$1,051,860	\$8,255,518	\$20,398,140
Settler's Ridge	84	\$250,000	\$7,766,800	\$900,000
West Creek Apartments	40	\$500,000	\$620,000	\$4,626,987
Own Street Home 2021	3	\$90,000	\$0	\$169,500
Acquisition, Rehabilitation, Resale + ADU Addition	1	\$40,000	\$0	\$135,000
Homes Within Reach	8	\$210,000	\$0	\$560,000
Ernst Home Townhome Project	3	\$30,000	\$0	\$339,210
PPL Greenbelt	5	\$60,000	\$1,500,000	\$615,000
TOTAL	394	\$5,500,000	\$37,676,520	\$50,759,742

¹ Includes syndication proceeds

² Includes Minnesota Housing funding and prior LCA awards

As shown in Table 4, Minnesota Housing and its funding partners will award over \$58 million for multifamily rental housing proposals in the metropolitan area. These proposals will assist the construction of 565 new affordable units, and the rehabilitation or preservation of 270 affordable housing units.

Table 4. All Metro Multifamily Rental Housing Proposals Recommended for Funding by Minnesota Housing and Funding Partners

Project	City	New Affordable Units	Units to be Preserved	Total Funding Award
Fire Station One*	Minneapolis	90	0	\$3,100,000
Shelby Commons, LP	Minneapolis	46	0	\$967,549
Dale Street Place	Saint Paul		150	\$4,392,000
Emma Norton Residence 2.0*	Saint Paul	60	0	\$8,543,579
St Paul Residence	Saint Paul		120	\$3,534,000
Balsam Apartments II	Dayton	48	0	\$4,312,144
Bethesda Cornerstone Village - Oakdale*	Oakdale	50	0	\$19,836,493
Bottineau Ridge Phase III*	Maple Grove	50	0	\$1,743,580
Edison II	Roseville	59	0	\$5,967,271

Project	City	New Affordable Units	Units to be Preserved	Total Funding Award
Settlers Ridge Apartments*	Woodbury	84	0	\$250,000
Trail's Edge South	Waconia	60	0	\$1,253,094
West Creek Apartments*	Chaska	18	0	\$5,086,987
TOTAL		565	270	\$58,986,697

*Proposals also being recommended for LCA Local Housing Incentives Account funds

As shown in Table 5, Minnesota Housing and its funding partners will award over \$10.5 million for Metropolitan Area single-family homeownership housing proposals. These proposals will assist the construction of 105 new affordable units and the rehabilitation or preservation of 122 affordable units.

Table 5. All Metro Single-Family Homeownership Housing Proposals Recommended for Funding by Minnesota Housing and Funding Partners

Project	Location	New Affordable Units	Units to be Preserved	Total Funding Award ³
Family Stabilization & Community Development Plan	7-County Metro	0	35	\$367,500
City of Lakes Community Land Trust (CLCLT) New Construction	Minneapolis	1	0	\$54,250
City of Lakes Community Land Trust Homebuyer Initiated Program Stand-Alone Affordability Gap	Minneapolis	0	20	\$800,000
City of Lakes Community Land Trust Homebuyer Initiated Program Owner-Occupied Rehabilitation	Minneapolis	0	0	\$450,000
Minneapolis Home: Financing	Minneapolis	0	20	\$1,000,000
Northside Home LLC – Northside Home	Minneapolis	0	1	\$61,750
PRG-North Minneapolis Infill	Minneapolis	0	6	\$297,000
Project for Pride in Living – PPL Greenbelt Homes*	Minneapolis	0	5	\$2,175,000
Homeownership Within Reach	Minneapolis	0	1	\$61,750
Targeted St. Paul Home Repair Program	Saint Paul	10	0	\$205,000
Affordable Homes for St. Paul	Saint Paul	2	0	\$119,660
Acquisition, Rehabilitation, Resale + ADU Addition	Saint Paul	1	0	\$175,000
Large Family Housing & Wealth Building T2 Zoning SFH + ADU New Construction*	Saint Paul	0	2	\$299,500
Rebuilding Together Twin Cities – Critical Repair Projects for Low-Income	North and South Minneapolis, Saint Paul, Maplewood, North St. Paul, Brooklyn Center, Robbinsdale, and Crystal	20	0	\$200,000

Project	Location	New Affordable Units	Units to be Preserved	Total Funding Award ³
Expansion Habitat for Humanity Project	Chaska	0	6	\$448,000
Expansion Ernst House Rehab	Chaska	1	0	\$100,000
Ernst Home Townhome Project*	Chaska	0	3	\$369,210
Healthy Homes Assistance Project	Hennepin County	14	0	\$75,000
Shoreview Townhomes	Shoreview	0	7	\$763,000
Scott County Community Land Trust Development	New Prague	0	4	\$36,000
Twin Cities Habitat for Humanity, 2020 SAAG Open Market Program	7-County Metro	35	0	\$700,000
Twin Cities Habitat for Humanity, 2020 New Construction Affordability Gap	7-County Metro	0	12	\$360,000
Twin Cities Habitat for Humanity, 2020 Scattered Site Acquisition-Rehab – Acquisition, Rehabilitation, Resale	7-County Metro	10	0	\$400,000
Two Rivers Community Land Trust – Own Sweet Home 2021*	Cottage Grove, Forest Lake, Oakdale, Woodbury	3	0	\$259,500
West Hennepin Affordable Housing Land Trust – Homes Within Reach*	Bloomington, Eden Prairie, Edina, Golden Valley, Crystal, Maple Grove, Minnetonka, Plymouth, Richfield, St. Louis Park	8	0	\$770,000
Total		105	122	\$10,547,120

* Proposal includes LCA Local Housing Incentives Account funds

Tables 6 shows applications recommended for funding in the metropolitan area, which includes the production of 670 new affordable units and the preservation of nearly 400 existing units.

Table 6. Summary of Metropolitan Area Recommended Funding Awards

Program Type	Total Recommended Funding Awards		New Affordable Units	Units Rehabilitated or Preserved
Rental	\$5,070,000	Metropolitan Council	565	270
	\$58,736,697	Minnesota Housing		
Ownership	\$430,000	Metropolitan Council	105	122
	\$10,547,120	Minnesota Housing		
Combined Total	\$5,500,000	Metropolitan Council	670	392
	\$69,283,817	Minnesota Housing		

Addressing Affordable Housing Need

The 2021-2030 Allocation of Affordable Housing Need is based on forecasted growth as adopted in community’s comprehensive plans. The Council provides need numbers in the *2040 Housing Policy Plan* so that local governments may plan for their share of new need for affordable housing. This share is proportional to a city’s overall forecasted growth, its existing affordable housing stock, and the ratio of low-wage jobs to low-wage earning residents.

The units proposed in this grant cycle are projected to be available for occupancy in varying timeframes but generally falling between 2021 and 2023. The following table shows the projected affordable housing need, at three levels of affordability, for the decade between 2021 and 2030 and the number of proposed affordable units that are expected to be built in each city for projects recommended for funding. If completed as planned, the proposed affordable units supported by LHIA grant funding will address part of the affordable housing need for each of those cities in the next decade.

Table 7 illustrates that the combined 2021-2030 Affordable Housing Need for cities recommended for LHIA funding is 9,075 units, or an average of 908 units per year. While the 360 new units that would be built with the recommended funding reflect laudable efforts to address housing need, it is worth noting they would address only one-third of the average annual need of these six cities. Interestingly, when broken down by level of affordability, units affordable at less than 30% AMI or between 51 and 80% AMI are addressing even less than one-third of their average annual need, but units affordable between 31 and 50% AMI (most or all of which are probably affordable right at 50% AMI) actually do address that level’s average annual need.

Table 7. Affordable Housing Need by AMI Level and Total Proposed Affordable Units for LHIA Projects Recommended for Funding⁴

City	Affordable Housing Need by AMI Level ⁵ 2021-2030 (Units)		2020 Proposed for Award (Units)
	<30% AMI	31-50% AMI	
Minneapolis	<30% AMI	1,551	0
	31-50% AMI	494	18
	51-80% AMI	1,454	77
Saint Paul	<30% AMI	832	60
	31-50% AMI	128	0
	51-80% AMI	1,013	0
Oakdale	<30% AMI	422	22
	31-50% AMI	200	17
	51-80% AMI	169	11
Maple Grove	<30% AMI	694	4
	31-50% AMI	310	46
	51-80% AMI	184	0
Woodbury	<30% AMI	607	0
	31-50% AMI	378	84
	51-80% AMI	58	0

City	Affordable Housing Need by AMI Level ⁵ 2021-2030 (Units)		2020 Proposed for Award (Units)
	<30% AMI	31-50% AMI	
Chaska	<30% AMI	249	18
	31-50% AMI	156	0
	51-80% AMI	166	3
Total <30% AMI		4,355	104
Total 31-50% AMI		1,666	165
Total 51-80% AMI		3,044	91
TOTAL ALL UNITS		9,065	360

⁴Affordable Housing Need is based on forecasted growth and therefore does not include preservation units.

⁵Area Median Income (AMI) is the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. The U.S. Department of Housing and Urban Development (HUD) defines and calculates different levels of AMI for geographic areas across the country within three levels of affordability: At or below 30% AMI, between 31 and 50% AMI and between 51 and 80% AMI.

Rationale

The housing proposals recommended for LHIA funding support housing development, preservation, and affordability opportunities consistent with both local and regional policies and goals. They include both new construction and rehabilitation of rental and ownership units that support revitalization and reinvestment efforts in aging and/or declining areas and provide affordable housing opportunities near areas of significant employment and population growth. These housing efforts involve activities and public investment that advance *Thrive MSP 2040* outcomes and principles.

In addition to implementing the Livable Communities Act - Local Housing Incentives Account and the Council's *2040 Housing Policy Plan*, these grant awards also further the Council's 2020-2022 Strategic Plan. The foremost Housing Goal in the 2020-2022 Strategic Plan is to "become a region with a broader housing spectrum where all people can thrive". To that end, the Council [amended the 2020 FDP](#) in November 2020 to include an additional \$1 million. These additional funds allowed West Creek Apartments, an 18-unit supportive housing development serving homeless youth ages 18-29, to be included in these recommendations. This will be the first supportive housing development for youth in Carver County.

Five of eleven projects have units designated for homeless individuals and families. Funding the West Creek Apartments project furthers the Council's recently developed goals and objectives to address homelessness. In particular, this action supports the objective to "assume a leadership role to help regional stakeholders eliminate unsheltered homelessness." Additionally, one of the strategies listed under the Housing Goal is to "create and contribute to a new collaborative fund to support smaller, low-barrier supportive housing options for people experiencing homelessness throughout the region. While these funds will not be part of "a new collaborative fund," the funds will support smaller, low-barrier supportive housing options.

Thrive Lens Analysis

The Council's investment in these affordable housing projects advances several Thrive outcomes.

- The Council will "encourage preservation of existing housing where rehabilitation is a cost-effective strategy to maintain housing" and "collaborate with regional housing partners and funders to identify priorities for preserving affordable housing and available resources" (Stewardship).

- Many of these projects introduce new affordability levels, or housing types, to the areas in which they are located which “helps create and preserve mixed-income neighborhoods and housing choices across the region” (Prosperity).
- These projects also “help close the gap between the region’s affordable housing need and the supply, especially in areas underserved by affordable housing and to house extremely -low-income households earning less than 30% of the area median income” (Equity).
- Several of the LHIA projects also support the Council’s efforts to “encourage and invest in a wide variety of housing options throughout the region to serve an increasingly diverse population, including viable housing choices for low- and moderate-income households and senior households” (Livability).

Funding

Funds are available in the Livable Communities authorized 2020 budget, 2021 adopted budget, and Livable Communities reserve accounts. Reserve funds may need to be amended into future budget amendments if grantee draws are forecasted to exceed annual authorized budgets.

Known Support / Opposition

There is no known opposition to any of the applications recommended for funding.

Attachments

Attachment A: Projects Recommended for Funding

Attachment A: Projects Recommended for Funding

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Washington County
Project Name: Bethesda Cornerstone Village - Oakdale
Project Location: 360 Helmo Avenue North, Oakdale, MN
Council District: District 11 – Susan Vento

Project Detail	
Project Overview	Bethesda Cornerstone is a new construction, 65-unit mixed income development in Oakdale proposed by Bethesda Lutheran Communities, Inc. Bethesda Cornerstone Village will be a single building split into two legally distinct and separately financed components: a 50-unit affordable component and a 15-unit market rate component.
Populations Served	4 units will serve high priority homeless 10 units will serve people with disabilities 14 units will have rental assistance 8 units will have two bedrooms where occupants can assume a roommate and/or caretaker
Total housing units	65 total units, 50 affordable
Affordability	22 units at/below 30% AMI 17 units at/below 50% AMI 11 units at/below 60% AMI
Bedrooms	18 One Bedrooms, 12 affordable 34 Two Bedrooms, 25 affordable 13 Three Bedrooms, all affordable
Est. total development cost	\$16,116,293
Est. private funds leveraged	\$4,988,133
Est. public funds leveraged	\$11,128,160
Consolidated RFP Partner Funding	
\$750,000	LHIA
\$1,743,580	Minnesota Housing
Washington County CDA, City of Oakdale	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Maple Grove
Project Name: Bottineau Ridge Phase III
Project Location: 11810 80th Ave Maple Grove, MN
Council District: District 1 – Judy Johnson

Project Detail	
Project Overview	Bottineau Ridge Phase III is a new four-story 50-unit development in Maple Grove, designed to match both Bottineau Phase I and Bottineau Phase II.
Population Served	12 units will serve as supportive housing 5 units will be set aside for people with disabilities 7 units will be reserved for those transitioning out of homelessness 4 units will be for homeless single adults 3 units will be reserved for families experiencing homelessness
Total housing units	50 units, all affordable
Affordability	4 units at/below 30% AMI 46 units at/below 50% AMI
Bedrooms	6 One Bedrooms 24 Two Bedrooms 16 Three Bedrooms 4 Four Bedrooms
Est. total development cost	\$13,205,351
Est. private funds leveraged	\$9,833,805
Est. public funds leveraged	\$1,743,580
Consolidated RFP Partner Funding	
\$600,000	LHIA
\$1,743,580	Minnesota Housing
Hennepin County HOME Funds	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Saint Paul
Project Name: Emma Norton Residence 2.0
Project Location: Lot 1 Block 1 Ford Site, (portion of 966 Mississippi Blvd S., St. Paul MN)
Council District: District 14 – Kris Fredson

Project Detail	
Project Overview	Emma Norton Residence will provide 60 units of supportive housing designed to serve homeless women with histories of trauma, including disabilities of chemical dependence and mental health. All units will be deeply affordable and offer housing support. Emma Norton will be a new construction five-story, mixed-use building located at the Ford Redevelopment Site.
Population Served	All units are designated for single adult women and women with one child 4 units will be targeted to women referred through Mothers First, a program for pregnant mothers and mother with young children who are struggling with substance abuse disorder 30 units will serve high priority homeless individuals 9 units will serve people with disabilities
Total housing units	60, all affordable
Affordability	All at/below 30% AMI
Bedrooms	56 Efficiency 4 One Bedrooms
Est. total development cost	\$18,124,570
Est. private funds leveraged	\$4,712,264
Est. public funds leveraged	\$13,412,305
Consolidated RFP Partner Funding	
\$1,918,140	LHIA
\$8,543,579	Minnesota Housing
City of Saint Paul TIF and HOME Funds	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Minneapolis
Project Name: Fire Station One
Project Location: 530 South 3rd Street, Minneapolis, MN
Council District: District 7 – Robert Lilligren

Project Detail	
Project Overview	Fire Station One will be a 90-unit new construction, six-story building in Minneapolis. This project will provide affordable housing to the general population, workforce and high priority homeless.
Population Served	18 units will have rental assistance through vouchers from Minnesota Public Housing Authority 5 units will be designated for high priority homeless individuals
Total housing units	90, all affordable
Affordability	18 units at/below 50% AMI 72 units at/below 60% AMI
Anticipated # bedrooms	22 Efficiencies 51 One Bedrooms 17 Two Bedrooms
Est. total development cost	\$29,705,518
Est. private funds leveraged	\$8,255,518
Est. public funds leveraged	\$21,450,000
Consolidated RFP Partner Funding	
\$1,051,860	LHIA
\$3,100,000	Minnesota Housing
City of Minneapolis TIF	LHIA Match

Livable Communities Project Summary

Grant # **SG**
Type: **Local Housing Incentives Account**
Applicant: **City of Woodbury**
Project Name: **Settler’s Ridge Apartments**
Project Location: **705 Settlers Ridge Parkway, Woodbury, MN**
Council District: **District 12 – Francisco J. Gonzalez**

Project Detail	
Project Overview	Settler's Ridge will be a newly constructed, four-story 84-unit apartment building.
Populations Served	21 project-based voucher units from Metro Housing and Redevelopment Authority (HRA)
Total housing units	84, all affordable
Affordability	All at/below 50% AMI
Anticipated # bedrooms	20 One Bedrooms 41 Two Bedrooms 23 Three Bedrooms
Est. total development cost	\$23,737,012
Est. private funds leveraged	\$7,766,800
Est. public funds leveraged	\$1,150,000
Consolidated RFP Partner Funding	
\$250,000	LHIA
City of Woodbury	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Chaska
Project Name: West Creek Apartments
Project Location: 401 North Hickory Street, Chaska, MN
Council District: District 4 – Deb Barber

Project Detail	
Project Overview	West Creek Apartments will be a newly constructed, 18-unit supportive housing development for unaccompanied homeless youth ages 18-29. The Community Asset Foundation has partnered with Launch Ministry to provide supportive services at West Creek. Launch Ministry serves struggling and homeless youth throughout Carver and Scott Counties. This will be the first project of its kind in Carver County.
Populations Served	7 units will be set aside for high priority homeless youth 4 units will be set aside for youth with disabilities 7 units will serve homeless youth that do not qualify as high priority homeless or for supportive housing
Total housing units	18, all affordable
Affordability	All at/below 30% AMI
Anticipated # bedrooms	18 Efficiencies
Est. total development cost	\$5,746,987
Est. private funds leveraged	\$1,500,000
Est. public funds leveraged	\$675,000
Consolidated RFP Partner Funding	
\$500,000	LHIA
\$5,086,987	Minnesota Housing
City of Chaska	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Washington County Community Development Authority (CDA)
Project Name: Own Street Home 2021
Project Location: Cottage Grove, Forest Lake, Oakdale, Woodbury
Council District: District 11 – Susan Vento
 District 12 – Francisco J. Gonzalez

Project Detail	
Project Overview	This project supports the purchase, rehabilitation and resale of three community land trust (CLT) homes in Washington County, in the cities of Forest Lake, Oakdale, Woodbury and Cottage Grove.
Total housing units	3
Affordability	At/below 80% AMI, targeting 50-70% AMI
Anticipated # bedrooms	3 Three Bedrooms
Est. total development cost	\$968,154
Est. private funds leveraged	\$0
Est. public funds leveraged	\$259,500
Consolidated RFP Partner Funding	
\$90,000	LHIA
\$169,500	Minnesota Housing
Washington County CDA	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Saint Paul Housing Redevelopment Authority (HRA)
Project Name: Acquisition, Rehabilitation, Resale + ADU Addition
Project Location: 626 Reaney Avenue East, Saint Paul, MN
Council District: District 13 – Chai Lee

Project Detail	
Project Overview	<p>This project supports the acquisition and rehabilitation of one home in Saint Paul. The funds will be used for value gap and affordability gap to acquire, rehabilitate, and resell one single-family home in the Railroad Island neighborhood of Saint Paul.</p> <p>This project will include the rehabilitation of a single-family home that will be accompanied by an accessory dwelling unit (ADU), complete with independent living facilities for temporary or permanent occupancy.</p>
Total housing units	1
Affordability	At/below 80% AMI
Anticipated # bedrooms	1 Five Bedrooms
Est. total development cost	\$566,500
Est. private funds leveraged	\$0
Est. public funds leveraged	\$175,000
Consolidated RFP Partner Funding	
\$40,000	LHIA
\$135,000	Minnesota Housing
City of Saint Paul HRA	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: West Hennepin Affordable Housing Land Trust
Project Name: Homes Within Reach
Project Location: Bloomington, Eden Prairie, Edina, Golden Valley, Crystal, Maple Grove, Minnetonka, Plymouth, Richfield, St. Louis Park
Council District: District 1 – Judy Johnson
 District 3 – Christopher Ferguson
 District 5 – Molly Cummings
 District 6 – Lynnea Atlas-Ingebretson

Project Detail	
Project Overview	This project supports the acquisition, rehabilitation, and resale of eight homes in suburban Hennepin County. West Hennepin Affordable Housing Land Trust will place the homes developed through this project in its community land trust (CLT), Homes Within Reach. Homes Within Reach operates in Suburban Hennepin County communities. The CLT will ensure that the home is not only affordable to the initial buyer but for subsequent low-income homebuyers as well.
Total housing units	8
Affordability	At/below 80% AMI
Anticipated # bedrooms	8 Three Bedrooms
Est. total development cost	\$2,992,264
Est. private funds leveraged	\$0
Est. public funds leveraged	\$770,000
Consolidated RFP Partner Funding	
\$210,000	LHIA
\$560,000	Minnesota Housing
City of Minnetonka	LHIA Match
\$959,000	Previous Awards

Livable Communities Project Summary

Grant # **SG**
Type: **Local Housing Incentives Account**
Applicant: **Carver County Community Development Authority (CDA)**
Project Name: **Ernst Home Townhome Project**
Project Location: **217 N Walnut St Chaska, MN**
Council District: **District 4 – Deb Barber**

Project Detail	
Project Overview	This rehabilitation project will construct and provide affordability gap for a three-unit townhome development in the City of Chaska. The development falls within the National Walnut Street Historic District in Carver County and will be adjacent to the Historic Ernst House.
Total housing units	3
Affordability	At/below 80% AMI
Anticipated # bedrooms	3 Two Bedrooms
Est. total development cost	\$1,508,499
Est. private funds leveraged	\$0
Est. public funds leveraged	\$369,210
Consolidated RFP Partner Funding	
\$30,000	LHIA
\$339,210	Minnesota Housing
City of Chaska Housing Trust Fund	LHIA Match

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Minneapolis
Project Name: PPL Greenbelt
Project Location: Near 31st Avenue N and N 6th Street, Minneapolis, MN
Council District: District 7 –Robert Liligren

Project Detail	
Project Overview	This project supports the construction of five newly constructed homes in the Hawthorne EcoVillage neighborhood of North Minneapolis. The Greenbelt Homes project will expand on PPL’s redevelopment work in Hawthorne EcoVillage, a four-block cluster consisting of 17 new construction or renovated, owner-occupied homes and community green spaces.
Total housing units	5
Affordability	At/below 80% AMI
Anticipated # bedrooms	5 Three Bedrooms
Est. total development cost	\$2,529,740
Est. private funds leveraged	\$1,500,000
Est. public funds leveraged	\$675,000
Consolidated RFP Partner Funding	
\$60,000	LHIA
\$615,000	Minnesota Housing
City of Minneapolis	LHIA Match