

# 2021 Funding Recommendations

Livable Communities Act

Local Housing Incentives Account (LHIA)

February 7, 2022

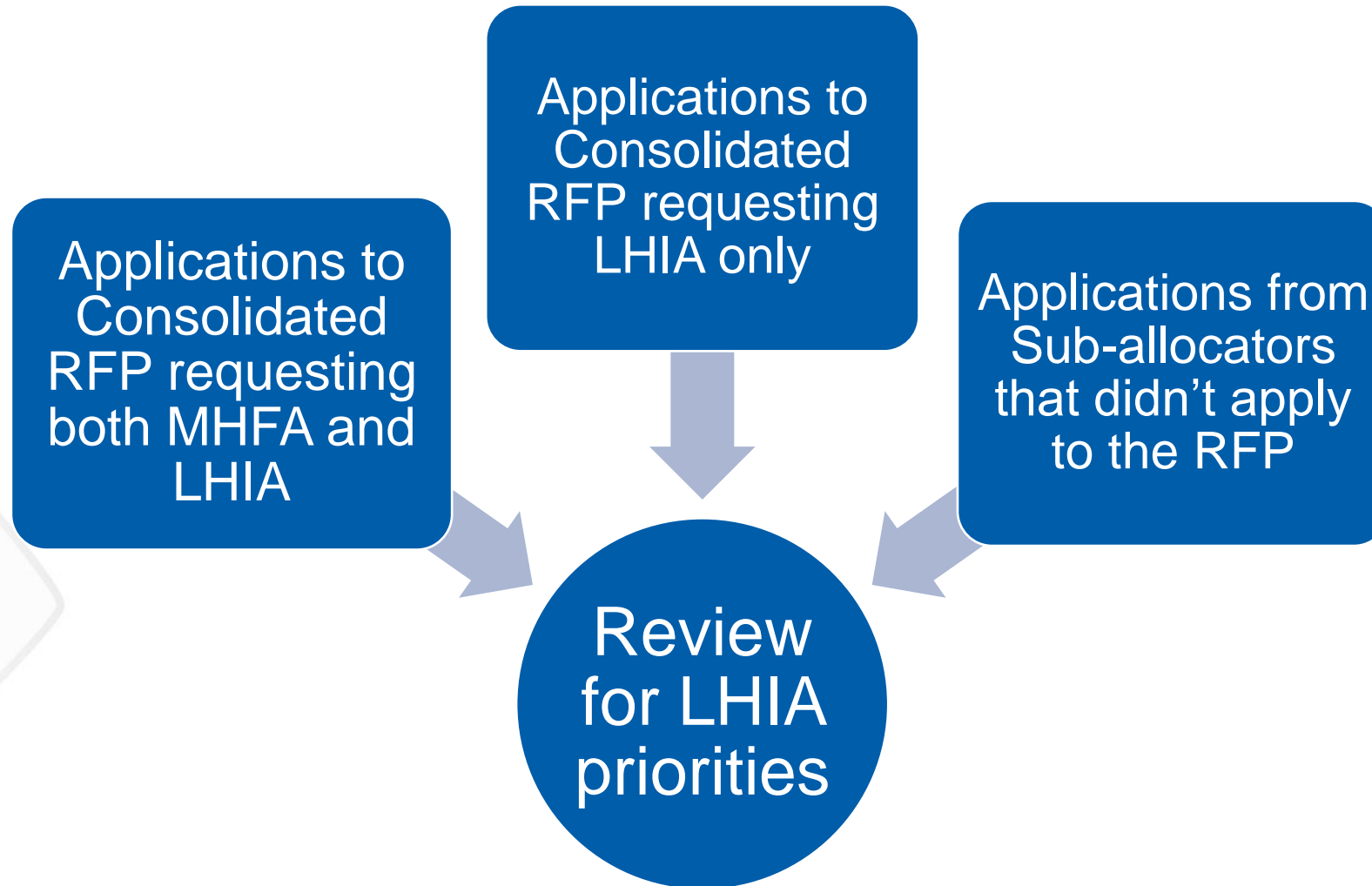
Community Development Committee

# Today's Presentation

- Application and Evaluation Process Overview
- Funding Recommendations
- Project Summaries

# *Overview of Application and Evaluation Process*

# Application Process



# Evaluation process

- We rank the projects that best meet LHIA priorities
- We eliminate projects that are being fully funded by Minnesota Housing
- We eliminate projects that requested both Minnesota Housing and LHIA but are not being funded by Minnesota Housing, unless:
  - The remaining gap is not insurmountably high
  - The applicant can confirm the LHIA award will move the project forward and alternate sources to fill the remaining gap are identified

# 2021 LHIA Cycle Calendar

## 2021

**March** Notice of Funding Availability

**April-June** Workshops/Webinar

**July** Applications due to Minnesota Housing

**July-Oct.** Evaluation conducted

**November** Selection meetings

## 2022

**January** Minnesota Housing Board approved funding awards

**February** Community Development Committee and Metropolitan Council

# *Funding Recommendations*

# Minnesota Housing Funding Awards: Multifamily

Project	City	New Units	Preserved Units	Total Funding Award
Emerson Village	Minneapolis	40		\$12,991,000
Kyle Garden Square	Minneapolis		55	\$13,305,000
Simpson Community Shelter and Apartments	Minneapolis	42		\$11,101,000
Wadaag Commons	Minneapolis	32		\$3,964,000
<i>Mary Hall*</i>	<i>Saint Paul</i>		88	<i>\$13,434,000</i>
Phalen Village	Saint Paul	76		\$21,929,000
Tessman Ridge Apartments	Brooklyn Park	63		\$1,246,593
Horizon Heights	Burnsville		25	\$9,880,000
5240 Apartments	Crystal	58		\$7,451,520
Calvary Center Apartments	Golden Valley		80	\$16,775,000
<i>Rogers Main Street Senior Housing*</i>	<i>Rogers</i>	40		<i>\$10,797,000</i>
Union Park Flats	Saint Louis Park	60		\$6,351,267
<b>TOTAL</b>		411	248	\$129,225,380

*\*Projects also recommended for LHIA funding are italicized*



# Minnesota Housing Funding Recommendations: Single-family, Central Cities

Project	City	New Units	Preserved Units	Total Funding Award
Build Wealth MN Inc - Family Stabilization & PAH Community Development Plan	Minneapolis		13	\$136,500
Build Wealth MN Inc - Affordability Assistance for Building Equity in Small Multifamily Ownership	Minneapolis		5	\$102,500
City of Lakes Community Land Trust–New Construction	Minneapolis	1		\$95,000
City of Lakes Community Land Trust–Harrison Townhomes	Minneapolis	7		\$237,930
City of Lakes Community Land Trust–Stand-Alone Affordability Gap	Minneapolis		7	\$420,000
City of Lakes Community Land Trust–Owner-Occupied Rehabilitation	Minneapolis		7	\$245,000
City of Lakes Community Land Trust–628 Franklin Condos	Minneapolis		7	\$560,000
City of Lakes Community Land Trust–Strategic Opportunity Fund	Minneapolis		1	\$75,000
City of Minneapolis–Minneapolis Home: Financing - Acquisition, Rehabilitation, Resale	Minneapolis	10		\$500,000
City of Minneapolis–Minneapolis Home: Financing - New Construction	Minneapolis	20		\$1,000,000
Lyndale Boulevard Development Company LLC–14th Avenue Townhomes	Minneapolis	10		\$450,000
Northside Home LLC–Northside Home	Minneapolis	2		\$152,964
PRG Inc.–North Minneapolis Infill	Minneapolis	8		\$880,000
Urban Homeworks, Inc–Homeownership Within Reach	Minneapolis	1		\$76,482
NeighborWorks Home Partners–Preserving Affordable Homeownership for St. Paul	Saint Paul		2	\$199,000
Housing and Redevelopment Authority of the City of Saint Paul–Inspiring Communities	Saint Paul	9		\$1,067,400
<b>TOTAL</b>		<b>68</b>	<b>42</b>	<b>\$6,197,776</b>

# Minnesota Housing Funding Recommendations: Single-family, Suburban

Project	City	New Units	Preserved Units	Total Funding Award
Rebuilding Together Twin Cities–Critical Repair Projects for Low-Income Homeowners	Minneapolis, St. Paul, Maplewood, North St. Paul, Brooklyn Center, Brooklyn Park, Robbinsdale, and Crystal		25	\$250,000
NeighborWorks Home Partners–Community Keys	Metro		35	\$367,500
Hennepin CityHomes LLC–Morimoto CityHomes	Eden Prairie	4		\$200,000
Hennepin County Housing and Redevelopment Authority–Home Accessibility Ramps Program	Hennepin County		17	\$138,125
Scott County Community Land Trust–Scott County Community Land Trust Acquisition/Rehab/Resale	Scott County		7	\$226,580
Scott County Community Land Trust-Land Trust Expansion in Partnership with Twin Cities Habitat for Humanity	Scott County	4		\$380,000
Twin Cities Habitat for Humanity–2021 Scattered Site Acquisition-Rehab	Metro		9	\$360,000
Twin Cities Habitat for Humanity, 2021 New Construction Affordability Gap	Metro	10		\$405,000
Twin Cities Habitat for Humanity, 2021 SAAG Open Market Program	Metro		18	\$369,000
<i>Two Rivers Community Land Trust–Own Sweet Home 2022*</i>	<i>Washington and Anoka Counties</i>		2	<i>\$131,000</i>
<i>West Hennepin Affordable Housing Land Trust–Homes Within Reach*</i>	<i>Suburban Hennepin County</i>		9	<i>\$720,000</i>
<b>TOTAL</b>		<b>18</b>	<b>117</b>	<b>\$3,547,205</b>

*\*Projects also recommended for LHIA funding are italicized*

# 2021 LHIA Funding Recommendations

**\$8 million**

Six multifamily awards

\$6,972,096

Four single-family awards

\$1,027,904

# LHIA Funding Recommendations

Project	City/Applicant	New Units	Preserved Units	LHIA Funding Recommendation
Minneapolis Public Housing Authority Family Housing Expansion	Minneapolis	84		\$1,400,000
Currie Commons	Minneapolis	187		\$1,250,000
<i>Mary Hall*</i>	<i>Saint Paul</i>		88	\$1,159,382
Cornelia View Apartments	Edina	118		\$712,714
<i>Rogers Main Street Senior Housing*</i>	<i>Rogers</i>	40		\$1,500,000
Rise on 7	Saint Louis Park	120		\$950,000
<b>Sub-total Multifamily:</b>		<b>549</b>	<b>88</b>	<b>\$6,972,096</b>
Twin Cities Habitat for Humanity	Dakota County CDA		10	\$500,000
<i>Homes Within Reach*</i>	<i>Minnetonka</i>		9	\$180,000
Minnetonka Boulevard Redevelopment	Saint Louis Park	8		\$257,904
<i>Own Street Home 2022*</i>	<i>Washington County CDA</i>		2	\$90,000
<b>Sub-total Single-family:</b>		<b>8</b>	<b>21</b>	<b>\$1,027,904</b>
<b>TOTAL</b>				<b>\$8,000,000</b>

*\*Projects receiving funding from Minnesota Housing are italicized*

# Minneapolis Public Housing Authority Family Housing Expansion

Minneapolis



Recommended Award: **\$1,400,000**

- New construction, 4 to 6-unit buildings (16 sites)
- 84 units, all affordable
- Affordable at/below 30% AMI
- Will serve high priority homeless
- MPHA vouchers
- 2-3 Bedrooms

# Mary Hall

Saint Paul



Recommended Award: **\$1,159,382**

- Preservation, supportive housing
- 88-units, all affordable
- Affordable at/below 30% AMI
- Will serve people exiting Ramsey County's coordinated entry system and provide permanent supportive housing
- 24/7 on-site services
- Efficiency & 1 Bedrooms

# Rise on 7

## Saint Louis Park



Recommended Award: **\$950,000**

- New construction
- 120-units, all affordable
- Affordable at/below 30-70% AMI
- Will serve high priority homeless individuals
- Includes early childhood center and commercial space
- 1-3 Bedrooms

# Currie Commons

Minneapolis



Recommended Award: **\$1,250,000**

- New construction
- 187-units, all affordable
- Affordable at/below 30-80% AMI
- Will serve high priority homeless individuals, persons with disabilities and families with children
- Efficiency – 3 Bedrooms
- MPHA Vouchers



# Rogers Main Street Senior Housing

## Rogers



Recommended Award: **\$1,500,000**

- New construction
- 40-units, all affordable
- Affordable at/below 30-50 AMI
- For seniors 55+
- Permanent supportive housing
- Includes a Senior Center
- Efficiency-2 Bedrooms

# Cornelia View Apartments

Edina



Recommended Award: **\$712,714**

- New construction
- 118-units, all affordable
- All affordable at/below 30-60% AMI
- For seniors 55+
- Serving high priority homeless and provides permanent supportive housing
- 1-2 Bedrooms

# Minnetonka Boulevard Redevelopment

## Saint Louis Park



Recommended Award: **\$257,904**

- Homeownership
- New construction
- 8 units in four twinhomes
- Affordable at/below 80% AMI
- 3-4 Bedrooms

# Twin Cities Habitat for Humanity

## Dakota County



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

- Homeownership
- Acquisition & Rehabilitation
- 10 homes
- Affordable at/below 80% AMI
- 3 Bedrooms
- Potential Cities: Apple Valley, Rosemount, Farmington, Lakeville, West St Paul, Hastings, Inver Grove Heights, Burnsville, Mendota Heights, Eagan

# Homes Within Reach

## Suburban Hennepin County



Recommended Award: **\$180,000**

- Homeownership
- Purchase, rehab and resale
- 12 single-family community land trust (CLT) homes
- Affordable at/below 80% AMI
- 5 Bedrooms

# Own Street Home

Washington County



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

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

# 2021 LHIA Anticipated Outcomes

	2021 LHIA Awards	Total LHIA Awards To Date
<b>LHIA Funds Awarded</b>	\$8,000,000	\$48,445,706
<b>Private Investment Leveraged</b>	\$88 million	>\$789 million
<b>Public Investment Leveraged</b>	\$113 million	>\$649 million
<b>New Affordable Housing Units</b>	557	5,644
•Rental	549	5,267
•Ownership	8	377
<b>Preserved/Rehabbed Housing Units</b>	113	3,354
•Rental	88	2,643
•Ownership	25	711

# 2021 Funding Recommendation

That the Metropolitan Council:

1. Award six multifamily and four single family Local Housing Incentives Account grants, totaling \$8 million; and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



# Contact Us

Name: [Ashleigh Johnson, Senior Planner](#)

Email: [Ashleigh.Johnson@metc.state.mn.us](mailto:Ashleigh.Johnson@metc.state.mn.us)

Phone: 651.602.1106