



Funding Recommendations

2024 Local Housing Incentives Account



LHIA Background

Program Goals

- LHIA grants support the **production and preservation of affordable rental housing** to help municipalities meet their negotiated LCA housing goals.



Fund Availability

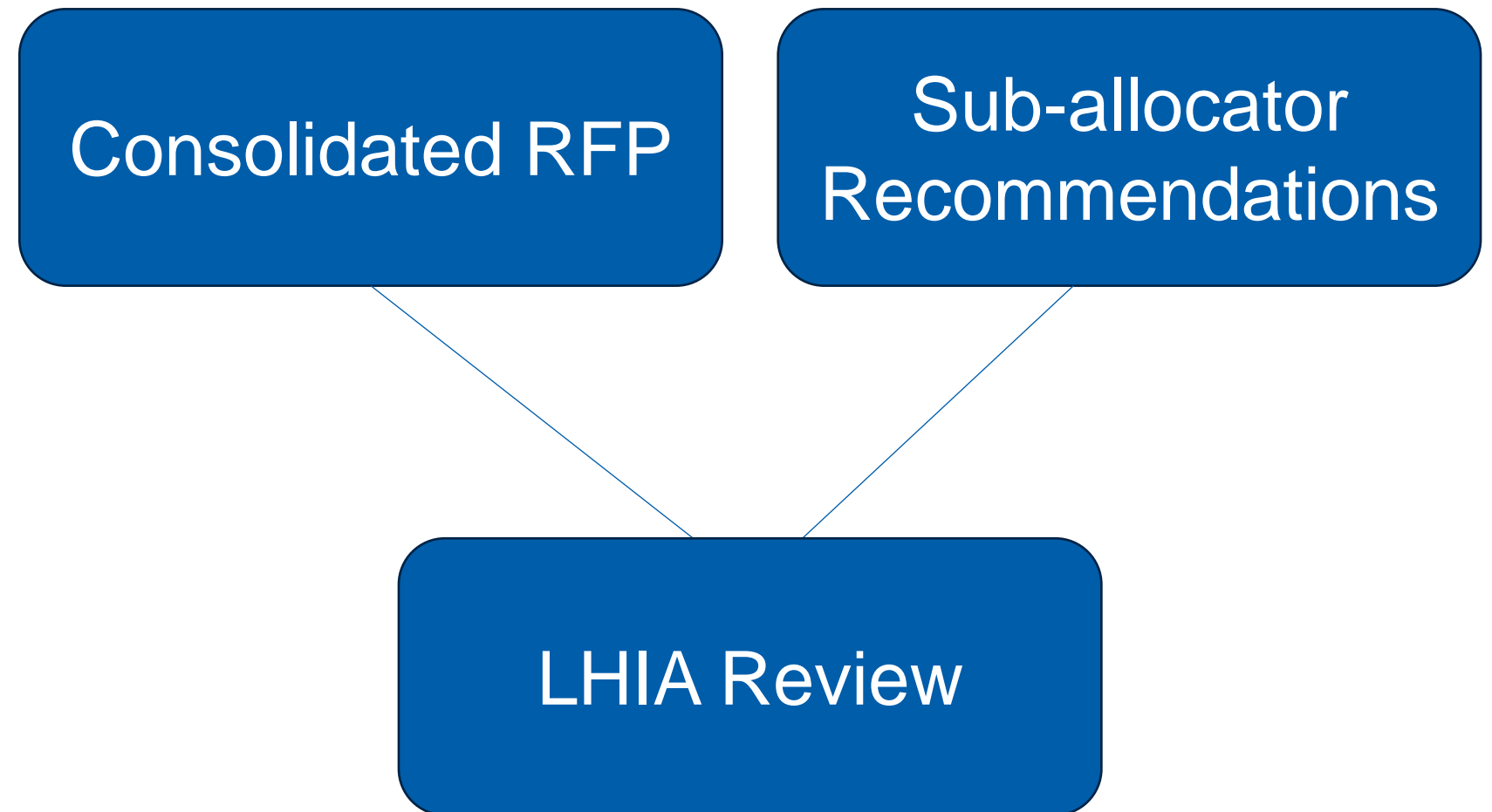
2024 Funds

- \$2.5 million made available through the adoption of the 2024 FDP
- 100% local match required for all projects



Application Process

Applications are submitted to Minnesota Housing and scored on LHIA priorities



Evaluation Criteria

Threshold Criteria

- 60% AMI or below units affordable for at least 15 years
- Fair Housing Policy and fair housing marketing plan

Competitive Criteria

- Creation or preservation of deeply affordable units
- Larger units serving families
- New housing types
- Meet needs of residents experiencing homelessness



Funding Recommendation

2024 LHIA Funding Recommendation

That the Metropolitan Council award four Livable Communities Demonstration Account grants, totaling \$2,500,000 and;

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.



LHIA Funding Recommendation

Project	City/Applicant	New/Preserved Affordable Units	Recommendation
Melrose Commons	City of Medina	50	\$450,000
Penn Station	City of Richfield	57	\$850,000
Southview Estates	City of Bloomington	47	\$700,000
The Warren Apartments	City of Minneapolis	61	\$500,000

Melrose Commons

City of Medina

Recommended Award:
\$450,000

- 50 new affordable units
- 15 designated supportive housing units. 8 for People with Disabilities and 7 for High Priority Homeless



Penn Station

City of Richfield

Recommended Award:
\$850,000

- 42 new affordable units
- 15 designated supportive housing units. 6 for People with Disabilities and 7 for High Priority Homeless



Southview Estates

City of Bloomington

Recommended Award:
\$700,000

- Preserving 37 affordable units and adding affordability commitments to 10 new units
- Includes 19 three-bedroom units



The Warren

City of Minneapolis

Recommended Award:
\$500,000

- 60 new units of affordable housing
- 15 units of permanent supportive housing. 8 for High Priority Homeless and 7 for People with Disabilities.



Funding Recommendation

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Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.





Hannah Gary

Planning Analyst

Community Development

Hannah.Gary@metc.state.mn.us



Appendix

2024 Rent Limits

Bedroom	30% AMI	50% AMI	60% AMI
Eff.	\$652	\$1,087	\$1,304
1 BR	\$699	\$1,165	\$1,398
2 BR	\$838	\$1,397	\$1,676
3 BR	\$969	\$1,615	\$1,938
4 BR	\$1080	\$1,801	\$2,161

Income Levels

AMI	2023
Area Median Income	\$124,200
60% of AMI	\$74,520
50% of AMI	\$62,100
30% of AMI	\$37,250