Upper Harbor Redevelopment, Minneapolis (SG-18080) Amendment

2022 LCDA Development Award

Kelly Nezworski, Grants Administrator

November 17, 2025 Community Development Committee





Upper Harbor, Minneapolis

Project Details

This project is a new construction, mixed-use and mixed-income housing project.

The proposed development includes a seven-story apartment building providing 190 units, planned commercial space, 20 for-sale townhomes.

Community Benefit

- The project is bringing deeply affordable housing options to the area
- The project includes affordable ownership options
- Environmental sustainability features are included throughout the project



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Development Activities

Project Summary Changes

Number of Units	Original	Proposed	Difference
<30% AMI	55	44	-11
31-50% AMI	72	44	-28
51-50% AMI	63	48	-15
80% AMI	18	0	-18
Market Rate	4	0	-4
Total	212	136	-76

Unit Mix	One BR	Two BR	Three BR	Four BR
Original	49	125	32	6
Updated	66	47	23	0

Amendment

Grantee Request

Amend the project summary and grant term to reflect the shift in affordable housing units, the reduction in commercial square footage, and the elimination of the for-sale townhome portion of the project.

Significance Findings

The project change is greater than 20% to the overall housing units, requiring CDC approval of amendment.

- The project still delivers a significant number of deeply affordable housing units.
- The project has retained a considerable portion of three-bedroom units.
- Changes in job numbers would not have affected the scoring of this project.
- The 24-month grant term extension is allowed as an administrative adjustment per the Council's LCA Grant Amendment Policy.

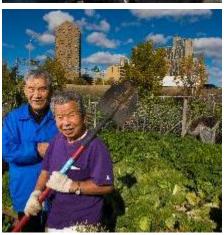
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Recommendation

Proposed Action

That the Community Development Committee approve the amendment to the project details of the project summary and grant term for the Upper Harbor (SG-18080) Livable Communities Demonstration Act Development Grant Award, as shown in Attachment 2.







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