

# Upper Harbor Redevelopment, Minneapolis (SG-18080) Amendment

2022 LCDA Development Award

Kelly Nezworski, Grants Administrator

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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



# 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.

# 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.



# Thank You

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