

Community Development Committee

For the Metropolitan Council meeting of February 23, 2022

Subject: Funding Recommendations for 2021 Local Housing Incentives Account (LHIA)

Proposed Action

That the Metropolitan Council:

1. Award six multifamily rental and four single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$8 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 Award Amount
Minneapolis Public Housing Authority Family Housing Expansion	City of Minneapolis	84		\$1,400,000
Mary Hall	City of Saint Paul		88	\$1,159,382
Rise on 7	City of Saint Louis Park	120		\$950,000
Currie Commons	City of Minneapolis	187		\$1,250,000
Rogers Main Street Senior Housing	City of Rogers	40		\$1,500,000
Cornelia View Apartments	City of Edina	118		\$712,714
Sub-total Rental:		549	88	\$6,972,096
Minnetonka Boulevard Redevelopment	City of Saint Louis Park	8		\$257,904
Twin Cities Habitat for Humanity	Dakota County CDA		10	\$500,000
Homes Within Reach	City of Minnetonka		12	\$180,000
Own Street Home 2022	Washington County CDA		3	\$90,000
Sub-total Ownership:		8	25	\$1,027,904
TOTAL		557	113	\$8,000,000

Summary of Committee Discussion/Questions

Senior Planner Ashleigh Johnson presented staff recommendations to the Community Development Committee. The funding recommendation consisted of six multi-family and four single family ownership grants in the amount of \$8 million, as outlined in the table above.

Council Member Chamblis requested more information on unit affordability levels for 2021 recommended projects. Staff described how development teams include a summary of units and affordability in their applications and noted that this information is included the project summary section of the business item.

Council Member Cummings asked what mechanisms are in place to ensure that recommended single-family homes remain affordable. Staff, along with Eden Spencer of Greater Metropolitan Housing Corporation, explained how the

recommended single-family projects are preserving affordability; either in perpetuity through community land trusts, or for over 15 years through deed contracts.

The Committee voted unanimously to approve the staff recommendations and fund all ten projects.

The following revised business item corrects three errors included in *2022-40 Local Housing Incentives Account (LHIA) Funding Recommendations*, prepared for the Community Development Committee meeting on February 7. First, the City of Saint Paul was listed on page 9 as the local match provider for Minneapolis Public Housing Authority Family Housing Expansion project instead of the City of Minneapolis. Second, the applicant for the Minnetonka Boulevard Redevelopment was listed as the St. Louis Park CDA instead of the St. Louis Park EDA. Finally, in the program summary on page 17, the applicant has been changed from West Hennepin Affordable Housing Land Trust to City of Minnetonka for West Hennepin Affordable Housing Land Trust.

Community Development Committee

Meeting date: February 7, 2022

For the Metropolitan Council meeting of February 23, 2022

Subject: Funding Recommendations for 2021 Local Housing Incentives Account (LHIA)

District(s), Member(s): All

Policy/Legal Reference: Minn. Stat. § 473.253

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

Division/Department: Community Development / Regional Planning

Proposed Action

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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) which outlines how projects are funded, including threshold and competitive criteria for project evaluation. To determine how LHIA funding will be allocated, the Metropolitan Council partners

with Minnesota Housing in their Consolidated Request for Proposals (RFP) process, as well as consults with cities and counties designated as tax credit sub-allocators that may have additional recommendations for affordable housing projects eligible for LHIA: Minneapolis, Saint Paul, Washington County and Dakota County.

Application Review Process

Minnesota Housing and sub-allocators, evaluate development proposals by first conducting a preliminary completeness and eligibility review of funding applications based on internal underwriting standards. In addition to considering the financial feasibility of proposals, both review the proposer’s organizational capacity to deliver the project and how projects align with Agency, or sub-allocator, criteria. Council staff, using the [2021 LCA Fund Distribution Plan](#) (2021 FDP), also evaluates affordable housing projects based on LHIA criteria, prioritizing those recommended by Minnesota Housing and sub-allocators.

Not all applications received through the Consolidated RFP, or sub-allocator recommendation processes, request or are eligible for 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 fit the project better. Conversely, sometimes projects applying to the Consolidated RFP request LHIA funds only. Staff evaluate any LHIA-eligible projects submitted to the Consolidated RFP but do prioritize projects that are being funded by Consolidated RFP partners and need LHIA funds to fully fund the project.

By the July 15, the 2021 application deadline, Minnesota Housing and its funding partners received applications for 64 multifamily and 41 single-family proposals. Additionally, sub-allocators recommended five projects that did not apply for funding through the Consolidated RFP. From these proposals, projects eligible for LHIA were then evaluated on the criteria outlined in the 2021 FDP. Table 1 lists the eleven LHIA projects staff are recommending, which includes six multifamily rental and four single family ownership, totaling \$8 million. Table 2 below details the total number of applications received both within the metropolitan area and in Greater Minnesota. As is illustrated below, the majority of the applications received were for multi-family rental projects.

Table 2. Summary of Minnesota Housing Applications Received

Program Type	Number of Applications Submitted	Metro	Greater Minnesota	Total # Recommended for Funding
Multifamily Rental	64	39	25	22
Single Family Ownership	41	26	15	36
Total	105	65	40	58

There were 43 proposals in the metropolitan area not recommended by any Minnesota Housing or partner funding this round. Unfunded requests in the communities of Bloomington, Brooklyn Center, Brooklyn Park, Burnsville, Coon Rapids, Cottage Grove, Elko New Market, Long Lake, Maplewood, Minneapolis, Richfield, Saint Louis Park, Saint Paul, and Shakopee, totaling almost \$264 million in funding requests. 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 \$88 million in private investments and over \$112 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

Proposal	Total Units	LHIA Award Amount	Estimated Total Private Investment ¹	Estimated Total Other Public Investment ²
Minneapolis Public Housing Authority Family Housing Expansion	84	\$1,400,000	\$14,745,482	\$19,396,208
Mary Hall	88	\$1,159,382	\$18,090,017	\$2,931,552
Rise on 7	120	\$950,000	\$17,831,368	\$21,433,927
Currie Commons	187	\$1,250,000	\$21,627,058	\$32,035,435
Rogers Main Street Senior Housing	40	\$1,500,000	\$4,188,519	\$9,033,418
Cornelia View Apartments	118	\$1,000,000	\$10,206,978	\$22,181,632
Minnetonka Boulevard Redevelopment	8	\$257,904	\$88,000	\$605,000
Twin Cities Habitat for Humanity	10	\$500,000	\$0	\$693,500
Homes Within Reach	12	\$180,000	\$807,000	\$3,711,556
Own Street Home	3	\$90,000	\$25,500	\$946,950
TOTAL	670	\$8,287,286	\$87,609,922	\$112,969,178

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 almost \$134 million for multifamily rental housing proposals in the metropolitan area. These proposals will assist the construction of 920 new affordable units, and the rehabilitation or preservation of 248 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
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
Minneapolis Public Housing Authority Family Housing Expansion [^]	Minneapolis	84		\$1,400,000
Currie Commons [^]	Minneapolis	187		\$1,250,000
Mary Hall	Saint Paul		88	\$13,434,000
Phalen Village	Saint Paul	76		\$21,929,000

Project	City	New Affordable Units	Units to be Preserved	Total Funding Award
Tessman Ridge Apartments	Brooklyn Park	63		\$1,246,593
Horizon Heights	Burnsville		25	\$9,880,000
5240 Apts	Crystal	58		\$7,451,520
Calvary Center Apartments	Golden Valley		80	\$16,775,000
Rogers Main Street Senior Housing*	Rogers	40		\$10,797,000
Union Park Flats	Saint Louis Park	60		\$6,351,267
Rise on 7^	Saint Louis Park	120		\$950,000
Cornelia View Apartments^	Edina	118		\$712,714
TOTAL		920	248	\$133,538,094

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

^Proposals only being recommended for LCA Local Housing Incentives Account funds

As shown in Table 5, Minnesota Housing and its funding partners will award almost \$11 million for single-family homeownership housing proposals in the metropolitan area. These proposals will assist the construction of 94 new affordable units and the rehabilitation or preservation of 169 affordable units.

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

Project	City	New Affordable Units	Units to be Preserved	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

Project	City	New Affordable Units	Units to be Preserved	Total Funding Award
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
Rebuilding Together Twin Cities–Critical Repair Projects for Low-Income Homeowners	North and South Minneapolis, St. Paul, Maplewood, North St. Paul, Brooklyn Center, Brooklyn Park, Robbinsdale, and Crystal		25	\$250,000
Minnetonka Boulevard Redevelopment^	Saint Louis Park	8		\$257,904
Twin Cities Habitat for Humanity^	Dakota County		10	\$500,000
NeighborWorks Home Partners–Community Keys	7-County Metro		35	\$367,500
Hennepin CityHomes LLC–Morimoto CityHomes	Hennepin County	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		2	\$226,580
Scott County Community Land Trust–Land Trust Expansion in Partnership with Twin Cities Habitat for Humanity	Scott County	4		\$380,000

Project	City	New Affordable Units	Units to be Preserved	Total Funding Award
Twin Cities Habitat for Humanity– 2021 Scattered Site Acquisition- Rehab	7-County Metro		9	\$360,000
Twin Cities Habitat for Humanity, 2021 New Construction Affordability Gap	7-County Metro	10		\$405,000
Twin Cities Habitat for Humanity, 2021 SAAG Open Market Program	7-County Metro		18	\$369,000
Two Rivers Community Land Trust– Own Sweet Home 2022*	7-County Metro		2	\$131,000
West Hennepin Affordable Housing Land Trust–Homes Within Reach*	Hennepin County		9	\$720,000
TOTAL:		94	169	\$10,502,885

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

^Proposals only being recommended for LCA Local Housing Incentives Account funds

Tables 6 shows a summary of all applications recommended for funding in the metropolitan area, which includes the production of more than 1,000 new affordable units and the preservation of over 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	\$6,972,096	Metropolitan Council	920	248
	\$129,225,380	Minnesota Housing		
Ownership	\$1,027,904	Metropolitan Council	90	159
	\$9,744,981	Minnesota Housing		
Combined Total	\$8,000,000	Metropolitan Council	1,014	407
	\$138,970,361	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 2023 and 2025. Table 7 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.

Regionally, the annual need in the 2021-2030 decade for new units affordable at 30% AMI or less is 1,891. While the 289 units affordable at 30% AMI that are being recommended for 2021 through the Consolidated RFP help the applying cities address their deeply affordable housing needs at a significant level, it is important to note that this represents only 15% of the *region's* annual need for housing at this affordability level. While this is slightly higher than the share funded in 2020, it is still substantially lower than the shares of housing affordable being funded at 31-80% AMI.

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)		2021 Proposed for Award (Units)
	<30% AMI	31-50% AMI	
Minneapolis	<30% AMI	1,551	82
	31-50% AMI	494	35
	51-80% AMI	1,454	154
Saint Louis Park	<30% AMI	309	19
	31-50% AMI	178	60
	51-80% AMI	106	49
Rogers	<30% AMI	354	10
	31-50% AMI	207	30
	51-80% AMI	69	0
Edina	<30% AMI	751	6
	31-50% AMI	480	43
	51-80% AMI	573	69
Total <30% AMI		2,965	117
Total 31-50% AMI		1,359	168
Total 51-80% AMI		2,202	272
TOTAL ALL UNITS		6,526	557

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".

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

There is typically \$1.5 million available for LHIA awards annually. In its 2021 Livable Communities Fund Distribution Plan (FDP), the Council approved \$4 million for LHIA awards. Following the approval, the Metropolitan Council amended the FDP to include an additional \$4 million increasing the LHIA award total to \$8 million for 2021 to support projects that would [advance racial equity in the region \(Business Item 2021-84 SW\)](#).

Known Support / Opposition

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

Attachments

Attachment A: Project Summaries for Projects Recommended for Funding

Attachment A: Project Summaries for Projects Recommended for Funding

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Minneapolis
Project Name: Minneapolis Public Housing Authority Family Housing Expansion
Project Location: City of Minneapolis
Council District: District 7 – Robert Lilligren
 District 8 – Abdirahman Muse

Project Detail	
Project Overview	The 84-unit project will be built on 16 sites within the City of Minneapolis. These small apartment buildings will consist of four or six units.
Populations Served	17 units will serve high priority homeless All units will have rental assistance through vouchers from Minneapolis Public Housing Authority
Total housing units	84, all affordable
Affordability	All at/below 30% AMI
Bedrooms	26 Two Bedrooms 58 Three Bedrooms
Est. total development cost	\$34,141,690
Est. private funds leveraged	\$14,745,482
Est. public funds leveraged	\$19,396,208
Consolidated RFP Partner Funding	
\$1,400,000	LHIA
LHIA Match	<u>City of Minneapolis</u>

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Saint Paul
Project Name: Mary Hall
Project Location: 438 Dorothy Day Pl, St. Paul, MN
Council District: District 13 – Chai Lee

Project Detail	
Project Overview	Mary Hall will include the significant rehabilitation of a 6-story historic building in downtown St. Paul. Half of the building will serve people coming from Ramsey County's Coordinated Entry system, who have complex barriers. The other half of the building will be permanent supportive housing. Mary Hall will have 24/7 on site services.
Population Served	All units will be permanent supportive housing
Total housing units	88, all affordable
Affordability	All at/below 30% AMI
Bedrooms	78 Efficiency 10 One Bedrooms
Est. total development cost	\$21,021,569
Est. private funds leveraged	\$18,090,017
Est. public funds leveraged	\$2,931,552
Consolidated RFP Partner Funding	
\$1,159,382	LHIA
\$13,434,000	Minnesota Housing
LHIA Match	City of Saint Paul

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Hennepin County HRA
Project Name: Rise on 7
Project Location: 8115 State Highway 7, St. Louis Park, MN
Council District: District 6 – Vacant

Project Detail	
Project Overview	The mixed-use project will include the new construction of 120 units of housing in one building that's four stories, with approximately 6,600 square feet of commercial space reserved for an early childhood center and connected outdoor play area.
Population Served	6 units will serve high priority homeless
Total housing units	120, all affordable
Affordability	19 units at/below 30% AMI 47 units at/below 40% AMI 13 units at/below 50% AMI 13 units at/below 60% AMI 28 units at/below 70% AMI
Bedrooms	57 One Bedrooms 39 Two Bedrooms 34 Three Bedrooms
Est. total development cost	\$39,265,295
Est. private funds leveraged	\$17,831,368
Est. public funds leveraged	\$21,433,927
Consolidated RFP Partner Funding	
\$950,000	LHIA
LHIA Match	Hennepin County HRA

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Minneapolis
Project Name: Currie Commons
Project Location: 187 Humboldt Avenue North, Minneapolis, MN
Council District: District 7 – Robert Lilligren

Project Detail	
Project Overview	Currie Commons is a new construction development of 187 units in the Bassett Creek Valley area and Harrison Neighborhood of North Minneapolis. The project site was historically occupied by an oil recycling facility and finished remediation in 2020. The development will include an approximate 1,250 square foot neighborhood-serving space.
Population Served	18 units will be designated as supportive housing for single adults and families with children 5 units will serve high priority homeless 13 units will serve people with disabilities 40 units will have project-based vouchers from Minneapolis Public Housing Authority
Total housing units	187, all affordable
Affordability	18 units at/below 30% AMI 35 units at/below 50% AMI 124 units at/below 60% AMI 10 units at/below 80% AMI
Bedrooms	11 Efficiency 116 One Bedrooms 32 Two Bedrooms 28 Three Bedrooms
Est. total development cost	\$53,662,493
Est. private funds leveraged	\$21,627,058
Est. public funds leveraged	\$32,035,435
Consolidated RFP Partner Funding	
\$1,250,000	LHIA
LHIA Match	City of Minneapolis

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Rogers
Project Name: Rogers Main Street Senior Housing
Project Location: 13001 Main Street, Rogers, MN
Council District: District 1 – Judy Johnson

Project Detail	
Project Overview	Rogers Main Street Senior Housing will create 40 new affordable housing units for independent seniors ages 55 and older and will incorporate a new Senior Center
Populations Served	All units will be designated for seniors 55 and older 4 units will be designated as permanent supportive housing
Total housing units	40, all affordable
Affordability	10 units at/below 30% AMI 30 units at/below 50% AMI
Bedrooms	6 Efficiency 24 One Bedrooms 10 Two Bedrooms
Est. total development cost	\$13,221,937
Est. private funds leveraged	\$4,188,519
Est. public funds leveraged	\$9,033,418
Consolidated RFP Partner Funding	
\$1,500,000	LHIA
\$10,797,000	Minnesota Housing
LHIA Match	Hennepin County HRA

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Edina
Project Name: Cornelia View Apartments
Project Location: 4040 W. 70th Street, Edina, MN
Council District: District 5 – Molly Cummings

Project Detail	
Project Overview	Cornelia View will create 118 new affordable housing units serving people ages 55 and older. The building will offer a housing first model, providing on-site case management services, and all areas will be accessible to people with mobility and vision needs.
Populations Served	All units will be designated for seniors 55 and older 6 units will be designated as permanent supportive housing for high priority homeless
Total housing units	118, all affordable
Affordability	6 units at/below 30% AMI 49 units at/below 50% AMI 46 units at/below 60% AMI 17 units at/below 80% AMI
Bedrooms	97 One Bedrooms 21 Two Bedrooms
Est. total development cost	\$32,388,610
Est. private funds leveraged	\$10,206,978
Est. public funds leveraged	\$22,181,632
Consolidated RFP Partner Funding	
\$712,714	LHIA
LHIA Match	Hennepin County HRA

Livable Communities Project Summary

Grant # **SG**
Type: **Local Housing Incentives Account**
Applicant: **St. Louis Park EDA**
Project Name: **Minnetonka Boulevard Redevelopment**
Project Location: **City of Saint Louis Park**
Council District: **District 6 – Vacant**

Project Detail	
Project Overview	This project will construct and provide affordability for four twinhomes, for a total of eight units, that will be sold to homebuyers approved by Homes within Reach in the City of Saint Louis Park.
Total housing units	8
Affordability	At/below 80% AMI
Bedrooms	4 Three or Four Bedrooms
Est. total development cost	\$4,350,904
Est. private funds leveraged	\$88,000
Est. public funds leveraged	\$605,000
Consolidated RFP Partner Funding	
\$257,904	LHIA
LHIA Match	City of Saint Louis Park

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Dakota County CDA
Project Name: Twin Cities Habitat for Humanity
Project Location: Apple Valley, Rosemount, Farmington, Lakeville, West St Paul, Hastings, Inver Grove Heights, Burnsville, Mendota Heights, Eagan
Council District: District 13 – Chai Lee
 District 15 – Phillip Sterner
 District 16 – Wendy Wulff

Project Detail	
Project Overview	This project will support Twin Cities Habitat for Humanity's acquisition and rehabilitation of 10 houses from the Dakota County CDA that were previously scattered site rental units in the cities of Apple Valley, Rosemount, Farmington, Lakeville, West St Paul, Hastings, Inver Grove Heights, Burnsville, Mendota Heights, and Eagan.
Total housing units	10
Affordability	At/below 80% AMI
Bedrooms	10 Three Bedrooms
Est. total development cost	\$3,393,500
Est. private funds leveraged	\$0
Est. public funds leveraged	\$693,500
Consolidated RFP Partner Funding	
\$500,000	LHIA
LHIA Match	Dakota County CDA

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: City of Minnetonka for 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 – Vacant

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.
Total housing units	12
Affordability	At/below 80% AMI
Bedrooms	12 Five Bedrooms
Est. total development cost	\$5,094,396
Est. private funds leveraged	\$807,000
Est. public funds leveraged	\$3,711,556
Consolidated RFP Partner Funding	
\$180,000	LHIA
\$720,000	Minnesota Housing
LHIA Match	City of Minnetonka
\$1,169,000	Previous LHIA Awards

Livable Communities Project Summary

Grant # SG
Type: Local Housing Incentives Account
Applicant: Washington County Community Development Authority (CDA)
Project Name: Own Street Home
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, Hugo, Oakdale, Cottage Grove, and St. Paul Park.
Total housing units	3
Affordability	At/below 80% AMI, targeting 50-70% AMI
Bedrooms	3 Three Bedrooms
Est. total development cost	\$1,050,450
Est. private funds leveraged	\$25,500
Est. public funds leveraged	\$946,950
Consolidated RFP Partner Funding	
\$90,000	LHIA
\$131,000	Minnesota Housing
LHIA Match	Washington County CDA
\$90,000	Previous LHIA Awards