

# Committee Report

Community Development Committee



Committee Meeting Date: December 19, 2022

For the Metropolitan Council: January 11, 2023

## Business Item: 2022-341

Funding Recommendations for Local Housing Incentives Account (LHIA)

### Proposed Action

That the Metropolitan Council:

1. Award four multifamily rental and five single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$3.5 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 Funding Recommendation
1	Carver Place	Carver County CDA	60		\$450,000
2	Native American Community Clinic (NACC) Housing	City of Minneapolis	83		\$750,000
3	Prairie Pointe Apartments	Scott County CDA	42		\$350,000
4	Whittier Community Housing	City of Minneapolis	40	45	\$950,000
	<b>Sub-total Rental:</b>		<b>225</b>	<b>45</b>	<b>\$2,500,000</b>
5	Northside Home	City of Minneapolis	3		\$185,000
6	Twin Cities Habitat for Humanity	Ramsey County CED		16	\$400,000
7	Preserving Affordable Tracks to Homeownership (PATH)	Washington County CDA		3	\$90,000
8	Homeownership within Reach	City of Minneapolis	2		\$125,000
9	Homes within Reach (HWR)	City of Minnetonka		10	\$200,000
	<b>Sub-total Ownership:</b>		<b>5</b>	<b>29</b>	<b>\$1,000,000</b>
	<b>TOTAL</b>		<b>230</b>	<b>74</b>	<b>\$3,500,000</b>

### Summary of Community Development Committee Discussion/Questions

Senior Planner Ashleigh Johnson presented the staff recommendation to the Committee. Council Member Wulff asked for information about projects that were not selected; staff explained the Consolidated RFP process in partnership with Minnesota Housing. Council Member Wulff also expressed concern about funding projects affordable at 115% AMI and emphasized that the program should prioritize 80% AMI and below. Chair Lilligren disclosed that he serves on a committee for the Native American Community Clinic but has not participated in project planning. The Community Development Committee unanimously approved the funding recommendation at its meeting on December 19, 2022.

# Business Item

Community Development Committee



Committee Meeting Date: December 19, 2022

For the Metropolitan Council: January 11, 2023

## Business Item: 2022-341

Funding Recommendations for 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

That the Metropolitan Council:

1. Award four multifamily rental and five single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$3.5 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 Funding Recommendation
1	Carver Place	Carver County CDA	60		\$450,000
2	Native American Community Clinic (NACC) Housing	City of Minneapolis	83		\$750,000
3	Prairie Pointe Apartments	Scott County CDA	42		\$350,000
4	Whittier Community Housing	City of Minneapolis	40	45	\$950,000
	<b>Sub-total Rental:</b>		<b>225</b>	<b>45</b>	<b>\$2,500,000</b>
5	Northside Home	City of Minneapolis	3		\$185,000
6	Twin Cities Habitat for Humanity	Ramsey County CED		16	\$400,000
7	Preserving Affordable Tracks to Homeownership (PATH)	Washington County CDA		3	\$90,000
8	Homeownership within Reach	City of Minneapolis	2		\$125,000
9	Homes within Reach (HWR)	City of Minnetonka		10	\$200,000
	<b>Sub-total Ownership:</b>		<b>5</b>	<b>29</b>	<b>\$1,000,000</b>
	<b>TOTAL</b>		<b>230</b>	<b>74</b>	<b>\$3,500,000</b>

## 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 begin evaluating development proposals by conducting a preliminary completeness and eligibility review of funding applications based on internal underwriting standards. They also review the applicant's organizational capacity to deliver the project and how projects align with Agency, or sub-allocator, criteria. Council staff, using the 2022 LCA Fund Distribution Plan (2022 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 through sub-allocator recommendation processes, choose to seek 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 14, the 2022 application deadline, Minnesota Housing, and its funding partners received applications for 57 multifamily and 41 single-family proposals. From these proposals, projects eligible for LHIA were then evaluated on the criteria outlined in the 2022 FDP. Table 1 lists the nine LHIA projects staff are recommending, which includes four multifamily rental and five single family ownership, totaling \$3.5 million. Table 2 below details the total number of applications received both within the metropolitan area and in Greater Minnesota. As is illustrated below, most applications received were for multi-family rental projects.

Table 2. Summary of Minnesota Housing Applications Received

Program Type	Total # of Applications Submitted	Metro	Greater Minnesota	Total # Recommended for Funding
Multifamily Rental	57	31	26	17
Single Family Ownership	41	25	16	37
<b>TOTAL</b>	<b>98</b>	<b>56</b>	<b>42</b>	<b>54</b>

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 Blaine, Brooklyn Center, Burnsville, Carver, Crystal, Elko New Market, Little Canada, Long Lake, Maplewood, Medina, Minneapolis, Richfield, and Saint Paul, totaled almost \$273 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 over \$46 million in private investments and over \$60 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	Recommended LCA Award	Estimated Total Private Investment <sup>1</sup>	Estimated Total Other Public Investment <sup>2</sup>
1	Carver Place	60	\$450,000	\$13,108,373	\$5,664,242
2	Native American Community Clinic (NACC) Housing	83	\$750,000	\$16,579,601	\$16,346,000
3	Prairie Pointe Apartments	42	\$350,000	\$12,900,406	\$3,221,381
4	Whittier Community Housing	85	\$950,000	\$16,476,579	\$16,921,272
5	Northside Home	3	\$185,000	\$1,001	\$954,941
6	Twin Cities Habitat for Humanity	16	\$400,000	\$1,184,000	\$800,000
7	Preserving Affordable Tracks to Homeownership (PATH)	3	\$90,000	\$54,177	\$107,134
8	Homeownership within Reach	2	\$125,000	\$1,442	\$669,363
9	Homes within Reach (HWR)	10	\$200,000	\$15,000	\$1,524,409
	<b>TOTAL</b>	<b>304</b>	<b>\$3,500,000</b>	<b>\$60,320,579</b>	<b>\$46,208,742</b>

<sup>1</sup> Includes syndication proceeds

<sup>2</sup> Includes Minnesota Housing funding and prior LCA awards

As shown in Table 4, Minnesota Housing and its funding partners will award over \$54 million for multifamily rental housing proposals in the metropolitan area. These proposals will assist the construction of 633 new affordable units, and the rehabilitation or preservation of 45 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	Preserved Units	Total Funding Award
1	3030 Nicollet	Minneapolis	110		\$2,460,000
2	Agra	Minneapolis	155		\$1,954,000
3	Minnesota Indian Women's Resource Center	Minneapolis	24		\$5,710,000
4	Native American Community Clinic - Housing*	Minneapolis	83		\$1,383,000
5	Whittier Community Housing^	Minneapolis	40	45	\$950,000
6	Carver Place*	Carver	60		\$20,186,000
7	Gladstone Village	Maplewood	65		\$17,708,000
8	Prairie Pointe Apartments*	Shakopee	42		\$1,224,000
9	Wangstad Commons	Brooklyn Center	54		\$3,509,000
	<b>TOTAL</b>		<b>633</b>	<b>45</b>	<b>\$55,084,000</b>

\*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 \$12.5 million for single-family homeownership housing proposals in the metropolitan area. These proposals will assist the construction of 59 new affordable units and the rehabilitation or preservation of 219 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	Preserved Units	Total Funding Award
1	City of Lakes Community Land Trust, New Construction	Minneapolis	1		\$95,000
2	City of Lakes Community Land Trust, Homebuyer Initiated Program - Stand Alone Affordability Gap	Minneapolis		10	\$712,500
3	City of Lakes Community Land Trust – Homebuyer Initiated Program – Owner-Occupied Rehabilitation	Minneapolis			\$362,500
4	City of Minneapolis – Minneapolis Homes: Financing - New Construction	Minneapolis	16		\$1,200,000
5	City of Minneapolis – Minneapolis Homes: Financing - Acquisition, Rehabilitation, Resale	Minneapolis		5	\$375,000
6	Northside Home LLC – Northside Home*	Minneapolis	4		\$351,200
7	PRG, Inc. – Minneapolis Infill	Minneapolis	8		\$942,000
8	Rebuilding Together Twin Cities – Critical Repair Projects for Low-Income Homeowners	7-County Metro		32	\$400,000
9	NeighborWorks Home Partners – Community Keys Plus	7-County Metro		50	\$525,000
10	Greater Metropolitan Housing Corporation – Golden Valley Affordable Homeownership Program	Golden Valley	1		\$95,000
11	Greater Metropolitan Housing Corporation – Minnetonka Boulevard Redevelopment	Saint Louis Park	8		\$671,000
12	Hennepin County Housing and Redevelopment Authority – Healthy Homes Assistance Project	Hennepin County		10	\$80,000
13	Hennepin County Housing and Redevelopment Authority – Accessibility Ramps Program	Hennepin County		24	\$197,400
14	Scott County Community Land Trust Expansion in Partnership with Twin Cities Habitat for Humanity - Phase 2	Scott County	4		\$402,000
15	Rondo Community Land Trust Homebuyer Initiated Program Affordability Gap Program	7-County Metro		10	\$1,257,500
16	Rondo Community Land Trust Homebuyer Initiated Program - Rehab Gap Program	7-County Metro			\$520,000
17	Twin Cities Habitat for Humanity, 2022 Scattered Site Acquisition-Rehab*	7-County Metro		20	\$800,000
18	Twin Cities Habitat for Humanity, 2022 SAAG Open Market Program	7-County Metro		45	\$900,000
19	Twin Cities Habitat for Humanity, 2022 New Construction Affordability Gap	7-County Metro	15		\$600,000



	Project	City	New Affordable Units	Preserved Units	Total Funding Award
20	The PATH (Preserving Affordable Tracks to Homeownership) Project*	7-County Metro		3	\$238,500
21	West Hennepin Affordable Housing Land Trust – Homes Within Reach New Construction – Bloomington	Hennepin County	2		\$260,000
22	West Hennepin Affordable Housing Land Trust – Homes Within Reach*	Hennepin County		10	\$1,500,000
	<b>TOTAL</b>		<b>59</b>	<b>219</b>	<b>\$12,484,600</b>

\*Proposals also 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 922 new affordable units and the preservation of over 293 existing units.

Table 6. Summary of Metropolitan Area Recommended Funding Awards

Program Type	Total Recommended Funding Awards		New Affordable Units	Units Preserved
Rental	\$2,500,000	Metropolitan Council	858	45
	\$55,084,000	Minnesota Housing		
Ownership	\$1,000,000	Metropolitan Council	64	248
	\$12,484,600	Minnesota Housing		
Combined Total	\$3,500,000	Metropolitan Council	922	293
	\$67,568,600	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 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 through the 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 78 units affordable at or below 30% AMI that are being recommended for 2022 through the Consolidated RFP will help the applying cities address their deeply affordable housing needs at a significant level, it is important to note that this represents less than 5% of the *region's* annual need for housing at this affordability level. This is significantly lower than the share funded in 2021 (15% percent) due to a decrease in LHIA and Minnesota Housing funding availability.



Table 7. Affordable Housing Need by AMI Level and Total Proposed New Affordable Units for LHIA Projects Recommended for Funding<sup>4</sup>

City	City's Affordable Housing Need by AMI Level <sup>5</sup> 2021-2030 (Units)		Share of City's Affordable Housing Need	2022 LHIA Proposed for Award (New Units)
	<30% AMI	31-50% AMI		
Carver	<30% AMI	310	59%	14
	31-50% AMI	125	24%	30
	51-80% AMI	93	18%	16
Minneapolis	<30% AMI	1,551	44%	64
	31-50% AMI	494	14%	45
	51-80% AMI	1,454	42%	22
Shakopee	<30% AMI	548	56%	0
	31-50% AMI	145	15%	42
	51-80% AMI	282	29%	0
<b>Total ≤30% AMI</b>		<b>2,409</b>		<b>78</b>
<b>Total 31-50% AMI</b>		<b>764</b>		<b>117</b>
<b>Total 51-80% AMI</b>		<b>1,829</b>		<b>38</b>
<b>TOTAL UNITS</b>		<b>Forecasted Need: 5,002</b>		<b>233</b>

<sup>4</sup>Affordable Housing Need is based on forecasted growth and therefore does not include preservation units.

<sup>5</sup>Area 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**

In its [2022 Livable Communities Fund Distribution Plan](#) (FDP), the Council allocated \$3.5 million for LHIA awards. This funding level is also included in the Council’s 2022 authorized budget.

### **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:** Carver County CDA  
**Project Name:** Carver Place  
**Project Location:** 1591 Hartwell Dr, Carver, MN 55315

#### Council District(s): District 4 – Deb Barber Project Overview

Carver Place will be the last phase in a master planned development that includes single and multi-family homes connected to transit. The project will prioritize larger families and consist of two components, family workforce general occupancy (60 units) and senior (43 units) with separate legal divisions but in one building. The project incorporates offices and shared community space.

Carver Place will be owned and managed by the Carver County CDA. The Community Action Partnership (CAP) Agency of Scott, Carver and Dakota Counties will be the service provider for the project's High Priority Homeless (HPH) units.

Project Detail		
<b>Development Type</b>	New Construction	
<b>Total housing units</b>	60 units	
<b>Affordability Average Median Income (AMI)</b>	<u>AMI Level</u> ≤ 30%: 14 units 30-50%: 30 units 50-80%: 16 units	23% of project 50% of project 27% of project
<b>Bedrooms</b>	<u>No. of Bedrooms</u> One Bed: 15 units Two Beds: 30 units Three Beds: 15 units	25% of project 50% of project 25% of project
<b>Est. total development cost</b>	\$18,772,616	
<b>Est. private funds leveraged</b>	\$13,108,373	
<b>Est. public funds leveraged</b>	\$5,664,242	
Consolidated RFP Partner Funding		
LHIA	\$450,000	
Minnesota Housing	\$20,186,000	
Providing LHA Match	Carver County CDA	
Acquisition/Construction Costs	\$450,000	



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** City of Minneapolis  
**Project Name:** Native American Community Clinic (NACC) Housing  
**Project Location:** 1213 East Franklin Avenue, Minneapolis, MN 55404  
**Council District(s):** District 7 – Robert Lilligren

### Project Overview

The NACC Housing Project (NACC-H) will be co-developed and co-owned by the Native American Community Clinic (NACC) and Wellington Management, Inc. The project site is located on the American Indian Cultural Corridor along Franklin Avenue.

NACC currently owns and operates a health clinic on this project site; the existing building is in fair to good condition and is currently in use for federally qualified health center services. NACC-H will include an expanded clinic combined with affordable housing, medical exam rooms, dental exam rooms, office/patient areas, and dedicated space for mental and behavioral health.

Project Detail		
<b>Development Type</b>	New Construction	
<b>Total housing units</b>	83 units	
<b>Affordability Average Median Income (AMI)</b>	<u>AMI Level</u> ≤ 30%: 24 units 30-50%: 42 units 50-80%: 17 units	29% of project 51% of project 20% of project
<b>Bedrooms</b>	<u>No. of Bedrooms</u> One Bed: 20 units Two Beds: 42 units Three Beds: 14 units Four Beds: 7 units	24% of project 51% of project 17% of project 8% of project
<b>Est. total development cost</b>	\$32,925,601	
<b>Est. private funds leveraged</b>	\$16,579,601	
<b>Est. public funds leveraged</b>	\$16,346,000	
Consolidated RFP Partner Funding		
LHIA	\$750,000	
Minnesota Housing	\$1,383,000	
Providing LHA Match	City of Minneapolis	
Acquisition/Construction Costs	\$750,000	



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** Scott County CDA  
**Project Name:** Prairie Pointe Apartments  
**Project Location:** 449 Sarazin Street, Shakopee, MN 55379  
**Council District(s):** District 4 – Deb Barber

### Project Overview

Prairie Pointe is a 42-unit development planned by Beacon Interfaith Housing Collaborative in the City of Shakopee. Supportive services and case management for the residents of the High Priority Homeless and Persons with Disabilities units will be provided by Volunteers of America-MN.

The project includes community and programming spaces and an adjacent playground area to accommodate families with children.

Project Detail		
<b>Development Type</b>	New Construction	
<b>Total housing units</b>	42 units	
<b>Affordability Average Median Income (AMI)</b>	<b>AMI Level</b> 30-50%: 42 units	100% of project
<b>Bedrooms</b>	<b>No. of Bedrooms</b> One Bed: 5 units Two Beds: 22 units Three Beds: 11 units Four Beds: 4 units	12% of project 52% of project 26% of project 10% of project
<b>Est. total development cost</b>	\$17,021,786	
<b>Est. private funds leveraged</b>	\$12,900,406	
<b>Est. public funds leveraged</b>	\$3,221,381	
Consolidated RFP Partner Funding		
LHIA	\$350,000	
Minnesota Housing	\$1,224,000	
Providing LHA Match	Scott County CDA	
Acquisition/Construction Costs	\$350,000	



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** City of Minneapolis  
**Project Name:** Whittier Community Housing  
**Project Location:** 2609 Blaisdell Avenue, Minneapolis, MN 55408  
**Council District(s):** District 7 – Robert Lilligren

### Project Overview

Whittier Community Housing includes the rehabilitation of the existing 45-unit building and on the same parcel, the new construction of a 40-unit building. The project site is owned by Whittier Community Housing, LLC whose sole member is CommonBond Communities. The existing building was originally built as a school; however, it was converted to an apartment building in 1970, and eventually a cooperative. Existing tenants will remain in place with no permanent or temporary relocation.

Project Detail		
<b>Development Type</b>	New Construction & Preservation	
<b>Total housing units</b>	85 units	
<b>Affordability Average Median Income (AMI)</b>	<u>AMI Level</u> ≤ 30%: 40 units 30-50%: 45 units	47% of project 53% of project
<b>Bedrooms</b>	<u>No. of Bedrooms</u> Efficiency: 2 units One Bed:15 units Two Beds:49 units Three Beds:19 units	2% of project 18% of project 58% of project 22% of project
<b>Est. total development cost</b>	\$33,397,851	
<b>Est. private funds leveraged</b>	\$16,476,579	
<b>Est. public funds leveraged</b>	\$16,921,272	
Consolidated RFP Partner Funding		
LHIA	\$950,000	
Providing LHA Match	City of Minneapolis	
Acquisition/Construction Costs	\$950,000	



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** City of Minneapolis  
**Project Name:** Northside Home  
**Project Location:** 811 31st Ave N, Minneapolis, MN 55411  
 2704 Bryant Ave N, Minneapolis, MN 55411  
 2914 Dupont Ave N, Minneapolis, MN 55411  
**Council District(s):** District 7 – Robert Lilligren

### Project Overview

Northside Home (NSH) was formed in 2013 as a partnership between Urban Homeworks (UHW) and Project for Pride in Living (PPL), with the goal of combining resources and expanding reach, to acquire and rehab distressed properties for affordable homeownership. This proposal is for three new homeownership units in North Minneapolis. All three lots have been awarded to NSH and will be purchased from the City of Minneapolis through the Minneapolis Homes program.

Northside Home is requesting funds to layer with existing gap funding awarded in 2020-2022 by the MN Housing Impact Fund. Supplemental funding is needed due to a significant increase in construction and development costs.

Project Detail	
<b>Development Type</b>	New Construction
<b>Total housing units</b>	3 Homes
<b>Affordability Average Median Income (AMI)</b>	All homes ≤ 115% Prioritizing ≤ 80%
<b>Bedrooms</b>	3 Bedrooms
<b>Est. total development cost</b>	\$955,942
<b>Est. private funds leveraged</b>	\$1,001
<b>Est. public funds leveraged</b>	\$954,941
Consolidated RFP Partner Funding	
LHIA	\$185,000
Providing LHA Match	City of Minneapolis
Acquisition/Construction Costs	\$185,000



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** Ramsey County CED  
**Project Name:** Twin Cities Habitat for Humanity  
**Project Location:** Cities of St. Paul, North St. Paul and White Bear Lake  
**Council District(s):** District 11 – Susan Vento  
                                   District 13 – Chai Lee  
                                   District 14 – Kris Fredson

### Project Overview

Twin Cities Habitat for Humanity (TC Habitat) will add 16 sites to TC Habitat’s existing acquisition, rehabilitation, and resale program. TC Habitat aims to establish an acquisition partnership with an investor landlord who is looking to sell 18 occupied single family rental homes.

TC Habitat would encourage renters who qualify to consider buying the home they’re occupying (or another Habitat home) with a Habitat mortgage. If that isn't a feasible path for the occupant, Habitat will wait until they vacate the unit, serving as their landlord in the meantime. Once they have moved on, as determined by the occupants, not by Habitat, TC Habitat will rehab and sell the unit to a qualified buyer in TC Habitat's affordable homeownership program.

Project Detail	
<b>Development Type</b>	Preservation
<b>Total housing units</b>	16 Homes
<b>Affordability Average Median Income (AMI)</b>	All homes ≤ 80%
<b>Bedrooms</b>	3 Bedrooms
<b>Est. total development cost</b>	\$1,984,000
<b>Est. private funds leveraged</b>	\$1,184,000
<b>Est. public funds leveraged</b>	\$800,000
Consolidated RFP Partner Funding	
LHIA	\$400,000
Providing LHA Match	Ramsey County CED
Acquisition/Construction Costs	\$400,000



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** Washington County CDA  
**Project Name:** Preserving Affordable Tracks to Homeownership (PATH)  
**Project Location:** Forest Lake, Hugo, Mahtomedi, Stillwater, Oak Park Heights, Bayport, Oakdale, Woodbury, Cottage Grove, Newport, and St. Paul Park  
**Council District(s):** District 11 – Susan Vento  
 District 12 – Francisco J. Gonzalez  
 District 13 – Chai Lee

### Project Overview

Through the Preserving Affordable Tracks to Homeownership (PATH) Project, Washington County CDA will acquire and rehabilitate three existing homes to add to its community land trust.

Project Detail	
<b>Development Type</b>	Preservation
<b>Total housing units</b>	3 Homes
<b>Affordability Average Median Income (AMI)</b>	All homes ≤ 80%
<b>Bedrooms</b>	3 Bedrooms
<b>Est. total development cost</b>	\$1,110,810
<b>Est. private funds leveraged</b>	\$54,177
<b>Est. public funds leveraged</b>	\$107,134
Consolidated RFP Partner Funding	
LHIA	\$90,000
Minnesota Housing	\$238,500
Providing LHA Match	Washington County CDA
Acquisition/Construction Costs	\$90,000



## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** City of Minneapolis  
**Project Name:** Homeownership within Reach  
**Project Location:** 2207 4<sup>th</sup> Street, Minneapolis, MN 55411  
 2207 Queen Street, Minneapolis MN 55411  
**Council District(s):** District 7 – Robert Lilligren

### Project Overview

Urban Homework’s (UHW) Homeownership within Reach program aims to develop and sell two homes in North Minneapolis while utilizing small, BIPOC and women-owned businesses for construction, and engaging renters to connect with financial coaching to achieve homeownership goals.

UHW is requesting funds to layer with existing gap funding awarded in 2020-2022 by the MN Housing Impact Fund. Supplemental funding is needed due to a significant increase in construction and development costs.

Project Detail	
<b>Development Type</b>	New Construction
<b>Total housing units</b>	2 Homes
<b>Affordability Average Median Income (AMI)</b>	All homes ≤ 115% Prioritizing ≤ 80%
<b>Bedrooms</b>	3 Bedrooms
<b>Est. total development cost</b>	\$670,804
<b>Est. private funds leveraged</b>	\$1,442
<b>Est. public funds leveraged</b>	\$669,363
Consolidated RFP Partner Funding	
LHIA	\$125,000
Providing LHA Match	City of Minneapolis
Acquisition/Construction Costs	\$125,000





## Livable Communities Project Summary

**Grant #** SG  
**Type:** Local Housing Incentives Account  
**Applicant:** City of Minnetonka  
**Project Name:** Homes Within Reach  
**Project Location:** Eden Prairie, Edina, Golden Valley, Crystal, Maple Grove, Minnetonka, Plymouth, Richfield, St. Louis Park  
**Council District(s):** District 1 – Judy Johnson  
 District 3 – Vacant  
 District 5 – Molly Cummings  
 District 6 – John Pacheco Jr.

### Project Overview

West Hennepin Affordable Housing Land Trust proposes to acquire, rehabilitate, and resell ten homes in suburban Hennepin County. Homes developed through this project will be placed in Homes Within Reach's community land trust (CLT).

Project Detail	
<b>Development Type</b>	Preservation
<b>Total housing units</b>	10 Homes
<b>Affordability Average Median Income (AMI)</b>	All homes ≤ 80%
<b>Bedrooms</b>	3 to 4 Bedrooms
<b>Est. total development cost</b>	\$1,539,409
<b>Est. private funds leveraged</b>	\$15,000
<b>Est. public funds leveraged</b>	\$1,524,409
Consolidated RFP Partner Funding	
LHIA	\$200,000
Minnesota Housing	\$1,500,000
Providing LHA Match	City of Minnetonka
Acquisition/Construction Costs	\$200,000

