

Agassiz Townhomes, Crookston



# Minnesota Housing 2016 Consolidated Funding Selections



*Minnesota Housing strives to create a full range of housing choices across the state, including supportive housing, senior housing, family housing, and new homeownership opportunities so that everyone can have a safe place to call home in a community of their choice. This selections summary provides details on the developments we financed in 2016.*

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## NOTES

- Partners include the Metropolitan Council, the Greater Minnesota Housing Fund, and the Department of Employment and Economic Development (DEED). Partner funding is subject to approval by partner organization boards.
- Minnesota Housing Investment includes deferred and/or amortizing loans and grants awarded through the Consolidated Request for Proposals.
- Single Family photos are representative of organization projects and may not be a currently funded project.

## DEFINITIONS

- **Areas of Opportunity:** Near jobs and transit oriented development or jobs and economic integration
- **Community Recovery:** Communities with lower median household incomes, older housing stock, and higher than average declines in home sale prices
- **Economic Integration:** Communities that meet or exceed the region's 40th percentile for median family income
- **Large Family Housing:** Homes with four or more bedrooms or projects that result in additional bedrooms that meet the needs of the growing number of large families.
- **Preservation:** Preserving rental projects that contain existing federal assistance or other critical affordable units at risk of loss
- **Tax Credits:** A dollar-for-dollar federal tax credit for affordable housing investments, the largest source of affordable rental housing financing in the United States
- **Transit Oriented Development:** Located in moderate to high density areas located within easy walking distance of a major transit stop and community amenities
- **Underserved populations:** Effective outreach and marketing to households of color or Hispanic ethnicity, single headed households, and disabled individuals
- **Universal Design/Accessibility:** Design features that make homes more livable for disabled individuals. This includes homes that meet the Minnesota State Building Code for Type A Accessible units.



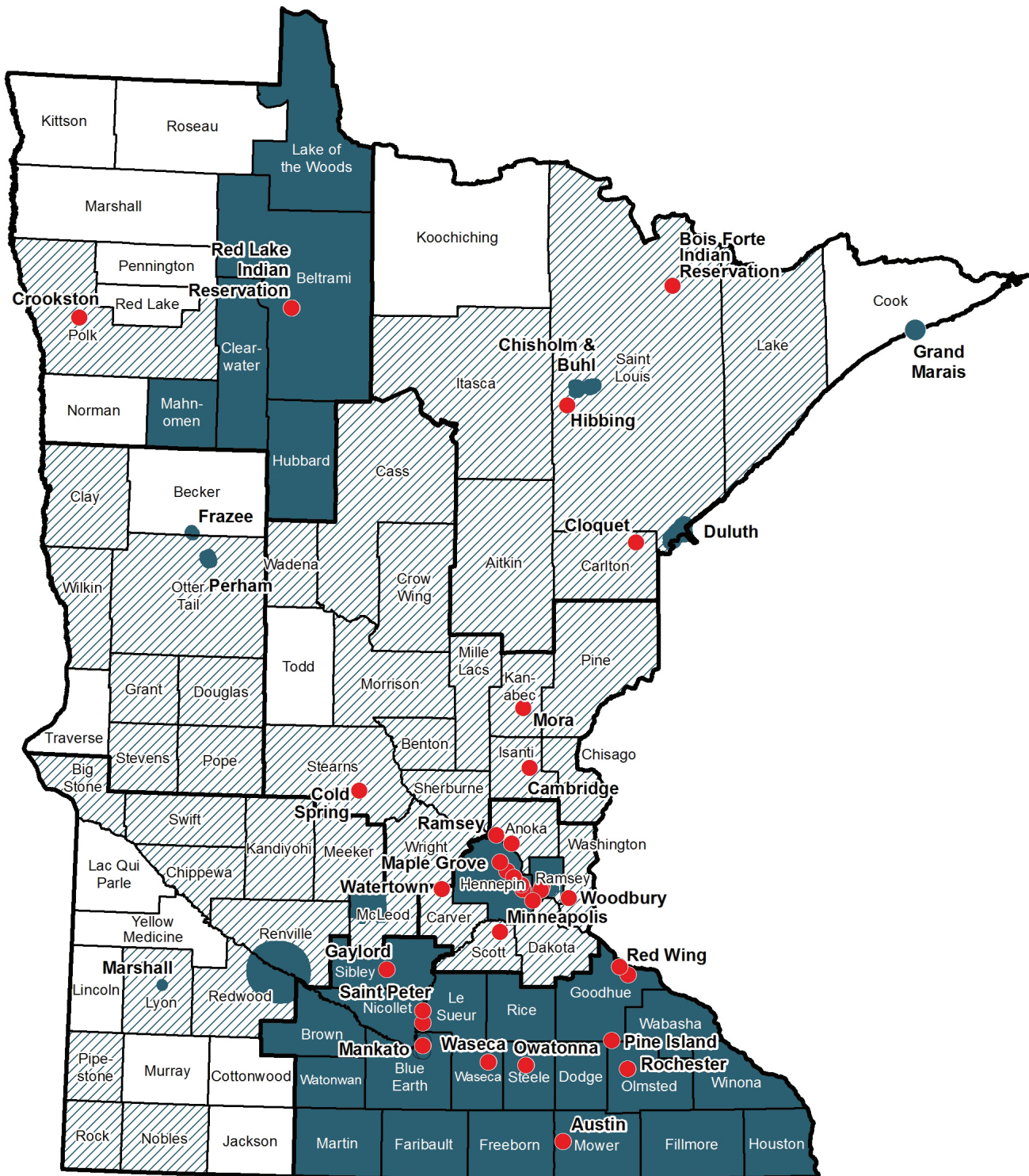


## 2016 SELECTIONS AT A GLANCE

<b>\$79.9 million</b>	Total Minnesota Housing and partner investment
<b>\$301 million</b>	Total development costs
<b>2,850</b>	Annual jobs supported
<b>1,831</b>	Total units financed
<b>1,429</b>	Multifamily units financed
<b>402</b>	Single Family units financed
<b>57</b>	Total applications funded
<b>25</b>	Multifamily applications funded
<b>32</b>	Single Family applications funded

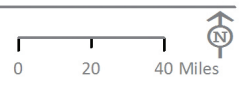
# 2016 FUNDING RECOMMENDATIONS

Check out an interactive map of this year's funding recommendations at [www.mnhousing.gov](http://www.mnhousing.gov).



**Multifamily**  
● 2016

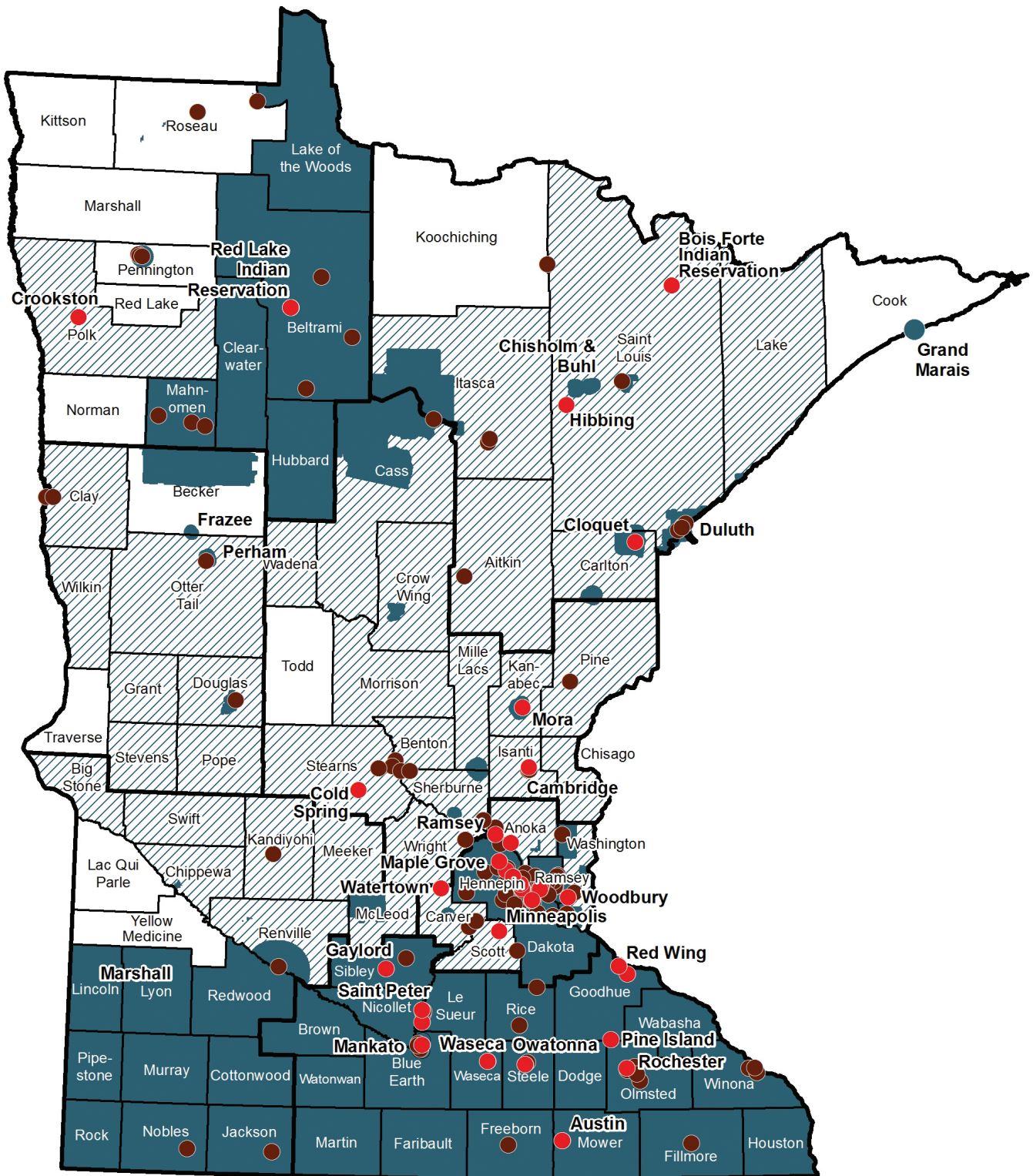
**Single Family**  
■ Program Target Areas  
▨ Counties Served by Habitat for Humanity



Source: Minnesota Housing Date: 9/29/2016.



# 2012-2016 FUNDING RECOMMENDATIONS

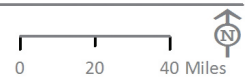


## Multifamily

- 2016
- 2012-2015

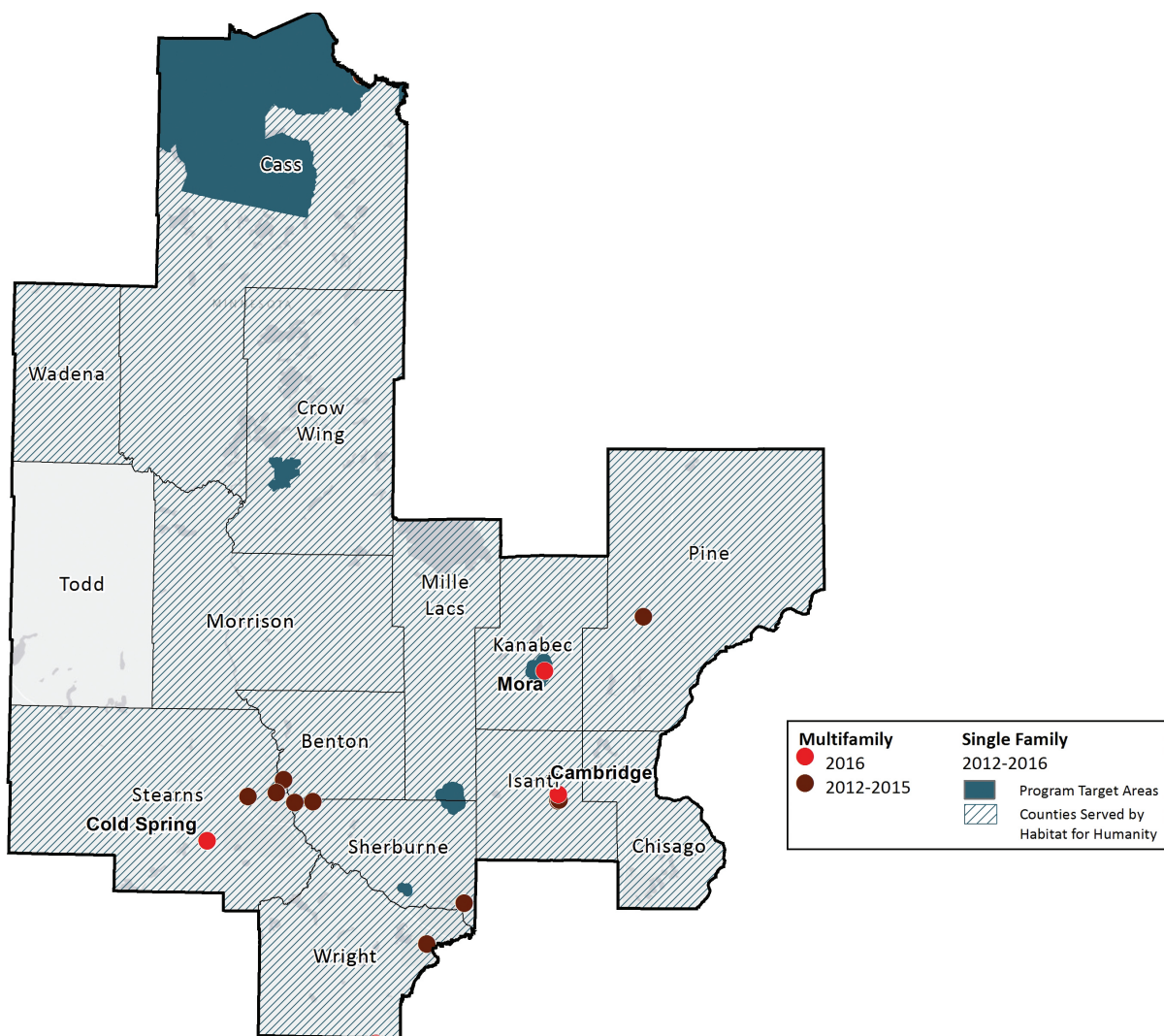
## Single Family

- Program Target Areas
- ▨ Counties Served by Habitat for Humanity



Source: Minnesota Housing Date: 9/29/2016.

# GREATER MINNESOTA SELECTIONS: Central Region

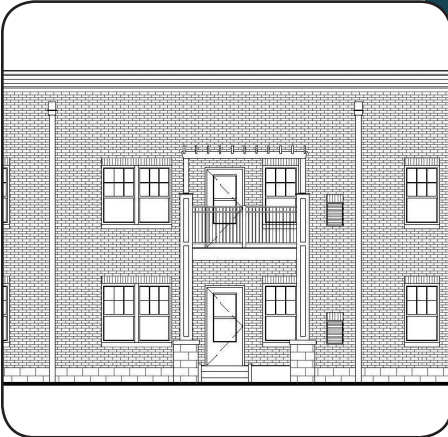


Affordable rental housing built using USDA Rural Development funds is a vital asset for smaller towns in central Minnesota. The age and financing of these buildings puts them at risk of loss of their federal rent subsidy or conversion to market rate. In many places, the Rural Development building is the only affordable rental housing in town. These properties are also home to seniors on fixed incomes who depend on federal rental assistance. Using an innovative portfolio model, Southwest Minnesota Housing Partnership will receive resources to preserve 267 apartments in 11 buildings in Owatonna, Watertown, Gaylord, Kasota, Cold Spring, and Waseca. Not only will communities retain critical rental housing, but the portfolio approach can serve as an innovative model for future preservation opportunities.

As we heard last year at our East Central Housing and Community Dialogue, there is growing demand for more affordable rental housing, including for seniors with modest incomes. Through our new Senior Housing Pilot, we were able to select Mysa House apartments - a collaborative effort in the city of Mora to develop 24 units of new construction senior housing.



# GREATER MINNESOTA SELECTIONS: Central Region



## Main Street Flats - Cambridge

- **Sponsor:** MetroPlains, LLC
- **Details:** New construction of 28 rental units  
- 1 and 2 bedroom units
- **Priority Areas:** Workforce Housing
- **Affordability:** Incomes up to approximately \$36,060-\$46,380

<b>Minnesota Housing Investment:</b>	<b>\$3,725,000</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$2,022,675</b>
<b>Total Development Cost:</b>	<b>\$5,857,508</b>



## Mysa House - Mora

- **Sponsor:** D.W. Jones, Inc./Mora HRA
- **Details:** New construction of 24 rental units  
- Includes 1 market rate unit  
- 1 and 2 bedroom units
- **Priority Areas:** Planned Community Development, Senior Housing
- **Affordability:** Incomes up to approximately \$26,820-\$34,500

<b>Minnesota Housing Investment:</b>	<b>\$2,096,226</b>
<b>Greater Minnesota Housing Fund Investment:</b>	<b>\$400,000</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$1,166,341</b>
<b>Total Development Cost:</b>	<b>\$4,368,653</b>



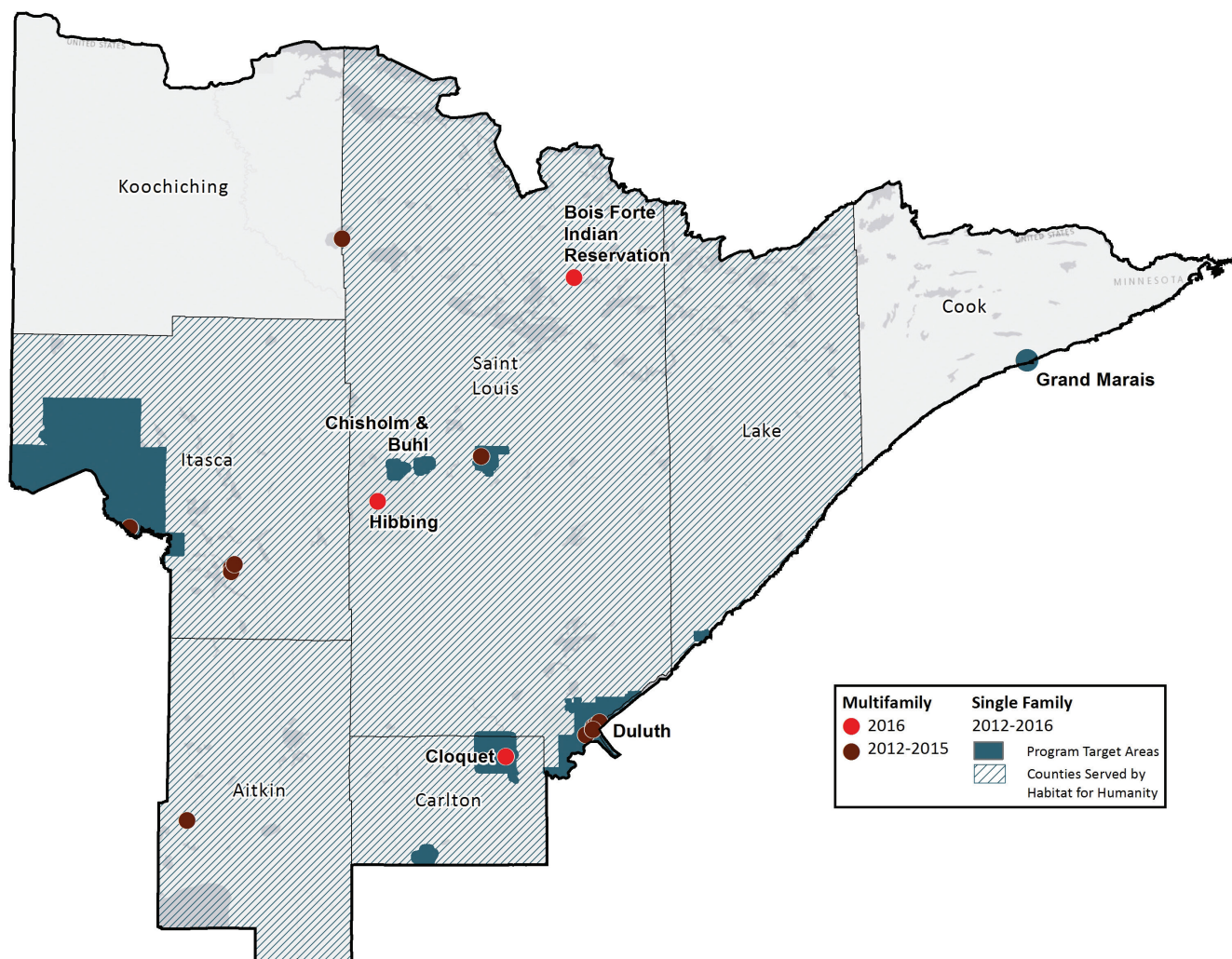
## Rural Development Properties - Multiple Cities

- **Sponsor:** Southwest Minnesota Housing Partnership
- **Details:** Acquisition and rehabilitation of 267 rental units in 11 properties financed by USDA Rural Development  
- 1, 2 and 3 bedroom units
- **Priority Areas:** Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$27,960-\$55,620

<b>Minnesota Housing Investment:</b>	<b>\$3,610,326</b>
<b>Greater Minnesota Housing Fund Investment:</b>	<b>\$300,000</b>
<b>DEED Investment:</b>	<b>\$600,000</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$6,655,436</b>
<b>Total Development Cost:</b>	<b>\$26,738,539</b>



# GREATER MINNESOTA SELECTIONS: Northeast Region



Cook County has tapped into civic, business, and political leadership to create a plan of action for addressing community housing needs. At the recent North Shore Housing and Community Dialogue, we heard about the efforts to address long-standing demand for affordable housing in areas that have some of the highest housing prices in the state.

Our support of One Roof Community Housing’s proposal to create affordable homeownership in the city of Grand Marais using the community land trust model is helping to move these plans from vision to action. One Roof is also a critical part of the city of Duluth’s efforts to improve distressed homes and neighborhoods through owner occupied rehab and the acquisition and rehab of vacant homes.

Northeast Minnesota also struggles with a lack of affordable rental housing. Based on a local housing study, the Cloquet HRA and local partners worked to encourage development of housing that is affordable to the local workforce, resulting in 35 new rental apartments at the White Pine Apartments.

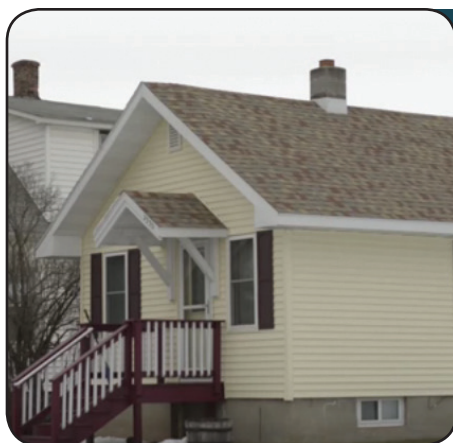
# GREATER MINNESOTA SELECTIONS: Northeast Region



## Bois Forte Homes III - Bois Forte Indian Reservation

- **Sponsor:** Bois Forte Band
- **Details:** New construction of 20 rental units  
- 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing, Tribal Housing
- **Affordability:** Incomes up to approximately \$34,500-\$41,400

**Estimated 9% Tax Credit Equity:** \$5,086,000  
**Total Development Cost:** \$5,951,471



## Community Fix-up Project - Chisholm and Buhl

- **Administrator:** Arrowhead Economic Opportunity Agency
- **Details:** Owner-occupied rehabilitation of 10 houses through the Community Fix Up Program
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:** \$42,000  
**Total Development Cost:** \$200,000



## White Pine Apartments - Cloquet

- **Sponsor:** Commonwealth Development/Cloquet HRA
- **Details:** New construction of 35 rental units  
- 1, 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$26,820-\$41,400

**Minnesota Housing Investment:** \$542,000  
**Estimated 9% Tax Credit Equity:** \$5,717,724  
**Total Development Cost:** \$6,375,046



# GREATER MINNESOTA SELECTIONS:

## Northeast Region



Source: [www.1roofhousing.org](http://www.1roofhousing.org)

### Housing Resource Connection - Acq/Rehab/Resale - Duluth

- **Administrator:** One Roof Community Housing; Duluth HRA
- **Details:** Acquisition, rehabilitation and resale of 11 houses in Central Hillside, East Hillside, Lincoln Park, West Duluth neighborhoods
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700

<b>Minnesota Housing Investment:</b>	<b>\$495,000</b>
<b>Greater Minnesota Housing Fund Investment:</b>	<b>\$42,500</b>
<b>Total Development Cost:</b>	<b>\$2,035,000</b>



Source: [www.1roofhousing.org](http://www.1roofhousing.org)

### Housing Resource Connection - Owner-Occupied Rehab - Duluth

- **Administrator:** One Roof Community Housing; Duluth HRA
- **Details:** Owner-occupied rehabilitation of 20 houses in Central Hillside, East Hillside, Lincoln Park, West Duluth neighborhoods
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$88,700

<b>Minnesota Housing Investment:</b>	<b>\$350,000</b>
<b>Greater Minnesota Housing Fund Investment:</b>	<b>\$34,000</b>
<b>Total Development Cost:</b>	<b>\$700,000</b>



Source: [www.1roofhousing.org](http://www.1roofhousing.org)

### New Construction - Grand Marais

- **Administrator:** One Roof Community Housing
- **Details:** New construction of 4 houses for homeownership
- **Priority Areas:** Addressing the Needs of Underserved Populations, Economic Integration, Large Family Housing
- **Affordability:** Incomes up to approximately \$88,700

<b>Minnesota Housing Investment:</b>	<b>\$200,000</b>
<b>Greater Minnesota Housing Fund Investment:</b>	<b>\$17,000</b>
<b>Total Development Cost:</b>	<b>\$1,206,000</b>

# GREATER MINNESOTA SELECTIONS: Northeast Region



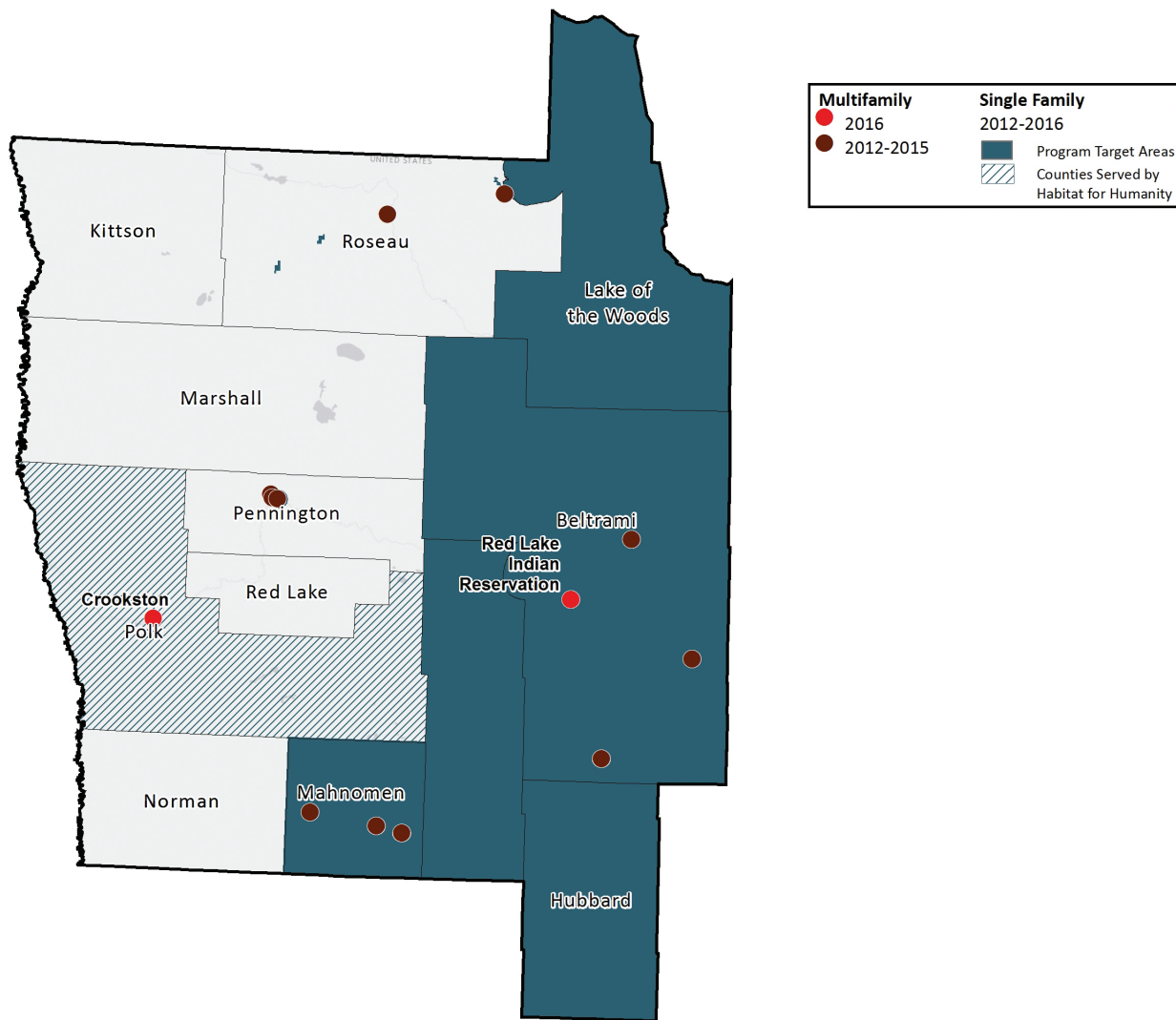
## Westgate Apartments - Hibbing

- **Sponsor:** Schuett Development LLC
- **Details:** Acquisition and rehabilitation of 100 rental units  
- 1 and 2 bedroom units
- **Priority Areas:** Preservation, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$26,820-\$34,500

<b>Minnesota Housing Investment:</b>	<b>\$2,847,000</b>
<b>Section 811 Rental Assistance:</b>	<b>\$183,435</b>
<b>Estimated 9% Tax Credit Equity:</b>	<b>\$6,880,048</b>
<b>Total Development Cost:</b>	<b>\$10,072,388</b>

# GREATER MINNESOTA SELECTIONS:

## Northwest Region



In Northwest Minnesota we are supporting new and longtime partners to meet local housing needs. At a Housing and Community Dialogue in Crookston last year, it was clear that there was pent up need for housing of many types. Tri-Valley Opportunity Council wanted to address the need for more rental housing, but knew they could not do it on their own. They worked with community stakeholders to support the Agassiz Townhomes project, and collaborated with Three Rivers Community Action to propose the development of 30 rental townhomes.

In Bemidji we are providing support to a long-time partner, Headwaters Housing Development Corporation, to work with homeowners across the region to rehabilitate their homes. This award builds on a record of helping homeowners and communities to ensure their homes are safe and healthy.



# GREATER MINNESOTA SELECTIONS: Northwest Region



## Agassiz Townhomes - Crookston

- **Sponsor:** Tri-Valley Opportunity Council, Inc.
- **Details:** New construction of 30 rental units  
- 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$39,720-\$47,640

**Estimated 9% Tax Credit Equity:** \$6,402,871  
**Total Development Cost:** \$7,129,601

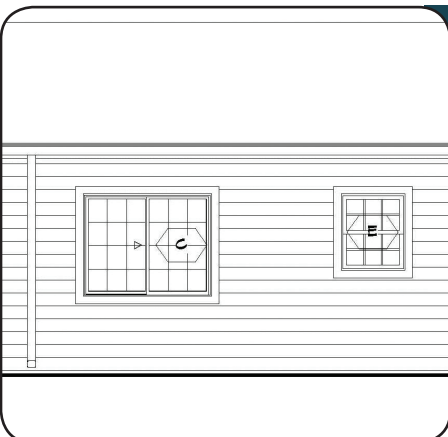


Source: www.hrdc.org

## Owner-Occupied Rehabilitation - Headwaters Region

- **Administrator:** Headwaters Housing Development Corporation
- **Details:** Owner-occupied rehabilitation of 35 houses in Beltrami, Clearwater, Hubbard, Lake of the Woods and Mahnommen Counties
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:** \$300,000  
**Greater Minnesota Housing Fund Investment:** \$85,000  
**Total Development Cost:** \$1,050,000

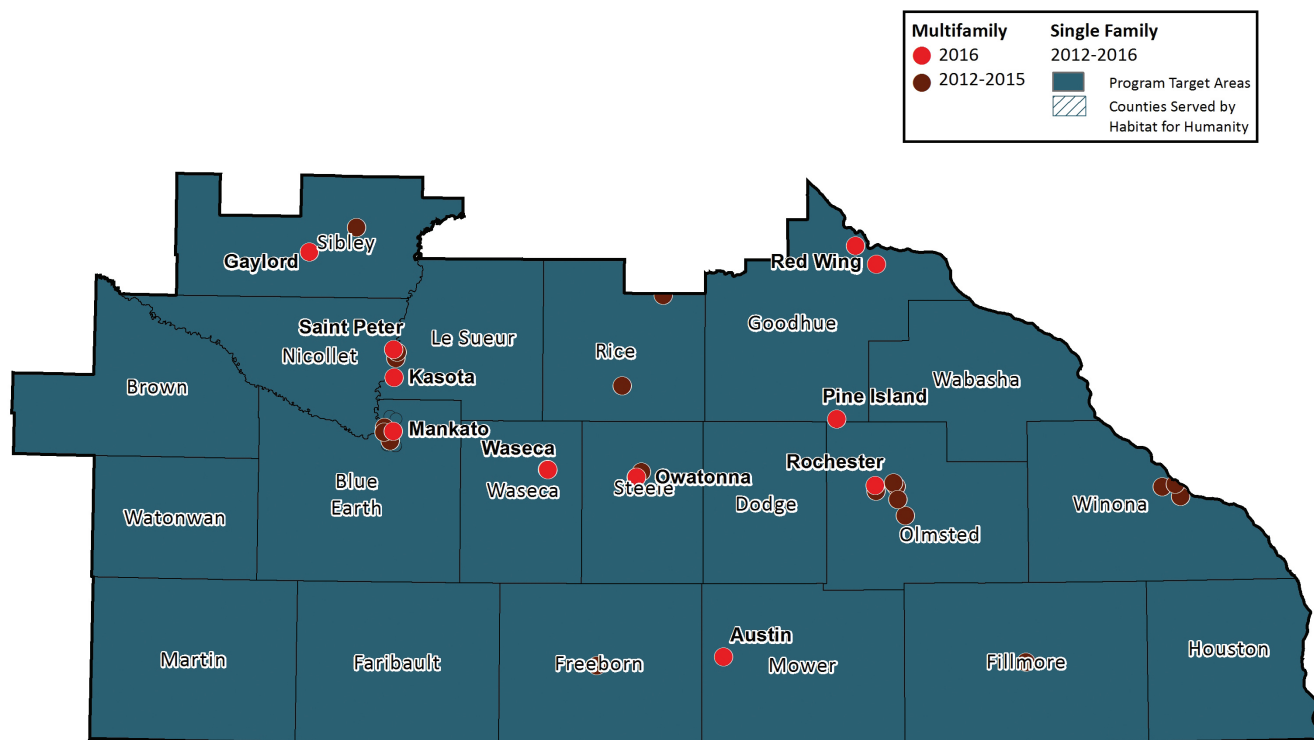


## Red Lake Homes XIII - Red Lake Indian Reservation

- **Sponsor:** Red Lake Reservation Housing Authority
- **Details:** New construction of 35 single family rental homes  
- 3 bedroom units
- **Priority Areas:** Supportive Housing, Tribal Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$38,280-\$41,400

**Estimated 9% Tax Credit Equity:** \$6,404,359  
**Total Development Cost:** \$6,927,841

# GREATER MINNESOTA SELECTIONS: Southeast Region



We support local community efforts to address housing challenges as an effective way of stretching limited resources. Minnesota is fortunate to have a strong partner in the Southwest Minnesota Housing Partnership (SWMHP). Working with the City of Saint Peter and community stakeholders, they will create housing that addresses the unique needs of women exiting incarceration and their families. Aware that these families face burdens accessing housing, organizations came together to create a smart, thoughtful plan for Solace Apartments.

In other communities, the most pressing need is for affordable apartments for a growing workforce. The Fox Pointe Townhomes in Austin includes larger family apartments, including four-bedroom units, to meet the needs of a diverse local workforce. The development is sponsored by Three Rivers Community Action and includes financial support from the local HRA and a land donation from the Hormel Foundation.

We will invest in community supported workforce housing in Austin, Mankato, and Rochester, building on previous years' investments in Rochester, Winona, Red Wing, Owatonna, and Northfield.

# GREATER MINNESOTA SELECTIONS: Southeast Region



## Fox Pointe Townhomes - Austin

- **Sponsor:** Three Rivers Community Action Inc.
- **Details:** New construction of 38 rental units  
- 2, 3 and 4 bedroom units
- **Priority Areas:** Planned Community Development, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$34,500-\$44,460

**Estimated 9% Tax Credit Equity:** \$7,946,940  
**Total Development Cost:** \$8,771,725



## Dublin Crossing - Mankato

- **Sponsor:** CommonBond Communities
- **Details:** New construction of 50 rental units  
- Includes 10 market rate units  
- 1, 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$31,280-\$48,240

**Minnesota Housing Investment:** \$8,537,781  
**Section 811 Rental Assistance:** \$211,729  
**Greater Minnesota Housing Fund Investment:** \$300,000  
**Estimated 4% Tax Credit Equity:** \$2,477,704  
**Total Development Cost:** \$12,022,382



## Mobile Home Replacement Pilot - Mankato

- **Administrator:** Minnesota Valley Action Council
- **Details:** Affordability gap/downpayment program to replace 3 mobile homes
- **Priority Areas:** Community Recovery, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$20,709-\$23,010

**Minnesota Housing Investment:** \$79,450

Source: Mankato Free Press



# GREATER MINNESOTA SELECTIONS:

## Southeast Region



Source: [www.threeriverscap.org](http://www.threeriverscap.org)

### Affordability Gap Financing Program - Multiple Cities

- **Administrator:** Three Rivers Community Action, Inc.
- **Details:** Affordability gap/downpayment program for 20 houses in 20 southeast Minnesota counties
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700-\$67,500

**Minnesota Housing Investment:** \$200,000  
**Greater Minnesota Housing Fund Investment:** \$59,500



### Trailside Acres - Red Wing

- **Sponsor:** Southwest Minnesota Housing Partnership
- **Details:** Acquisition and rehabilitation of 48 rental units  
 - Includes 4 market rate units  
 - 1, 2 and 3 bedroom units
- **Priority Areas:** Preservation, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$31,500-\$48,600

**Section 811 Rental Assistance:** \$188,522  
**DEED Investment:** \$350,000  
**Estimated 9% Tax Credit Equity:** \$2,939,706  
**Total Development Cost:** \$5,516,750



### Valleyhigh Flats - Rochester

- **Sponsor:** Joseph Development, LLC
- **Details:** New construction of 60 rental units  
 - 1, 2 and 3 bedroom units
- **Priority Areas:** Economic Integration, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$35,460-\$54,660

**Minnesota Housing Investment:** \$1,121,049  
**Estimated 9% Tax Credit Equity:** \$8,578,094  
**Total Development Cost:** \$12,159,348

# GREATER MINNESOTA SELECTIONS: Southeast Region



## Homeowner Affordability Gap - Saint Peter

- **Administrator:** Southwest Minnesota Housing Partnership
- **Details:** Affordability gap/downpayment program for 6 houses
- **Priority Areas:** Addressing the Needs of Underserved Populations, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:**

**\$100,000**



## Solace Apartments - Saint Peter

- **Sponsor:** Southwest Minnesota Housing Partnership
- **Details:** New construction of 30 rental units with services for households exiting incarceration
  - Includes 1 market rate unit
  - 1, 2 and 3 bedroom units
- **Priority Areas:** Planned Community Development, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$31,260-\$48,240

**Minnesota Housing Investment:**

**\$4,675,749**

**Estimated 4% Tax Credit Equity:**

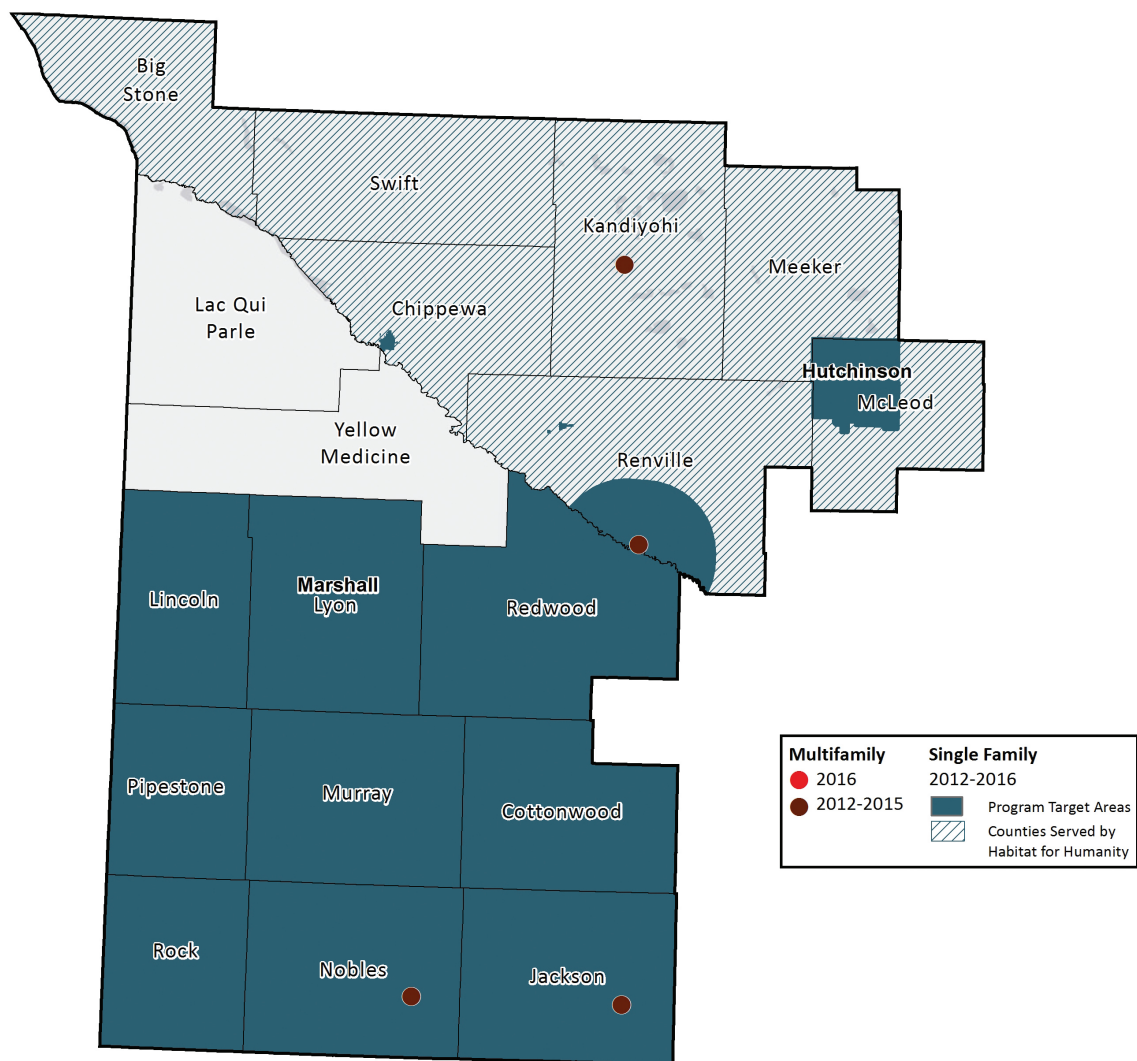
**\$1,858,100**

**Total Development Cost:**

**\$6,729,563**



# GREATER MINNESOTA SELECTIONS: Southwest Region



To ensure that all communities have access to the tools and resources they need to be successful, we help increase the capacity and effectiveness of organizations with technical assistance. We listened to the challenges facing the Marshall community at a Housing and Community Dialogue, and understand the local context. In recent years, Western Community Action has received our Capacity Building Initiative funds and technical assistance, and this year will be awarded funds to work in Marshall to address the critical single family housing needs of large families.

This activity builds on a track record of investments to create and rehabilitate single family homes across the region, complementing our activities to explore innovative models of development and provide rental housing opportunities in job growth centers like Worthington.

# GREATER MINNESOTA SELECTIONS: Southwest Region



## Owner Occupied Rehab Loan Program - Hutchinson

- **Administrator:** Hutchinson Housing and Redevelopment Authority
- **Details:** Owner-occupied rehabilitation of 10 houses
- **Priority Areas:** Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:** \$73,878  
**Total Development Cost:** \$200,000



## Home Ownership Initiative Phase IIIB - Lower Sioux Indian Community

- **Administrator:** Lower Sioux Indian Community
- **Details:** Acquisition, rehabilitation, resale and new construction of 6 houses
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$88,700

**Minnesota Housing Investment:** \$1,050,000  
**Total Development Cost:** \$1,050,000

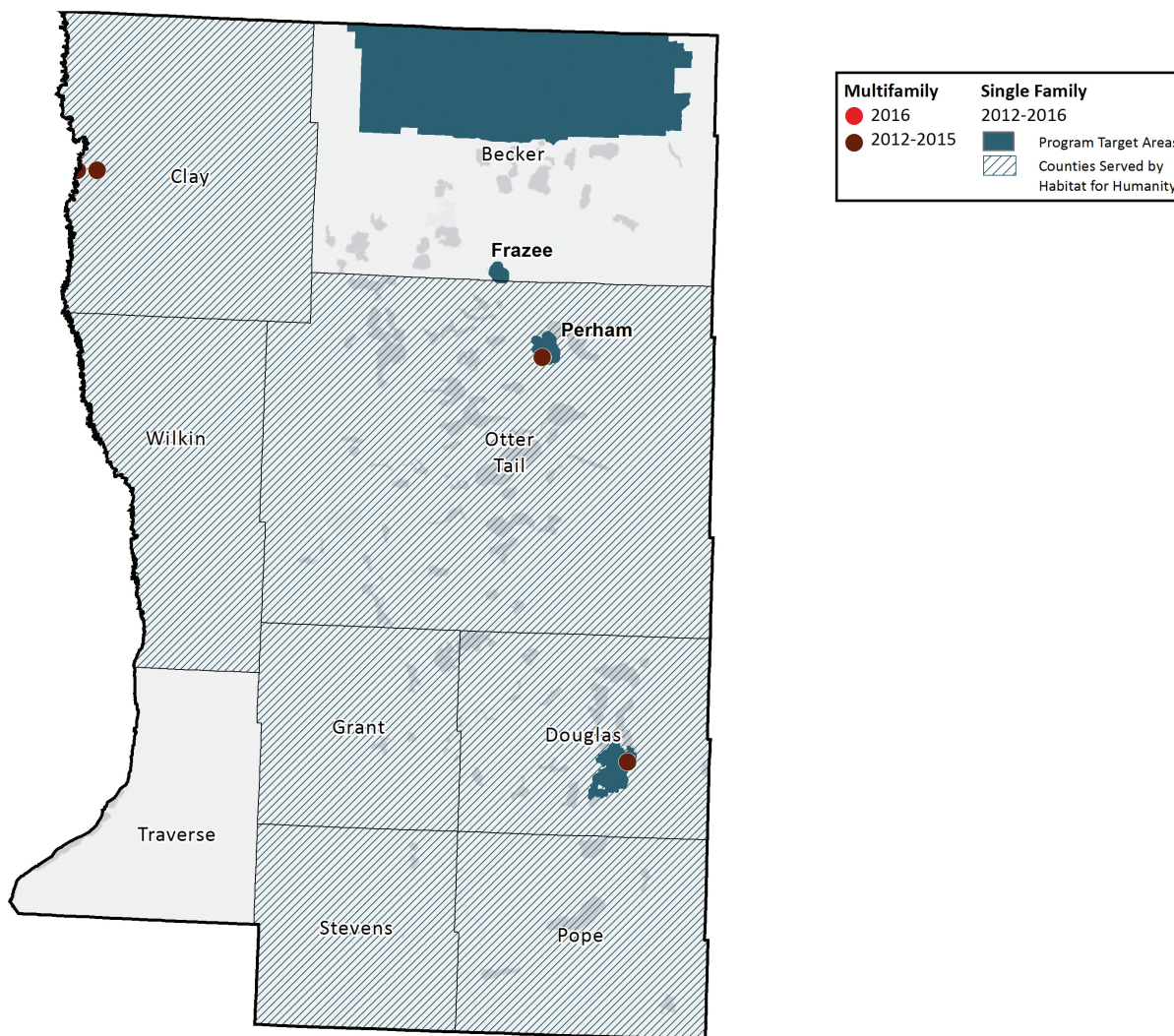


## Marshall Parkway II Home Ownership Program - Marshall

- **Administrator:** Western Community Action, Inc.
- **Details:** New construction of 5 houses
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:** \$750,000  
**Greater Minnesota Housing Fund Investment:** \$17,000  
**Total Development Cost:** \$1,146,745

# GREATER MINNESOTA SELECTIONS: West Central Region



Over the past three years we've engaged with community stakeholders in West Central Minnesota through Housing and Community Dialogues in Moorhead and Fergus Falls, as well as individual meetings and project level technical assistance. As rental developments we funded last year in Perham and Moorhead move toward completion, this year we will support affordable homeownership opportunities in the region.

In the city of Perham, which has a broad range of housing needs, the Perham HRA will provide downpayment assistance loans so people can live in the community where they work. This is a great example of a community addressing both rental and homeownership needs. In addition, the city of Frazee is working with Midwest Minnesota Community Development Corporation to create new affordable homeownership opportunities. Frazee is a community with a great small town feel in close proximity to communities with a large number of job opportunities.



# GREATER MINNESOTA SELECTIONS: West Central Region



## Ash Avenue Restoration - Frazee

- **Administrator:** Midwest Minnesota Community Development Corporation
- **Details:** New construction of 2 houses
- **Priority Areas:** Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:**

**\$120,500**

**Total Development Cost:**

**\$401,000**



## Downpayment Assistance - Perham

- **Administrator:** Perham HRA
- **Details:** Affordability gap/downpayment program for 8 houses
- **Priority Areas:** Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$61,700

**Minnesota Housing Investment:**

**\$56,000**

# GREATER MINNESOTA SELECTIONS: Statewide



## Impact Fund #4 - Statewide

- **Administrator:** Habitat for Humanity of Minnesota
- **Details:** New construction of 17 houses
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$46,300-\$50,600

**Minnesota Housing Investment:**

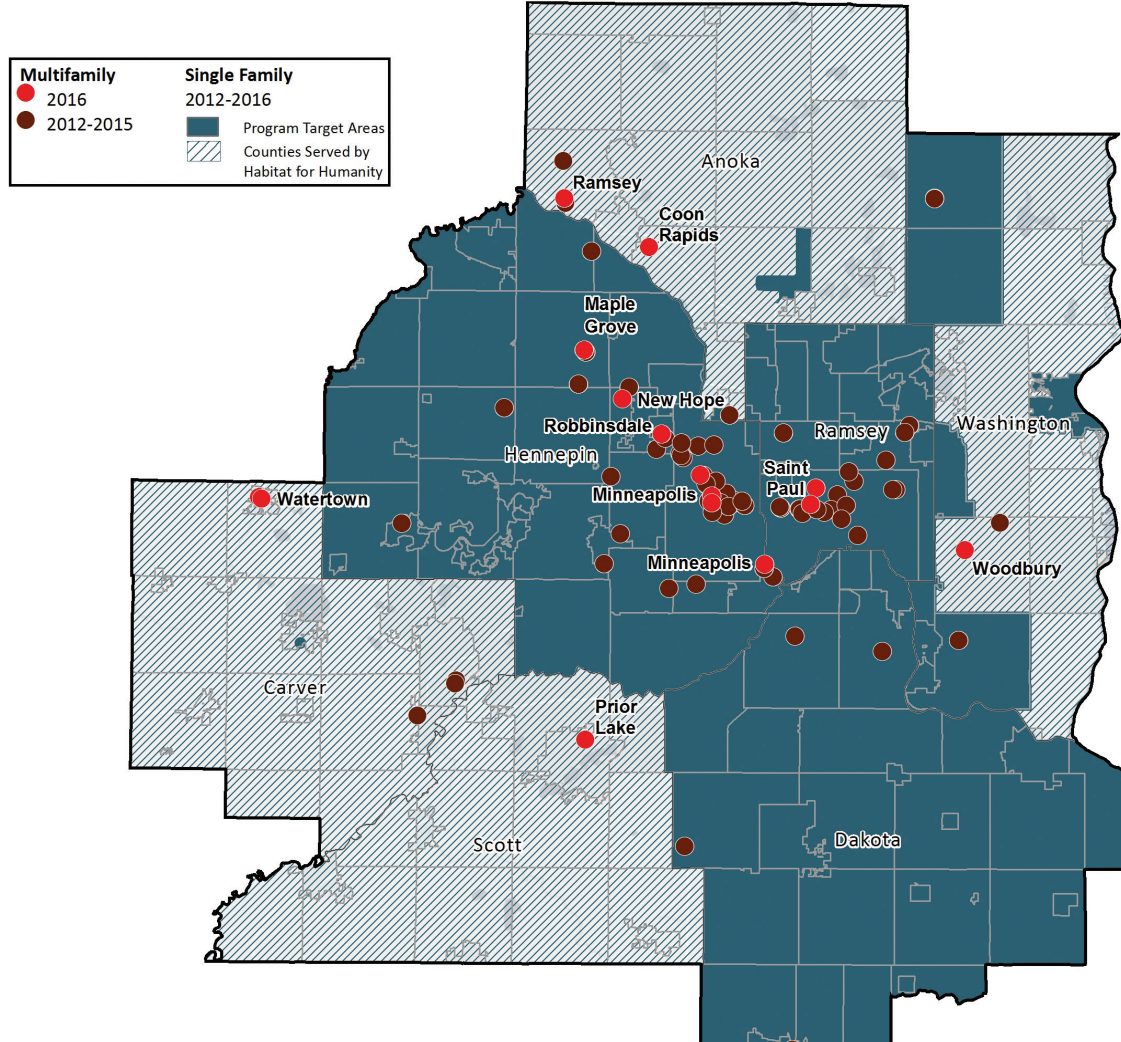
**\$255,000**

**Total Development Cost:**

**\$2,521,304**



# METRO AREA SELECTIONS



Beacon Interfaith Housing Collaborative has worked with communities of faith, Hennepin County, the City of Minneapolis, service providers, and community stakeholders to create Great River Landing, a 72-unit building for people who have experienced homelessness, trauma, poverty, incarceration, and chronic unemployment. It will include intensive on-site services and job training, health care, GED programs, and life coaching to support the highest opportunity for success.

The new construction in suburban communities continues, with developments in job growth areas served by our expanding transit system. Along the Northstar rail corridor, we are supporting the development of 123 new rental units in Coon Rapids and Ramsey. In Prior Lake, Pike Lake Marsh will provide new housing opportunities in an area with strong job growth and will support countywide efforts to help people live where they work.

Impact Fund resources will also continue to support suburban land trust models and the revitalization of North Minneapolis through efforts like Northside Home, which use innovative financial tools to rehabilitate homes and provide homeownership opportunities for low-income households.

# METRO AREA SELECTIONS:

## Minneapolis



### CLCLT Homebuyer Initiated Program

- **Administrator:** City of Lakes Community Land Trust
- **Details:** Acquisition, rehabilitation and resale of 15 houses through a homebuyer initiated model
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:** \$937,500  
**Total Development Cost:** \$2,436,000



### CLCLT New Construction

- **Administrator:** City of Lakes Community Land Trust
- **Details:** New construction of 2 houses for multi-generational families
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:** \$140,000  
**Total Development Cost:** \$630,000



### CLCLT Organization Initiated Program

- **Administrator:** City of Lakes Community Land Trust
- **Details:** Acquisition, rehabilitation and resale of 10 houses through an organization initiated model
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:** \$525,000  
**Total Development Cost:** \$2,242,750

# METRO AREA SELECTIONS: Minneapolis



## Great River Landing

- **Sponsor:** Beacon Interfaith Housing Collaborative
- **Details:** New construction of 72 rental units for individuals with histories of chronic unemployment, homelessness, trauma, poverty and incarceration
  - Single Room Occupancy and efficiency units
- **Priority Areas:** Areas of Opportunity, Supportive Housing, Transit Oriented Development
- **Affordability:** Incomes up to approximately \$30,030

**Estimated 9% Tax Credit Equity:** \$14,298,230  
**Total Development Cost:** \$18,211,860



Source: [www.minneapolismn.gov](http://www.minneapolismn.gov)

## Green Homes North/Infill Housing Development

- **Administrator:** City of Minneapolis
- **Details:** New construction of 12 houses in North Minneapolis
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:** \$500,000  
**Total Development Cost:** \$3,491,496



## Indian Neighborhood Club Expansion

- **Sponsor:** Indian Neighborhood Club on Alcohol and Drugs
- **Details:** New construction of 20 rental units for recovering alcohol and drug dependent individuals
  - Single Room Occupancy units
- **Priority Areas:** Supportive Housing, Tribal Housing
- **Affordability:** Incomes up to approximately \$36,036

**Minnesota Housing Investment:** \$334,220  
**Metropolitan Council Investment:** \$300,000  
**Total Development Cost:** \$1,992,105



# METRO AREA SELECTIONS:

## Minneapolis



### Madison Apartments

- **Sponsor:** National Foundation for Affordable Housing Solutions, Inc.
- **Details:** Acquisition, rehabilitation and new construction of 51 rental units
  - 2, 3 and 4 bedroom units
- **Priority Areas:** Areas of Opportunity, Preservation, Supportive Housing
- **Affordability:** Incomes up to approximately \$46,380-\$59,760

<b>Minnesota Housing Investment:</b>	<b>\$645,000</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$4,618,246</b>
<b>Total Development Cost:</b>	<b>\$15,412,438</b>



### Minnehaha Townhomes

- **Sponsor:** Minneapolis Public Housing Authority
- **Details:** New construction of 16 rental units
  - 2, 3 and 4 bedroom units
- **Priority Areas:** Areas of Opportunity, Supportive Housing
- **Affordability:** Incomes up to approximately \$23,166-\$29,859

<b>Minnesota Housing Investment:</b>	<b>\$1,170,475</b>
<b>Metropolitan Council Investment:</b>	<b>\$400,000</b>
<b>Total Development Cost:</b>	<b>\$4,116,859</b>



### Neighborhood Stabilization - Acq/Rehab/Resale

- **Administrator:** PRG, Inc.
- **Details:** Acquisition, rehabilitation and resale of 4 houses
- **Priority Areas:** Community Recovery, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

<b>Minnesota Housing Investment:</b>	<b>\$220,000</b>
<b>Total Development Cost:</b>	<b>\$900,000</b>

Source: [www.prginc.org](http://www.prginc.org)



# METRO AREA SELECTIONS: Minneapolis



## Neighborhood Stabilization - New Construction

- **Administrator:** PRG, Inc.
- **Details:** New construction of 2 houses
- **Priority Areas:** Community Recovery, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:** \$110,000  
**Total Development Cost:** \$620,000



## Northside Home Homeownership Program

- **Administrator:** Northside Home LLC
- **Details:** Acquisition, rehabilitation and resale of 10 houses in North Minneapolis
- **Priority Areas:** Community Recovery, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:** \$250,000  
**Total Development Cost:** \$1,800,000



## Rehab Support Program

- **Administrator:** City of Minneapolis
- **Details:** Owner-occupied rehabilitation of 45 houses through the Community Fix Up Loan Program
- **Priority Areas:** Community Recovery, Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:** \$236,842  
**Total Development Cost:** \$810,000

# METRO AREA SELECTIONS:

## Minneapolis



Source: [www.minneapolismn.gov](http://www.minneapolismn.gov)

### Vacant House Recycling Program

- **Administrator:** City of Minneapolis
- **Details:** Affordability gap/downpayment program for 15 houses in North Minneapolis
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:**

**\$45,000**

# METRO AREA SELECTIONS:

## Saint Paul



### Como By the Lake

- **Sponsor:** Aeon
- **Details:** Acquisition and rehabilitation of 99 rental units
  - Including 10 market rate units
  - 1 and 2 bedroom units
- **Priority Areas:** Areas of Opportunity, Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$36,000-\$46,380

**Minnesota Housing Investment:**

**\$2,556,350**

**Metropolitan Council Investment:**

**\$400,000**

**Estimated 4% Tax Credit Equity:**

**\$2,703,979**

**Total Development Cost:**

**\$14,937,008**

# METRO AREA SELECTIONS:

## Saint Paul



### Inspiring Communities Program

- **Administrator:** St. Paul HRA
- **Details:** New construction of 14 houses in Payne-Phalen
- **Priority Areas:** Community Recovery, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

<b>Minnesota Housing Investment:</b>	<b>\$400,000</b>
<b>Metropolitan Council Investment:</b>	<b>\$160,000</b>
<b>Total Development Cost:</b>	<b>\$4,543,000</b>



### Model Cities Supportive Housing Rehab

- **Sponsor:** Model Cities of St. Paul, Inc.
- **Details:** Rehabilitation of 37 rental units  
- 1, 2, 3 and 4 bedroom units
- **Priority Areas:** Preservation, Supportive Housing
- **Affordability:** Incomes up to approximately \$18,018-\$29,858

<b>Minnesota Housing Investment:</b>	<b>\$1,170,000</b>
<b>Metropolitan Council Investment:</b>	<b>\$100,000</b>
<b>Total Development Cost:</b>	<b>\$1,891,850</b>



### Village on Rivoli

- **Administrator:** Dayton's Bluff Neighborhood Housing Services
- **Details:** New construction of 4 houses on Railroad Island
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

<b>Minnesota Housing Investment:</b>	<b>\$284,020</b>
<b>Total Development Cost:</b>	<b>\$1,563,140</b>



# METRO AREA SELECTIONS:

## Seven-County Metro Area

(may include both suburban and Minneapolis and/or Saint Paul units)



### Affordability Gap

- **Administrator:** Twin Cities Habitat for Humanity
- **Details:** Affordability gap/downpayment program for 32 houses in seven-county metro area
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:**

**\$660,896**



### Critical Repair Project

- **Administrator:** Rebuilding Together Twin Cities
- **Details:** Owner-occupied rehabilitation of 20 houses in North and South Minneapolis, East St. Paul
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing
- **Affordability:** Incomes up to approximately \$42,900

**Minnesota Housing Investment:**

**\$160,000**

**Total Development Cost:**

**\$160,000**



### Healthy Homes Assistance Project

- **Administrator:** Hennepin County HRA
- **Details:** Owner-occupied rehabilitation of 13 houses in suburban Hennepin County
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing, Universal Design/Accessibility Features
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:**

**\$75,000**

**Total Development Cost:**

**\$177,463**



# METRO AREA SELECTIONS:

## Seven-County Metro Area

(may include both suburban and Minneapolis and/or Saint Paul units)



### Scattered Site New Construction

- **Administrator:** Twin Cities Habitat for Humanity
- **Details:** New construction of 26 houses in seven-county metro area
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Large Family Housing, Senior Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$51,500

<b>Minnesota Housing Investment:</b>	<b>\$606,900</b>
<b>Metropolitan Council Investment:</b>	<b>\$200,000</b>
<b>Total Development Cost:</b>	<b>\$6,815,562</b>



### Tax Forfeit to Affordable Homeownership

- **Administrator:** Hennepin County HRA
- **Details:** Acquisition, rehabilitation and resale of 2 houses in Minneapolis and suburban Hennepin County
- **Priority Areas:** Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

<b>Minnesota Housing Investment:</b>	<b>\$105,000</b>
<b>Metropolitan Council Investment:</b>	<b>\$105,000</b>
<b>Total Development Cost:</b>	<b>\$613,900</b>

# METRO AREA SELECTIONS: Suburban



Source: Northstar MLS

## Foreclosure Recovery - Brooklyn Park/Ramsey County

- **Administrator:** Robert Engstrom Capital Management, LLC
- **Details:** Acquisition, rehabilitation and resale of 10 houses in Brooklyn Park and suburban Ramsey County
- **Priority Areas:** Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$98,700

**Minnesota Housing Investment:** \$150,000  
**Total Development Cost:** \$2,581,000



## Riverdale Station Apartments - Coon Rapids

- **Sponsor:** Sherman Associates Development LLC
- **Details:** New construction of 69 rental units  
 - Includes 14 market rate units  
 - 1, 2 and 3 bedroom units
- **Priority Areas:** Areas of Opportunity, Supportive Housing
- **Affordability:** Incomes up to approximately \$30,050-\$46,350

**Section 811 Rental Assistance:** \$294,132  
**Estimated 9% Tax Credit Equity:** \$9,899,010  
**Total Development Cost:** \$16,878,085



Source: www.homeswithinreach.org

## Homes Within Reach - Hennepin County

- **Administrator:** West Hennepin Affordable Housing Land Trust
- **Details:** Acquisition, rehabilitation and resale of 9 houses in suburban west Hennepin County
- **Priority Areas:** Addressing the Needs of Underserved Populations, Community Recovery, Economic Integration, Large Family Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$68,700

**Minnesota Housing Investment:** \$115,000  
**Metropolitan Council Investment:** \$335,000  
**Total Development Cost:** \$2,795,400

# METRO AREA SELECTIONS:

## Suburban



### Bottineau Ridge Phase II - Maple Grove

- **Sponsor:** Duffy Development Company Inc.
- **Details:** New construction of 50 rental units  
- 1, 2, 3 and 4 bedroom units
- **Priority Areas:** Areas of Opportunity, Supportive Housing
- **Affordability:** Incomes up to approximately \$36,060-\$59,760

<b>Minnesota Housing Investment:</b>	<b>\$1,031,000</b>
<b>Estimated 9% Tax Credit Equity:</b>	<b>\$8,992,616</b>
<b>Total Development Cost:</b>	<b>\$10,844,515</b>



### Pike Lake Marsh - Prior Lake

- **Sponsor:** Connelly Development, LLC
- **Details:** New construction of 68 rental units  
- 1, 2 and 3 bedroom units
- **Priority Areas:** Areas of Opportunity, Economic Integration, Supportive Housing
- **Affordability:** Incomes up to approximately \$36,060-\$55,620

<b>Estimated 9% Tax Credit Equity:</b>	<b>\$10,657,934</b>
<b>Total Development Cost:</b>	<b>\$14,798,185</b>



### Ramsey Apartments - Ramsey

- **Sponsor:** Aeon
- **Details:** New construction of 54 rental units  
- 1, 2, 3 and 4 bedroom units
- **Priority Areas:** Areas of Opportunity, Supportive Housing
- **Affordability:** Incomes up to approximately \$30,050-\$49,800

<b>Minnesota Housing Investment:</b>	<b>\$992,951</b>
<b>Section 811 Rental Assistance:</b>	<b>\$204,735</b>
<b>Metropolitan Council Investment:</b>	<b>\$100,000</b>
<b>Estimated 9% Tax Credit Equity:</b>	<b>\$8,460,068</b>
<b>Total Development Cost:</b>	<b>\$13,362,511</b>



# METRO AREA SELECTIONS:

## Suburban



### Reprise - Robbinsdale and New Hope

- **Sponsor:** Boisclair Corporation
- **Details:** Acquisition and rehabilitation of 86 rental units  
- 1, 2 and 3 bedroom units
- **Priority Areas:** Preservation, Supportive Housing
- **Affordability:** Incomes up to approximately \$36,060-\$55,620

<b>Minnesota Housing Investment:</b>	<b>\$5,338,420</b>
<b>Section 811 Rental Assistance:</b>	<b>\$255,919</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$4,986,181</b>
<b>Total Development Cost:</b>	<b>\$15,922,601</b>



### The Glen at Valley Creek - Woodbury

- **Sponsor:** Washington County HRA
- **Details:** New construction of 42 rental units  
- 1 and 2 bedroom units
- **Priority Areas:** Areas of Opportunity, Senior Housing
- **Affordability:** Incomes up to approximately \$36,060-\$46,380

<b>Minnesota Housing Investment:</b>	<b>\$500,000</b>
<b>Metropolitan Council Investment:</b>	<b>\$400,000</b>
<b>Estimated 4% Tax Credit Equity:</b>	<b>\$3,340,388</b>
<b>Total Development Cost:</b>	<b>\$11,384,544</b>



400 Sibley Street, Suite 300  
Saint Paul, MN 55101  
651.296.7608 | 800.657.3769 | [mnhousing.gov](http://mnhousing.gov)

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