

**Hennepin County Housing and Redevelopment Authority
2017 Affordable Housing Incentive Fund (AHIF) Program
AHIF Project Summary**

#	Project/Development Name (with address)	City	Project Description	Applicant(s)	District	Total Units	30% of AMI Units	Total AHIF Units	Recommend 2017 AHIF Funding	AHIF Cost/Unit	Total Development Cost (TDC)	TDC/Unit
Rental Housing - Rehabilitation/Preservation												
1	Reprise: Brooklyn Park (5825 74th Avenue North and 5550 69th Avenue North)	Brooklyn Park	Refinance and rehabilitate 110 senior (seven story building) and 60 family (townhome) project-based Section 8 rental units (two scattered sites)	Amorce I GP, LLC (Boisclair Corporation)	1	170	88	170	\$200,000	\$1,176	\$22,523,097	\$132,489
Rental Housing - New Construction Supportive												
2	Minnehaha Commons (3001 East Lake Street)	Minneapolis	Construct 43 rental units of supportive housing for seniors experiencing homelessness - partnership with Touchstone Mental Health for service provider (10 Long Term Homeless (LTH) Units)	Alliance Housing / Touchstone Mental Health	4	43	0	43	\$250,000	\$8,140	\$10,522,889	\$244,718
3	Minnehaha Townhomes (5348, 5364 & 5368 Riverview Road and 5118 54th Street East)	Minneapolis	Construct 16 townhome rental units of supportive housing for families experiencing homelessness (4 LTH Units)	Minneapolis Public Housing Authority	4	16	16	16	\$500,000	\$31,250	\$4,116,859	\$257,304
Rental Housing - New Construction												
4	Aeon Prospect Park (3001 4th Street SE)	Minneapolis	Construct 70 rental units, mixed-income serving families near Prospect Park LRT Station (7 LTH and 3 HSPHD Units)	Aeon	4	70	15	63	\$250,000	\$3,968	\$17,471,921	\$249,599
5	Knox & American 2001 80 1/2 Street) (1801-	Bloomington	Construct 248 rental units, mixed income, near Orange Line BRT Transit Corridor	Stuart Development Corporation	5	248	0	50	\$300,000	\$6,000	\$45,583,699	\$183,805
6	PLACE St. Louis Park (5725, 5925 & 5815 Hwy 7, 2565 & 3575 Wooddale Avenue, 5814 & 5816 36th Street, 3520 Yosemite Avenue, and the western portion of 3548 Zenwood Avenue)	St. Louis Park	Redevelop former industrial site for mixed-use, mixed-income, transit oriented development with 200 affordable rental units integrated in three buildings	PLACE	3	200	0	200	\$300,000	\$1,500	\$44,474,798	\$222,374

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7	Sabathani Senior Housing (310 East 38th Street)	Minneapolis	Construct 50 rental units for senior housing age 55 and over next to the Sabathani Community Center (5 HSPHD Units).	Sabathani Community Center	4	50	0	50	\$400,000	\$8,000	\$12,464,063	\$249,281
8	The Mariner (10400, 10500 & 10550 Bren Road)	Minnetonka	Construct 55 rental units in Phase I of a mixed-income, mixed-use development near planned Southwest LRT Station (4 LTH and 5 HSPHD Units)	Newport Midwest, LLC	6	55	0	55	\$200,000	\$3,636	\$13,937,502	\$253,409
Affordable Homeownership - Purchase and Rehabilitation												
9	CLCLT Homebuyer Initiated Program (scattered sites to be determined)	Minneapolis	Purchase and rehabilitate/construct four single family homes (includes duplex initiative) for homeownership in the land trust	City of Lakes Community Land Trust	1,2,3,4	4	0	4	\$100,000	\$25,000	\$703,560	\$175,890
10	WHAHLT Homes Within Reach (scattered sites to be determined)	Suburban	Purchase and rehabilitate six single family homes for homeownership in the land trust	West Hennepin Affordable Housing Land Trust	1,2,3,5,6,7	6	0	6	\$200,000	\$33,333	\$1,865,700	\$310,950

Total**862****119****657****2,700,000****173,664,088**

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Not Recommended :

#	Project/Development Name (with address)	City	Project Description	Applicant(s)	District
1	Artspace Leef North Lofts (212 James Avenue North)	Minneapolis	Construct 110 artist live/work rental units, mixed-income, mixed-used near a planned BRT station.	Artspace Project, Inc.	2
2	Beacon - West Metro Family Housing (18140,18220 &18240 State Hwy 55)	Plymouth	Construct 47 affordable rental units for families (7 LTH and 3 Homeless Units)	Beacon Interfaith Housing Collaborative	7
3	Bunge Apartments AKA Namaste Apartments (937 13th Avenue SE)	Minneapolis	Construct 50 affordable rental units in Phase I (10 LTH)	Project for Pride in Living, Inc.	4
4	Diamond Lake Lofts (19420 133rd Avenue North)	Rogers	Construct 60 affordable rental units	MWF Properties, LLC	7
5	Dundry - Hope Block Stabilization Phase II (2101 and 2011 Portland Avenue South, 1829 5th Avenue South and 616 22nd Street East)	Minneapolis	Refinance and rehabilitate 30 affordable rental units at four scattered sites in South Minneapolis	Hope Community	6,2
6	Green on Fourth Apartments (2901 4th Street SE)	Minneapolis	Construct 243 rental units, mixed-income near Prospect Park LRT Station	G4 Partners (Timberland Partners)	4
7	Habitat for Humanity 2017 New Construction (scattered sites To Be Determined)	Bloomington	Acquire vacant lot and construct a new single family home for homeownership	Twin Cities Habitat for Humanity	5
8	Habitat for Humanity 2017Scattered Site Rehab (scattered sites To Be Determined)	Suburban	Acquire and rehabilitate existing single family home for land trust homeownership	Twin Cities Habitat for Humanity	1,2
9	Hickory Ridge Townhomes (6316 Quinwood Lane North)	Maple Grove	Rehabilitate and preserve 32 project-based Section 8 rental units	Twin Cities Housing Development Corp.	7
10	Hook & Ladder (2212,2316 &2320 Jefferson Street NE)	Minneapolis	Construct 118 affordable rental units in two buildings on a former contamination site and incorporate Passive Housing design in partnership with UMN Center for Sustainable Building Research (5 HSPHD Units)	Newport Midwest, LLC	2
11	Lake Street Housing (514 East Lake Street)	Minneapolis	Construct 128 affordable rental units on a transit corridor (5 HSPHD Units)	Lupe Development Partners, LLC	3
12	Olive Brook Apartments (XXXX 56th Avenue North & Nathan Lane)	Plymouth	Construct 60 affordable rental units (4 LTH Units)	Sand Companies	7
13	Park 7 (714 Park Avenue and 615 South 7th Street)	Minneapolis	Construct 55 rental units of supportive housing for long term homeless single adults with chemical dependency (4 LTH youth)	Community Housing Development Corporation & House of Charity	3
14	Penn Avenue Union (2200 Golden Valley Road)	Minneapolis	Construct 64 rental units, mixed-income, mixed-use development along BRT corridor	Northside Partners GP, LLC (Building Blocks)	2

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15	Raspberry Ridge (27 14th Avenue North)	Hopkins	Rehabilitate and preserve 101 project-based Section 8 rental units	Community Housing Development Corporation	6
16	SW Station Apartments (12900 & 129500 Technology Drive)	Eden Prairie	Construct 222 rental units, mixed-income near a planned Opus LRT Station (44 LTH and 4 HSPHD Units)	SW Station Partners, LLC (Timberland Partners, Inc.)	5
17	The PERIS Development (1930 Hennepin Avenue)	Minneapolis	Construct 47 rental units for youth aging out of foster care system (15 Homeless Units)	Peris, LLC	3
18	West Broadway Curve (1714-1920 West Broadway)	Minneapolis	Construct 69 affordable rental units in one building with Phase II adding 20 market rate townhome rental units in five buildings on vacant sites.	Sherman Associates	2