

HENNEPIN COUNTY

MINNESOTA

Environmental Response Fund Fall 2020 Funding Recommendations



Red Lake Band of Chippewa Indians' Mino-bimaadiziwin site in Minneapolis received a Fall 2017 ERF grant for demolition and abatement. The ERF grant helped transform this site from multiple dilapidated warehouses into new affordable/workforce housing and commercial space for a wellness center and the Red Lake Embassy. Of the 110 housing units, 20% are reserved for families facing long-term homelessness.

Table of contents

Overview	1
550 West Lake Street (Phase 3)	4
2025 West River Road	5
Bassett Creek Main Stem Lagoon Dredging Project	6
Blake Road Station Apartments, Phase A	7
Cristo Rey Jesuit High School	8
Currie Commons	9
Dakota Edgewood Trail Bridge – Connecting the Park	10
Fall 2020 Homes, CLCLT	11
Juxtaposition Arts Campus Redevelopment	12
Lyndale Flats	13
Minnesota Brownfield Gap Financing Program	14
Parkway Residences	15
Snelling Yards Senior Housing	16
Vista 44	17
Walker Methodist Raines	18

Overview

Background

The Environmental Response Fund (ERF) helps revitalize properties by providing funding to assess and clean up contamination. This helps overcome barriers that costs of environmental cleanup pose to site improvement or redevelopment. Cleaning up these sites reduces the risk to human health and the environment.

ERF grants are used for a variety of activities that provide community benefit, including:

- Assessment and cleanup of soil and groundwater
- Evaluation and abatement of asbestos and lead-based paint
- Protection from contaminated soil gas vapor intrusion

Since 2001, ERF has funded 406 projects totaling \$57,557,091. Funding for the ERF grant program comes from the Hennepin County mortgage registry and deed tax that was authorized in 1997 under Minnesota Statutes, section 383B.80. The board established the ERF in 1997 (Resolution 97-06-410R1) and authorized the grant program in 2001 (Resolution 01-9-615).

Applications and review process

A committee of nine staff from Environment and Energy, Housing and Economic Development, and Resident and Real Estate Services reviewed the applications and made recommendations for funding. Applications were evaluated on project need, the risk posed by the contamination and the appropriateness of the cleanup approach, creation or preservation of affordable and/or moderately priced market-rate housing, the creation of economic development, and the readiness of the project to proceed.

The timing of the ERF grant round coincides with contamination cleanup grant programs administered by the Minnesota Department of Employment and Economic Development (DEED) and the Metropolitan Council to maximize collaboration among the three funders.

Summary of award recommendations

Fifteen applications were received and reviewed. Although this report describes all 15 applications, the committee recommends awarding the following 11 grants totaling \$1,590,638:

- **550 West Lake Street (Phase 3), Minneapolis** - \$85,706 for cleanup costs associated with the construction of an estimated 72 units of affordable housing (Grantee: City of Minneapolis on behalf of Lupe Development Partners)
- **2025 West River Road, Minneapolis** - \$92,329 for cleanup costs associated with the construction of an estimated 163 units of affordable housing and 2,000 square feet of commercial space. (Grantee: City of Minneapolis on behalf of SRPB Strategic Housing, LLC)
- **Cristo Rey Jesuit High School, Minneapolis** - \$162,775 for the installation of a vapor mitigation system (Grantee: Cristo Rey Jesuit High School)
- **Currie Commons, Minneapolis** - \$190,000 for cleanup costs associated with the construction of an estimated 187 units of affordable housing (Grantee: City of Minneapolis on behalf of Currie Commons, LLC)

- **Fall 2020 Homes (CLCLT), Minneapolis** - \$150,000 for abatement costs associated with renovating 10 single-family, permanently affordable homes (Grantee: City of Lakes Community Land Trust)
- **Juxtaposition Arts Campus Redevelopment, Minneapolis** - \$37,513 for cleanup costs associated with the construction of a new 16,000-square-foot art center (Grantee: Juxtaposition Arts, Inc.)
- **Lyndale Flats, Bloomington** - \$172,766 for cleanup costs associated with the construction of an estimated 81 units of affordable housing (Grantee: City of Bloomington HRA on behalf of MWF Properties, LLC)
- **Minnesota Brownfield Gap Financing Program, countywide** - \$200,000 to continue the Brownfields Gap Financing Program, which provides small environmental assessment grants to government entities and non-profit organizations (Grantee: Minnesota Brownfields)
- **Snelling Yards Senior Housing, Minneapolis** - \$100,421 for abatement and cleanup costs associated with construction of an estimated 100 units of affordable senior housing (Grantee: City of Minneapolis on behalf of Ecumen)
- **Vista 44, Hopkins** - \$25,000 for cleanup costs associated with the construction of an estimated 50 units of affordable housing (Grantee: Vista 44 Housing LLC)
- **Walker Methodist Raines, Minneapolis** - \$374,128 for abatement of asbestos associated with the construction of an estimated 89 units of affordable senior housing (Grantee: City of Minneapolis on behalf of Walker Methodist)

Expected outcomes

The recommended ERF grant awards will fund asbestos and lead-based paint abatement, soil cleanup and soil vapor mitigation. The awards will also assist developments that increase the tax base, create permanent jobs, enhance green space, and create affordable and moderately priced market-rate housing. The recommended grants provide for the renovation or construction of an estimated 752 affordable housing units. Of these units, 50 units will be used as supportive housing for families who experience homelessness and individuals who have a serious and persistent mental illness. ERF grants reduce environmental contamination and support projects in communities with disparities in health, housing, employment and income.

Other funding accomplishments

In addition to ERF assistance, county staff routinely conduct outreach and provide additional funding for contamination assessment to cities and nonprofit organizations in between ERF rounds. This funding comes from the county's EPA grant funds. The EPA grant funds and the Minnesota Brownfields Gap Financing Program, funded through the ERF, have helped many organizations develop the environmental assessment information needed to submit applications to the ERF for cleanup funding.

Application summaries

Summaries of the individual applications received are attached to this report and include a description of each project and the funding rationale.

Key of acronyms

Affordable Housing Incentive Fund (AHIF)

Area Median Income (AMI)

Economic Development Authority (EDA)

Full Time Equivalent (FTE)

Housing and Redevelopment Authority (HRA)

Minnesota Department of Employment and Economic Development (DEED)

Minnesota Pollution Control Agency (MPCA)

Polychlorinated Biphenyls (PCBs)

Polycyclic Aromatic Hydrocarbons (PAHs)

Transit-Oriented Development (TOD)

United States Environmental Protection Agency (EPA)

Volatile Organic Compounds (VOCs)

Contact information

Mary Finch

Hennepin County Environment and Energy

mary.finch@hennepin.us

701 Fourth Avenue S, Suite 700, Minneapolis, MN 55415

612-543-1595

<https://www.hennepin.us/brownfields>

550 West Lake Street (Phase 3)

Address: 514, 516, 520 West Lake Street and 2949 Garfield Avenue, Minneapolis

Applicant: City of Minneapolis on behalf of Lupe Development Partners

Property owner: NextTech Development and NTD Investments

Recommended award: \$85,706 (\$85,706 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: Phase 1 of this project was awarded \$222,236 in the fall 2018

Other funding sources

DEED: \$140,209 requested

Metropolitan Council: \$140,209 requested

Economic development/housing impact

- Increases tax base
- Redevelopment of a vacant site
- Adds 72 affordable units with a combination of rental rates at 30%, 50%, and 80% AMI. Includes 30 studio, 37 two-bedroom, and 14 three-bedroom units.

Site description

The site is currently vacant and was historically used for automobile storage and other residential and commercial uses.

Contamination issues: Soil contaminated with metals and PAHs and containing debris and ash.

Project plans: Construct a new, affordable apartment building.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs and associated analytical testing.



2025 West River Road

Address: 854, 902 and 904 14th Avenue NE, Minneapolis

Applicant: City of Minneapolis on behalf of SRPB Strategic Housing, LLC (an affiliate of Shaefer Richardson)

Property owner: SRPB Strategic Housing, LLC

Recommended award: \$92,329 (\$100,510 requested)

Award recommendation

The applicant's request included ineligible costs. Therefore, we recommended a reduced award of \$93,329 to exclude these ineligible costs. The remaining tasks are eligible for funding.

Previous ERF awards: None

Other funding sources

DEED: \$921,344 requested

Metropolitan Council: \$587,096 requested

Economic development/housing impact

- Increases tax base
- Adds 163 affordable housing units with 32 units with rental rates at 30% AMI and the remaining units at an average of 60% AMI. Includes 70 one-bedroom, 41 two-bedroom, 41 three-bedroom units, and 11 four-bedroom units.

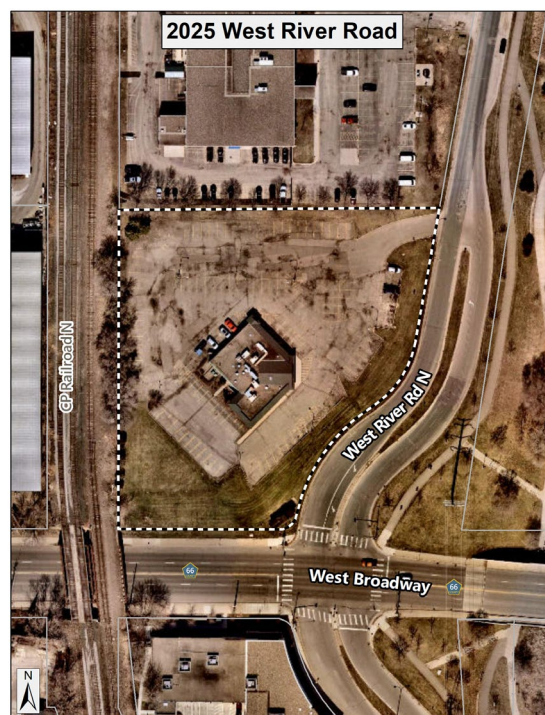
Site description

Currently occupied by a single-story commercial restaurant (Broadway Pizza), parking area, and landscaped areas.

Contamination issues: Soil contains ash and is contaminated with PAHs, metals, and petroleum.

Project plans: Demolish the existing building and construct a 163-unit affordable apartment building with 2,000 square feet of commercial space and underground parking.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Bassett Creek Main Stem Lagoon Dredging Project

Address: Bassett Creek within Theodore Wirth Park, Golden Valley

Applicant: Bassett Creek Watershed Management Commission

Property owner: Minneapolis Park and Recreation Board

Recommended award: \$0 (\$250,000 requested)

Award recommendation

The activities were determined to be maintenance-related (dredging) and therefore ineligible for funding. It is anticipated that the project will proceed without ERF funding.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: None

Economic development/housing impact

- This project will reduce pollution discharged to the Mississippi River by an estimated 600 pounds of total phosphorous and 156,000 pounds of total suspended solids each year.

Site description

Aesthetic and recreational pond (lagoon) management within Bassett Creek.

Contamination issues: Accumulated sediments (dredge materials) contaminated with metals, petroleum, and PAHs.

Project plans: Removal of dredge materials from three ponds (lagoons).

Requested use of ERF grant: Funding for disposal of contaminated dredge materials.



Blake Road Station Apartments, Phase A

Address: 8594 Excelsior Boulevard, Hopkins

Applicant: Trilogy Real Estate Group

Property owner: Hopkins Commerce Center

Recommended award: \$0 (\$230,000 requested)

Award recommendation

Much of the funding request was for ineligible costs, and the project ranked low in relation to the other applications received this grant round.

Previous ERF awards: None

Other funding sources

DEED: \$199,275 requested

Metropolitan Council: \$305,884 requested

Economic development/housing impact

- Increases tax base
- Estimated 9 new FTEs
- Adds 220 market-rate housing units (rental rates not provided)

Site description:

The is currently occupied by a multi-tenant retail shopping building and parking lot.

Contamination issues: Soil contaminated with petroleum. Groundwater and soil vapor contaminated with solvents.

Project plans: Demolish existing commercial building and construct a market-rate apartment building with retail space.

Requested use of ERF grant: Funding for a portion of the stormwater filtration system, asbestos abatement, and demolition.



Cristo Rey Jesuit High School

Address: 2924 4th Avenue S, Minneapolis

Applicant: Cristo Rey Jesuit High School

Property owner: Twin Cities Jesuit High School and Urban Ventures Leadership Foundation

Recommended award: \$162,775 (\$162,775 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: None

Minnesota Brownfields Gap Financing Grant (ERF funded): \$15,000 committed

Economic development/housing impact

- Supports disparity reduction by protecting student safety. 99% of student body identify as people of color. 100% of its 763 graduates have been accepted to college or the military (over 90% of alumni are first generation college students).
- 86% of Cristo Rey's students qualify for free/reduced lunch and 100% of its students receive financial aid, much of it through the school's corporate work study job program.

Site description

Cristo Rey Jesuit High School, a private Catholic high school dedicated to preparing students of any race, faith, or creed for college.

Contamination issues: Soil gas vapors contaminated with solvents and petroleum.

Project plans: Continue to operate school and protect students from exposure to contaminated air through installation of a vapor mitigation system.

Requested use of ERF grant: Funding for the installation of the vapor mitigation system.



Currie Commons

Address: 187 Humboldt Avenue N, Minneapolis

Applicant: City of Minneapolis on behalf of Currie Commons, LLC (an affiliate of Wellington Management)

Property owner: Currie Commons, LLC

Recommended award: \$190,000 (\$190,000 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: \$234,825 requested

Metropolitan Council: \$494,330 requested

Economic development/housing impact

- Increases tax base
- Redevelopment of a long-standing vacant site
- Adds 187 affordable housing units. Five units (studios) are reserved for long-term homeless individuals, with services provided by Simpson Housing. Remaining units include 58 studio, 64 one-bedroom, 32 two-bedroom, and 28 three-bedroom units with a combination of rental rates at 30%, 50%, and 80% AMI.

Site description

The site has been a vacant lot since 2004. The prior site occupant, the Warden Oil Company, operated a waste oil refinery industrial complex at the site for over 60 years.

Contamination issues: Soil, groundwater, and soil gas vapor contamination is present on site. Contaminants detected include PAHs, metals, petroleum, solvents, and PCBs.

Project plans: Construct a 187-unit affordable apartment building with above-ground parking.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Dakota Edgewood Trail Bridge – Connecting the Park

Address: Dakota Park and along Edgewood Avenue S, between Dakota Avenue and Cedar Lake Road, St. Louis Park

Applicant: City of St. Louis Park

Property owners: Quest, AX TC Industries, City of St. Louis Park, and the Burlington Northern Santa

Fe (BNSF) railroad

Recommended award: \$0 (\$527,543 requested)

Award recommendation

Over 65% of the grant request is considered ineligible. The remaining activities are eligible for funding. The project ranked low in comparison to the other projects and is already underway. It is anticipated that the project will continue without ERF funding.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: None

Economic development/housing impact

- Creates a safe pedestrian and bike path over the BNSF railroad.

Site description:

The site is comprised of portions of city right of way, municipal park, and railroad corridor with flanking commercial/industrial use.

Contamination issues: Groundwater contaminated with petroleum, lithium, and PAHs. Soil contaminated with lithium and VOCs.

Project plans: Create a pedestrian/bike bridge over the east-west traveling BNSF railroad line to connect to the North Cedar Lake Regional Trail.

Requested use of ERF grant: Funding for a portion of soil cleanup and dewatering costs.



Fall 2020 Homes, CLCLT

Address: 3218 Humboldt Ave. N, 3553 Elliot Ave., 2955 Lyndale Ave. N, 3137 39th Ave. S, 4846 Colfax Ave. N, 3744 26th Ave. S, 3414 Irving Ave. N, 5600 46th Ave. S, 3539 Knox Ave. N, and 4409 32nd Ave. S, Minneapolis

Applicant: City of Lakes Community Land Trust (CLCLT)

Property owner: Buildings are owned by the homeowner, and the land is owned by CLCLT

Recommended award: \$150,000 (\$150,000 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: \$200,000 fall 2018; \$225,000 fall 2017; \$230,000 fall 2016; \$115,000 fall 2015; and \$170,000 fall 2014 (all for different addresses).

Other funding sources

DEED: None

Metropolitan Council: None

Economic development/housing impact

- Creates and preserves permanently affordable single-family housing. The CLCLT program provides a pathway for low-income families to become homeowners with support and an emphasis on improving minority homeownership rates.

Site description

Occupied single-family homes.

Contamination issues: Asbestos-containing materials and lead-based paint are present in the existing homes.

Project plans: Rehabilitation of single-family homes in exchange for making the homes permanently affordable.

Requested use of ERF grant: Funding for a portion of asbestos and lead-based paint abatement.



Juxtaposition Arts Campus Redevelopment

Address: 2015 Emerson Avenue North and 1110, 1108 and 1100 West Broadway, Minneapolis

Applicant: Juxtaposition Arts, Inc.

Property owner: Juxtaposition Arts, Inc.

Recommended award: \$37,513 (\$86,413 requested)

Award recommendation

The activities are eligible for funding. \$48,900 of the request is associated with upcoming investigation tasks, which are eligible for immediate funding via proceeds from the county's EPA Revolving Loan Fund Grant. Therefore, we recommended a reduced award of \$37,513 for the remaining ERF-eligible tasks and will pursue funding the \$48,900 through the EPA grant program.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$1,100,000 committed

Hennepin County TOD: \$400,000 committed

MPCA Environmental Justice Grant: \$40,000 committed

Minnesota Brownfields Gap Financing Grant (ERF funded): \$14,990 committed

Economic development/housing impact

- Retains 45 FTEs and creates an estimated 8 new FTEs
- Supports disparity reduction by facilitating growth of a black-led, non-profit youth art and design education center with 1,600 youth members.

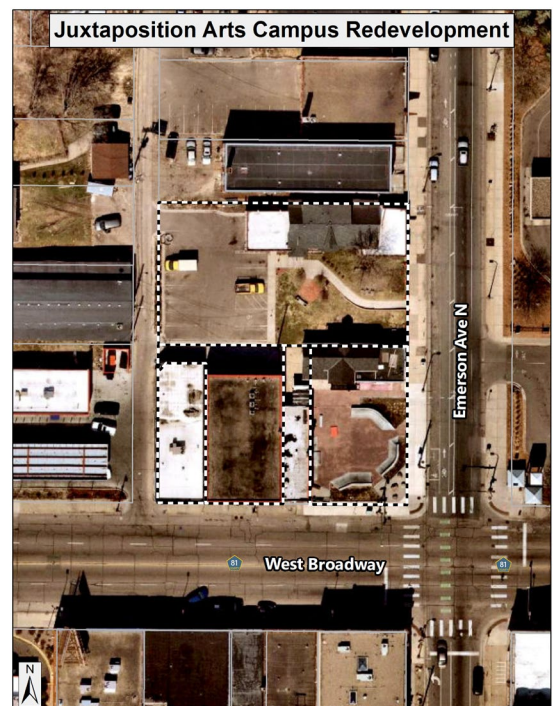
Site description

The site currently includes several commercial buildings with a variety of historical uses including a dry cleaner.

Contamination issues: Soil vapor contaminated with solvents documented beneath one building to date.

Project plans: Install vapor mitigation system in one building included in the site development. Full site development plans include increasing the square footage of the existing arts education building and constructing a new outdoor plaza and parking area.

Requested use of ERF grant: Funding for installation of a vapor mitigation system.



Lyndale Flats

Address: 9320 Lyndale Avenue S, Bloomington

Applicant: City of Bloomington HRA on behalf of MWF Properties, LLC

Property owner: MWF Properties LLC

Recommended award: \$172,766 (\$172,766 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$264,109 requested

Economic development/housing impact

- Increases tax base
- Adds 81 affordable units of housing with rental rates at 60% AMI. Includes 16 one-bedroom, 41 two-bedroom, and 24 three-bedroom units.

Site description

The site has been a vacant lot bisected by a roadway since 2013. Previous uses were residential and commercial.

Contamination issues: Soil and soil vapor contaminated with solvents. The site is within the footprint of an area-wide, solvent-contaminated groundwater and soil vapor plume.

Project plans: Construction of an 81-unit residential apartment building with one level of underground parking.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs and installation of a vapor mitigation system.



Minnesota Brownfield Gap Financing Program

Address: County-wide, multi-site (to be determined)

Applicant: Minnesota Brownfields (501c3 nonprofit)

Property owner: Various (to be determined)

Recommended award: \$200,000 (\$250,000 requested)

Award recommendation

The activities are eligible for funding; however, there is a small amount of uncommitted funds remaining from the previous fall 2019 ERF award. The 2021 program needs are anticipated to be similar to 2020. Therefore, we recommend a reduced award of \$200,000. This award amount is consistent with previous program support.

Previous ERF awards: \$225,000 fall 2019; \$200,000 fall 2018; \$200,000 fall 2017; \$250,000 fall 2016; \$200,000 fall 2015; \$150,000 fall 2014; and \$150,000 fall 2013

Other funding sources

DEED: None

Metropolitan Council: None

Economic development/housing impact

- Will promote affordable housing and neighborhood level economic development.

Site description

The county established the Brownfields Gap Financing program in 2007 to provide timely funding for local units of government and non-profit organizations to address smaller-scope environmental issues for projects with limited budgets. Minnesota Brownfields, a non-profit organization, has administered the program since 2013. Projects requesting assistance from the program submit applications on a rolling basis and are evaluated by Minnesota Brownfields and county staff.

This grant round, three projects were awarded Minnesota Brownfields Gap Financing grants: Juxtaposition Arts Campus Redevelopment, Cristo Rey Jesuit High School, and Vista 44.

Contamination issues: To be determined.

Project plans: To be determined. Historically, funding has supported projects that have made improvements to green space, recreation facilities, affordable housing, educational facilities, community centers, and neighborhood level economic development and funded soil testing for community gardens. As of November 13, 2020, the Minnesota Brownfield Gap Financing Program has committed 93% of its original \$225,000 awarded in fall 2019.

Requested use of ERF grant: Funding for environmental assessment to support the continuation of the Brownfield Gap Financing program.

Parkway Residences

Address: 3917, 3921, 3925, 4001, 4009, 4105, 4117 and 4125 31st Street West, St. Louis Park

Applicant: City of St. Louis Park EDA on behalf of Sela Investments

Property owner: Sela Investments Ltd LLP

Recommended award: \$0 (\$52,928 requested)

Award recommendation

The project ranked low in comparison to the other projects and included several ineligible costs. The project is anticipated to proceed without ERF funding.

Previous ERF awards: None

Other funding sources

DEED: \$52,510 requested

Metropolitan Council: \$302,400 requested

Economic development/housing impact

- Increases tax base
- Adds 6 affordable units (two-bedroom) and retains 24 affordable units (15 one-bedroom and 9 two-bedrooms) at rental rates between 30% and 80% AMI
- Adds 37 market-rate units (32 one-bedroom and 5 studios) at monthly rates of \$1,500 to \$2,400

Site description

Currently occupied by a single-family residences and apartment complexes. These will be either demolished or renovated during this project.

Contamination issues: Soil contaminated with VOCs, metals and PAHs intermixed with debris and ash.

Project plans: Demolish or renovate the existing buildings and construct affordable and market-rate housing units.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs and additional assessment.



Snelling Yards Senior Housing

Address: 3601 44th Street, Minneapolis

Applicant: City of Minneapolis on behalf of Ecumen

Property owner: City of Minneapolis

Recommended award: \$100,421 (\$104,845 requested)

Award recommendation

The applicant's request included ineligible costs. Therefore, we recommended a reduced award of \$100,421 to exclude these ineligible costs. The remaining tasks are eligible for funding.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$207,650 committed; \$104,845 and \$1,120,000 requested

Hennepin County AHIF and TOD: \$700,000 committed

Economic development/housing impact

- Increases tax base
- Removal of blight and redevelopment of an underutilized, partially vacant site
- Adds 100 affordable units with a combination of rental rates at 30%, 50%, and 80% AMI. Includes 12 studio, 74 one-bedroom, and 14 two-bedroom units
- Affordable housing for seniors 55 and older

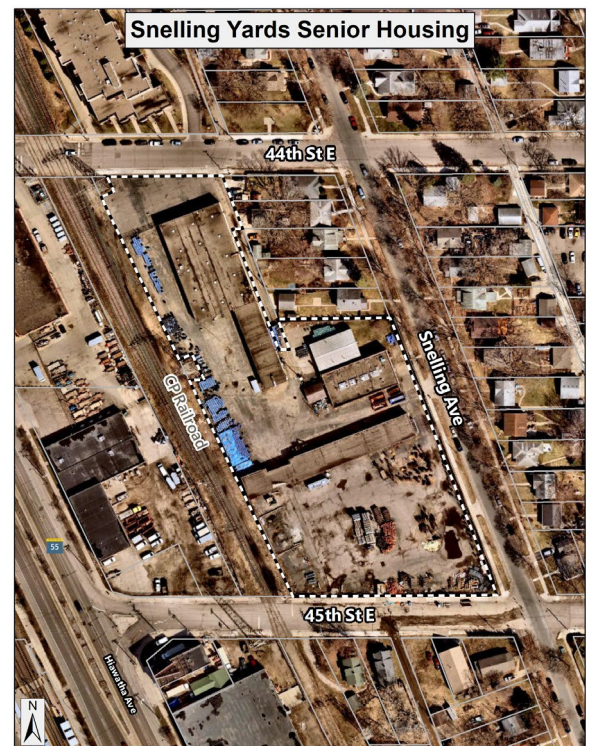
Site description

The site is partially used for storage; the remainder is vacant. Historically, the site was used by the City of Minneapolis as a Public Works maintenance facility.

Contamination issues: Asbestos-containing building materials and lead-based paint. Soil contaminated with petroleum. Soil gas vapor contamination from solvents.

Project plans: Demolish existing buildings and construct a new, affordable apartment building.

Requested use of ERF grant: Funding for a portion of the abatement and soil cleanup costs.



Vista 44

Address: 44 12th Avenue S, Hopkins

Applicant: Vista 44 Housing LLC

Property owner: Saint Gabriel of the Archangel of Hopkins

Recommended award: \$25,000 (\$25,000 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: \$120,599.80

Metropolitan Council: \$73,000 requested

Request to Metro HRA for 50 units of rental assistance pending

Minnesota Brownfields Gap Financing Grant (ERF funded): \$14,919.60 committed

Economic development/housing impact

- Increases tax base
- Adds 50 affordable, permanently supportive housing units at a rental rate of 50% AMI. Includes 3 one-bedroom, 32 two-bedroom, and 15 three-bedroom units. Families experiencing homelessness and a serious and persistent mental illness will be prioritized. Metro HRA assistance, if awarded, will reduce rates to closer to 30% AMI.

Site description

Historically the site had three single family homes until they were demolished in the early 2000s.

Contamination issues: Soil contaminated with PAHs, metals, and asbestos-containing materials. Buried debris is also present.

Project plans: Construct a new apartment complex.

Requested use of ERF grant: Funding for a portion of the soil cleanup costs.



Walker Methodist Raines

Address: 3737 Bryant Avenue S, Minneapolis

Applicant: City of Minneapolis on behalf of Walker Methodist

Property owner: Walker Methodist Residence, Inc.

Recommended award: \$374,128 (\$374,128 requested)

Award recommendation

The activities are eligible for funding. The recommended award is equal to the amount requested in the grant application.

Previous ERF awards: None

Other funding sources

DEED: None

Metropolitan Council: \$374,128 requested

Hennepin County Revolving Loan Fund loan repayment proceeds: \$8,225 committed

Economic development/housing impact

- Increases tax base
- Adds 89 affordable senior housing units including 15 studios and 3 one-bedrooms at rental rates of 30% AMI and 71 one-bedroom units at 50% AMI. Only affordable senior housing in East Harriet neighborhood and Ward 8. Supports city goal of having at least one senior living development in each city ward.

Site description

The site has been used as a skilled nursing facility by Walker Methodist since 1965.

Contamination issues: Asbestos-containing building materials.

Project plans: Renovate the existing medical building into 89 units of independent senior living apartments.

Requested use of ERF grant: Funding for a portion of the asbestos abatement.

