

# HENNEPIN COUNTY

## MINNESOTA

### FINAL BOARD AGENDA

**BOARD OF HENNEPIN COUNTY COMMISSIONERS**  
**HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**  
TUESDAY, MAY 8, 2018  
1:30 PM

Chair: Linda Higgins, District 2  
Vice-Chair: Debbie Goettel, District 5  
Members: Mike Opat, District 1  
Marion Greene, District 3  
Peter McLaughlin, District 4  
Jan Callison, District 6  
Jeff Johnson, District 7

---

**1. Approval of the Agenda**

**2. Public Hearing**

- A. Public Hearing for public comment on the proposed sale of 9335 Russell Circle in the City of Bloomington to West Hennepin Affordable Housing Land Trust, or affiliated entity

**3. Minutes from Previous Meeting**

- A. 04/03/2018 HRA Meeting Minutes

**4. New Business**

**A. 18-HCHRA-0012**

Agmts A188760 with Scott and A188761 with Ramsey counties for Economic Gardening, 5/9/18-8/31/20, combined recv \$175,000; Agmts PR00000261 with Edward R. Lowe Foundation for Economic Gardening, 5/9/18-8/31/20, NTE \$265,000, PR00000263 with MCCD for Open to Business, 5/9/18-12/31/20, NTE \$135,000

**B. 18-HCHRA-0013**

2018 TOD funding recommendations - Neg 2 TOD grant agmts, 5/9/18-12/31/20, NTE \$350,000; Neg 5 TOD loan agmts, 5/9/18-12/31/65, total NTE \$1,850,000; modify agmt A177307 award terms

**C. 18-HCHRA-0014**

2018 AHIF funding recommendations - Neg 4 2017 award modifications, 5/2/17-5/2/63; Neg 9 2018 award agmts, 5/9/18-5/8/63, total combined NTE \$3,288,000

# HENNEPIN COUNTY

## MINNESOTA

### MEETING MINUTES

**BOARD OF HENNEPIN COUNTY COMMISSIONERS**  
**HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**  
TUESDAY, APRIL 3, 2018  
1:30 PM

Chair: Linda Higgins, District 2  
Vice-Chair: Debbie Goettel, District 5

Members: Mike Opat, District 1  
Marion Greene, District 3  
Peter McLaughlin, District 4  
Jan Callison, District 6  
Jeff Johnson, District 7

---

The Board of Commissioners of the Hennepin County Housing and Redevelopment Authority met in the Hennepin County Government Center on April 3, 2018. The meeting was called to order at 12:59 PM by Commissioner Higgins, Chair. All Commissioners were present except Commissioner Debbie Goettel who was absent.

**1. Approval of the Agenda**  
**APPROVED**

**Commissioner Jan Callison moved to approve the agenda, seconded by Commissioner Marion Greene and approved - 6 Yeas 1 Absent: Goettel**

**2. Minutes from Previous Meeting**

A. 03/20/2018 HRA Meeting Minutes

**APPROVED**

**Commissioner Peter McLaughlin moved to approve the Minutes, seconded by Commissioner Linda Higgins and approved - 6 Yeas 1 Absent: Goettel**

**3. Referral of Correspondence**

A. **18-HCHRA-N0001**

Professional and personal service agmts of \$50,000 or less and receivable contracts of \$50,000 or less approved by the Executive Director during the 1st quarter of 2018. Report Number 18-HCHRA-1st Qtr

**REFERRED AS RECOMMENDED**

**Commissioner Peter McLaughlin moved to refer as recommended, seconded by Commissioner Mike Opat and approved - 6 Yeas 1 Absent: Goettel**

**4. Claims Register**

A. **18-HCHRA-0007**

Claims Register for the period ending March 16, 2018

BE IT RESOLVED, that the Claims Register for the period ending March 16, 2018 be approved/ratified.  
**ADOPTED**

**Commissioner Marion Greene moved to adopt, seconded by Commissioner Peter McLaughlin and approved - 6 Yeas 1 Absent: Goettel**

**5. New Business**

A. **18-HCHRA-0008**

Reschedule the Hennepin County Housing and Redevelopment Authority meeting from May 1, 2018 to May 8, 2018

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority meeting on Tuesday, May 1, 2018 as scheduled by Resolution 18-HCHRA-0002 be changed to Tuesday, May 8, 2018 following the Hennepin County Board meeting at 1:30 p.m., or as soon thereafter as practicable, in Room A-2400 of the Hennepin County Government Center, in the City of Minneapolis.

**ADOPTED**

**Commissioner Mike Opat moved to adopt the Resolution, seconded by Commissioner Jan Callison and approved - 6 Yeas 1 Absent: Goettel**

**B. 18-HCHRA-0009**

Establish a public hearing on May 8, 2018 for public comment on the proposed sale of 9335 Russell Circle, Bloomington to West Hennepin Affordable Housing Land Trust for not less than \$250,000

BE IT RESOLVED, that a public hearing to obtain public comment on the proposed sale of 9335 Russell Circle in the City of Bloomington to West Hennepin Affordable Housing Land Trust, or affiliated entity, be held before the Hennepin County Housing and Redevelopment Authority Board of Commissioners on Tuesday, May 8, 2018 at 1:30 p.m., or as soon thereafter as practicable, in Room A-2400 of the Hennepin County Government Center in the City of Minneapolis; and that the Clerk of the Board shall publish notice of the hearing, in substantially the form attached hereto as Exhibit A in Finance and Commerce, the official newspaper of Hennepin County at least once, 15 days prior to the date of the public hearing.

**ADOPTED**

**Commissioner Peter McLaughlin moved to adopt the Resolution, seconded by Commissioner Jeff Johnson and approved - 6 Yeas 1 Absent: Goettel**

**C. 18-HCHRA-0010**

Agmt A188717 with HUD for a project-based rental assistance Continuum of Care (CoC) grant award, 10/1/18-9/30/19, \$84,800 (recv); negotiate Agmt A188718 with HUD to assign CoC award to RS Eden

BE IT RESOLVED, that Agreement A188717 with the U.S. Department of Housing and Urban Development to accept a Continuum of Care grant award renewal to provide project-based rental assistance for homeless persons, during the period October 1, 2018 through September 30, 2019 with an estimated receivable amount of \$84,800, be approved; that the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed; and

BE IT FURTHER RESOLVED that the Executive Director be authorized to negotiate Agreement A188718 with the U.S. Department of Housing and Urban Development to assign the Continuum of Care grant award to RS Eden; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement on behalf of the Authority; and

BE IT FURTHER RESOLVED, that sponsorship and acceptance of grant funding for the program by the Hennepin County Housing and Redevelopment Authority Board of Commissioners does not imply a continued commitment by the Hennepin County Housing and Redevelopment Authority for these programs when grant funds are no longer available.

**ADOPTED**

**Commissioner Marion Greene moved to adopt the Resolution, seconded by Commissioner Linda Higgins and approved - 6 Yeas 1 Absent: Goettel**

**6. Adjournment**

On motion, the Hennepin County Housing and Redevelopment Authority adjourned at 1:01 PM. The next meeting of the Housing Redevelopment Authority will be Tuesday, May 8, 2018.

Yolanda C Clark  
Deputy Clerk to the Board

**Contracting opportunities can be found on the Hennepin County website: [www.hennepin.us](http://www.hennepin.us)**

# HENNEPIN COUNTY

## MINNESOTA

### Housing and Redevelopment Authority Board Action Request 18-HCHRA-0012

---

#### Item Description:

Agmts A188760 with Scott and A188761 with Ramsey counties for Economic Gardening, 5/9/18-8/31/20, combined recv \$175,000; Agmts PR00000261 with Edward R. Lowe Foundation for Economic Gardening, 5/9/18-8/31/20, NTE \$265,000, PR00000263 with MCCD for Open to Business, 5/9/18-12/31/20, NTE \$135,000

#### Resolution:

BE IT RESOLVED, that Agreements A188760 with Scott County in the receivable amount of \$75,000 and A188761 with Ramsey County Housing and Redevelopment Authority in the receivable amount of \$100,000 for participation in a regional Economic Gardening Program serving businesses in Hennepin, Scott and Ramsey counties, during the period May 9, 2018 through August 31, 2020, be approved; that the Chair be authorized to sign the agreements on behalf of the authority; and that the Controller be authorized to receive and disburse funds as directed; and

BE IT FURTHER RESOLVED, that Agreement PR00000261 with Edward R. Lowe Foundation to provide a regional Economic Gardening Program serving businesses in Hennepin, Scott and Ramsey counties, during the period May 9, 2018 through August 31, 2020, with the not to exceed amount of \$265,000, be approved; that the Chair be authorized to sign the agreement on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that Agreement PR00000263 with the Metropolitan Consortium of Community Developers to operate the Open to Business Program providing technical assistance and support for entrepreneurs in suburban communities, during the period May 9, 2018 through December 31, 2020, with the not to exceed amount of \$135,000, be approved; that the Chair be authorized to sign the agreement on behalf of the authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

**History:** Hennepin County and the Hennepin County Housing and Redevelopment Authority (HCHRA) support the creation of jobs and a stable and diversified regional economy. Resolution 17-HCHRA-0055 approved the 2018 HCHRA budget which included Economic Gardening and Open to Business programs funding to promote strategic and sustained growth of companies, support entrepreneurs, and retain and create jobs.

**Economic Gardening** - Through the Edward R. Lowe Foundation, a nationally recognized entrepreneurship development organization, the Economic Gardening Program provides high-end technical assistance and resources to companies that have grown beyond the startup phase, but need access to additional tools to continue their growth. The program provides leadership forums, peer-to-peer executive roundtables, and focused research in areas of marketing, customer service, supply chain and management team development.

In Hennepin County, 84 businesses have participated in the Economic Gardening Program from 2011 to 2017, and these businesses have retained 1,700 jobs and created over 650 new jobs. Additionally, 14 businesses in the county are currently participating and will complete the program in June 2018.

This year, Ramsey (\$100,000) and Scott (\$75,000) counties will join the HCHRA (\$90,000) to form the 2018 regional program. The HCHRA will serve as the fiscal agent and program coordinator, contracting with the Edward R. Lowe Foundation for \$265,000. Under Agreement PR00000261, Edward R. Lowe Foundation will provide intensive Economic Gardening services for up to 26 businesses and include employment reporting at six months, at end of program delivery, and one year post-program delivery.

**Open to Business** - The Open to Business Program provides technical assistance and support for entrepreneurs in suburban communities. Services include business plan development, business startup and expansion feasibility studies, cash flow and financing projections, marketing, preparation of loan requests, and access to capital through a variety of small business loan funds unavailable through traditional lenders. HCHRA support provides one-to-one matching funds for suburban communities to sponsor Open to Business through a master agreement with the Metropolitan Consortium of Community Developers (MCCD). MCCD is a local nonprofit community development organization with a successful track record of direct lending and technical assistance to entrepreneurs, startup and expanding small businesses since 1989.

Open to Business is now available in 21 participating suburban Hennepin County communities. Since 2012, Open to Business has assisted 1,900 entrepreneurs in suburban Hennepin County and created or retained 932 jobs as a result of financing.

Under Agreement PR00000263, MCCD will provide one-on-one direct technical assistance to participating communities' entrepreneurs and existing businesses and will include reporting of employment outcomes, lending activity, and services provided on an annual basis. The HCHRA's investment will be matched dollar for dollar by participating suburban communities.

**Current Request:** Approve Agreements A188760 with Scott County with a receivable amount of \$75,000 and A188761 with Ramsey County HRA with a receivable amount of \$100,000 to participate in a regional Economic Gardening Program during the period May 9, 2018 through August 31, 2020; approve Agreements PR00000261 with the Edward R. Lowe Foundation to provide a regional Economic Gardening Program in Hennepin, Scott and Ramsey counties during the period May 9, 2018 through August 31, 2020, with a not to exceed amount of \$265,000; and PR00000263 with MCCD to operate the Open to Business Program, during the period May 9, 2018 through December 31, 2020, with a not to exceed amount of \$135,000.

**Impact/Outcomes:** Economic Gardening and Open to Business programs are anticipated to serve up to 300 entrepreneurs and growth companies, creating or retaining up to 300 jobs.

**Recommendation from County Administrator:** Recommend Approval

**ATTACHMENTS:**

Description	Upload Date	Type
-------------	-------------	------

# HENNEPIN COUNTY

## MINNESOTA

### Housing and Redevelopment Authority Board Action Request 18-HCHRA-0013

---

**Item Description:**

2018 TOD funding recommendations - Neg 2 TOD grant agmts, 5/9/18-12/31/20, NTE \$350,000; Neg 5 TOD loan agmts, 5/9/18-12/31/65, total NTE \$1,850,000; modify agmt A177307 award terms

**Resolution:**

BE IT RESOLVED, that that the Executive Director be authorized to negotiate Transit Oriented Development (TOD) Grant Agreements PR00000387 with Clement LLC, or affiliated entity, for the 318 Lake project, with the amount not to exceed \$100,000; and PR00000361 with the City of Bloomington, for the BCS3 Multifamily project, with the amount not to exceed \$250,000, during the period May 9, 2018 through December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate TOD Loan Agreements PR00000368 with Lake Street Apartments, LLC, or affiliated entity, for the 410 Lake Street W. project, with the amount not to exceed \$300,000; PR00000367 with the Red Lake Band of Chippewa Indians, or affiliated entity, for the Mino-bimaadiziwin project, with the amount not to exceed \$450,000; PR00000366 with Northside Partners GP, LLC, or affiliated entity, for the Penn Avenue Union project, with the amount not to exceed \$250,000; PR00000365 with Newport Midwest, LLC, or affiliated entity, for The Mariner project, with the amount not to exceed \$450,000; and PR00000364 with West Broadway Limited Partnership, or affiliated entity, for the West Broadway Curve project, with the amount not to exceed \$400,000, during the period May 9, 2018 through December 31, 2065, contingent upon closing on project financing prior to December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate modifications to a 2017 TOD Program funding award approved under Resolution 17-HCHRA-0021: Loan Agreement A177307 with the Lander Group, or affiliated entity, for the 38th Street Station project, converting the loan award to a TOD grant award, with no change in the not to exceed amount of \$400,000, and reducing the contract end date from December 31, 2062 to December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed.

**Background:**

**History:** On February 12, 2003, the Hennepin County Housing and Redevelopment Authority (HCHRA) Board approved the Transit-Oriented Development (TOD) Program Guidelines and Criteria. The guidelines and criteria for these funds support infrastructure and development projects along the county's transit corridors. Since 2003, the HCHRA has awarded approximately \$36 million to over 130 TOD projects, creating or retaining over 7,000 housing units and 2,500 jobs, and leveraging more than \$1 billion in development.

Among the many benefits of TOD, the program helps reduce disparities through greater mobility and access

to places to live, work, and play; decreased household spending on transportation; increased walkability for a healthier lifestyle; and diminished pollution and environmental destruction.

In January 2018, a Request for Proposals was released which garnered 34 applications requesting a total of \$16.3 million in funding. There are 23 projects located in Minneapolis seeking \$10.5 million, while 11 projects are located in suburban Hennepin County requesting \$5.8 million.

Proposals were reviewed by a multi-agency panel consisting of Hennepin County, Ramsey County, Washington County, Metro Transit, and Metropolitan Council staff. An independent financial consultant was engaged to conduct a financial analysis, advise staff on financial feasibility, and to propose appropriate award terms.

TOD Guidelines and Criteria require that the municipality in which the project is located adopt a resolution supporting the application for TOD funding, and that the project generally be located in a redevelopment area or district adopted in accordance with Minnesota Statutes, section 469.

Awards are recommended as either a grant or loan. The type of loan, if applicable, will be dependent upon the project's first mortgage as well as the opportunity to maximize the county's investment in the project.

Attachments A and B provide a summary and map of the 2018 TOD applications received including the five recommended for funding. Recommended Project Awards:

**PR00000387 – Clement LLC – 318 Lake - \$100,000**

Agreement PR00000387 with Clement LLC, or affiliated entity, will support the redevelopment of a Minneapolis site to mixed-use along the high frequency bus network of Lake Street West and the Midtown Greenway. The project will create 44 new housing units and over 8,000 square feet of commercial space. Program funds will be used for acquisition, site work, demolition and public bike infrastructure. Total project costs are \$7.9 million.

**PR00000361 – City of Bloomington – BCS3 Multifamily - \$250,000** Agreement PR00000361 with the City of Bloomington, will support public realm improvements in conjunction with a mixed-use project near the Bloomington Central Light Rail Transit (LRT) station on the METRO Blue Line. The mixed-use development will create 402 multi-family units of housing and over 2,000 square feet of new retail space. Program funds will be used for public infrastructure including lighting, landscaping, sidewalks/trail, streetscaping and public bike infrastructure. Total project costs are \$93 million.

**PR00000368 – Lake Street Apartments, LLC – 410 Lake Street W. - \$300,000**

Agreement PR00000368 with Lake Street Apartments, LLC, or affiliated entity, will support the high density residential project located along the high-frequency bus network of Lake Street West and the Midtown Greenway. The project, located in Minneapolis, will contain 111 units of housing affordable at 60% area median income (AMI) or less. Program funds will be used for acquisition, utilities, site work, sidewalks/trails, stormwater, and streetscaping. Total project costs are \$27 million.

**PR00000367 – Red Lake Band of Chippewa Indians – Mino-bimaadiziwin - \$450,000**

Agreement PR00000367 with the Red Lake Band of Chippewa Indians, or an affiliated entity, will support a mixed-use development project with 109 multi-family affordable units. Located near the Franklin Avenue LRT station on the METRO Blue Line, this project will also include a wellness center and the Red Lake Nation Embassy. Program funds will be used for acquisition, landscaping, streetscaping, and site furnishings. Total project costs are \$35 million.

**PR00000366 – Northside Partners GP LLC – Penn Avenue Union - \$250,000**

Agreement PR00000366 with Northside Partners GP LLC, or affiliated entity, will support a mixed-use

project on the northwest corner of Penn Avenue and Golden Valley Road adjacent to the METRO C-Line Bus Rapid Transit. The project will construct 64 units of affordable housing and over 20,000 square feet of commercial/community space. Program funds will be used for utilities, acquisition, public infrastructure, sidewalks/trails, streetscaping and site furnishings. Total project costs are \$15 million.

**PR00000365 – Newport Midwest LLC – The Mariner - \$450,000**

Agreement PR00000365 with Newport Midwest, or affiliated entity, will support a mixed-income, multi-family development project near the future Opus LRT station along the METRO Green Line Extension. The project will have 246 total units, of which 55 units will be affordable to those at 60% AMI or less. Program funds will be used for acquisition, utilities, lighting, landscaping, streetscaping and site furnishings. Total project costs are \$65 million.

**PR00000364 – West Broadway Limited Partnership – West Broadway Curve - \$400,000**

Agreement PR00000364 with West Broadway Limited Partnership, or affiliated entity, will support a mixed-income development project along the high-frequency bus service network on West Broadway near a C Line Rapid Bus station. The project will construct 69 units, of which 54 units will be affordable to those at 60% AMI or less. Program funds will be used for utilities, site work, lighting, public bike infrastructure, landscaping, streetscaping, and plaza. Total project costs are \$14.5 million.

**Modification to 2017 TOD Program award to Lander Group — 38th Street Station - \$400,000**

In 2017, Lander Group, or affiliated entity, was awarded \$400,000 in TOD funds as a loan for public realm improvements in conjunction with the mixed-use 38th Street Station project along the METRO Blue Line. At the time of application, the project was 100% market-rate, and able to support loan repayments. The project has changed and now includes an affordability component with 20% of the units affordable at 60% AMI or less, and can no longer support a loan. The proposed modification would provide TOD funds for public realm improvements, in the form of a grant, with no change in award amount. Eligible activities will include the portion of acquisition and demolition costs for the public realm improvements, lighting, public bike infrastructure, landscaping, sidewalks/trails, streetscaping, site furnishings and plazas.

**Current Request:** Negotiate two grant agreements during the period May 9, 2018 through December 31, 2020 with a not to exceed amount of \$350,000 and five loan agreements during the period May 9, 2018 to December 31, 2065 with a total combined not to exceed amount of \$1,850,000 for 2018 TOD projects. This request also seeks to modify the award terms from a loan to a grant for Agreement A177307 and change the contract end date from December 31, 2062 to December 31, 2020.

**Impact/Outcomes:** Seven projects receiving awards will leverage over \$258 million in private and public funding, create 1,045 housing units, over 52,000 square feet of commercial space, 97 new or retained jobs, and create improved connections to support TOD in current and planned light rail and within the high-frequency bus network.

**ATTACHMENTS:**

Description	Upload Date	Type
Attachment A - TOD Recommended Projects and Awards	5/2/2018	Backup Material
Attachment B 2018 TOD Map	5/2/2018	Map
Presentation	5/7/2018	Presentation



**Attachment A**  
**2018 Transit Oriented Development (TOD) Project Summaries**

<b>Recommended Projects and Awards</b>		
<b>Project</b> Applicant, <i>Municipality</i>	<b>Project Description</b>	<b>Award</b>
<b>318 Lake</b> Clement LLC, <i>Minneapolis</i>	318 Lake is the redevelopment of a Minneapolis site to mixed-use along the high frequency bus network of Lake Street West and the Midtown Greenway. The project will create 44 new housing units and over 8,000 square feet of commercial space. Total project costs are \$7,981,000. Program funds will be used for acquisition, site work, demolition and public bike infrastructure.	\$100,000
<b>BCS3 Multifamily</b> City of Bloomington, <i>Bloomington</i>	A mixed-use, mixed-income project located adjacent to the Bloomington Central LRT Station along the METRO Blue Line that will create 402 new residential units and add over 2,000 square feet of supportive retail, as well as create a pedestrian corridor to the station. Total project costs are \$93,135,356. Program funds will be used for lighting, landscaping, sidewalks/trails, streetscaping, and public bike infrastructure.	\$250,000
<b>410 Lake Street W.</b> Lake Street Apartments, LLC, <i>Minneapolis</i>	The 410 Lake Street W. project is a two-phase project that will redevelop surface parking and vacant commercial space to high density multi-family residential along the high frequency bus network of Lake Street West. Phase I will contain 111 units affordable at 60% AMI or less. Total project costs for Phase I are \$27,050,026. Program funds will be used for acquisition, utilities, site work, sidewalks/trails, stormwater, and streetscaping.	\$300,000
<b>Mino-bimaadiziwin</b> Red Lake Band of Chippewa Indians, <i>Minneapolis</i>	Located directly adjacent to the Franklin Avenue LRT station on the METRO Blue Line, the project is a mixed-use redevelopment with 109 affordable, multifamily rental housing units, the Red Lake Nation Embassy and a wellness center located on the first floor. Project costs are \$34,996,736. Program funds will be used for acquisition, landscaping, streetscaping, and site furnishings.	\$450,000
<b>Penn Avenue Union</b> Northside Partners GP LLC, <i>Minneapolis</i>	Situated adjacent to the future Penn & Golden Valley station for the C-Line BRT, the Penn Avenue Union project will redevelop vacant lots with a mixed-use project including 64 units of housing, a restaurant, and other commercial space. Project costs are \$15,156,052. Program funds will be used for acquisition, utilities, public infrastructure, sidewalks/trails, streetscaping, and site furnishing.	\$250,000
<b>The Mariner</b> Newport Midwest LLC, <i>Minnetonka</i>	The Mariner will be a redevelopment of office space to a mixed-income housing development with 246 total units of which 55 units would be affordable to those at 60% AMI or less. The project will be located adjacent to the Opus LRT station on the METRO Green Line Extension. Project costs are \$65,213,928. Program funds will be used for acquisition, utilities, lighting, landscaping, streetscaping, and site furnishings.	\$450,000
<b>West Broadway Curve</b> West Broadway Limited Partnership, <i>Minneapolis</i>	Redevelopment of vacant city-owned land to a 69-unit mixed-income, multi-family residential project. A total of 54 units will be affordable at 60% AMI or less and 15 units will be market rate. The site will include construction of an integrated transit shelter and a new pocket park. Total project costs are \$14,543,390. Program funds will be used for utilities, site work, lighting, public bike infrastructure, landscaping, streetscaping, and plaza.	\$400,000

**Attachment A**  
**2018 Transit Oriented Development (TOD) Project Summaries**

<b>Projects Not Recommended for Funding</b>		
<b>Project,</b> <i>Applicant, Municipality</i>	<b>Project Description</b>	<b>Requested Amount</b>
<b>325 Blake</b> Minnehaha Creek Watershed District, <i>Hopkins</i>	Demolition of the existing industrial building to facilitate a mixed-use redevelopment and stormwater improvement project.	\$500,000
<b>3301 Nicollet</b> Alliance Housing, Inc., <i>Minneapolis</i>	A mixed-income housing project that will redevelop a commercial parcel to a 65-unit building for those at 30 to 50% AMI, including several market-rate units	\$500,000
<b>Amber Apartments</b> RS Eden, <i>Minneapolis</i>	Redevelopment of a site at 46 <sup>th</sup> and Hiawatha to an 84-unit affordable housing development including some supportive and long-term homeless units.	\$590,000
<b>Baldwin Square</b> Ideal Development Group, <i>Minneapolis</i>	Restoration and expansion of vacant commercial buildings into a mixed-use facility with commercial and office uses.	\$500,000
<b>Bass Lake Road Trail</b> City of Crystal, <i>Crystal</i>	Construction of a multi-use trail on the south side of Bass Lake Road just west of the future Bass Lake Road LRT Station.	\$50,000
<b>Capri Theater</b> Plymouth Christian Youth Center, <i>Minneapolis</i>	This project would renovate and expand the existing Capri Theater. A new public plaza would be created as part of the project.	\$750,000
<b>CLCLT Site Acquisition</b> City of Lakes Community Land Trust, <i>Minneapolis</i>	Purchase of a property at Glenwood Avenue/Newton Avenue to facilitate a future mixed-use housing and commercial development.	\$130,000
<b>Cranberry Ridge</b> Beacon Interfaith Housing Collaborative, <i>Plymouth</i>	A 44-unit housing development, affordable to those at 30 to 50% AMI, including those facing homelessness along State Highway 55.	\$200,000
<b>Downtown East</b> Aeon, <i>Minneapolis</i>	Development of a 102-unit affordable, multi-family rental building, directly adjacent to the U.S. Bank Stadium LRT Station.	\$500,000
<b>Element</b> SCI Associates, <i>Plymouth</i>	Construction of a 58-unit, multi-family rental building affordable to those at or below 60% AMI including several long-term homeless units.	\$400,000
<b>Gateway Northeast</b> CommonBond Communities, <i>Minneapolis</i>	Redevelopment to a mixed-use, mixed-income development with 125 units of housing and over 13,000 of commercial space.	\$515,700

**Attachment A**  
**2018 Transit Oriented Development (TOD) Project Summaries**

<b>Projects Not Recommended for Funding</b>		
<b>Project, Applicant, Municipality</b>	<b>Project Description</b>	<b>Requested Amount</b>
<b>Greenbelt Homes</b> Project for Pride in Living, Inc., <i>Minneapolis</i>	Redevelopment of seven lots into an 11-unit for sale development with units sold to those at 80 to 115% AMI.	\$340,808
<b>Maya Commons</b> Project for Pride in Living, <i>Minneapolis</i>	A redevelopment of a vacant industrial site with 50 new units affordable at 30 and 50% AMI. This is part of a larger redevelopment planned for the site with up to 150 total units.	\$450,000
<b>Midtown Corner</b> Wellington Management, <i>Minneapolis</i>	A mixed-use redevelopment located near the Lake Street LRT station with 90 units of affordable housing and 15,000 square feet of first floor commercial space.	\$500,000
<b>Minnehaha Commons</b> Alliance Housing Inc., <i>Minneapolis</i>	A new project which develops a vacant lot into a 43-unit, multifamily rental project targeting extremely low-income adults ages 55 and over.	\$165,000
<b>Minnehaha Townhomes</b> Minneapolis Public Housing Authority, <i>Minneapolis</i>	Development of a 16-unit townhouse project for families at or below 30% AMI and have/are experiencing homelessness.	\$200,000
<b>NicAt36</b> Aeon, <i>Minneapolis</i>	Construction of 60 new, one-bedroom apartments affordable to those at or below 50% AMI and 2,000 square feet of retail space.	\$275,000
<b>Northside Artspace Lofts</b> Artspace, <i>Minneapolis</i>	A redevelopment of a vacant, industrial site to a 100-unit multi-family rental building affordable at 50 to 60% AMI	\$750,000
<b>Olson Towne Homes</b> Community Housing Development Corporation, <i>Minneapolis</i>	This project will reconstruct a 92-unit affordable multi-family development located near the future Van White LRT station. The project will preserve the Section 8 units and create a variety of unit sizes to better meet the existing population's needs.	\$800,000
<b>Opus Station Redevelopment</b> Minnetonka Leased Housing Associates II, LLLP, <i>Minneapolis</i>	Development of a 463-unit, multi-family project near the future Opus LRT station. All units will be affordable at 60% AMI.	\$1,500,000
<b>Osseo Site Acquisition</b> Osseo Economic Development Authority, <i>Osseo</i>	Strategic site acquisition of a parcel for future redevelopment of the parcel and surrounding parcels into a multi-family rental project.	\$450,000
<b>Penn American Stormwater</b> City of Bloomington, <i>Bloomington</i>	Stormwater improvements to reduce temporary flooding and facilitate future redevelopment.	\$750,000
<b>PERIS</b> Peris Foundation, <i>Minneapolis</i>	Redevelopment for a 41-unit supportive housing development targeting youth aging out of foster care.	\$200,000

**Attachment A**  
**2018 Transit Oriented Development (TOD) Project Summaries**

<b>Projects Not Recommended for Funding</b>		
<b>Project, Applicant, <i>Municipality</i></b>	<b>Project Description</b>	<b>Requested Amount</b>
<b>Shady Oak Stormwater</b> City of Hopkins, <i>Hopkins</i>	Installation of a stormwater pipe under the LRT tracks to accommodate future relocation of the stormwater pond and facilitate redevelopment.	\$80,000
<b>Snelling Yards</b> Snelling Yards Development, LLC, <i>Minneapolis</i>	Redevelopment of a city-owned property with a 110-unit senior rental project and a 130 unit rental project. Both buildings will be affordable at 30 to 60% AMI	\$500,000
<b>The Expo</b> Doran-CSM SE I, LLC, <i>Minneapolis</i>	Development of a 372-unit, multi-family residential building located adjacent to the high frequency bus network.	\$500,000
<b>Town Center Station</b> City of Eden Prairie, <i>Eden Prairie</i>	The project includes property acquisition and pedestrian/bicycle infrastructure construction to connect to the future Town Center LRT Station	\$504,000

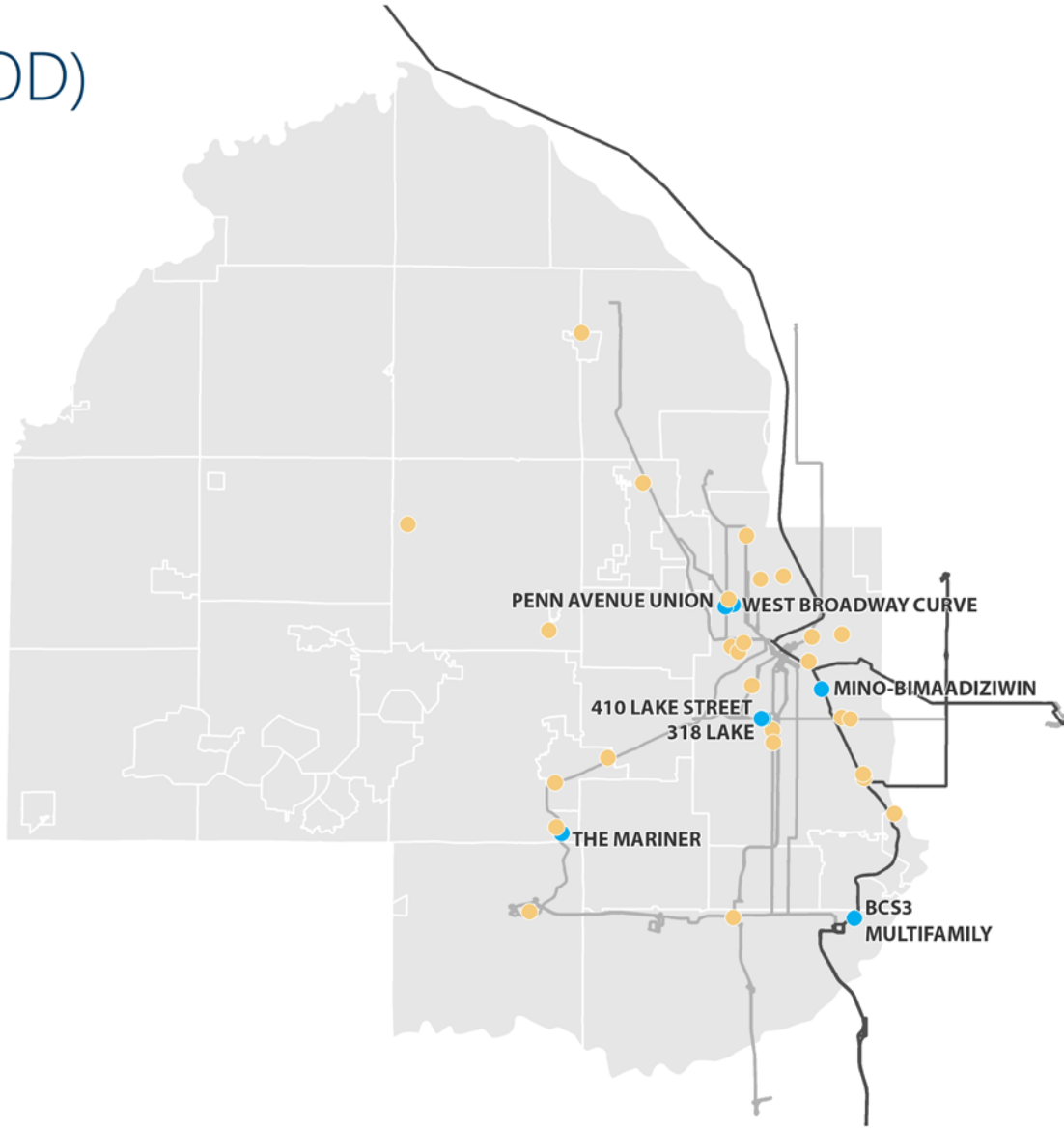
# Transit Oriented Development (TOD)

## Award Recommendations

**TRANSIT ORIENTED DEVELOPMENT (TOD)**

- Recommended
- Not Recommended

- Existing transitways
- Planned transitways





LAKE STREET APARTMENTS-MINNEAPOLIS



THE SHOREHAM-ST. LOUIS PARK

# 2018 TOD Recommendations

Hennepin County Housing and Redevelopment Authority





- To support multi-jurisdictional Transit-Oriented Development (TOD) housing and economic development projects in designated redevelopment areas located at or near transit corridors in Hennepin County.
- Since 2003
  - 130 awards to over 110 projects
  - More than \$36 million awarded
  - 7,000 housing units and 2,500 jobs created or retained
  - Leveraged \$1 billion in development



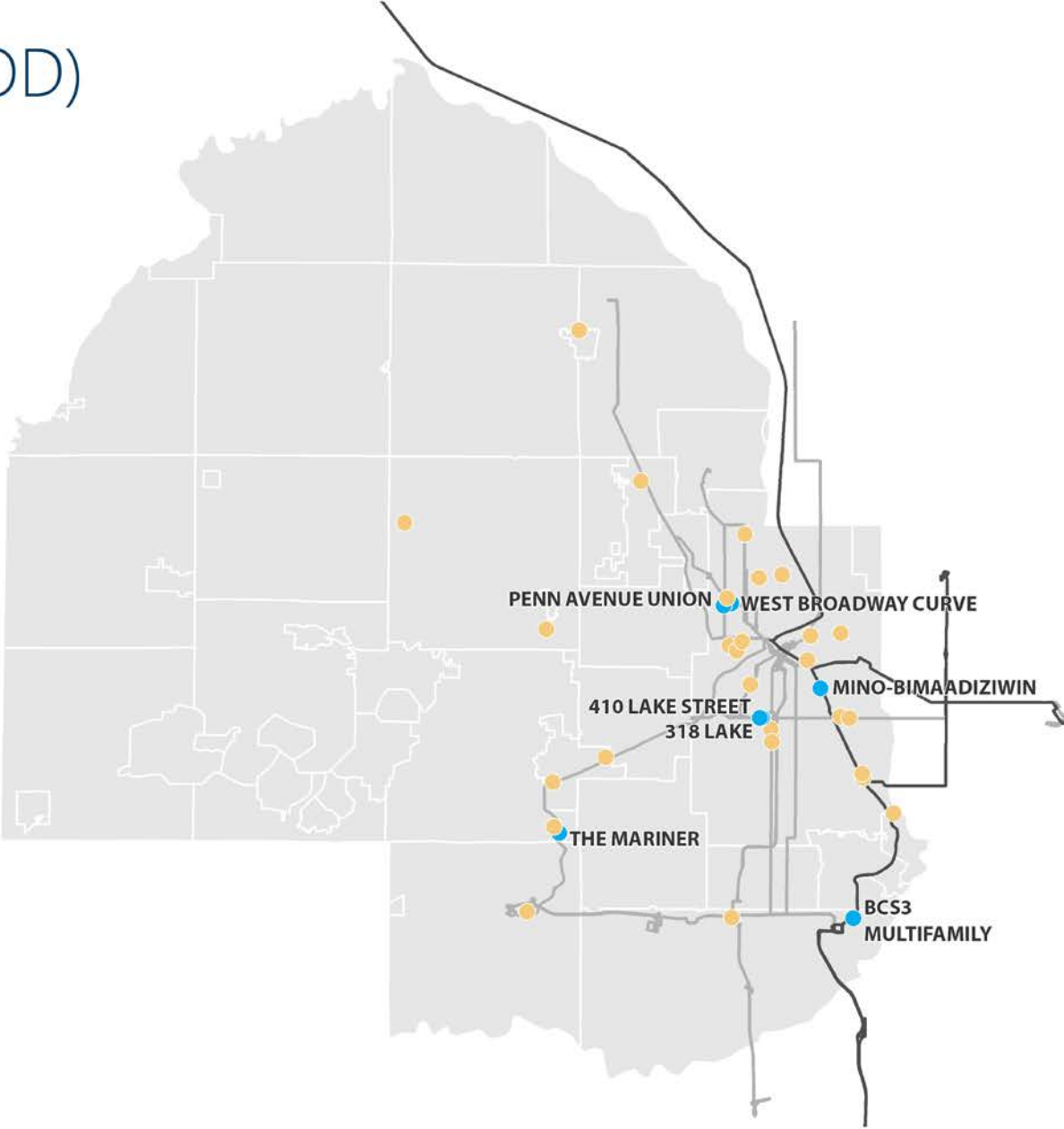
# Transit Oriented Development (TOD)

## Award Recommendations

**TRANSIT ORIENTED DEVELOPMENT (TOD)**

- Recommended
- Not Recommended

- Existing transitways
- Planned transitways





# 318 Lake

Clement LLC

Lake Street W. and Grand Avenue, Minneapolis



- Recommendation: \$100,000 TOD award
- Acquisition, site work, public bike infrastructure, demolition
- High Frequency Bus Network

# 410 Lake Street W.

Lake Street Apartments LLC  
Lake Street W. and Harriet Avenue, Minneapolis



- Recommendation: \$300,000 TOD award
- Acquisition, utilities, site work, sidewalks/trails, stormwater, streetscaping
- High Frequency Bus Network



# BCS3

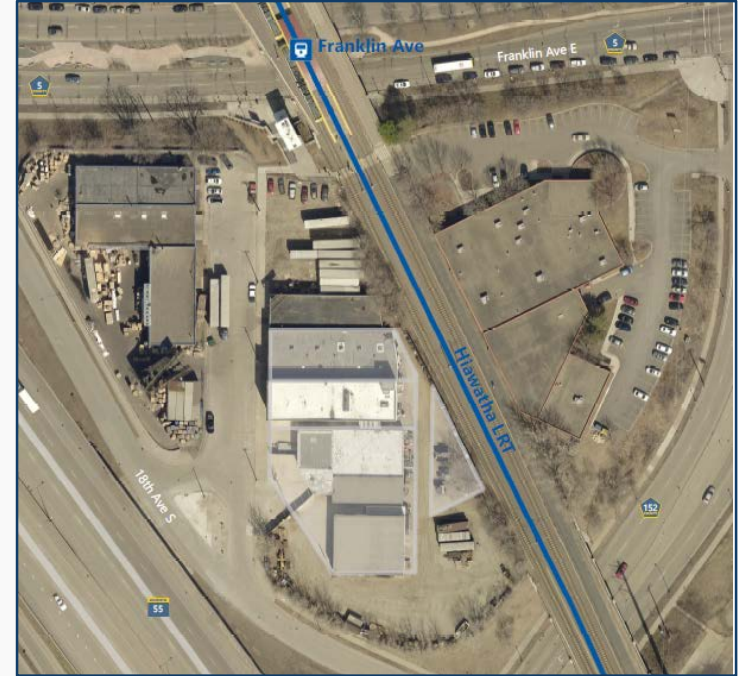
City of Bloomington  
33<sup>rd</sup> Avenue S. and 80 ½ Street E., Bloomington



- Recommendation: \$250,000 TOD award
- Lighting, sidewalks/trails, streetscaping, landscaping, public bike infrastructure
- Bloomington Central LRT Station (METRO Blue Line)

# Mino-Bimaadiziwin

Red Lake Band of Chippewa Indians  
Cedar Avenue S. and 22<sup>nd</sup> Street E., Minneapolis



- Recommendation: \$450,000 TOD award
- Acquisition, landscaping, streetscaping, site furnishings
- Franklin Avenue LRT Station (METRO Blue Line)



# Penn Avenue Union

Northside Partners GP LLC  
Penn Avenue & Golden Valley Road, Minneapolis



- Recommendation: \$250,000 TOD award
- Acquisition, utilities, public infrastructure, sidewalks/trails, streetscaping, site furnishings
- Penn & Golden Valley Road BRT Station (METRO C-Line)

# The Mariner

Newport Midwest LLC  
Bren Road E., Minnetonka



- Recommendation: \$450,000 TOD award
- Acquisition, utilities, lighting, landscaping, streetscaping, site furnishings
- Opus LRT Station (METRO Green Line Extension)



# West Broadway Curve

West Broadway Limited Partnership  
West Broadway and Illion Avenue, Minneapolis



- Recommendation: \$400,000 TOD award
- Utilities, site work, lighting, public bike infrastructure, landscaping, streetscaping, plaza
- High Frequency Bus Network

# Outcomes

At completion, these projects will generate

- 1,045 new housing units
- 52,000 square feet of commercial space
- 97 new or retained jobs
- \$258 million in leveraged private and public funding



# HENNEPIN COUNTY

## MINNESOTA

### Housing and Redevelopment Authority Board Action Request 18-HCHRA-0014

---

**Item Description:**

2018 AHIF funding recommendations - Neg 4 2017 award modifications, 5/2/17-5/2/63; Neg 9 2018 award agmts, 5/9/18-5/8/63, total combined NTE \$3,288,000

**Resolution:**

BE IT RESOLVED, that accrued interest payments in the amount of \$38,000 received in the refinancing of 2005 Affordable Housing Incentive Agreement A051254 (Albright Townhomes) be allocated for the 2018 Affordable Housing Incentive Fund (AHIF) Program; and

BE IT FURTHER RESOLVED, that \$550,000 from Hennepin County Housing and Redevelopment Authority (HCHRA) Fund 32 (Other Services) be transferred to HCHRA Fund 37 (HCHRA Special Projects-Affordable Housing Incentive Fund) for inclusion in the 2018 AHIF Program; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate modifications to four 2017 AHIF Program funding awards approved under Resolution 17-HCHRA-0020, recognizing additional funding awarded under the 2018 AHIF Program: Agreements A177334 with Alliance Housing, Inc., or affiliated entity, for the Minnehaha Commons project, increasing the not to exceed amount by \$88,000 for a new total not to exceed amount of \$338,000; A177335 with Minneapolis Public Housing Authority, or affiliated entity, for the Minnehaha Townhomes project, increasing the not to exceed amount by \$100,000 for a new total not to exceed amount of \$600,000; A177338 with Newport Midwest, LLC, or affiliated entity, for The Mariner project, increasing the not to exceed amount by \$200,000 for a new total not to exceed amount of \$400,000; A177339 with Sabathani Community Center, or affiliated entity, for the Sabathani Senior Housing project, increasing the not to exceed amount by \$400,000 for a new total not to exceed amount of \$800,000; and extending each contract period from May 2, 2062 to May 8, 2063; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Agreements PR00000380 with Community Housing Development Corporation, or affiliated entity, for the Park 7 project, with a not to exceed amount of \$400,000; PR00000376 with Lake Street Apartments, LLC, or affiliated entity, for the Lake Street Apartments project, with a not to exceed amount of \$300,000; PR00000381 with Northside Partners GP, LLC, or affiliated entity, for the Penn Avenue Union project, with a not to exceed amount of \$300,000; PR00000385 with PERIS, or affiliated entity, for the PERIS Development project, with a not to exceed amount of \$400,000; PR00000378 with Project for Pride in Living Inc., or affiliated entity, for the Maya Commons project, with a not to exceed amount of \$400,000; PR00000379 with Red Lake Band of Chippewa Indians, or affiliated entity, for the Mino-bimaadiziwin project, with a not to exceed amount of \$300,000; PR00000373 with Sand Companies, or affiliated entity, for the Element project, with a not to exceed amount of \$200,000; PR00000374 with Twin Cities Habitat for Humanity, or affiliated entity, for the Scattered-site Rehab project, with a not to exceed amount of \$100,000; and PR00000375 with West Hennepin Affordable Housing Land Trust, or affiliated entity, for the WHAHLT Homes Within Reach project, with a not to exceed amount of \$100,000, during the period May 9, 2018 through May 8, 2063; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and

related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the HCHRA authorizes the Executive Director to revise, as needed, the AHIF funding amounts of the HCHRA Board approved projects in response to potential changes in a specific project's funding requirements providing that such revisions will not result in an increase in the aggregate funding of \$3,288,000 or any projects being funded that have not been approved by the board.

**Background:**

**History:** The Affordable Housing Incentive Fund (AHIF) Program was created by the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners (Resolution 08-HCHRA-00) to work with municipalities, other government and nonprofit agencies, private and nonprofit developers, and lenders to encourage the preservation and development of affordable housing opportunities throughout Hennepin County.

In January 2018, a request for proposals was released which garnered 29 applications requesting a total of \$15 million in funding. Proposals were reviewed for consistency with AHIF priorities, transit and corridor considerations, Health and Human Services (HHS) priorities, and potential environmental concerns. Proposals were reviewed and ranked by a multi-agency panel consisting of Hennepin County (Community Works and HHS), Bloomington, Brooklyn Park, Minneapolis, Minnetonka, New Hope, Plymouth, and St. Louis Park staff.

Attachments A and B provide a summary and map of the 2018 AHIF applications received including the 13 recommended for funding.

Resolution 17-HCHRA-0055 allocated \$2.7 million for the 2018 AHIF Program. Additionally, in response to growing regional affordable housing needs and collaboration with HHS staff to target highest priority projects for county clients, staff recommends the use of \$38,000 in pending AHIF interest payments (Resolution 17-HCHRA-0046, 2005 AHIF/Albright Townhomes) and \$550,000 in unallocated 2018 HCHRA funding in the 2018 AHIF Program.

Three high priority HHS projects were identified this round: Minnehaha Commons will provide supportive housing to homeless seniors; Minnehaha Townhomes will provide supportive housing to homeless families; and the PERIS Project will provide supportive housing to youth aging out of foster care.

Recommended Project Awards:

**Rental Housing – New Construction Supportive**

PR00000380 - Community Housing Development Corporation–Park 7- \$400,000

714 Park Avenue and 615 South 7th Street, Minneapolis; construct 61 new supportive rental units for families experiencing homelessness of which 31 units will serve long-term homeless; 10 HHS units.

**Rental Housing - New Construction**

PR00000373 - Sand Companies, Element – \$200,000

56th Avenue N and Highway 55, Plymouth; construct 58 affordable rental units of which eight units will serve long-term homeless.

PR00000381 - Lake Street Apartments, LLC / Lupe Development Partners, Lake Street Apartments–\$300,000

410 Lake Street West, Minneapolis; construct 111 affordable rental units of which seven units will serve persons with disabilities; three HHS units.

PR00000378 - Project for Pride in Living Inc, Maya Commons – \$400,000

1220 Brook Avenue SE, Minneapolis; construct 50 affordable rental units, of which four units will serve long-term homeless.

PR00000379 - Red Lake Band of Chippewa Indians, Mino-bimaadiziwin – \$300,000

2015-2113 Cedar Avenue S and 1820 22nd Street E, Minneapolis; construct 109 rental units in a mixed-use development near an existing Blue Line Light Rail Transit (LRT) station, of which 22 units will serve long-term homeless.

PR00000381 - Northside Partners GP, LLC, Penn Avenue Union – \$300,000

2200 Golden Valley Road, Minneapolis; construct 64 affordable rental units in a mixed-income, mixed-use development at a transit-oriented location; four units will serve long-term homeless; four HHS units.

A177339 - Sabathani Community Center, Sabathani Senior Housing – \$400,000 (new total NTE \$800,000)

310 E 38th Street, Minneapolis; construct 50 affordable rental units for seniors age 55 and older next door to the Sabathani Community Center; five HHS units.

A177338 - Newport Midwest, LLC – The Mariner – \$200,000 (new total NTE \$400,000)

10400-10550 Bren Road, Minnetonka; construct 236 rental units, of which 55 will be affordable rental units for Phase I in a mixed-income, mixed-use development near planned Southwest LRT Station of which four units will serve long-term homeless; four HHS units.

#### **Affordable Homeownership – Rehabilitation**

PR00000374 – Twin Cities Habitat for Humanity - \$100,000

Scattered sites, suburban Hennepin County; purchase and rehabilitate/construct three single-family homes for land trust homeownership.

PR00000375 - West Hennepin Affordable Housing Land Trust, WHAHLT Homes Within Reach - \$100,000

Scattered sites, suburban Hennepin County; acquire and rehabilitate nine single-family homes for homeownership in the land trust.

#### **Human Service Alignment:**

A177334 - Alliance Housing Inc., Minnehaha Commons–\$88,000 (new total NTE \$338,000)

3001 E Lake Street, Minneapolis; construct 44 new supportive rental units for seniors experiencing homelessness with services provided by Touchstone Mental Health of which 10 units will serve long-term homeless.

A177335 - Minneapolis Public Housing Authority, Minnehaha Townhomes–\$100,000 (new total NTE \$600,000)

5348-68 Riverview Road and 5118 54th Street E, Minneapolis; construct 16 new supportive townhome rental units for families experiencing homelessness of which four units will serve long-term homeless.

PR00000385 - PERIS, LLC, PERIS Development- \$400,000

1930 Hennepin Avenue S, Minneapolis; construct 41 affordable rental units at a transit-oriented location, of which 15 units will be dedicated to youth aging out of foster care; 15 HHS units.

AHIF funding agreements are typically in the form of a 30-40 year loan. Loan documents typically include the loan agreement, promissory note, mortgage, and declaration of covenants and restrictions. In addition, during the term of the loan, the HCHRA may be asked to sign various related documents such as subordinations and insurance endorsements.

Since 2000, and including the recommended 2018 allocations, the AHIF Program will have committed approximately \$63.2 million, leveraging over \$1.5 billion dollars in additional investment to assist over 7,700

affordable units in Hennepin County.

**Current Request:** Reallocate \$38,000 from accrued interest from Albright Townhomes; reallocate \$550,000 from Hennepin County Housing and Redevelopment Authority Fund 32 to Fund 37; authorize negotiation of four award modifications and nine implementation agreements totaling \$3,288,000 under the 2018 AHIF Program.

**Impact/Outcomes:** Thirteen projects will create 659 new construction and 12 rehabilitated affordable housing units in Hennepin County, serving 102 households/individuals at or below 30 percent of area median income (AMI), 332 households/individuals at or below 50 percent of AMI, 237 households/individuals at or below 60 percent of AMI, and leveraging \$172 million in other private and public resources.

**ATTACHMENTS:**

Description	Upload Date	Type
Attachment A - 2018 AHIF	5/3/2018	Backup Material
Attachment B - AHIF Map	5/2/2018	Map
Presentation	5/7/2018	Presentation

**Hennepin County Housing and Redevelopment Authority  
2018 Affordable Housing Incentive Fund (AHIF) Program  
Projects Recommended for Funding**

Project/Development Name	City	Project Description	Applicant(s)	District	Total Development Cost (TDC)	Total Units	TDC/Unit	HHS Units	Long Term Homeless Units	Recommended AHIF Award
<b>Supportive Housing - New Construction</b>										
Minnehaha Commons (3001 East Lake Street)	Minneapolis	Construct 44 supportive rental units for seniors experiencing homelessness.	Alliance Housing, Inc.	4	\$10,876,603	44	\$247,196	0	10	\$88,000
Minnehaha Townhomes (5348, 5364 & 5368 Riverview Rd)	Minneapolis	Construct 16 supportive rental townhome units for families experiencing homelessness.	Minneapolis Public Housing Authority	4	\$4,759,555	16	\$297,472	0	4	\$100,000
Park 7 (714 Park Ave., 615 South 7th St.)	Minneapolis	Construct 61 supportive rental units.	Community Housing Development Corp.	3	\$11,773,597	61	\$193,010	10	31	\$400,000
PERIS Development (1930 Hennepin Avenue S.)	Minneapolis	Construct 41 affordable rental units including 15 units for youth aging out of foster care.	Graves Foundation/Peris, LLC	3	\$11,211,415	41	\$273,449	15	0	\$400,000
<b>Rental Housing - New Construction</b>										
Element (56th Avenue N. & Hwy 55)	Plymouth	Construct 58 affordable rental units.	Sand Companies	2	\$14,852,336	58	\$256,075	0	8	\$200,000
410 Lake Street W.	Minneapolis	Construct 111 affordable rental units.	Lupe Development/Lake Street Apartments,	3	\$27,050,026	111	\$243,694	3	0	\$300,000
The Mariner (10400, 10500, 10550 Bren Road)	Minnetonka	Construct 236 rental units including 55 affordable units.	Newport Midwest, LLC	6	\$15,245,463	55	\$277,190	4	4	\$200,000
Maya Commons FKA Bunge Apts (1220 Brook Avenue SE)	Minneapolis	Construct 50 affordable rental units.	Project for Pride in Living, Inc.	4	\$14,656,433	50	\$293,129	0	4	\$400,000
Mino-bimaadiziwin (2015, 2109, 2113 Cedar Avenue)	Minneapolis	Construct 109 affordable rental units, a tribal embassy, and a wellness center.	Red Lake Band of Chippewa Indians	6	\$34,966,736	109	\$277,597	0	22	\$300,000
Penn Avenue Union (2200 Golden Valley Road)	Minneapolis	Construct mixed-use project with 64 affordable rental units.	Northside Partners GP, LLC	2	\$15,156,052	64	\$236,813	4	4	\$300,000
Sabathani Senior Housing (310 East 38th Street)	Minneapolis	Construct 50 affordable rental units for seniors.	Sabathani Community Center	4	\$11,161,954	50	\$223,239	5	0	\$400,000
<b>Homeownership - Rehabilitation/</b>										
Habitat for Humanity - Rehabilitation (Scattered suburban sites)	Suburban HC	Acquire and rehabilitate 3 single family homes for land trust homeownership.	Twin Cities Habitat for Humanity	1,2,5,6,7	\$832,818	3	\$277,606	n/a	n/a	\$100,000
Homes Within Reach (Scattered suburban sites)	Suburban HC	Acquire and rehabilitate 9 single family homes for land trust homeownership.	West Hennepin Affordable Housing Land Trust	1,2,5,6,7	\$2,978,550	9	\$330,950	n/a	n/a	\$100,000
<b>TOTAL</b>					<b>\$175,521,538</b>	<b>671</b>		<b>41</b>	<b>87</b>	<b>\$3,288,000</b>

**Hennepin County Housing and Redevelopment Authority**  
**2018 Affordable Housing Incentive Fund (AHIF) Program**  
**Projects Not Recommended for Funding**

Project/Development Name	City	Project Description	Applicant(s)	District	Total Development Cost (TDC)	Total Units	TDC/Unit	HHS Units	Long Term Homeless Units	Recommended AHIF Award
<b>Recommended for HOME Funding</b>										
Cranberry Ridge (18140 - 18240 State Hwy 55)	Plymouth	Construct 44 affordable rental units.	Beacon Interfaith Housing Collaborative	7	\$14,103,722	44	\$320,539	0	7	\$0
Habitat for Humanity - New Construction (Scattered suburban sites)	Suburban HC	Acquire 3 vacant lots and construct 3 new single family homes for land trust homeownership.	Twin Cities Habitat for Humanity	1,2,5,6,7	\$980,383	3	\$326,794	n/a	n/a	\$0
Resurrection Church Redevelopment	Eden Prairie	Construct 58 affordable rental units.	CommonBond	5	\$16,279,072	65	\$250,447	0	4	\$0
<b>Not Recommended for AHIF or HOME</b>										
3301 Nicollet	Minneapolis	Construct 65 rental units (58 affordable).	Alliance Housing, Inc.	3	\$14,297,272	65	\$219,958	5	7	\$0
Amber Apts (4501 - 4525 Hiawatha Avenue)	Minneapolis	Construct 84 affordable rental units and 1 market rate caretaker rental unit.	RS Eden	4	\$21,078,975	85	\$247,988	4	4	\$0
Crest II (6221 Shingle Creek Parkway)	Brooklyn Center	Construct 47 affordable rental units.	AEON	1	\$12,449,304	47	\$264,879	0	4	\$0
Edgewood (Commerce Blvd.)	Rogers	Construct 49 affordable rental units.	Sand Companies	7	\$11,251,660	49	\$229,626	0	4	\$0
Gateway Northeast (2425 Marshall Street NE)	Minneapolis	Construct 125 unit mixed income building including 79 affordable units.	CommonBond	2	\$34,707,505	125	\$277,660	4	8	\$0
Greenbelt Homes (3020 6th St N, 3024 6th St N, 429 31st Av N, 427 31st Av N, 419 31st Av N, 415 31st Av N, 409 31st Av N)	Minneapolis	Construct 11 single family homes for homeownership (5 affordable @ 80-120% AMI)	PPL	2	\$3,268,783	11	\$297,162	n/a	n/a	\$0
Homebuyer Initiated Program (Scattered sites in Minneapolis)	Minneapolis	Purchase and rehabilitate/construct 20 single affordable family homes for land trust homeownership at 80% AMI.	CLCLT	1,2,3,4	\$2,945,780	20	\$147,289	n/a	n/a	\$0
Many Rivers East (1500 E Franklin Avenue)	Minneapolis	Rehabilitate 52 rental units including 40 affordable units.	AICDC	4	\$4,190,672	53	\$79,069	3	0	\$0
Midtown Corner (2601 East 29th Street)	Minneapolis	Construct 110 mixed income rental units including 90 affordable units.	Wellington Mgmt.	4	\$22,980,076	110	\$208,910	0	0	\$0
Nicollet @ 36 (3601 Nicollet Avenue)	Minneapolis	Construct 60 affordable units.	AEON	3	\$12,207,826	60	\$203,464	0	0	\$0
Snelling Yards (3601 East 44th Street)	Minneapolis	Construct 240 affordable rental units.	Snelling yards Development, LLC (Wall) and Ecumen	4	\$56,234,734	240	\$234,311	7	0	\$0
Urban Homeworks (Scattered sites in Minneapolis)	Minneapolis	Rehab or construct 8 affordable single family homes for homeownership at 80% AMI.	Urban Homeworks	2	\$2,200,000	8	\$275,000	n/a	0	\$0
West Broadway Curve (1714-1920 West Broadway)	Minneapolis	Construct 69 mixed-income rental units (54 affordable) and 20 market rate townhome rental units.	Sherman Associates	2	\$14,543,390	69	\$210,774	0	0	\$0
<b>TOTALS</b>					<b>\$243,719,154</b>	<b>1,054</b>		<b>23</b>	<b>38</b>	<b>\$0</b>

# AHIF Program

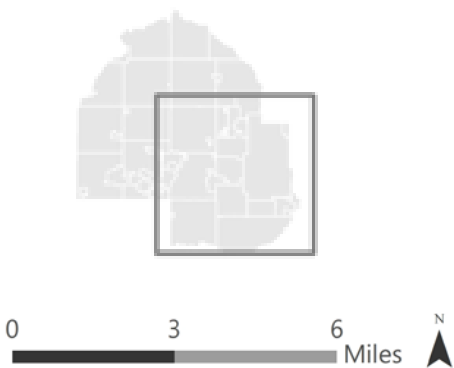
## Award Recommendations

- AHIF
- HOME funding recommendations to county board

Additional AHIF/HOME projects not displayed include:

Habitat for Humanity (Suburban scattered sites)

WHAHLT Homes Within Reach (Suburban scattered sites)



Attachment B





# AHIF 2018 Recommendations

Hennepin County Housing and Redevelopment Authority, Margo Geffen



# Affordable Housing Incentive Fund Program

Create and preserve long-term affordable housing units throughout Hennepin County

Since 2000 AHIF has:

- Assisted the creation of over 7,700 affordable units
- Committed approximately \$63.2 million in funding
- Leveraged over \$1.5 billion in additional investment in assisted projects

# Supportive Housing

- Minnehaha Commons (Alliance Housing)
- Minnehaha Townhomes (Minneapolis Public Housing Authority)
- Park 7 (Community Housing Development Corp.)
- PERIS Development (Graves Foundation/PERIS, LLC)



# Affordable Rental

- Element (Sand Companies)
- Lake Street Apartments (Lupe Development Partners)
- Maya Commons (Project for Pride in Living)
- Mino-bimaadiziwin (Red Lake Band of Chippewa Indians)



# Affordable Rental

- Penn Avenue Union  
(Northside Partners GP, LLC)
- Sabathani Senior Housing  
(Sabathani Community Center)
- The Mariner (Newport Midwest, LLC)





# Homeownership

- Twin Cities Habitat for Humanity
- West Hennepin Affordable Housing Land Trust (WHAHLT)



# Outcomes

At completion these projects will generate:

- 671 affordable housing units (659 rental and 12 homeownership)
- 102 units for households with incomes below 30% AMI
- 83 long-term homeless units
- 41 HHS units
- \$172 million leveraged private and public funding