



Request for City Council Committee Action
From the Department of Community Planning & Economic Development

Date: June 21, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Donna Wiemann, Principal Project Coordinator
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Presenter in Committee: Donna Wiemann

Approved by: Elizabeth Ryan, Director, Housing Policy & Development *[Signature]*

Subject: Identification of Minneapolis Projects Approved for Funds from the Hennepin County 2005 Affordable Housing Incentive Fund Program

RECOMMENDATION: Receive and file report about the Minneapolis projects approved for funds from the Hennepin County 2005 Affordable Housing Incentive Fund Program.

Previous Directives: On July 13, 2001, the City Council directed staff to prepare and enter an agreement with the Hennepin County Housing and Redevelopment Authority about the funding of projects in Minneapolis with Hennepin County Affordable Housing Incentive Funds.

Financial Impact (Check those that apply)

- X** No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: The projects are located in the following wards: 2, 4, 5, 6, 7, 8, and 10.

Neighborhood Notification: Projects have been reviewed by their respective neighborhood organizations.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, and meets current needs.

Comprehensive Plan: Section 4.9 and 4.10: Minneapolis will grow by increasing its supply of housing and will increase the housing that is affordable to low and moderate income households.

Zoning Code: Projects comply.

Living Wage/Job Linkage: Not Applicable.

Background/Supporting Information

On July 13, 2001, the City Council directed staff to prepare and execute a Memorandum of Understanding (MOU) with the Hennepin County Housing and Redevelopment Authority (HCHRA) about the County's funding from its Affordable Housing Incentive Fund (AHIF) to Minneapolis housing projects. The purpose of the AHIF is to provide funding for the development and preservation of affordable housing throughout Hennepin County. The MOU between the City and the HCHRA was signed on May 14, 2002.

The HCHRA issued a \$4,000,000 AHIF request for proposals in January, 2005 and received a total of 20 proposals. The proposals were subject to a competitive evaluation process based on criteria established by the County Board. CPED Housing staff participated in the proposal review and ranking process. In May 2005, the County Board approved AHIF money for 16 projects and 12 of them are located in Minneapolis. The 12 Minneapolis projects consist of a total of 731 units and will receive a total of \$3,400,000 County AHIF money from the 2005 funding round.

Based on the MOU, City staff provides a report to the Council about the Minneapolis projects approved for AHIF funding. Attached is the list identifying all of the projects approved for Hennepin County's 2005 Affordable Housing Incentive Fund.

**Hennepin County Housing and Redevelopment Authority
2005 Affordable Housing Incentive Fund
Projects Approved for Funding**

#	Development Name	Municipality	Applicant	Project Description	Form of Ownership	Amount Approved
1	3310 Nicollet Condominiums	Minneapolis	Lyndale Neighborhood Development Corporation / City of Lakes Community Land Trust	Construct 35 affordable condominium units.	Homeownership / Land Trust	\$ 110,000
2	Albright Townhomes	Minneapolis	Community Housing Development Corporation	Stabilize 89 rental townhome units.	Rental	\$ 300,000
3	Applewood Pointe Senior Cooperative	Bloomington	United Properties	Construct 95 limited equity senior cooperative units.	Limited Equity Cooperative	\$ 300,000
4	Bloomington Court Apartments	Minneapolis	Volunteers of America of MN / Dominion Development & Acquisition, LLC	Preserve 90 rental units with rental assistance.	Rental	\$ 400,000
5	Bridge Center for Youth	Minneapolis	The Bridge for Runaway Youth, Inc.	Construct transitional living facility to house 18 youth.	Transitional	\$ 400,000
6	Camden Apartments/FACT Housing*	Minneapolis	Pillsbury United Communities / Project for Pride in Living	Construct 23 rental units of supportive housing.	Rental	\$ 300,000
7	City of Lakes Community Land Trust Homebuyer Initiated Program	Minneapolis	City of Lakes Community Land Trust	Acquire and rehabilitate four single family homes.	Homeownership / Land Trust	\$ 100,000
8	Hennepin County Lead Hazard Reduction Demonstration Grant Adjunct II	Countywide	Hennepin County HCWT	Reduce lead-based paint hazards in rental and homeownership units.	Rental / Homeownership	\$ 25,000
9	Little Earth Phase IV Rehabilitation Project	Minneapolis	The Little Earth of United Tribes Housing Corporation	Stabilize 52 townhome units and do substantial site improvements for Cluster 3, 4, and 5.	Rental	\$ 500,000
10	Midtown Exchange Apartments*	Minneapolis	Sherman Associates	Construct 219 rental units.	Rental	\$ 500,000
11	Midtown Exchange Condos at the Greenway	Minneapolis	Project for Pride in Living / Twin Cities Habitat for Humanities / City of Lakes Community Land Trust	Construct 52 condominium units.	Homeownership / Land Trust / Habitat	\$ 60,000
12	Richfield Scattered Sites	Richfield	Richfield HRA	Acquire and rehabilitate two single family homes.	Homeownership / Land Trust / Habitat	\$ 80,000
13	Ripley Gardens	Minneapolis	Central Community Housing Trust	Construct 52 rental units.	Rental	\$ 550,000
14	Saint Anthony Mills Apartments*	Minneapolis	BD Saint Anthony Mills LP/ Brighton Development Corporation	Construct 93 rental units.	Rental	\$ 100,000
15	TCHFH Scattered Site Homes in Minneapolis	Minneapolis	Twin Cities Habitat for Humanity, Inc.	Construct four single family units for homeownership.	Homeownership / Habitat	\$ 80,000
16	Wayzata Supportive Housing	Wayzata	Interfaith Outreach and Community Partners / West Hennepin Affordable Housing Land Trust	Construct a twinhome for supportive housing.	Rental / Land Trust	\$ 195,000
Total						\$ 4,000,000

* Project was awarded funding from the AHIF program in prior years.