

HENNEPIN COUNTY

MINNESOTA

To: Hennepin County Board of Commissioners

From: Kevin Dockry, Chief Housing and Economic Development Officer
Julia Welle Ayres, Manager, Housing Development and Finance
Spencer Agnew, Housing Development and Finance

Date: May 8, 2020

Re: 2020 Affordable Housing Incentive Fund (AHIF) Awards

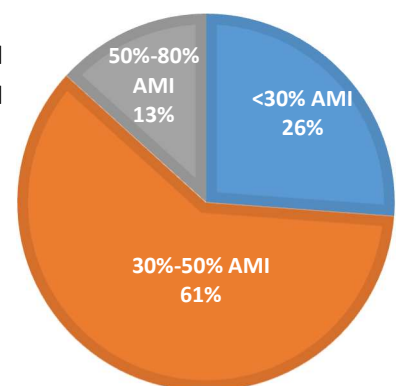
On May 12th, 2020, the Hennepin County Housing and Redevelopment Authority (“HCHRA”) Board of Commissioners will consider 2020 funding award recommendations for the Affordable Housing Incentive Fund (AHIF) Program. The 2020 HCHHRA budget includes \$5.5 million for the AHIF Program. An additional \$226,213 in prior year AHIF loan repayment proceeds is also recommended for reallocation, resulting in a total of \$5,726,213 recommended for funding.

The Affordable Housing Incentive Fund (AHIF) Program was created by the Hennepin County Housing and Redevelopment Authority (HCHRA) to support the preservation and development of affordable housing opportunities throughout Hennepin County, including affordable rental housing, affordable homeownership, and supportive housing (Resolution 08-HCHRA-00). Since its inception in 2000, and including the recommended 2020 allocations, the AHIF Program has committed approximately \$73.1 million to affordable housing projects, leveraging over \$1.7 billion dollars in additional investment to assist the development and/or preservation of over 8,874 affordable housing units in Hennepin County.

A coordinated request for proposals (RFP) for the AHIF and Home Investment Partnerships (HOME) programs was released in January 2020. The RFP garnered 29 applications requesting a total of \$19.7 million. Proposals were reviewed and ranked by a multi-agency panel consisting of staff from Hennepin County (HED and HHS) and several Cities. The panel assessed projects for housing affordability, target populations served, project feasibility, cost reasonableness, financial need, experience and capacity of the development team, and alignment with program requirements and county priorities.

Ten projects are recommended for funding through the AHIF Program. AHIF funding for these projects will leverage approximately \$152 million in additional federal, state, local, and private funding. The ten projects will create a total of 535 housing units affordable to households with incomes at or below 80% of the area median income (AMI), including:

- 140 units affordable to households with incomes at or below 30% AMI
- 324 units affordable to households with incomes at or below 50% AMI
- 84 units for people experiencing homelessness
- 263 units for seniors
- 75 units that can accommodate for large families
- 15 units for county Health and Human Services clients
- 10 units to reduce disparities in homeownership



The ten housing projects provide supportive housing, affordable rental housing, and affordable homeownership opportunities.

Supportive Housing

Alliance Housing, Inc. – 3301 Nicollet - \$700,000

3301 Nicollet Avenue, Minneapolis (District 3); Construction of 63 affordable rental units; 20 units for people experiencing chronic homelessness, 20 units with project-based rental assistance.

Project for Pride in Living, Inc. – Bloom Lake Flats - \$1,026,213

3020 16th Avenue S, Minneapolis (District 4); Construction of 42 affordable rental units for persons living with HIV/AIDS; 21 units for people experiencing homelessness, 7 units for people with a disability, 4 units for large families, 42 units with project-based rental assistance.

Affordable Rental Housing

CommonBond Communities – Stonehouse Square - \$500,000

215 Broadway Street NE, Minneapolis (District 2); Acquisition and rehabilitation of 71 rental units (57 affordable units); 19 units for large families, 19 units with project-based rental assistance.

Duffy Development Company Inc. – Rogers Main Street Senior Housing - \$300,000

13001 Main Street, Rogers (District 7); Construction of 40 affordable rental units for seniors; 4 units for seniors experiencing homelessness, 4 units for HHS clients.

Duffy Development Company Inc. – Rogers Main Street Workforce Housing - \$300,000

21501 John Deere Lane N, Rogers (District 7); Construction of 64 rental units (50 affordable units); 7 units for people experiencing homelessness, 4 units for people with a disability; 22 units for large families; 4 units for HHS clients.

Ecumen – Snelling Yards Senior Housing - \$800,000

3601 East 44th Street, Minneapolis (District 4); Construction of 100 affordable rental units for seniors; 10 units for homeless seniors; 11 units with project-based rental assistance, 4 units for HHS clients.

Lupe Development Partners, LLC – Gardens of Bryn Mawr - \$600,000

2800 Wayzata Blvd S, Minneapolis (District 2); Construction of 99 affordable rental units for seniors; 6 units for homeless seniors; 6 units with project-based rental assistance, 4 units for HHS clients.

MWF Properties LLC – Lofts at Anderson Reserve - \$300,000

9360 Hennepin Town Road, Eden Prairie (District 5); Construction of 52 affordable rental units; 8 units for people experiencing homelessness; 14 units for large families; 8 units with project-based rental assistance, 3 units for HHS clients.

Seward Redesign, Inc. and Noor Development – Wadaag Commons - \$600,000

2115 Snelling Avenue, Minneapolis (District 4); Construction of 32 affordable rental units; 8 units for people experiencing homelessness, 16 units for large families, 24 units with project-based rental assistance.

Affordable Homeownership

City of Lakes Community Land Trust - \$600,000

Scattered sites, Minneapolis; Acquisition and rehabilitation of

- up to 15 homes for long-term affordable homeownership in a land trust through the Homebuyer Initiated Program (\$300,000);
- Scattered sites, Minneapolis; Acquisition and rehabilitation of up to 10 homes for long-term affordable homeownership in a land trust through the African American Community Land Trust (\$300,000).

An additional three projects are recommended for funding through the HOME program (considered separately by the County Board on 5/12/2020).

If you have any questions or if you would like additional information, please do not hesitate to contact Julia (612-543-4342) or Kevin (612-348-2270).

Thank you,

Cc: David Hough