

NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 15, 2016

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact awards@ncsha.org or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Minnesota Housing
Building Our Brand By Elevating Our Annual Funding Award Announcement

Each October, Minnesota Housing announces the recipients of millions of dollars in loans, grants and tax credits for multifamily and single family housing development. This is a big day for affordable housing in Minnesota. Applicants spend many months putting together their proposals, and our staff meticulously reviews, deliberates and selects dozens of projects. The breadth and scale of these awards (\$92,400,000 and 1,420 units in 2015) means that people all around the state feel the impact of our work.

In previous years, we approached the announcement of these awards in different ways, including press releases or targeted media interviews. We provided the award details in a simple spreadsheet pulled straight from our database (attachment A). As the need for affordable housing has grown, we elevated our approach and our messaging and worked to create a new understanding of the important role Minnesota Housing plays in communities across the state. We developed a plan to share our investments more broadly and clearly with our stakeholders, the media, at the Capitol and in communities across the state.

Our goals were:

1. Reach a larger audience with the story of our significant investment in affordable housing.
2. Make that message easy to understand, visual and impactful, no matter the reader's level of housing knowledge.

We accomplished these goals by creating a new set of collateral materials for the annual award announcements including a high level selection summary (attachment B), regional and topical information sheets (attachment C) and more detailed selection spreadsheets.

In the development of these pieces, we were thoughtful about the difference between “nice to know” and “need to know” content. We considered the plain language principles we’re implementing as an agency and across all of state government in Minnesota. This led us to create materials that show the big picture: total investment numbers, unit stats, and an easy to digest summary of each selected project. But it also meant providing an option for people with more in-depth needs, such as developers and other funders: spreadsheets with details on funding sources, strategic priority alignment, and target household types. We didn’t dumb down our content to make it fit our plain language goals. Instead, we wanted to respect our readers’ time by cutting jargon, using bullet points, and adding helpful graphics and maps.

These pieces complement a more proactive and targeted approach to media outreach. In 2015, we created regional information sheets that we sent to media outlets around the state. These handy guides provided a synopsis of the each region’s unique housing issues and showed all the investments in the area. When reporters could see the direct impact on **their community**, our media coverage statewide dramatically increased. We also held press conferences that helped paint a picture of how affordable housing impacts lives. With previously funded developments as the backdrop, our announcements went from numbers on a page to a robust story of housing as a foundation for success.

Since starting this process in 2013, we’ve refined our approach to create a consistent look and feel, with content that meets the needs of our multiple audiences:

- The **general public** is paying close attention to issues of affordable housing and many are getting involved as advocates for additional funding. With these materials, we can be transparent with the public about our investments. Our use of plain language and graphics helps them

understand what's happening in their communities and how they fit into the statewide housing picture.

- Another important audience is the **development community**. Part of the goal of this announcement is showing housing organizations the potential for future collaborations. If we can spark the interest of a multifamily developer or a nonprofit working on single family rehabilitation projects, it can lead to new relationships and proposals that meet the needs of underserved communities.
- Our policy team also uses the collateral regularly with **legislators and other government officials**. It gives a legislator a snapshot of how we're serving his or her community – both the financial investment and the number of families the projects will benefit – with talking points and stories to bring back to constituents. It makes the funding decisions they make annually at the legislature more real and concrete.
- Finally, the content in the collateral is perfect for repurposing for **media requests and social media posts**. Having high quality stories and stats on hand makes answering press inquiries simpler and keeps us on message. A rendering of a development or snippet of information makes for a quick and robust social media post.

We've garnered significant media attention from each announcement since adopting this new collateral. For many years, people saw housing being built, but didn't know the source of the funds. Now, with increased media and social media attention on our award announcement, our name is more widely recognized as the leader in affordable housing financing in Minnesota.

The materials also have a long shelf life and are often repurposed. We've heard from countless partners that they keep a copy of our selection summary on hand at all times throughout the year. It serves as a helpful reference during meetings with legislators, a way for developers to show their successful applications, and even a tool for our staff to keep track of pending projects. We frequently repurpose the content for social media, regional media requests, and in presentations and at events. We are showing multiple years of selections together on maps to show the cumulative impact on communities and the state to highlight broad reach and long-term impact of our funding.

This template for a simple and straightforward announcement package could be easily replicated for other awards or in other states. The benefits we've seen far outweigh the costs of creating these pieces. We kept costs low by using internal staff from start to finish, from research (creating maps) to communications (writing and design) to business divisions (providing content and subject matter experts).

In just three years, we evolved from a black and white spreadsheet pulled from a database to a comprehensive resource. It now aligns in style and format with our other yearly reports, which helps increase our brand identity and awareness. We're excited to continue evolving the way we share our investment. In future iterations, we plan to refine the announcement for the digital space, with an interactive map, media gallery, and timeline of progress for each development.

By elevating awareness about our investments, we have enhanced our brand and increased confidence in our agency that can positively impact resources, helping to expand our impact in the future.

Minnesota Housing Finance Agency

2012 RFP Selected Applications

D7580	Bottineau Ridge Apartments Hemlock Lane N & Arbor Lakes Parkway N Maple Grove / Hennepin	Bottineau Ridge of Maple Grove Minnetonka MN 55305 Jeff Von Feldt 11900 Wayzata Blvd Ste 216-J Minnetonka, MN 55305 952-544-6769	External LMIR 1st Mortgage	\$8,587,901 \$1,773,696
D7606	CIP Scattered Site 2012 Multiple building addresses. (See Buildings Multiple Cities / NA County	Community Involvement Programs Inc Minneapolis MN 55413 John Everett 1600 Broadway St NE Ste 1 Minneapolis, MN 55413 612-362-4413	External PARIF	\$230,000 \$200,000
D6711	City Place 730 Hennepin Avenue Minneapolis / Hennepin County	City Place Housing LP Vadnais Heights MN 55110 David Dye 3550 Labore Rd Ste 10 Vadnais Heights, MN 55110 763-354-5609	External LMIR 1st Mortgage Flexible Financing Cap Costs	\$9,949,031 \$3,166,524 \$700,000
D6179	Columbia Heights HRA – Parkview Villa Multiple Buildings Columbia Heights / Anoka County	Parkview Villa Limited Partnership Minneapolis MN 55401 James Lehnhoff 901 3rd St N Ste 150 Minneapolis, MN 55401 612-746-0522	External HOME Affordable Rental Pres	\$13,168,438 \$1,500,000
D7601	CommonBond VA Housing Fort Snelling Multiple building addresses Minneapolis / Hennepin County	CBVA Minneapolis Limited Saint Paul MN 55102 Ellen Higgins 328 Kellogg Blvd W Saint Paul, MN 55102 651-291-1750	EDHC MF FHF LMIR BL Hsg Infrastructure Bonds HTF External	\$598,893 \$200,000 \$8,500,000 \$5,420,799 \$9,335,110

D7602	CommonBond VA Housing St. Cloud North of 12th Street North and east of 44th Saint Cloud / Stearns County	CBVA St. Cloud Limited Partnership Saint Paul MN 55102 Ellen Higgins 328 Kellogg Blvd W Saint Paul, MN 55102 651-291-1750	External GMHF Hsg Infrastructure Bonds HTF LMIR BL	\$1,978,055 \$300,000 \$3,920,380 \$3,000,000
D3352	Concordia Arms 2030 Lydia Ave E Maplewood / Ramsey	CB Concordia Limited Partnership Saint Paul MN 55102 Cynthia Lee 328 Kellogg Blvd W Saint Paul, MN 55102 651-290-6245	Met Council LHIA LMIR BL LMIR 1st Mortgage External Hsg Infrastructure Bonds EDHC	\$300,000 \$5,900,000 \$4,000,000 \$7,286,554 \$3,914,265
D6715	Creeks Run Townhomes SE Quadrant of Yellow Brick Road and Chaska / Carver County	Creeks Run Limited Partnership Vadnais Heights MN 55110 Ryan Sailer 3550 Labore Rd Ste 10 Vadnais Heights, MN 55110 612-508-4627	LMIR 1st Mortgage External	\$850,000 \$8,313,669
D0727	Eastport Apartments 1400 Pohl Rd Mankato / Blue Earth County	Eastport Renewal, LLC Rockville MD 20852 Noah Nordheimer 11200 Rockville Pike Ste 250 Rockville, MD 20852 301-998-0415	Hsg Infrastructure Bonds EDHC External GMHF	\$3,140,438 \$5,918,853 \$250,000
D3102	Elmbrooke & Golden Valley Townhomes Multiple Building Addresses Golden Valley / Hennepin	Elmbrooke Golden Valley Limited Minnetonka MN 55305 Jay Jensen 1600 Hopkins Crossroads Minnetonka, MN 55305 952-358-5100	External FHF HOME Affordable Rental Pres	\$1,368,033 \$200,000 \$968,033
D7535	Giwanakimin Multiple Building Addresses Naytahwaush / Mahnommen County	Naytahwaush LLC Naytahwaush MN 56566 Ben Bement PO Box 70 Naytahwaush, MN 56566 218-935-5554	External Hsg Infrastructure Bonds HTF GMHF EDHC Indian Housing MF DHS HTF Operating Subsidy	\$738,000 \$3,820,013 \$200,000 \$150,000 \$70,156

D7530	Greenway Heights Family Housing 2845 Bloomington Ave S Minneapolis / Hennepin County	Greenway Partners, LLC Saint Paul MN 55116 Loren Brueggemann PO Box 16183 Saint Paul, MN 55116 612-332-2606	Met Council LHIA FHF EDHC MF	\$300,000 \$200,000 \$760,000
D6723	Hillside Apartments 4th Street & 1st Avenue W. Duluth / Saint Louis County	Hillside Apartments Duluth, LLLP Duluth MN 55802 Rick Klun 105 1/2 1st St W Duluth, MN 55802 218-722-7161	DHS HTF Operating Subsidy	\$174,000
D7576	Inver Hills & Riverview Ridge Family Multiple building addresses Inver Grove Heights / Dakota	Inver Hills Family Housing Limited Eagan MN 55123 Karly Schoeman 1228 Town Centre Dr Eagan, MN 55123 651-675-4488	Met Council LHIA External EDHC MF	\$300,000 \$10,176,945 \$600,000
D1552	Lewis Park Apartments 180 Wayzata St Saint Paul / Ramsey County	Lewis Park Renewal, LLC Rockville MD 20853 Noah Nordheimer 11200 Rockville Pike Ste 250 Rockville, MD 20853 301-998-0415	External HOME Affordable Rental Pres	\$15,229,483 \$1,500,000
D7605	Lower Sioux Estates Multiple building addresses. (See Buildings Morton / Renville County	Lower Sioux Indian Housing Authority Morton MN 56270 Denny Prescott PO Box 308 Morton, MN 56270 507-697-6185	External EDHC Indian Housing MF GMHF	\$200,000 \$982,620 \$150,000
D3844	Maxfield Place 324 Maxfield St Mankato / Blue Earth County	The Salvation Army Roseville MN 55113 Louise Simons 2445 Prior Ave Roseville, MN 55113 651-746-3400	DHS HTF Operating Subsidy	\$41,518

D7596	Midway Pointe 1890 University Ave W Saint Paul / Ramsey County	Episcopal Homes of Minnesota Saint Paul MN 55104 Marvin Plakut 490 Lynnhurst E Saint Paul, MN 55104 651-623-8851	EDHC MF External Met Council LHIA	\$150,000 \$7,700,000 \$100,000
D7586	Minneapolis Portfolio Preservation Multiple building addresses (See Buildings Minneapolis / Hennepin County	Minneapolis Preservation Portfolio LP Minneapolis MN 55401 Gina Ciganik 901 3rd St N Ste 150 Minneapolis, MN 55401 612-341-3148	LMIR 1st Mortgage External PARIF LMIR BL	\$8,708,436 \$44,809,653 \$1,500,000 \$20,000,000
D3494	North Meadows Apartments Multiple Building Addresses Sauk Rapids / Benton County	North Meadows SR, LLC Superior WI 54880 Adam Bachand B-8 Aspen Ct Superior, WI 54880 218-390-6411	External LMIR 1st Mortgage	\$3,860,388 \$1,082,855
D0012	Northbridge Apartments Multiple Building Addresses Albert Lea / Freeborn County	Three Rivers Community Action Inc Zumbrota MN 55992 Jenny Larson 1414 North Star Dr Zumbrota, MN 55992 507-732-7391	PARIF GMHF External HOME Affordable Rental Pres	\$480,250 \$200,000 \$2,475,241 \$1,000,000
D7570	Old Home Plaza 370 University Avenue West Saint Paul / Ramsey County	St. Paul Old Home Plaza, LLC Waite Park MN 56387 Jamie Thelen PO Box 727, 366 10th Ave S Waite Park, MN 56387 320-202-3100	External LMIR 1st Mortgage	\$12,325,898 \$1,342,982
D7524	Park Row Crossing Multiple Building Addresses Saint Peter / Nicollet County	Park Row Crossing Limited Slayton MN 56172 Rick Goodemann 2401 Broadway Ave Ste 4 Slayton, MN 56172 507-836-1602	LMIR 1st Mortgage External	\$1,070,000 \$6,006,662

D7594	River Pointe Townhomes Multiple building addresses Thief River Falls / Pennington	River Pointe LLLP Walker MN 56484 Skip Duchesneau PO Box 340, 7539 Front St NW Walker, MN 56172 218-547-3307	LMIR 1st Mortgage External	\$437,125 \$3,494,352
D3446	Rochester Square Apartments Multiple Building Addresses Rochester / Olmsted County	RS Apartments, Limited Partnership Rochester MN 55901 Joe Weis 2227 7th St NW Rochester, MN 55901 507-288-2041	LMIR BL LMIR 1st Mortgage PARIF Hsg Infrastructure Bonds EDHC GMHF External	\$3,000,000 \$2,715,000 \$543,483 \$4,082,305 \$250,000 \$2,692,563
D6685	Rolling Hills Apartments Multiple building addresses Saint Paul / Ramsey County	RH St. Paul Apartments LP Saint Paul MN 55102 Rich Pakonen 350 Saint Peter St Ste 250 Saint Paul, MN 55102 612-965-2925	External Hsg Infrastructure Bonds HTF FHF	\$13,762,076 \$300,000 \$200,000
D7600	Roosevelt Homes Public Housing Six Plex 1584 Ames Avenue Saint Paul / Ramsey County	St. Paul Public Housing Authority Saint Paul MN 55102 Jon Gutzmann 555 Wabasha St N Ste 400 Saint Paul, MN 55102 651-292-6172	EDHC MF External	\$540,000 \$306,000
D0854	Seward Square 2121 9th St S Minneapolis / Hennepin County	Seward Square Renewal, LLC Rockville MD 20852 Noah Nordheimer 11200 Rockville Pike Ste 250 Rockville, MD 20852 301-998-0415	External HOME Affordable Rental Pres	\$11,713,830 750,000
D7539	Snelling Apartments 2304 Snelling Avenue Minneapolis / Hennepin County	Seward Redevelopment Saint Paul MN 55102 Amanda Novak 328 Kellogg Blvd W Saint Paul, MN 55102 651-290-6213	External EDHC MF Met Council LHIA	\$10,860,840 \$147,920 \$150,000

D7593	South Quarter IV Multiple building addresses. (See Buildings Minneapolis / Hennepin County	Franklin Portland Gateway Phase IV Minneapolis MN 55401 Alan Arthur 901 3 St N Ste 150 Minneapolis, MN 55401 612-341-3148	FHF EDHC MF External	\$200,000 \$1,500,000 \$32,199,340
D7598	Urban Homeworks Rental Reclaim Phase V Multiple building addresses. (See Buildings Minneapolis / Hennepin County	UHW R:R V Minneapolis MN 55411 Ben Post 2015 Emerson Ave S Minneapolis, MN 55411 612-272-4339	Hsg Infrastructure Bonds EDHC External	\$1,000,000 \$1,418,318
D7578	Vesterheim Manor Multiple building addresses. (See Buildings Preston / Fillmore County	HRA of Bluff Country Rushford MN 55971 Gerry Krage PO Box 549, 204 Elm St S Rushford, MN 55971 507-864-8240	MN DEED GMHF PARIF External	\$100,000 \$150,000 \$467,012 \$297,000
D7604	West Broadway Curve 1926-2022 West Broadway Avenue Minneapolis / Hennepin County	CBC Saint Paul MN 55102 Cynthia Lee 328 Kellogg Blvd W Saint Paul, MN 55102 651-290-6245	External Hsg Infrastructure Bonds EDHC Met Council LHIA	\$8,708,039 \$2,025,000 \$300,000

Center for Changing Lives, Duluth



Minnesota Housing 2015 Consolidated Funding Selections



CONTENTS

Funding Maps	2
Greater Minnesota	
Central Region	4
Northeast Region	7
Northwest Region	11
Southeast Region	13
Southwest Region	15
West Central Region	17
Statewide	19
Metro Area	
Minneapolis	21
Saint Paul	25
Seven-County Metro Area	26
Suburban	29

Notes:

- Minnesota Housing Investment includes deferred and/or amortizing loans.
- Partner funding subject to approval by partner organization boards.
- Single Family photos representative of organization projects. May not be the currently funded project.

Definitions:

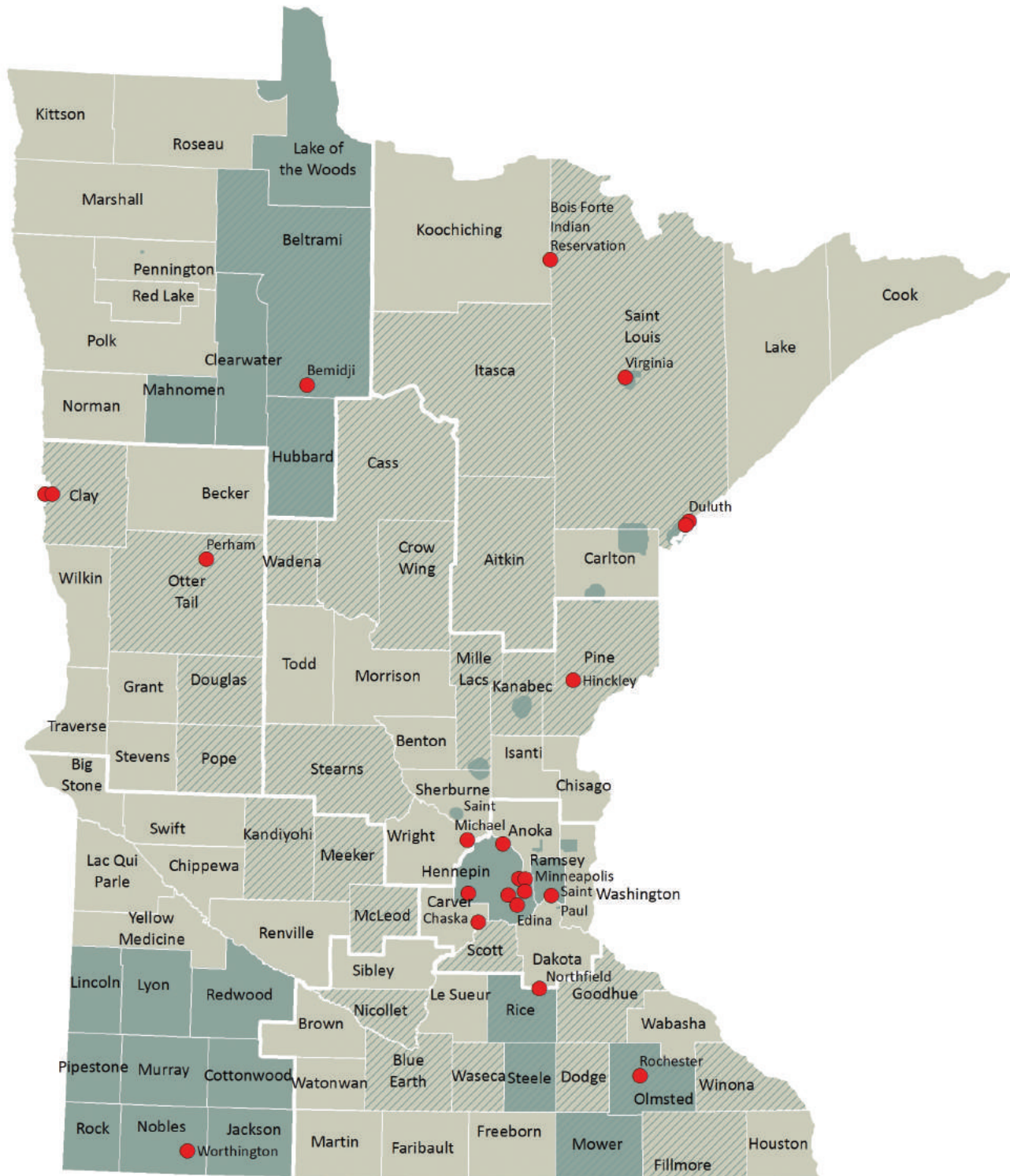
- Preservation: Preserving federally-subsidized rental housing.
- Long-term homeless units: Providing permanent supportive housing for families and individuals who have experienced long-term homelessness.
- Tax Credits: A dollar-for-dollar federal tax credit for affordable housing investments. It's the largest source of affordable rental housing financing in the United States.
- Transit Oriented Development: Creating housing opportunities in moderate to high density areas located within easy walking distance of a major transit stop and community amenities.



2015 SELECTIONS AT A GLANCE

\$92,400,000	Total Minnesota Housing and partner investment
\$235,700,000	Total development costs
2,400	Annual jobs supported
1,420	Total units financed
1,100	Multifamily units financed
320	Single Family units financed
51	Total applications funded
23	Multifamily applications funded
28	Single Family applications funded

2015 FUNDING RECOMMENDATIONS



Multifamily

Single Family

● 2015

■ Program Target Areas

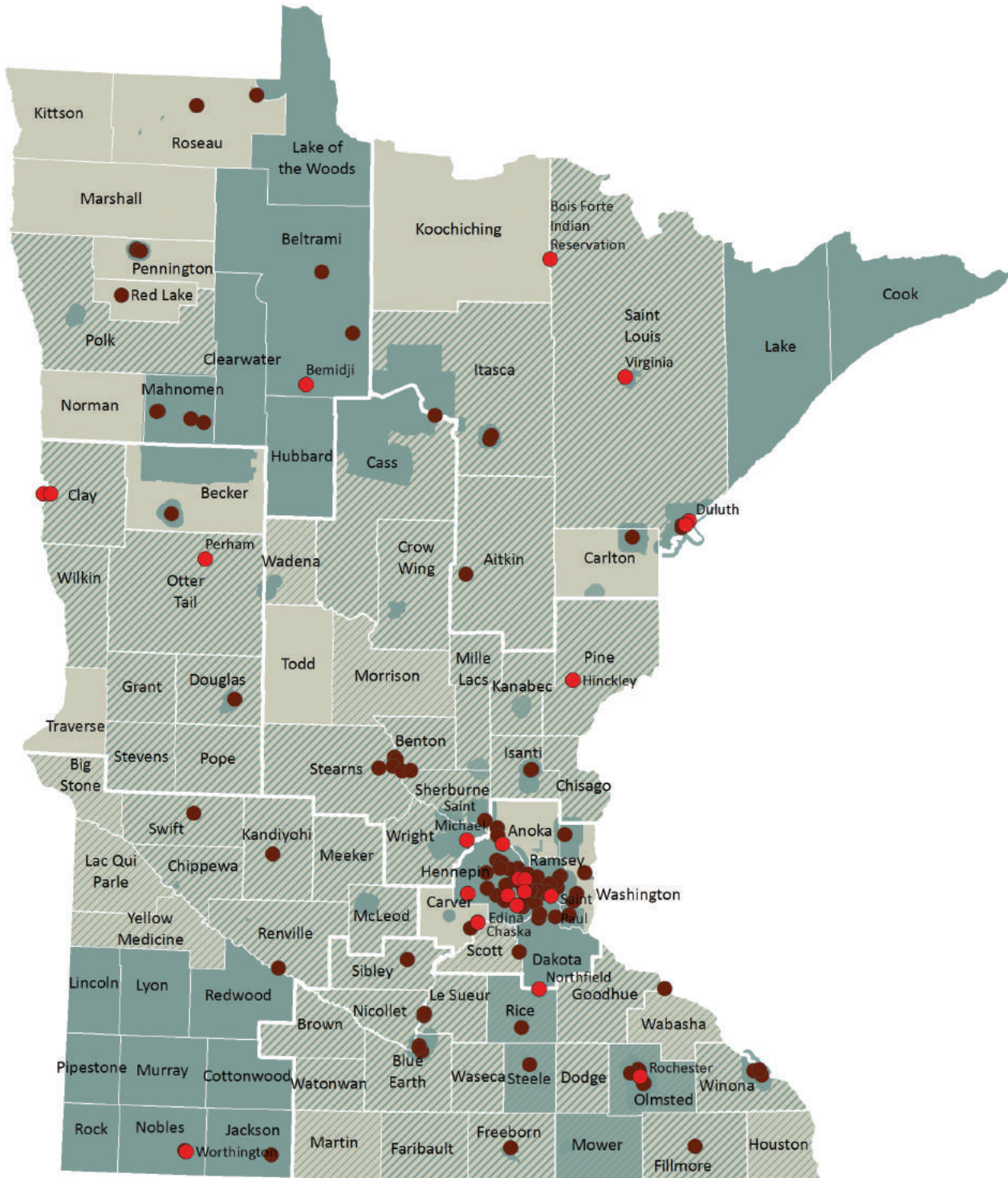
▨ Counties Served by Habitat for Humanity



Source: Minnesota Housing Date: 10/15/2015



2011-2015 FUNDING RECOMMENDATIONS



Multifamily

- 2015
- 2011-2014

Single Family

- Program Target Areas
- ▨ Counties Served by Habitat for Humanity

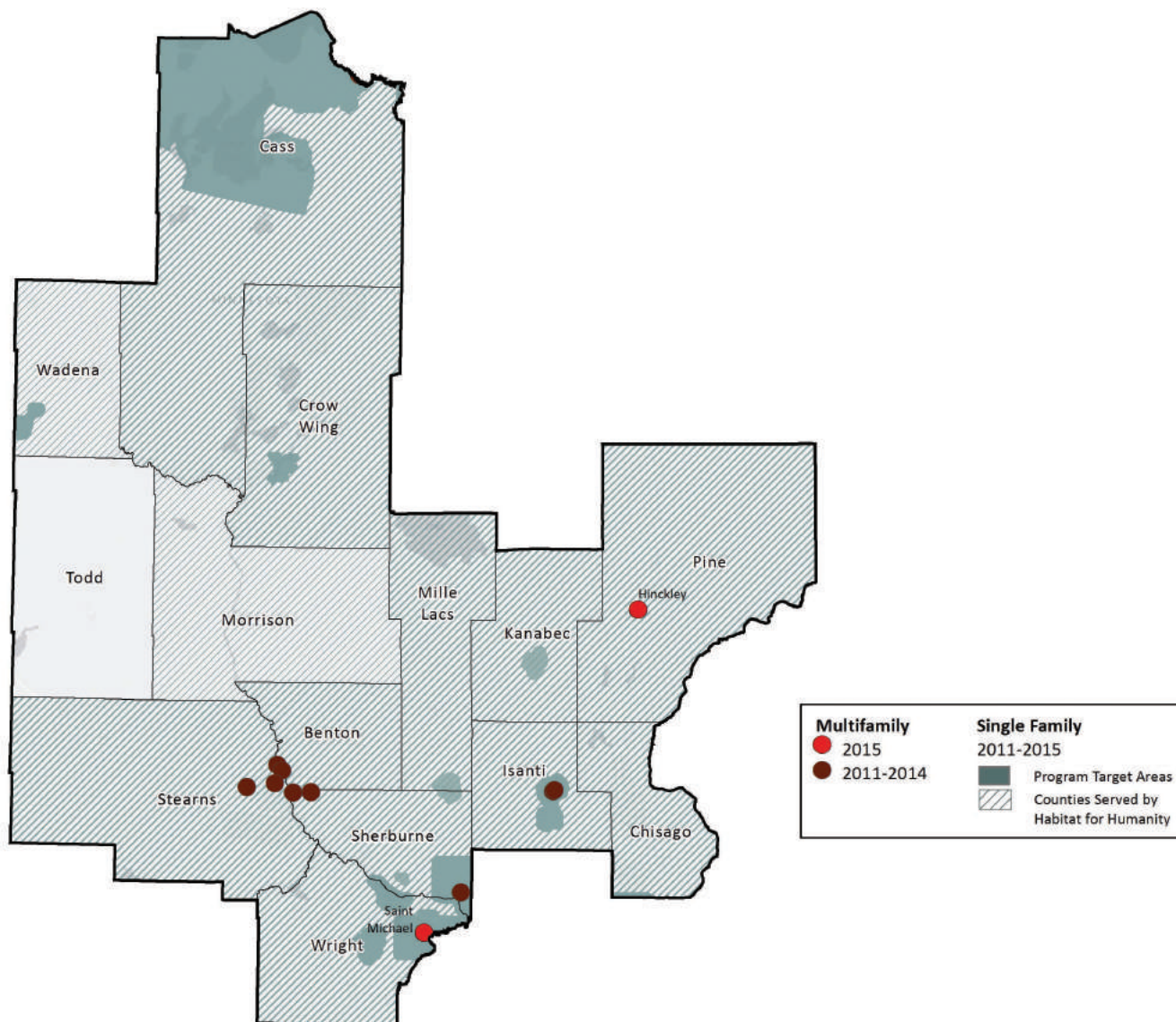


Source: Minnesota Housing Date: 10/15/2015



GREATER MINNESOTA SELECTIONS:

Central Region



Like many regions around the state, the needs in Central Minnesota vary by community. One pressing need is the lack of affordable rental housing for workers across the income spectrum. For example, in the City of Hinckley, Mille Lacs Corporate Ventures is developing 28 rental housing opportunities so that people who work in Hinckley also have the opportunity to live in Hinckley. Our support for the new construction of 76 rental housing opportunities in Hinckley and Saint Michael this year will build off our commitments made last year for the preservation and development of 179 rental housing opportunities in Central Minnesota.

As we heard at the recent East Central Housing Dialogue held in Braham, there is also a continuing need for resources to maintain single family homes. We will support Lakes and Pines Community Action Council, Inc. for rehabilitation of single family homes in the region.

GREATER MINNESOTA SELECTIONS: Central Region



City of Big Lake New Construction - Big Lake

- **Administrator:** City of Big Lake
- **Details:** 4 new construction houses
- **Priority Areas:** Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment:

\$100,000

Total Development Cost:

\$1,040,532



Lady Luck Estates - Hinckley

- **Sponsor:** Mille Lacs Band
- **Details:** 28 new construction rental units
 - Includes 4 long-term homeless units
 - 2 and 3 bedroom units
 - Housing Tax Credits only
- **Priority Areas:** Critical Rental Housing, Supportive Housing, Tribal Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$33,660

Estimated Tax Credit Equity:

\$6,757,250

Total Development Cost:

\$7,719,061

GREATER MINNESOTA SELECTIONS:

Central Region



Deferred Loan Program - Mora and Princeton

- **Administrator:** Lakes and Pines Community Action Council, Inc.
- **Details:** Owner-occupied rehabilitation of 5 houses
- **Priority Areas:** Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment:

\$77,500

Total Development Cost:

\$77,500



Cornerstone Village II - Saint Michael

- **Sponsor:** Sand Companies
- **Details:** 48 new construction rental units
 - Includes 4 long-term homeless units
 - 1, 2 and 3 bedroom units
- **Priority Areas:** Economic Integration, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$43,300

Minnesota Housing Investment:

\$2,171,000

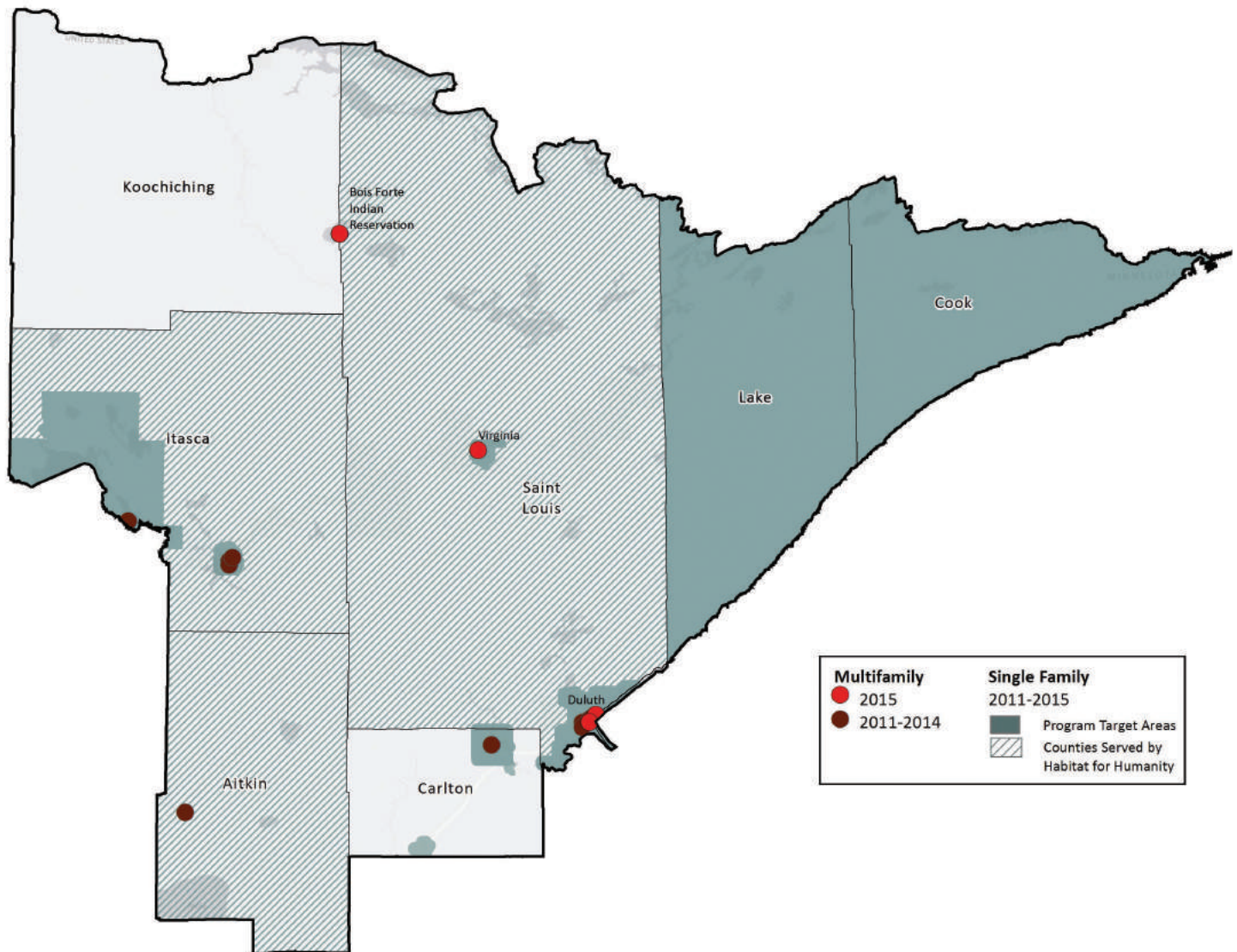
Estimated Tax Credit Equity:

\$7,676,032

Total Development Cost:

\$9,847,032

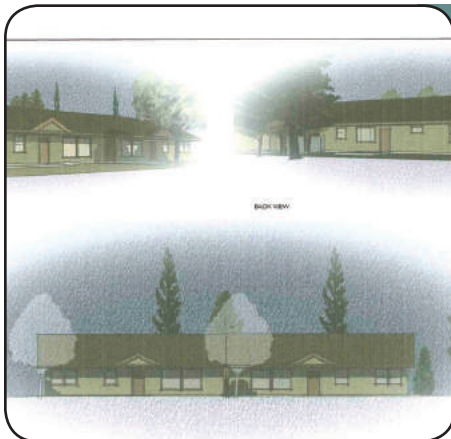
GREATER MINNESOTA SELECTIONS: Northeast Region



Northeast Minnesota is a diverse region of the state that has a variety of housing needs across the continuum, from supportive housing to homeownership opportunities. At both the Iron Range Housing and Community Dialogue and the Duluth Housing Summit last year, we heard from community stakeholders about the need for more housing to support community economic growth, as well as deep concern for the needs of individuals and families struggling to keep a roof over their heads. Building on previous commitments to Northeastern Minnesota, this year we are supporting developments that meet a broad range of housing needs, from supportive housing in Virginia to single family homeownership opportunities in Duluth. Our funding this year will create or preserve 211 rental housing opportunities and 41 homeownership opportunities.

GREATER MINNESOTA SELECTIONS:

Northeast Region



Bois Forte Homes III - Bois Forte Indian Reservation

- **Sponsor:** Bois Forte Band
- **Details:** 20 new construction rental units
 - Includes 4 long-term homeless units
 - 2 and 3 bedroom units
- **Priority Areas:** Critical Rental Housing, Supportive Housing, Tribal Housing
- **Affordability:** Incomes up to approximately \$38,100

Minnesota Housing Investment: \$263,971
Total Development Cost: \$5,519,739
 (Not fully funded)



Deferred Loan Program - Cloquet and Moose Lake

- **Administrator:** Lakes and Pines Community Action Council, Inc.
- **Details:** Owner-occupied rehabilitation of 4 houses
- **Priority Areas:** Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$50,800

Minnesota Housing Investment: \$62,000
Total Development Cost: \$62,000



Center for Changing Lives - Duluth

- **Sponsor:** Lutheran Social Service of Minnesota
- **Details:** 20 new construction rental units
 - Includes 4 long-term homeless units
 - 0 and 1 bedroom units
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Supportive Housing for youth
- **Affordability:** Incomes up to approximately \$19,050 and \$38,100

Minnesota Housing Investment: \$4,200,000
Total Development Cost: \$4,607,500

GREATER MINNESOTA SELECTIONS: Northeast Region



Gateway Tower - Duluth

- **Sponsor:** Center City Housing Corporation and One Roof Community Housing
- **Details:** Acquisition and rehabilitation of 150 rental units
- Includes 15 long-term homeless units
- 0 and 1 bedroom units
- **Priority Areas:** Housing for People with Disabilities, Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$19,050 and \$38,100

Minnesota Housing Investment:	\$968,570
Estimated Tax Credit Equity:	\$13,614,962
Total Development Cost:	\$17,333,532



Housing Resource Connection Acq/Rehab - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** Acquisition, rehabilitation and resale of 5 houses
- Housing Infrastructure Bond proceeds
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$50,800

Minnesota Housing Investment:	\$450,000
Greater Minnesota Housing Fund Investment:	\$34,000
Total Development Cost:	\$876,875



Housing Resource Connection New Construction - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** 10 new construction houses
- Housing Infrastructure Bond proceeds
- **Priority Areas:** Community Recovery, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$73,025

Minnesota Housing Investment:	\$760,000
Greater Minnesota Housing Fund Investment:	\$34,000
Total Development Cost:	\$2,500,000

GREATER MINNESOTA SELECTIONS:

Northeast Region



Housing Resource Connection Owner Occupied Rehab - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** Owner-occupied rehabilitation of 12 houses
- **Priority Areas:** Community Recovery
- **Affordability:** Incomes up to approximately \$50,800 and \$73,025

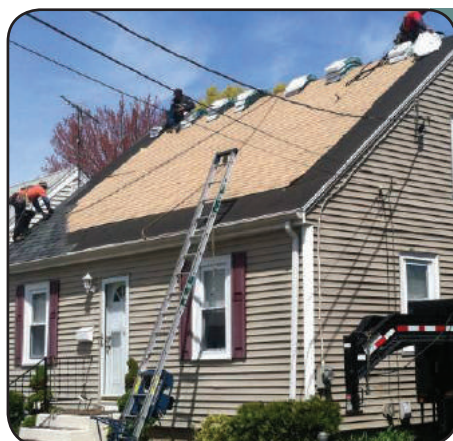
Minnesota Housing Investment: \$50,000
Total Development Cost: \$50,000



Ivy Manor Apartments - Virginia

- **Sponsors:** Arrowhead Economic Opportunity Agency and Three Rivers Community Action, Inc.
- **Details:** Acquisition and rehabilitation/historic preservation of 41 rental units
 - Includes 7 long-term homeless units
 - 0, 1 and 2 bedroom units
- **Priority Areas:** Preservation, Supportive Housing, Transit Oriented Development, Workforce Housing
- **Affordability:** Incomes up to approximately \$19,050 and \$31,750

Minnesota Housing Investment: \$438,000
Estimated Tax Credit Equity: \$4,069,856
Greater Minnesota Housing Fund Investment: \$300,000
Total Development Cost: \$7,113,126

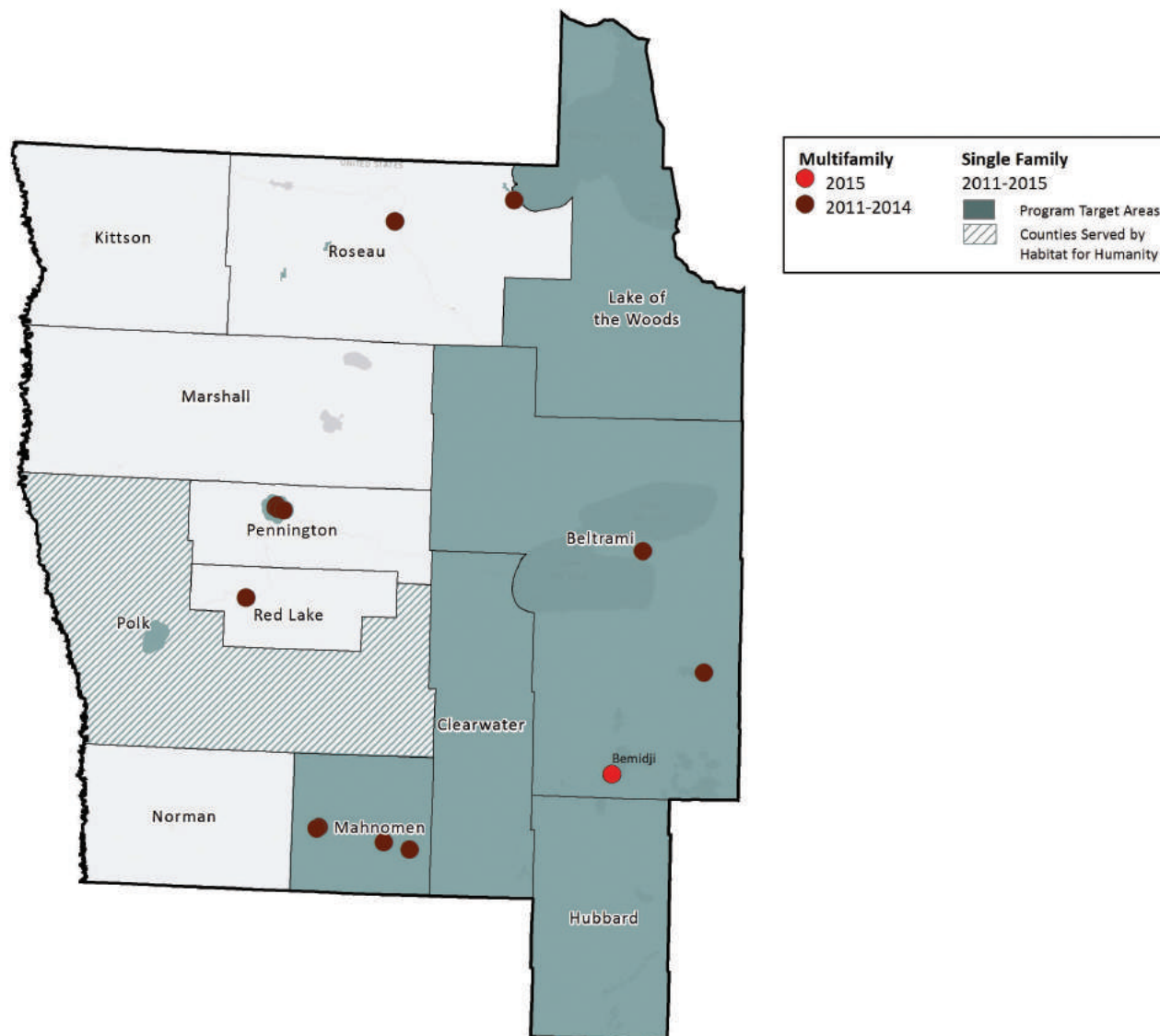


NE Minnesota Community Impact Project - Virginia

- **Administrator:** Arrowhead Economic Opportunity Agency
- **Details:** Owner-occupied rehabilitation of 10 houses
- **Priority Areas:** Community Recovery, Efficient Land Use
- **Affordability:** Incomes up to approximately \$50,080

Minnesota Housing Investment: \$205,000
Total Development Cost: \$200,000
(Plus admin fee of \$500 per unit [\$5,000] equals full award)

GREATER MINNESOTA SELECTIONS: Northwest Region



At a housing dialogue in Bemidji last year, the one issue that everyone – from business leaders to local elected officials to tribal housing authorities to social service providers – agreed on as the highest priority for the community was supportive housing for people who experienced homelessness. Over the past three years, including this year, Minnesota Housing has invested millions of dollars in housing to meet the needs of the local workforce in communities including Roseau and Thief River Falls.

But Northwest Minnesota has also struggled with the highest rate of homelessness of any region in the state. While churches and nonprofit organizations worked to develop short-term emergency shelter options, the community came together around a development for 60 housing opportunities, including ten apartments for people who had experienced long term homelessness. This development, which includes partnerships with the Leech Lake and Red Lake communities, will ensure that there are safe, affordable housing opportunities for people with a wide range of needs.

GREATER MINNESOTA SELECTIONS:

Northwest Region



Park Place of Bemidji - Bemidji

- **Sponsor:** Center City Housing Corporation
- **Details:** 60 new construction rental units
 - Includes 10 long-term homeless units
 - 0 bedroom units
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Supportive Housing, Tribal Housing
- **Affordability:** Incomes up to approximately \$17,550 and \$35,100

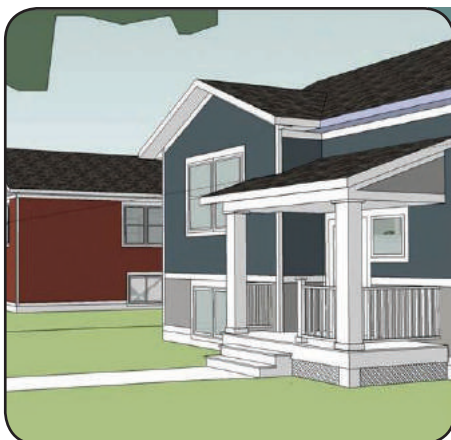
Minnesota Housing Investment:	\$7,282,000
Estimated Tax Credit Equity:	\$2,901,000
Total Development Cost:	\$10,861,058



Headwaters Region Owner Occupied Rehabilitation - Multiple Cities

- **Administrator:** Headwaters Regional Development Commission
- **Details:** Owner-occupied rehabilitation of 10 houses
- **Priority Areas:** Efficient Land Use
- **Affordability:** Incomes up to approximately \$46,960

Minnesota Housing Investment:	\$100,000
Greater Minnesota Housing Fund Investment:	\$85,000
Total Development Cost:	\$100,000

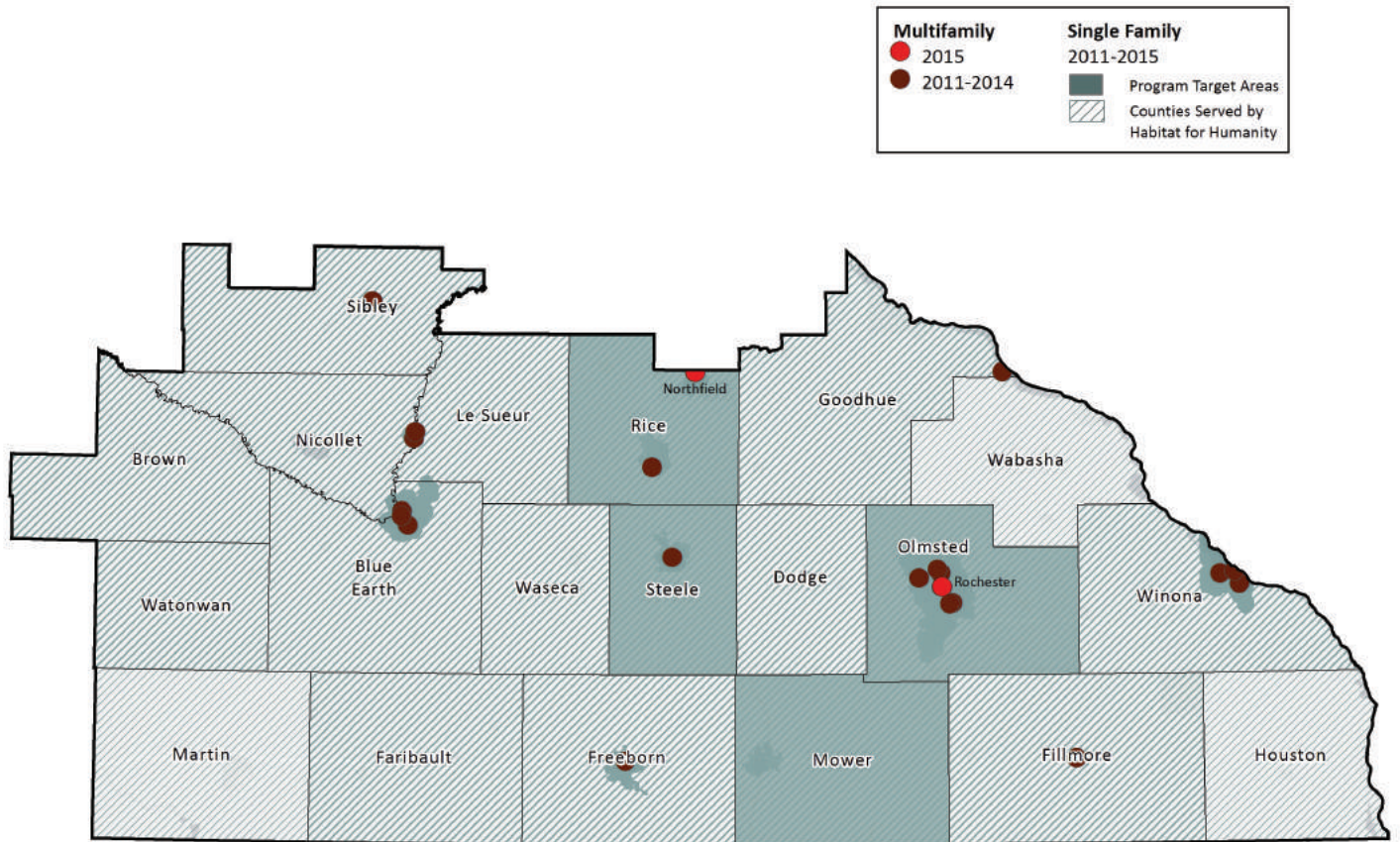


Building a Better Neighborhood 2 - Thief River Falls

- **Administrator:** City of Thief River Falls
- **Details:** Affordability gap for 10 houses
- **Priority Areas:** Workforce Housing
- **Affordability:** Incomes up to approximately \$51,840 and \$74,520

Minnesota Housing Investment:	\$217,000
Total Development Cost:	\$217,000

GREATER MINNESOTA SELECTIONS: Southeast Region



The City of Rochester is actively planning to meet their affordable housing needs as they project job growth across the income spectrum. At the Olmsted County Housing Summit in 2013, the challenge was issued to the community to plan for the needs of low- and moderate-wage workers now, to avoid a housing crisis in the future. The community has stepped up with strong local support for housing, including this year's development in Rochester that will provide housing for 68 households.

In Southeast Minnesota we are committing resources to Three Rivers Community Action, to continue the success of their work creating affordable homeownership opportunities for the region's increasingly diverse communities. We're also supporting their efforts to preserve critical affordable rental housing opportunities in Northfield.

Last year, we made commitments to preserve or construct more than 400 affordable housing units in Winona, Owatonna, Rochester, and Saint Peter. The region will continue to have stability for longtime residents, as well as new housing opportunities for growing communities.

GREATER MINNESOTA SELECTIONS:

Southeast Region



Affordability Gap Financing Program - Multiple Cities

- **Administrator:** Three Rivers Community Action Inc.
- **Details:** Affordability gap for 12 houses
- **Priority Areas:** Workforce Housing
- **Affordability:** Incomes up to approximately \$65,360

Minnesota Housing Investment:	\$120,000
Greater Minnesota Housing Fund Investment:	\$102,000
Total Development Cost:	\$120,000



North and South Oak Apartments - Northfield

- **Sponsor:** Three Rivers Community Action, Inc.
- **Details:** Acquisition and rehabilitation of 43 rental units
- 1 and 2 bedroom units
- **Priority Areas:** Critical Rental Housing, Economic Integration, Preservation
- **Affordability:** Incomes up to approximately \$51,960

Minnesota Housing Investment:	\$505,888
Estimated Tax Credit Equity:	\$2,466,219
Total Development Cost:	\$4,621,391

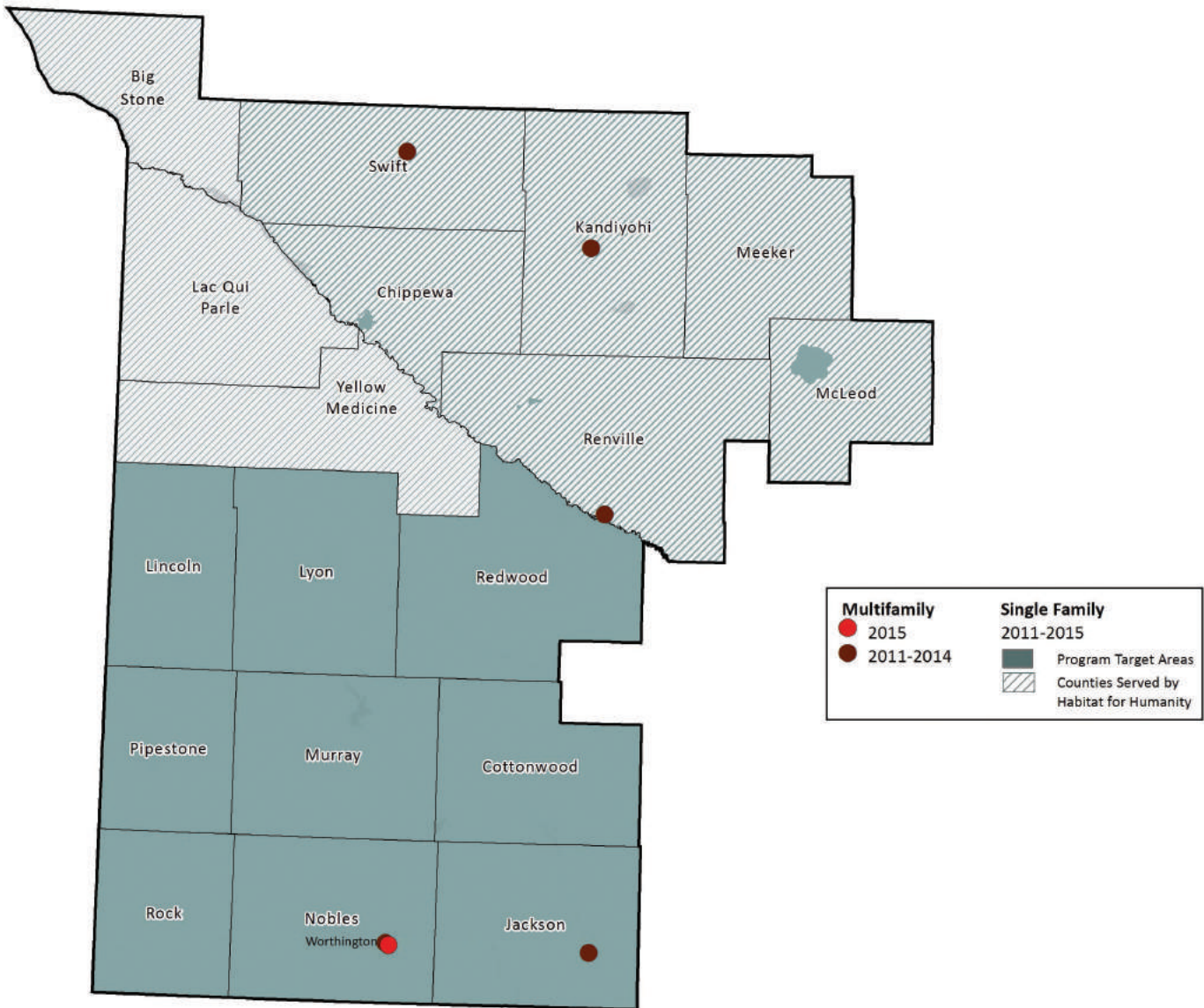


First Avenue Flats - Rochester

- **Sponsor:** Joseph Development
- **Details:** 68 new construction rental units
- 1 and 2 bedroom units
- **Priority Areas:** Critical Rental Housing, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$49,020

Minnesota Housing Investment:	\$8,783,000
Estimated Tax Credit Equity:	\$3,222,543
Greater Minnesota Housing Fund Investment:	\$300,000
Total Development Cost:	\$13,687,130

GREATER MINNESOTA SELECTIONS: Southwest Region



The City of Worthington has been grappling with a shortage of housing for its growing and diverse workforce. At the Housing Dialogue in Worthington, we heard firsthand about the struggles of communities that had significant housing needs but limited local resources.

This year we are providing support to the Southwest Minnesota Housing Partnership for the development of 48 rental housing opportunities for low- and moderate-wage families in Worthington. This will move the community closer to meeting the need for 175 affordable rental housing units as identified in their local housing study. We are also excited that in the next year, developments we supported in the past will open for business, including workforce housing in Jackson.

GREATER MINNESOTA SELECTIONS:

Southwest Region



Owner-Occupied Regional Pool - Multiple Cities

- **Administrator:** Southwest Minnesota Housing Partnership
- **Details:** Owner-occupied rehabilitation of 10 houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery
- **Affordability:** Incomes up to approximately \$59,120

Minnesota Housing Investment: \$165,000
Total Development Cost: \$150,000
(Plus admin fee of \$1,500 per unit [\$15,000] equals full award)

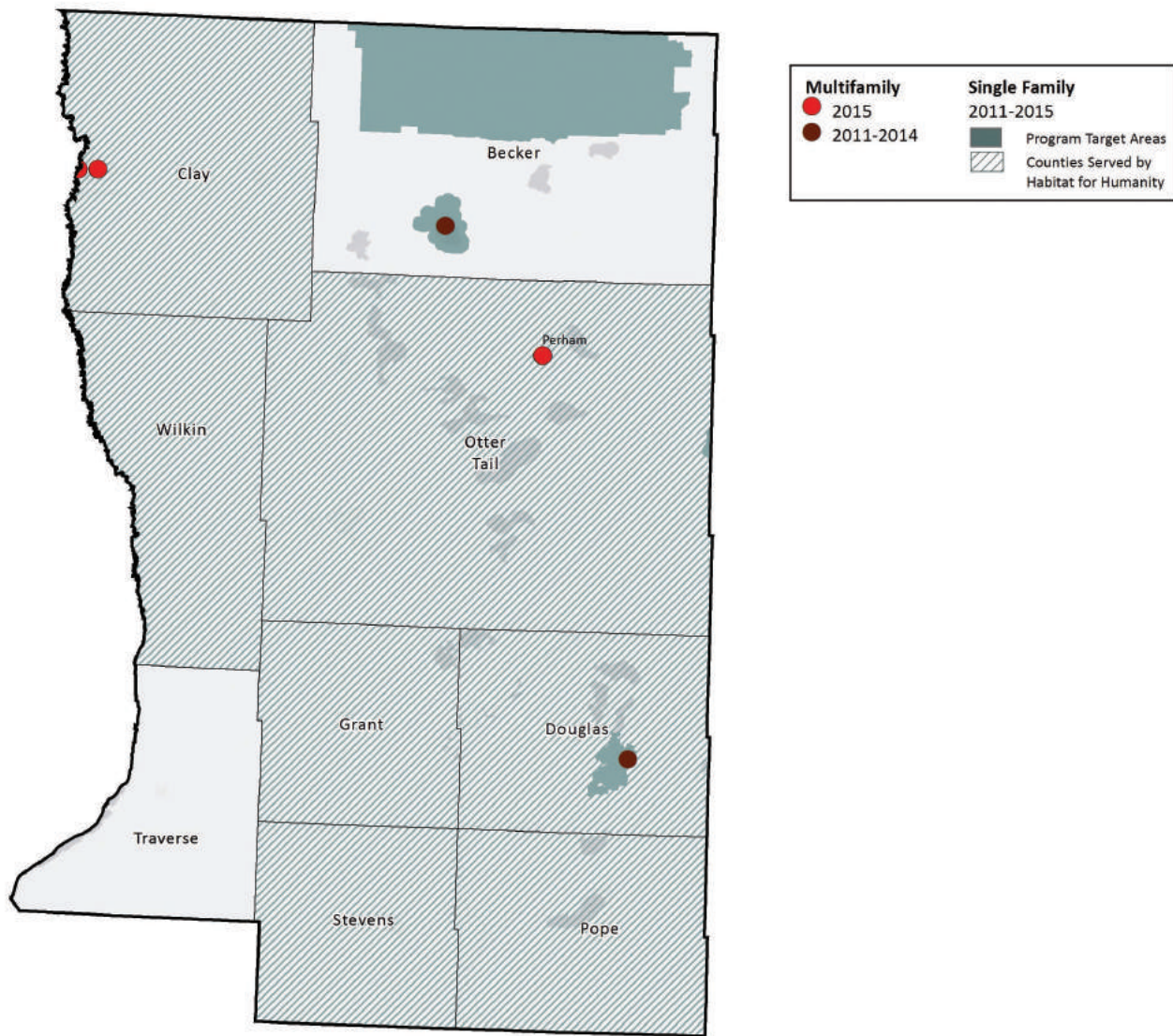


Grand Terrace Apartments - Worthington

- **Sponsor:** Southwest Minnesota Housing Partnership
- **Details:** 48 new construction rental units
- 1, 2 and 3 bedroom units
- **Priority Areas:** Critical Rental Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$34,070

Minnesota Housing Investment: \$6,000,544
Estimated Tax Credit Equity: \$3,585,083
Total Development Cost: \$10,283,307

GREATER MINNESOTA SELECTIONS: West Central Region



We started reaching out to Perham in the spring of 2013 to talk about their pressing need for housing. Perham is rich in natural amenities, has a strong commitment to quality of life, and has more jobs than residents. Despite impressive local efforts, the community has been unable to create enough housing to meet local demand. A shortage of affordable rental housing created challenges for businesses trying to fill a large number of jobs. At a 2014 Housing and Community Dialogue, Perham leaders connected with D.W. Jones, an experienced Greater Minnesota developer. They turned their challenge into a successful application for the development of 24 units of rental housing to serve the workforce of Perham.

At the same dialogue we heard from Moorhead area stakeholders about the persistent challenges they were facing at the other end of the income spectrum. A coalition of organizations under the leadership of Churches United worked with Beyond Shelter to submit an application for 43 apartments. This project will address the overall shortage of affordable rental housing in the community, with a focus on families who have experienced homelessness.

GREATER MINNESOTA SELECTIONS:

West Central Region



Ash Avenue Restoration - Frazee

- **Administrator:** Midwest Minnesota Community Development Corporation
- **Details:** 2 new construction houses
- **Priority Areas:** Workforce Housing
- **Affordability:** Incomes up to approximately \$49,520 and \$71,185

Minnesota Housing Investment: \$131,200
Total Development Cost: \$356,200



Churches United - Moorhead

- **Sponsor:** Churches United for the Homeless
- **Details:** 43 new construction rental units
 - Includes 22 long-term homeless units
 - 0, 1, 2, 3 and 4 bedroom units
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Supportive Housing
- **Affordability:** Incomes up to approximately \$22,980 and \$38,300

Minnesota Housing Investment: \$5,080,000
Estimated Tax Credit Equity: \$2,273,761
Total Development Cost: \$8,245,860



Park View Terrace - Moorhead

- **Sponsor:** Schuett Development LLC
- **Details:** Acquisition and rehabilitation of 121 rental units
 - Includes 7 long-term homeless units
 - 1 and 2 bedroom units
- **Priority Areas:** Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$22,980 and \$38,300

Minnesota Housing Investment: \$4,066,000
Estimated Tax Credit Equity: \$7,565,925
Total Development Cost: \$13,024,771

GREATER MINNESOTA SELECTIONS: West Central Region



The Meadows Townhomes - Perham

- **Sponsor:** D.W. Jones, Inc.
- **Details:** 24 new construction rental units
- 2 and 3 bedroom units
- **Priority Areas:** Critical Rental Housing, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$38,040

Minnesota Housing Investment:	\$3,518,140
Estimated Tax Credit Equity:	\$4,299,959
Greater Minnesota Housing Fund Investment:	\$200,000
Total Development Cost:	\$5,069,707

GREATER MINNESOTA SELECTIONS: Statewide

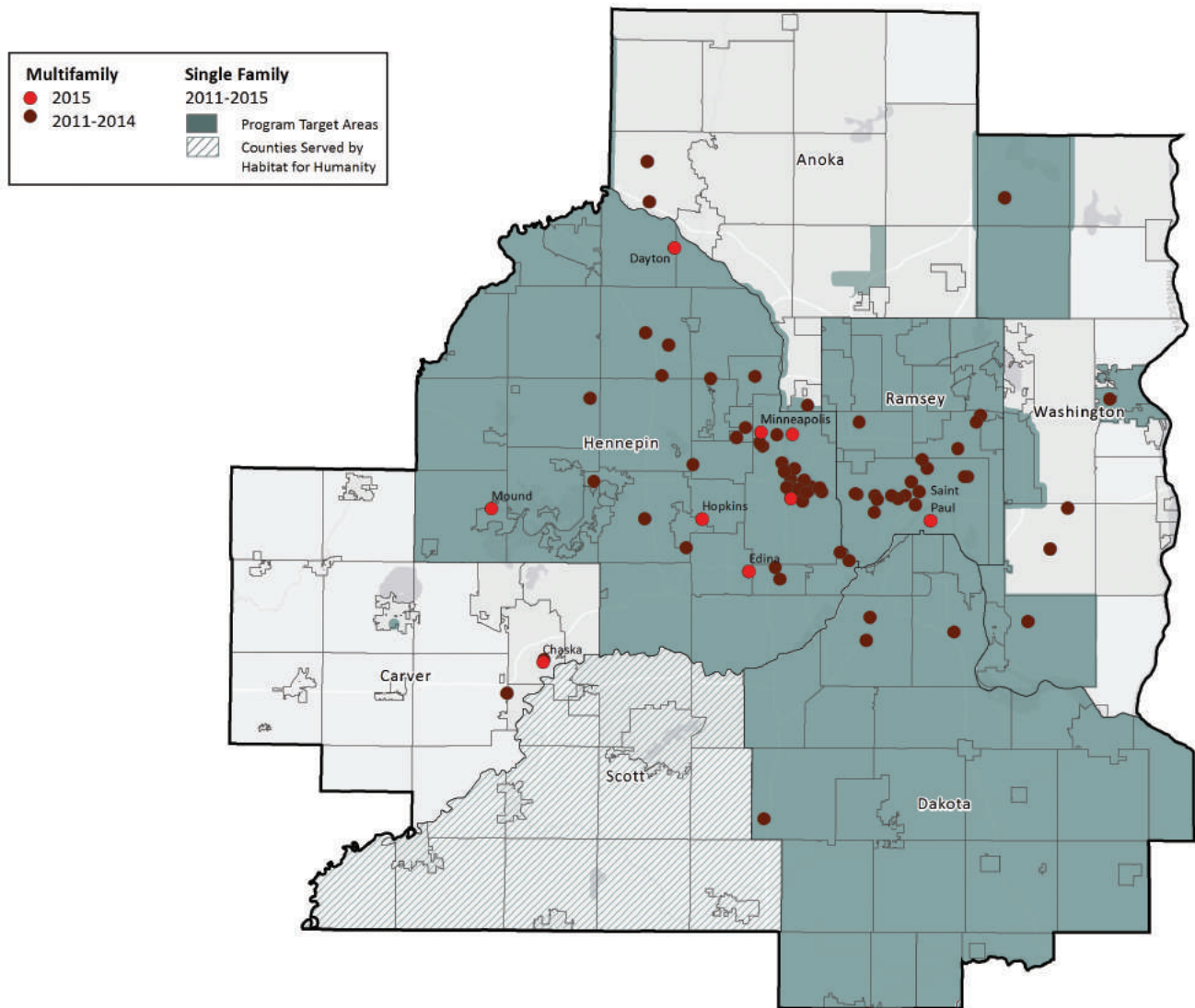


Habitat for Humanity Impact Fund #3

- **Administrator:** Habitat for Humanity of Minnesota
- **Details:** 23 new construction houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$31,900

Minnesota Housing Investment:	\$345,000
Total Development Cost:	\$2,984,664

METRO AREA SELECTIONS



The Twin Cities Metropolitan Area has a diverse range of communities and housing needs. We strive to ensure that people have access to housing that they can afford in the community of their choice. This year we are supporting the construction and preservation of housing opportunities for youth in Edina, families in Chaska and Dayton, and seniors in Mound. Our funding will also ensure that prospective homeowners have access to opportunities in suburban and urban communities, and that current homeowners have access to the tools they need to keep their homes in good condition. We also have programs that help people make accessibility upgrades that allow them to age in place.

Our resources will support the new construction and preservation of 377 rental housing opportunities, including the development of 190 new construction suburban rental units. This investment will also support 210 homeowners either through new construction or rehabilitation.

METRO AREA SELECTIONS:

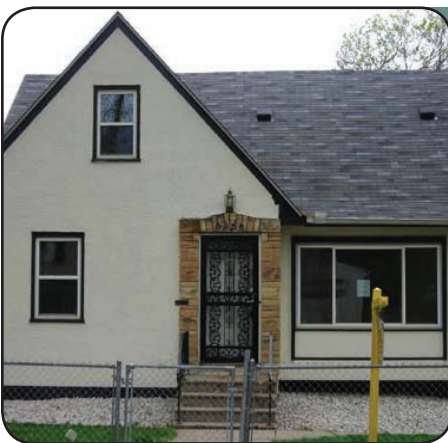
Minneapolis



Affirmation House

- **Sponsor:** Project for Pride in Living, Inc.
- **Details:** Rehabilitation of 12 rental units
 - Includes 4 long-term homeless units
 - 0 and 1 bedroom units
- **Priority Areas:** Preservation, Supportive Housing, Transit Oriented Development
- **Affordability:** Incomes up to approximately \$43,300

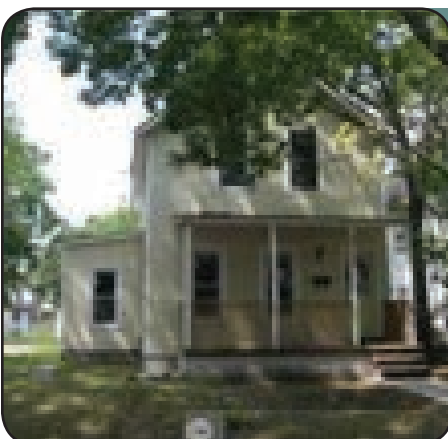
Minnesota Housing Investment: \$500,000
Total Development Cost: \$830,264



CLCLT Homebuyer Initiated Program

- **Administrator:** City of Lakes Community Land Trust
- **Details:** Acquisition, rehabilitation and resale of 15 houses
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Economic Integration, Foreclosure Remediation, Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment: \$727,500
Metropolitan Council Investment: \$150,000
Total Development Cost: \$2,673,000



Construction of Four-Bedroom Single Family Homes

- **Administrator:** Construction Consultant Minneapolis Metro, Inc.
- **Details:** 2 new construction houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment: \$109,250
Total Development Cost: \$569,250

METRO AREA SELECTIONS:

Minneapolis



Foreclosure Recovery V - Acq/Rehab

- **Administrator:** PRG, Inc.
- **Details:** Acquisition, rehabilitation and resale of 3 houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment: \$75,000
Total Development Cost: \$645,000



Foreclosure Recovery V - New Construction

- **Administrator:** PRG, Inc.
- **Details:** 2 new construction houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment: \$110,000
Total Development Cost: \$610,000



Green Homes North 5

- **Administrator:** City of Minneapolis
- **Details:** 10 new construction houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment: \$416,670
Total Development Cost: \$2,909,580

METRO AREA SELECTIONS:

Minneapolis



Marshall Flats

- **Sponsor:** Clare Housing
- **Details:** 36 new construction rental units
 - Includes 7 long-term homeless units
 - 0 and 1 bedroom units
 - Foreclosure Remediation, Supportive Housing for people with HIV/AIDS and SPMI
- **Affordability:** Incomes up to approximately \$25,980 and \$43,300

Minnesota Housing Investment:	\$420,000
Estimated Tax Credit Equity:	\$1,635,431
Metropolitan Council Investment:	\$400,000
Total Development Cost:	\$8,816,914



Northside Home Homeownership Program

- **Administrator:** Northside Home LLC
- **Details:** Acquisition, rehabilitation and resale of 6 houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment:	\$180,000
Total Development Cost:	\$1,050,000



PRG 2 Portfolio

- **Sponsor:** CommonBond Communities
- **Details:** Acquisition and rehabilitation of 49 scattered site rental units
 - Includes 1, 2, 3 and 4 bedroom units
- **Priority Areas:** Preservation, Transit Oriented Development
- **Affordability:** Incomes up to approximately \$43,300 and \$51,960

Minnesota Housing Investment:	\$195,000
Estimated Tax Credit Equity:	\$6,750,893
Total Development Cost:	\$10,327,894

METRO AREA SELECTIONS:

Minneapolis



Rehab Support Program

- **Administrator:** City of Minneapolis
- **Details:** Owner-occupied rehabilitation of 20 houses
- **Priority Areas:** Foreclosure Remediation, Community Recovery
- **Affordability:** Incomes up to approximately \$99,590

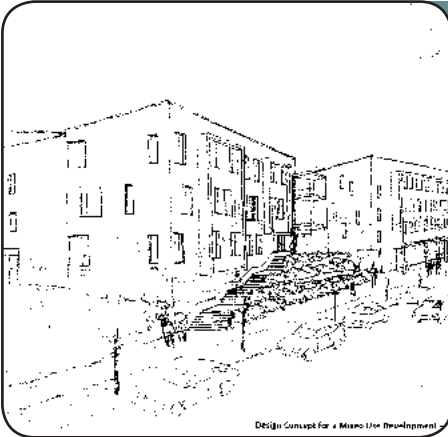
Minnesota Housing Investment:

\$280,000

Total Development Cost:

\$280,000

METRO AREA SELECTIONS: Saint Paul



72 Cesar Chavez

- **Sponsor:** Neighborhood Development Alliance, Inc.
- **Details:** 40 new construction rental units
 - Includes 1, 2 and 3 bedroom units
 - Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$43,300 and \$51,960

Minnesota Housing Investment:	\$1,467,000
Metropolitan Council Investment:	\$400,000
Total Development Cost:	\$11,339,175



Community Keys

- **Administrator:** Community Neighborhood Housing Services dba NeighborWorks
- **Details:** Affordability gap for 10 houses in Frogtown and Rondo
 - Priority Areas:** Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment:	\$80,000
Total Development Cost:	\$75,000
(Plus admin fee of \$500 per unit [\$5,000] equals full award)	



Frogtown Rondo Home Fund Project

- **Administrator:** Twin Cities Community Land Bank
- **Details:** Acquisition, rehabilitation and resale of 6 houses
 - Priority Areas:** Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment:	\$300,000
Total Development Cost:	\$1,144,800

METRO AREA SELECTIONS:

Seven-County Metro Area

(may include both suburban and Minneapolis and/or Saint Paul units)



Critical Repair Project

- **Administrator:** Rebuilding Together Twin Cities
- **Details:** Owner-occupied rehabilitation of 10 houses in Brooklyn Park, Brooklyn Center, Minneapolis and Saint Paul
- **Priority Areas:** Foreclosure Remediation, Community Recovery
- **Affordability:** Incomes up to approximately \$43,300

Minnesota Housing Investment: **\$80,000**

Total Development Cost: **\$75,000**

(Plus admin fee of \$500 per unit [\$5,000] equals full award)



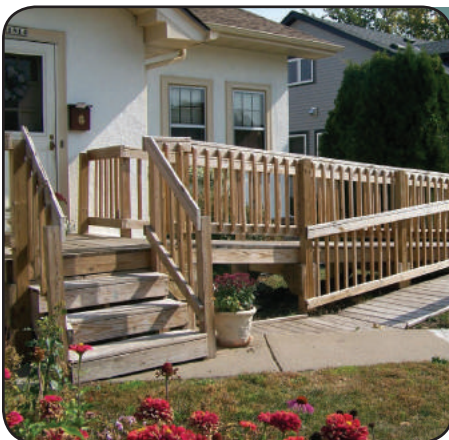
Family Stabilization Plan

- **Administrator:** Build Wealth MN, Inc.
- **Details:** Affordability gap for 12 houses in North Minneapolis, Brooklyn Park, Brooklyn Center and East Saint Paul
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment: **\$150,000**

Total Development Cost: **\$127,500**

(Plus admin fee of \$1,875 per unit [\$22,500] equals full award)



Home Accessibility Ramps Program

- **Administrator:** Hennepin County HRA
- **Details:** Owner-occupied rehabilitation of 36 houses in Hennepin County and Ramsey County
- **Priority Areas:** Foreclosure Remediation, Community Recovery
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment: **\$174,600**

Total Development Cost: **\$174,600**

METRO AREA SELECTIONS:

Seven-County Metro Area

(may include both suburban and Minneapolis and/or Saint Paul units)



Homes Within Reach

- **Administrator:** West Hennepin Affordable Housing Land Trust
- **Details:** Acquisition, rehabilitation and resale of 6 houses in west Hennepin County
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment:	\$228,000
Metropolitan Council Investment:	\$114,000
Total Development Cost:	\$1,769,100



Scattered Site New Construction 2016

- **Administrator:** Twin Cities Habitat for Humanity
- **Details:** 34 new construction houses in Blaine, Bloomington, Hugo, Prior Lake; Camden, Near North and Phillips in Minneapolis; Greater East Side, Payne-Phalen, Near North-South Como, Thomas-Dale, and Battle Creek in Saint Paul
- **Priority Areas:** Economic Integration, Foreclosure Remediation, Community Recovery, Underserved Populations, Workforce Housing
- **Affordability:** Incomes up to approximately \$43,300

Minnesota Housing Investment:	\$988,680
Metropolitan Council Investment:	\$186,000
Total Development Cost:	\$9,783,636

METRO AREA SELECTIONS:

Seven-County Metro Area

(may include both suburban and Minneapolis and/or Saint Paul units)



Suburban Fix Up Incentive Program

- **Administrator:** Greater Metropolitan Housing Corporation
- **Details:** Owner-occupied rehabilitation of 29 houses in Brooklyn Center, Crystal and Richfield
- **Priority Areas:** Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$99,590

Minnesota Housing Investment:

\$171,975

Total Development Cost:

\$171,975



Tax Forfeit to Affordable Homeownership

- **Administrator:** Hennepin County HRA
- **Details:** Acquisition, rehabilitation and resale of 2 houses in Minneapolis and suburban Hennepin County
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$69,280

Minnesota Housing Investment:

\$210,000

Total Development Cost:

\$613,900

METRO AREA SELECTIONS:

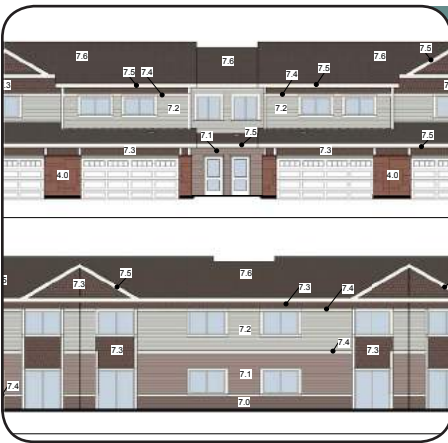
Suburban



Park Haven Apartments - Brooklyn Park

- **Sponsor:** Dominion
- **Details:** 176 rental units
- 1, 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing
- **Affordability:** Incomes up to approximately \$25,980

Minnesota Housing Investment: **\$429,840**
(Rental Assistance Only - No Capital Funding Award)



Creeks Run Townhomes - Chaska

- **Sponsor:** Everwood Development
- **Details:** 36 new construction rental units
- Includes 4 long-term homeless units
- 2, 3 and 4 bedroom units
- **Priority Areas:** Foreclosure Remediation, Supportive Housing, Workforce Housing
- **Affordability:** Incomes up to approximately \$25,980 and \$51,960

Minnesota Housing Investment: **\$1,519,000**
Estimated Tax Credit Equity: **\$3,113,942**
Total Development Cost: **\$8,784,940**



Balsam Apartments - Dayton

- **Sponsor:** Sand Companies
- **Details:** 48 new construction rental units
- 1, 2 and 3 bedroom units
- **Priority Areas:** Economic Integration
- **Affordability:** Incomes up to approximately \$51,960

Minnesota Housing Investment: **\$2,009,000**
Estimated Tax Credit Equity: **\$7,144,011**
Total Development Cost: **\$9,446,008**

METRO AREA SELECTIONS:

Suburban



66 West - Edina

- **Sponsor:** Beacon Interfaith Housing Collaborative
- **Details:** Adaptive reuse and new construction of 39 rental units
 - Includes 21 long-term homeless units
 - 0 bedroom units
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Supportive Housing for youth, Workforce Housing
- **Affordability:** Incomes up to approximately \$25,980

Minnesota Housing Investment:	\$5,008,303
Estimated Tax Credit Equity:	\$2,679,764
Family Housing Fund Investment:	\$227,000
Metropolitan Council Investment:	\$400,000
Total Development Cost:	\$11,205,067



Oxford Village Apartments - Hopkins

- **Sponsor:** Project for Pride in Living, Inc.
- **Details:** Acquisition, demolition and new construction of 51 rental units
 - Includes 6 long-term homeless units
 - 0, 1, 2 and 3 bedroom units
- **Priority Areas:** Supportive Housing, Transit Oriented Development
- **Affordability:** Incomes up to approximately \$25,980, \$43,300 and \$51,960

Minnesota Housing Investment:	\$1,539,563
Estimated Tax Credit Equity:	\$9,199,080
Total Development Cost:	\$14,310,454

METRO AREA SELECTIONS:

Suburban



Indian Knoll Manor - Mound

- **Sponsor:** Aeon
- **Details:** Acquisition and rehabilitation and new construction of 66 rental units
 - Includes 7 long-term homeless units
 - 0, 1, 2 and 3 bedroom units
- **Priority Areas:** Critical Rental Housing, Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$25,980 and \$51,960

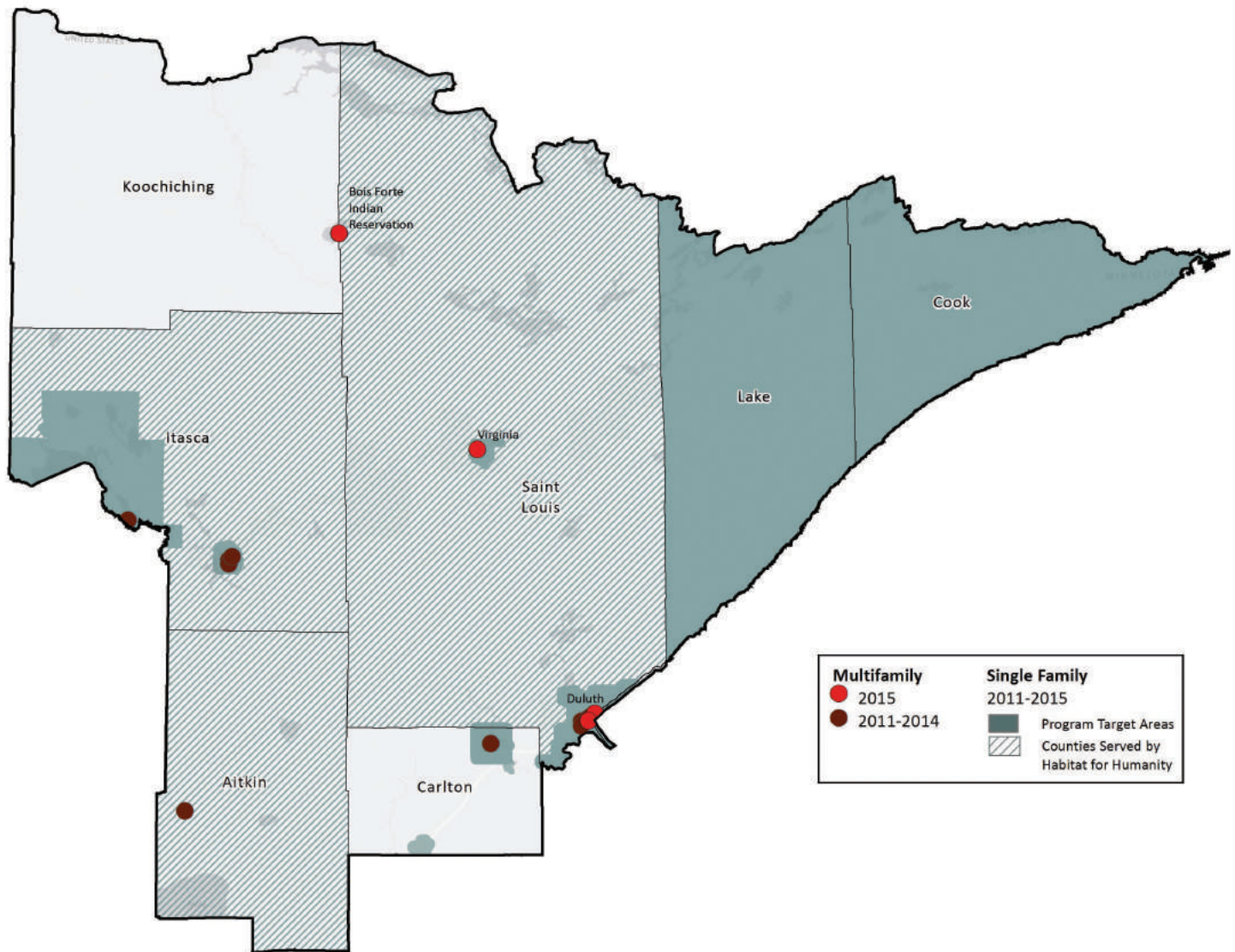
Minnesota Housing Investment:	\$1,704,000
Estimated Tax Credit Equity:	\$6,099,520
Metropolitan Council Investment:	\$400,000
Total Development Cost:	\$11,274,844

400 Sibley Street, Suite 300
Saint Paul, MN 55101
651.296.7608 | 800.657.3769 | mnhousing.gov

Equal Opportunity Housing and Equal Opportunity Employment.
This item can be made available in alternative formats by
calling 651.296.7608 or TTY 651.297.2361.



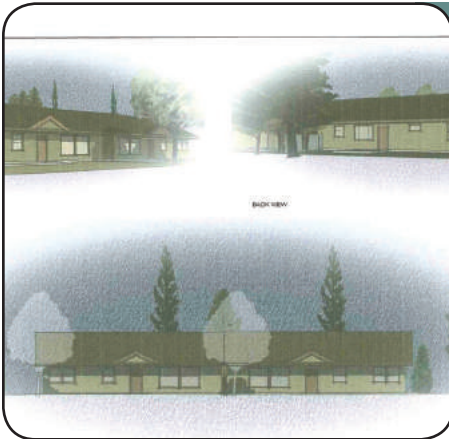
GREATER MINNESOTA SELECTIONS: Northeast Region



Northeast Minnesota is a diverse region of the state that has a variety of housing needs across the continuum, from supportive housing to homeownership opportunities. At both the Iron Range Housing and Community Dialogue and the Duluth Housing Summit last year, we heard from community stakeholders about the need for more housing to support community economic growth, as well as deep concern for the needs of individuals and families struggling to keep a roof over their heads. Building on previous commitments to Northeastern Minnesota, this year we are supporting developments that meet a broad range of housing needs, from supportive housing in Virginia to single family homeownership opportunities in Duluth. Our funding this year will create or preserve 211 rental housing opportunities and 41 homeownership opportunities.

GREATER MINNESOTA SELECTIONS:

Northeast Region



Bois Forte Homes III - Bois Forte Indian Reservation

- **Sponsor:** Bois Forte Band
- **Details:** 20 new construction rental units
 - Includes 4 long-term homeless units
 - 2 and 3 bedroom units
- **Priority Areas:** Critical Rental Housing, Supportive Housing, Tribal Housing
- **Affordability:** Incomes up to approximately \$38,100

Minnesota Housing Investment: \$263,971
Total Development Cost: \$5,519,739
 (Not fully funded)



Deferred Loan Program - Cloquet and Moose Lake

- **Administrator:** Lakes and Pines Community Action Council, Inc.
- **Details:** Owner-occupied rehabilitation of 4 houses
- **Priority Areas:** Foreclosure Remediation
- **Affordability:** Incomes up to approximately \$50,800

Minnesota Housing Investment: \$62,000
Total Development Cost: \$62,000



Center for Changing Lives - Duluth

- **Sponsor:** Lutheran Social Service of Minnesota
- **Details:** 20 new construction rental units
 - Includes 4 long-term homeless units
 - 0 and 1 bedroom units
 - Housing Infrastructure Bond proceeds
- **Priority Areas:** Supportive Housing for youth
- **Affordability:** Incomes up to approximately \$19,050 and \$38,100

Minnesota Housing Investment: \$4,200,000
Total Development Cost: \$4,607,500

GREATER MINNESOTA SELECTIONS: Northeast Region



Gateway Tower - Duluth

- **Sponsor:** Center City Housing Corporation and One Roof Community Housing
- **Details:** Acquisition and rehabilitation of 150 rental units
- Includes 15 long-term homeless units
- 0 and 1 bedroom units
- **Priority Areas:** Housing for People with Disabilities, Preservation, Senior Housing, Supportive Housing
- **Affordability:** Incomes up to approximately \$19,050 and \$38,100

Minnesota Housing Investment:	\$968,570
Estimated Tax Credit Equity:	\$13,614,962
Total Development Cost:	\$17,333,532



Housing Resource Connection Acq/Rehab - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** Acquisition, rehabilitation and resale of 5 houses
- Housing Infrastructure Bond proceeds
- **Priority Areas:** Foreclosure Remediation, Community Recovery, Workforce Housing
- **Affordability:** Incomes up to approximately \$50,800

Minnesota Housing Investment:	\$450,000
Greater Minnesota Housing Fund Investment:	\$34,000
Total Development Cost:	\$876,875



Housing Resource Connection New Construction - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** 10 new construction houses
- Housing Infrastructure Bond proceeds
- **Priority Areas:** Community Recovery, Economic Integration, Workforce Housing
- **Affordability:** Incomes up to approximately \$73,025

Minnesota Housing Investment:	\$760,000
Greater Minnesota Housing Fund Investment:	\$34,000
Total Development Cost:	\$2,500,000

GREATER MINNESOTA SELECTIONS:

Northeast Region



Housing Resource Connection Owner Occupied Rehab - Duluth

- **Administrators:** One Roof Community Housing and Duluth HRA
- **Details:** Owner-occupied rehabilitation of 12 houses
- **Priority Areas:** Community Recovery
- **Affordability:** Incomes up to approximately \$50,800 and \$73,025

Minnesota Housing Investment:

\$50,000

Total Development Cost:

\$50,000



Ivy Manor Apartments - Virginia

- **Sponsors:** Arrowhead Economic Opportunity Agency and Three Rivers Community Action, Inc.
- **Details:** Acquisition and rehabilitation/historic preservation of 41 rental units
 - Includes 7 long-term homeless units
 - 0, 1 and 2 bedroom units
- **Priority Areas:** Preservation, Supportive Housing, Transit Oriented Development, Workforce Housing
- **Affordability:** Incomes up to approximately \$19,050 and \$31,750

Minnesota Housing Investment:

\$438,000

Estimated Tax Credit Equity:

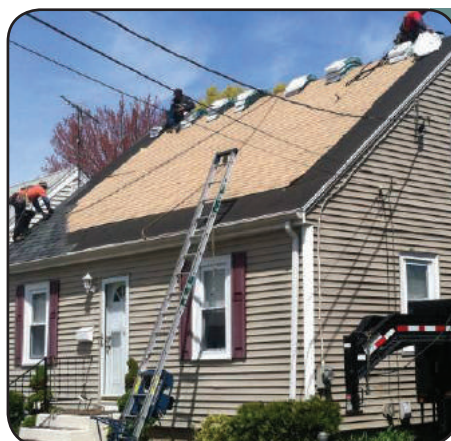
\$4,069,856

Greater Minnesota Housing Fund Investment:

\$300,000

Total Development Cost:

\$7,113,126



NE Minnesota Community Impact Project - Virginia

- **Administrator:** Arrowhead Economic Opportunity Agency
- **Details:** Owner-occupied rehabilitation of 10 houses
- **Priority Areas:** Community Recovery, Efficient Land Use
- **Affordability:** Incomes up to approximately \$50,080

Minnesota Housing Investment:

\$205,000

Total Development Cost:

\$200,000

(Plus admin fee of \$500 per unit [\$5,000] equals full award)