



Livable Communities

2025 Local Housing Incentives Account Funding
Recommendation



December 15, 2025

Local Housing Incentives Account

Background

- The Local Housing Incentives Account (LHIA) supports the **production and preservation of affordable multi-family rental housing** to help cities meet their affordable housing goals
- The 2025 scoring criteria also prioritize:
 - 3+ bedroom units
 - Projects that will serve people who have experienced homelessness



Fund Availability

2025 Funding

- \$2.5 million
- Projects apply through the Consolidated Request for Proposals (RFP), administered by Minnesota Housing
- All projects must have a dollar-for-dollar local match



LHIA Funding Recommendation

Grantee	Project	LHIA Funding Recommendation
Anoka County HRA	Heights Ridge Apartments (Columbia Heights)	\$750,000
Minneapolis	Flour Exchange	\$650,000
Saint Paul	Hamm's Brewery – East End Apartments	\$600,000
Saint Paul	Torre de San Miguel	\$500,000
	TOTAL	\$2,500,000

Heights Ridge Apartments (*Columbia Heights*)

Anoka County HRA

- 50-unit apartment building and 12 townhomes serving households living on less than 50% AMI (\$66,200/year for a family of four in 2025)
- 12 units reserved for people who have experienced homelessness/have a disability
- Community amenities



Flour Exchange



City of Minneapolis

- Conversion of a historic, mostly vacant office building into 110 affordable apartments serving households living on up to 70% of the area median income (\$92,680/year for a family of four in 2025)
- 18 units reserved for people who have experienced homelessness/have a disability
- Connected to the skyway and close to the Government Center Light Rail Station
- Roof-top deck and amenity space

Hamm's Brewery – East End Apartments

City of Saint Paul

- 110 unit new construction apartment building, adjacent to the historic Hamm's Brewery, that is affordable to households living on up to 60% AMI (\$79,440 for a family of four in 2025)
- 23 units serving people who have experienced homelessness/people with a disability
- Family-friendly community and recreation spaces



Torre de San Miguel



City of Saint Paul

- Preserving 142 apartments that were built 40+ years ago and have not had a significant rehab in 20+ years
- Rehab will include new roofs and improve the energy efficiency of the mechanical system, as well as modernize residents' units and common spaces
- Homes are affordable to households living on up to 60% AMI (\$79,440/year for a family of four in 2025)
- Most units benefit from Section 8 subsidy

Proposed Action

2025 Livable Communities Funding Recommendation for LHIA Grants

- Award four multifamily rental Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$2.5 million.
- Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.



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