

# 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

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



# 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.





## Emily Seddon

Manager | Livable Communities

[Emily.Seddon@metc.state.mn.us](mailto:Emily.Seddon@metc.state.mn.us)

