

Upper Harbor Redevelopment, Minneapolis (SG-18080) Amendment

2022 LCDA Development Award

Kelly Nezworski, Grants Administrator

November 17, 2025 Community Development Committee



Upper Harbor, Minneapolis

Project Details

This project is a new construction, mixed-use and mixed-income housing project.

The proposed development includes a seven-story apartment building providing 190 units, planned commercial space, 20 for-sale townhomes.

Community Benefit

- The project is bringing deeply affordable housing options to the area
- The project includes affordable ownership options
- Environmental sustainability features are included throughout the project



Development Activities

Project Summary Changes

Number of Units	Original	Proposed	Difference
<30% AMI	55	44	-11
31-50% AMI	72	44	-28
51-50% AMI	63	48	-15
80% AMI - Townhomes	18	0	-18
Market Rate - Townhomes	4	0	-4
Total	212	136	-76

Unit Mix	One BR	Two BR	Three BR	Four BR
Original	49	125	32	6
Updated	66	47	23	0

Amendment

Grantee Request

Amend the project summary and grant term to reflect the shift in affordable housing units, the reduction in commercial square footage, and the elimination of the for-sale townhome portion of the project.

Significance Findings

The project change is greater than 20% to the overall housing units, requiring CDC approval of amendment.

- The project still delivers a significant number of deeply affordable housing units.
- The project has retained a considerable portion of three-bedroom units.
- Changes in job numbers would not have affected the scoring of this project.
- The 24-month grant term extension is allowed as an administrative adjustment per the Council's LCA Grant Amendment Policy.

Recommendation

Proposed Action

That the Community Development Committee approve the amendment to the project details of the project summary and grant term for the Upper Harbor (SG-18080) Livable Communities Demonstration Act Development Grant Award, as shown in Attachment 2.



Thank You

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Grants Administrator

CD/ MTS Finance & Administration

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