

MINNESOTA STATE HOUSING TAX CREDIT PROGRAM

This program was created by the 2023 Minnesota Legislature and is described at [State Housing Tax Credit \(SHTC\) \(mnhousing.gov\)](https://mnhousing.gov). The State Housing and Contribution Fund has \$9.9 million in funding for tax credits for each tax year from 2023 through 2028. Minnesota taxpayers (individuals and businesses) **can apply for an 85% credit** against their Minnesota taxes by filling out a simple form and submitting it online. Proceeds from this program can be designated to specific affordable housing projects, including affordable homes and apartments being developed by Project for Pride in Living (PPL). Applications for 2024 can be filed now and until fully subscribed. Filing sooner than later is preferable. FAQs about the program can be found [here](#).

The state website describes the application process as follows:

Eligible taxpayers complete the [online application](#).

- Minnesota Housing reviews the application; if the application is accepted, Minnesota Housing will email a form for the taxpayer to sign with payment instructions.
- Taxpayer submits and Minnesota Housing receives signature document and contribution funds within the timeframe provided in the email.
- Minnesota Housing issues Tax Credit Certificate to the taxpayer within 30 days of receiving the signature document and funds.

Project name and descriptions, address, and point of contact information will be needed for applications to the tax credit program. Three key PPL developments in need of support include:

UNION PARK FLATS (UPF)

Project Type: Multifamily

Name of Developer: Project for Pride in Living, Inc. (PPL)

Developer Point of Contact Name: Karla Henderson

Point of Contact Email: Karla.Henderson@ppl-inc.org

Contact Phone: 612-455-5103

Project Address: 3700 Alabama Ave. S., St. Louis Park, MN 55416

Number of Units: 60

Building Type: Apartment Building

Owner Type: Rental

Tax credit proceeds would support a solar installation at Union Park Flats (UPF), which will be a three story, 60-unit affordable apartment building currently under construction at 3700 Alabama Ave. S., St. Louis Park, three blocks from the Wooddale Light Rail Transit Station. UPF will have studio, one, two, and three-bedroom apartments. Residents will be eligible if their incomes do not exceed 30% to 60% (depending on the unit) of AMI. The gross cost of the solar installation will be \$275,000. After federal and Excel Energy incentives, the net cost will be \$125,000. The installation will produce approximately 126 kilowatts of clean energy, which will supply about one-third of the electricity used at UPF, helping keep operating costs lower over time. PPL will own and manage the project.

OPPORTUNITY CROSSING AT 3030 NICOLLET

Project Type: Multifamily

Name of Developer: Project for Pride in Living, Inc. (PPL)

Developer Point of Contact Name: Karla Henderson
Point of Contact Email: Karla.Henderson@ppl-inc.org
Contact Phone: 612-455-5103
Project Address: 3030 Nicollet Ave, Minneapolis, MN 55408
Number of Units: 110
Building Type: Apartment Building
Owner Type: Rental

Brief Description: The Wells Fargo bank branch at this location was seriously damaged during the May 2020 unrest following the murder of George Floyd and required its demolition. Wells Fargo selected Project for Pride in Living (PPL) to redevelop the site and create affordable housing and commercial spaces rooted in and with the surrounding community. As a BIPOC-led nonprofit developer, equitable development is a core value of PPL, which establishes that a development is undertaken in partnership with the community. The Cultural Wellness Center (CWC), a BIPOC-led, culturally based community engagement organization, lead an intensive community process to shape and inform the overall development vision. The project architect, Design by Melo, was selected for their expertise in multi-family housing as well as being a BIPOC- and woman-owned firm, notably Damaris Hollingsworth, the award-winning principal architect. The redevelopment of this parcel also represents a significant investment in this historically underserved community and will contribute to the transformation of the Lake and Nicollet intersection.

Currently under construction, Opportunity Crossing at 3030 Nicollet will be a 6-story mixed-use community with 110 units over ground floor commercial at a transit and amenity rich location near Lake and Nicollet in Minneapolis. This \$61MM development will set aside 12 units to serve households with a disability or who have experienced homelessness, earning 30% of the area median income or less. The remaining units will be affordable to households earning 50% of the area median income or less. The housing is designed to provide options for large families with 85 of the 110 units having two-, three- or four-bedrooms, representing 77% of the units.

The 14,400sf of ground floor commercial space will include a Wells Fargo branch, and four commercial condos that will be sold to local BIPOC entrepreneurs. These condos will be sold at a price that will create an opportunity for the business entrepreneurs to build wealth by owning their own space. PPL is seeking \$1MM in deferred financing to complete construction and ensure amenities for residents and businesses are fully implemented.

EAST 7th – Saint Paul

Project Type: Multifamily
Name of Developer: Project for Pride in Living, Inc. (PPL)
Developer Point of Contact Name: Karla Henderson
Point of Contact Email: Karla.Henderson@ppl-inc.org
Contact Phone: 612-455-5103
Project Address: 892 East 7th Street, St. Paul, MN 55106
Number of Units: 110
Building Type: Apartment Building
Owner Type: Rental

A new multifamily residential building at 892 East 7th Street in the East Side neighborhood of St. Paul is a redevelopment effort on a vacant lot that was formerly part of the 3M's St. Paul campus. This is a new construction project comprised of multigenerational housing with 60 units of housing, surface parking, residents' children playground area including a building with amenities space,

management office and supportive services. PPL will develop, own and manage the site and is seeking additional resources to ensure the amenities sufficiently support the families intended for this project.

The building is designed to be four stories high facing East 7th Street serving individuals and families at 30% to 50% of Area Medium Income. The project will be providing affordable housing to multigenerational families specifically targeting 'grandfamilies' in our community. Large unit sizes and multi-bedroom configuration allow flexible living for grandfamilies or kinship families. Grandfamilies or kinship families are families in which children reside with and are being raised by grandparents, other extended family members, and adults with whom they have a close family-like relationship such as godparents and close family friends. In about a third of these homes, neither of the children's parents are in the home. Despite facing many barriers, research shows that the children in grandfamilies thrive.

Questions? Email or call Senior Vice President Karla Henderson:
karla.henderson@ppl-inc.org or (612) 455-5103