

## St. Louis Park 4d affordable housing incentive program FAQs

### Do I have a choice in who I rent to?

Yes. Property owners can still use their own screening criteria for renters. Existing tenants in units that have program-compliant rents do not need to be income qualified at initial enrollment in program. Any incoming renters for designated 4d(1) affordable units must meet income qualifications at initial occupancy. Property owners cannot deny renters solely because they have housing assistance, such as a housing choice voucher (section 8) or other rental subsidies.

### Do I have to accept applicants with housing subsidy vouchers?

Yes, unless they don't meet the property's written screening criteria. Renters receiving any form of rental assistance must not be denied tenancy based solely on the fact that they receive a rental subsidy. The St. Louis Park Housing Authority encourages landlords to have specific written criteria for their renters, and to consistently adhere to it. When a voucher holder applies, a typical response from a landlord could include, "I am willing to work with the voucher program, as long as the applicant is able to pass my screening criteria."

### Am I prohibited from renting to eligible renters at the affordable rents if they make too much money?

Yes. Any incoming renters must income qualify if they will be moving into the designated affordable units. Property owners do not need to income qualify existing renters or incoming renters that will not be living in affordable units. The program is designed to help preserve affordable housing for low-income residents.

### Where can I find updated rent and income limits?

The 2025-2026 program rent and income limits are based on 60% of the Twin Cities area median income (AMI). Rent and income restrictions are adjusted annually, typically in the spring.

#### Rent limits

Type of unit	60 percent area median income (AMI)
Studio/efficiency	\$1,390
1 bedroom	\$1,490
2 bedroom	\$1,788
3 bedroom	\$2,065
4 bedroom	\$2,304
5 bedroom	\$2,542

Effective date: 4/01/2025

Current rent and income limits are posted by the [Minnesota Housing Finance Agency](#).

## Is my property eligible?

Eligible properties must meet the following criteria:

- Properties have at least two rental units and are licensed properties in good standing with no code compliance violations.
- Building does not already qualify for LIRC tax status in Minnesota.
- Owners must be willing to have a minimum of 20% of rental units with rents that are affordable to households whose family income is at or below 60% of the area median income (AMI). Income qualification is only determined for new tenants at initial occupancy.
- Single family rental homes can be enrolled in the 4d program. In order to support future affordable homeownership opportunities, the city will release a 4d program declaration of restrictive covenants only if the property is sold to a current tenant, another buyer with an income at or below 80% of Area Median Income (AMI) or a non-profit organization that will sell the property to a buyer at or below 80% AMI. Note: contract for deed sale structures are not eligible for release of the restrictive covenant.

Contact Katie Kline at [kkline@stlouisparkmn.gov](mailto:kkline@stlouisparkmn.gov) or 952.928.1314 for more information on eligibility.

## What does annual compliance involve?

To continue to receive 4d status, property owners are required to submit:

- An annual 4d application to Minnesota Housing
- An annual report to the City of St. Louis Park

## Do I have to recertify renter incomes annually?

No. Renter incomes only need to be certified at initial occupancy for incoming renters. Existing tenants do not need to income qualify. Increased income of tenants in affordable units will not violate program requirements.

## Who do I contact if I have questions on the program or want to apply?

Contact Katie Kline at [kkline@stlouisparkmn.gov](mailto:kkline@stlouisparkmn.gov) or 952.928.1314 for more information on the program.