

Livable Communities Act

Livable Communities Demonstration Account Grant Category

# **2015 Livable Communities Demonstration Account Grant Recommendations**

11/16/2015

Community Development Committee



# 2015 Funding Recommendation

- That the Metropolitan Council approve funding for six LCDA grants in four communities for a total of \$4,979,852, as listed in the Business Item, and
- Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

LCDA

# Overview of Application and Evaluation Process

Community Development Committee



# LCDA Purpose: Innovative Regional Development

LCDA-funded projects should:

- Connect development or redevelopment with transit
- Intensify land uses
- Connect housing & employment
- Provide a mix of housing and affordability; or
- Provide infrastructure to connect communities and attract investment



# 2015 Funding Available

- Approved the annual Fund Distribution Plan in March
- \$7,500,000 was made available for development projects
  - The LCAC may recommend up to 40% of available funds for projects located in Minneapolis & Saint Paul; balance is reserved for suburban projects.

# Process

- March: FDP; Notice of funding availability; applicant workshops
- May: Project Concept Plans Due
- July: Applications Due, Staff Step 1 Review
- September-October: Livable Communities Advisory Committee
- November: Community Development Committee
- December: Full Council

LCDA

# Funding Recommendations

# Funding Recommendation

Development Projects	Applicant	Points	Amount Requested	Recommendation
<b>Youth Link</b>	Minneapolis	82	\$841,852	\$841,852
<b>Selby-Milton-Victoria</b>	St. Paul	79	\$597,000	\$597,000
<b>Great River Landing</b>	Minneapolis	77	\$500,000	\$500,000
<b>Village on Rivoli</b>	St. Paul	74	\$975,000	\$975,000
<b>West Side Flats</b>	St. Paul	63	\$750,000	
<b>Arlington Row</b>	St. Louis Park	65	\$581,000	\$581,000
<b>Great River Landing Parking</b>	Hastings	60	\$1,485,000	\$1,485,000
<b>Total Recommended</b>				\$4,979,852



# Minneapolis Youth Link

LCDA

Development

Recommended  
amount

**\$841,000**



- Innovative jobs partnership between developer, social service provider, and the downtown business community
- Location enables residents to access jobs on foot or by transit
- Thorough community engagement process with potential tenants on site and building design



# St. Paul Selby Milton Victoria

LCDA

Development

Recommended amount **\$597,000**



- Strong community partnerships and grassroots support for the project
- The project will demonstrate a commercial land trust model
- Partnerships pledged to provide services and ongoing support to neighborhood small businesses
- High potential to catalyze additional development in the area



VICTORIA NORTHWEST CORNER



# Minneapolis Great River Landing

Recommended  
amount **\$500,000**

**LCDA**

Development



**GREAT RIVER LANDING**

June 30 2014

4RM+UJA CONCENTRIC  
ARCHITECTURE, LLC

- Thorough community engagement process with potential tenants on site and building design
- Commercial space will be used to provide jobs to building occupants
- Innovative partnership between developer, faith-based organization, and social service provider.



# St. Paul Village on Rivoli

LCDA

Development

Recommended amount **\$975,000**



## VILLAGE ON RIVOLI

SITE PLAN

Dayton's Bluff Neighborhood Housing Services July 1, 2015



- Strong community based engagement and support of the project
- Long-term cooperation by development partners to complete the project
- Market rate housing in an Area of Concentrated Poverty
- Community solar garden; potential demonstration of a net-zero energy neighborhood



# St. Louis Park Arlington Row

LCDA

Development

Recommended amount **\$581,000**



- Demonstrate how energy efficiency components can assist in enabling naturally occurring affordable housing, without public subsidy beyond the LCDA grant
- Demonstration of compact development on remnant MNDot parcels
- Located to allow for convenient access to public open space and nearby transit park-and-ride



# Hastings Great River Landing

LCDA

Development

Recommended amount **\$1,485,000**



OVERALL - NORTH ELEVATION



- This will improve the project and help demonstrate how to increase density in a suburban location
- Potential catalyst for additional development in downtown Hastings
- The project will provide access to riverfront for all, helping downtown Hastings to become a regional destination

# 2015 LCDA Anticipated Outcomes

<b>Regular jobs</b>	50 (80% living wage)
<b>Temporary jobs</b>	381
<b>Net tax capacity increase</b>	\$386,604
<b>Housing units</b>	317
<b>Affordable units</b>	169 (53% of all units)
<b>Private investment</b>	\$57.4 million
<b>Add. public investment</b>	\$25.3 million

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**METROPOLITAN**  
C O U N C I L

2015 LCDA Recommendations