

Community Development Committee

Meeting date: December 19, 2016

For the Metropolitan Council meeting of January 11, 2017

Subject: Amend the 2016 Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development Grant Awards

District(s), Member(s): All

Policy/Legal Reference: MN Statue §473.253

Staff Prepared/Presented: Erin Heelan, Livable Communities, (651) 602-1633

Division/Department: Community Development/ Housing and Livable Communities

Proposed Action

That the Metropolitan Council (1) amend Council Action 2016-205, by withdrawing the awards to the Sanctuary on Vandalia project, and awarding the remaining Livable Communities Demonstration Account Transit Oriented Development funding to the Union Flats project, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects	Applicant	Points	LCDA-TOD	TBRA-TOD
Lexington Station Apartments	St. Paul	97.71	\$800,000	0
Great River Landing	Minneapolis	97.62	\$638,500	0
L&H Station	Minneapolis	93.43	\$1,361,500	0
Riverdale Station Apartments	Coon Rapids	93.15	\$985,000	0
Sanctuary on Vandalia	St. Paul	86.14	0	0
Union Flats	St. Paul	84.14	\$965,000	\$413,365
Total Recommended			\$4,750,000	\$413,365
Total Available			\$4,750,000	\$1,875,000
Total Remaining			0	\$1,461,635

Background

On October 26, 2016, Council Action [2016-205](#), the Metropolitan Council awarded the following projects Livable Communities Demonstration Account Transit Oriented Development grants and Tax Base Revitalization Account Transit Oriented Development grants, in the amounts listed below:

Recommended Projects	Applicant	Points	LCDA-TOD	TBRA-TOD
Lexington Station Apartments	St. Paul	97.71	\$800,000	0
Great River Landing	Minneapolis	97.62	\$638,500	0
L&H Station	Minneapolis	93.43	\$1,361,500	0
Riverdale Station Apartments	Coon Rapids	93.15	\$985,000	0
Sanctuary on Vandalia	St. Paul	86.14	\$716,500	\$615,000
Union Flats	St. Paul	84.14	\$248,500	\$413,365
Total Recommended			\$4,750,000	\$1,028,365
Total Available			\$4,750,000	\$1,875,000
Total Remaining			0	\$846,635

On December 12, 2016 the City of St. Paul submitted a formal request to withdraw the 2016 LCDA-TOD and TBRA-TOD awards from the Sanctuary on Vandalia project. A key partner in the Sanctuary on Vandalia project opted out of the partnership. Without this partner in place, the project is not able to move forward as proposed, therefore, the grant awards to the Sanctuary on Vandalia project are no longer needed.

Rationale

Union Flats, another City of Saint Paul project, was the next highest scoring project. It's original LCDA-TOD request was for \$1,175,000 but was only partially funded in the action taken on October 26, 2016 due to the amount of funding available. By shifting the now available \$716,500 from Sanctuary to Union Flats, this amendment will increase their LCDA-TOD award to \$965,000. The Union Flats request for TBRA-TOD was fully funded at \$413,365. Grant agreements have not yet been signed for either project.

Funding

As outlined in the 2016 [*Fund Distribution Plan*](#), \$5 million is available for LCDA-TOD Development and Pre-development activities such as site acquisition, infrastructure, and placemaking and \$2 million is made available for TBRA-TOD Clean up and Site Investigation. The remaining TBRA-TOD dollars were made available for the regular TBRA program as provided for in the Fund Distribution Plan.

Known Support / Opposition

Resolutions of support were received from each applicant community. There is no known opposition to any of the applications recommended for funding.

Livable Communities Project Summary

Grant # SG
Type: LCDA-TOD Development and TBRA-TOD Cleanup
Applicant: City of St. Paul
Project Name: Union Flats (aka 2300 Territorial)
Project Location: Green Line – Raymond Avenue Station
Council District: District 14 - Jon Commers

Project Detail	
Project Overview	The City of St. Paul is partnering with Dominion Development to redevelop an underutilized industrial site into a high density new construction affordable housing development which includes common areas and one story of underground parking. The project includes 216 affordable units. The proposal also includes creating a public linkage up to Territorial Road from Charles Avenue, bicycle amenities, two small pocket parks, and an enhanced pedestrian environment.
Jobs (FTEs)	Regular: 4 Temporary Construction: 250
Net tax capacity increase	\$202,500
Total housing units	216
Affordable units	216 affordable @ 60 % AMI or below
Anticipated # bedrooms	85 – 1BR, 84 – 2BR, 47 3BR
Est. total development cost	\$64,905,974
Est. private funds leveraged	\$63,583,872
Est. other public funds	\$660,203
TOD metrics	Floor-area ratio: 1.84 Dwelling units per acre: 64 Distance to station: 902 feet Residential parking ratio: 1.37 Jobs/acre: 1.2
Comments/ Demonstration value	<ul style="list-style-type: none"> • The project increases housing diversity into the station area by adding 47 three- bedroom units, a high demand product throughout the region • Conversion of an existing rail spur into a public pedestrian amenity and walkway • The project is located two blocks off of University Avenue, potential to catalyze additional development in the station area beyond University Avenue
Funding	
Requested amount	LCDA-TOD: \$1,175,000, TBRA-TOD: \$413,365
Award amount	LCDA-TOD: \$965,000 TBRA-TOD: \$413,365
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$248,500	LCDA-TOD: Site acquisition (Land value associated with rail spur)
\$100,000	LCDA-TOD: Sidewalks, trails for public use
\$246,466	LCDA-TOD: Utilities (bury powerlines)
\$225,000	LCDA-TOD: Stormwater improvements
\$145,034	LCDA-TOD: Demolition
\$413,365	TBRA-TOD: Soil remediation, abatement, monitoring/testing, RAP implementation
\$1,378,365	TOTAL