

Community Development Committee

Meeting date: November 21, 2016

For the Metropolitan Council meeting of December 14, 2016

Subject: 2016 Livable Communities Demonstration Account Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: MN Statute §473.253

Staff Prepared/Presented: Ryan Kelley, Senior Planner (651) 602-1541

Division/Department: Community Development / Livable Communities

Proposed Action

Option 1:

That the Metropolitan Council (1) award eight Livable Communities Demonstration Account grants, as follows, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Development Project	Applicant	Points	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000
Dorothy Day	Saint Paul	86	\$662,000
Hook & Ladder	Minneapolis	86	\$1,300,000
Artspace	Hastings	83	\$236,891
West Side Flats Greenway	Saint Paul	82	\$238,000
Knox-American	Bloomington	81	\$1,400,000
Cedar Point South	Richfield	71	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000
Total Recommended			\$6,596,891
Total Available			\$7,500,000
Total Remaining			\$903,109

Option 2:

That the Metropolitan Council (1) authorize the transfer of \$175,000 remaining from the LCDA TOD Pre-Development program to the regular LCDA program, (2) award nine Livable Communities Demonstration Account grants, as follows, and (3) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Development Project	Applicant	Points	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000
Dorothy Day	Saint Paul	86	\$662,000

Hook & Ladder	Minneapolis	86	\$1,300,000
Artspace	Hastings	83	\$236,891
West Side Flats Greenway	Saint Paul	82	\$800,000
Knox-American	Bloomington	81	\$1,400,000
Sabathani	Minneapolis	79	\$516,109
Cedar Point South	Richfield	71	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000
Total Recommended			\$7,675,000
Total Available			\$7,675,000
Total Remaining			\$0

Background

Option 1 – Long standing Council guidance for the distribution of LCDA grants, included in the Fund Distribution Plan, states the Livable Communities Advisory Committee (LCAC) may recommend no more than 40% of the available funding to the central cities of Minneapolis and Saint Paul. For this funding round, 40% is \$3 million. The 40% limit for projects within the central cities was reached after partially funding the fifth highest ranking project, West Side Flats Greenway in Saint Paul. In accordance with the guidance, the LCAC recommended funds for the remaining, lower scoring suburban projects as illustrated in Table 1 below.

Table 1

Development Project	Applicant	Points	Amount Requested	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000	\$800,000
Dorothy Day	Saint Paul	86	\$662,000	\$662,000
Hook & Ladder	Minneapolis	86	\$1,300,000	\$1,300,000
Artspace	Hastings	83	\$236,891	\$236,891
West Side Flats Greenway	Saint Paul	82	\$800,000	\$238,000
Knox-American	Bloomington	81	\$1,400,000	\$1,400,000
Sabathani	Minneapolis	79	\$705,000	\$0
West Broadway Curve II	Minneapolis	73	\$631,000	\$0
Cedar Point South	Richfield	71	\$1,360,000	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000	\$600,000
Total Recommended			\$6,596,891	
Total Available			\$7,500,000	
Total Remaining			\$903,109	

The LCAC recommended funding just \$600,000 of the \$1,800,800 request for the North St. Paul Commerce Park Apartments project. Although funds remained, the LCAC expressed concerns regarding the design of the project and lack of innovation. The LCAC recommended funding two specific grant requested line items: site acquisition and site preparation, to help move redevelopment of the site forward, and encouraged the city to apply again next year with project revisions that better demonstrate LCDA goals.

Option 2 – The LCAC recommendation leaves \$903,109 unallocated. Additionally, after the fall round of the LCDA-TOD Pre-Development program closed, there was \$175,000 unrequested. In the event the Community Development Committee chooses to award the unallocated funds, plus the \$175,000 remaining from the TOD Pre-Development program, Option 2 allocates all remaining funds by fully funding the West Side Flats Greenway project in Saint Paul and partially funding the Sabathani project in Minneapolis. These two projects were the next highest scoring projects which would have been funded if the LCAC were not bound by the 40% funding limit for central city projects. This option results in 53% of available funding to projects in the central cities. This option is illustrated in Table 2 below.

Table 2

Development Project	Applicant	Points	Amount Requested	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000	\$800,000
Dorothy Day	Saint Paul	86	\$662,000	\$662,000
Hook & Ladder	Minneapolis	86	\$1,300,000	\$1,300,000
Artspace	Hastings	83	\$236,891	\$236,891
West Side Flats Greenway	Saint Paul	82	\$800,000	\$800,000
Knox-American	Bloomington	81	\$1,400,000	\$1,400,000
Sabathani	Minneapolis	79	\$705,000	\$516,109
West Broadway Curve II	Minneapolis	73	\$631,000	\$0
Cedar Point South	Richfield	71	\$1,360,000	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000	\$600,000
Total Recommended				\$7,675,000
Total Available				\$7,675,000
Total Remaining				\$0

Further Background

The Livable Communities Act (LCA) states the Livable Communities Demonstration Account (LCDA) fund projects that:

- (1) interrelate development or redevelopment and transit;
- (2) interrelate affordable housing and employment growth areas;
- (3) intensify land use that leads to more compact development or redevelopment;
- (4) involve development or redevelopment that mixes incomes of residents in housing, including introducing or reintroducing higher value housing in lower income areas to achieve a mix of housing opportunities; or
- (5) encourage public infrastructure investments which connect urban neighborhoods and suburban communities, attract private sector redevelopment investment in commercial and residential properties adjacent to the public improvement, and provide project area residents with expanded opportunities for private sector employment.

The LCA also requires the Council to adopt an annual plan for the distribution of funds. The Council adopted the 2016 Fund Distribution Plan (FDP) on March 23, 2016. ([2016-63 SW](#)) The FDP made \$7.5 million available for LCDA awards for development projects.

LCDA applications are reviewed in a rigorous two-step process. Council staff, from Community Development, Metropolitan Transportation Services and Metro Transit, conduct a technical review of all applications, focusing on quantifiable elements, including connections, housing, impact on transit ridership, and the environment. Applications meeting the minimum point threshold move forward to the

second step, which focuses on qualitative elements, including the innovation and demonstration value of the proposed project, as well as the degree to which LCDA funds would act as a catalyst to move the project forward. The second step of the review is conducted by the Livable Communities Advisory Committee (LCAC), a fifteen-member panel of external subject matter experts in the fields of finance, local government, site design, development, transportation, the environment and community-based planning, economic and community development/engagement. The LCAC scores the applications and makes the final funding recommendations.

Rationale

Eleven applications were submitted requesting LCDA funds this year. Ten applications met the Step One threshold to move on to Step Two and each of those 10 applications met the combined Step One and Step Two scoring threshold of 60 points to be considered for funding.

Project summaries for recommended awards and a list of projects not recommended are included in the attached Review Record.

Funding

As outlined in the FDP, \$7.5 million is available for 2016 LCDA funding. The FDP also made \$5,000,000 available for LCDA-TOD grants through separate application rounds. After the fall round of the LCDA-TOD Pre-Development program, \$175,000 is left unallocated and is available.

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.

Review Record

Review Process

The Council issued a notice of funding availability and held one-on-one working sessions for potential applicants in March 2016. LCDA Development grant applicants were required to submit a Project Concept Plan (PCP) in May, and 15 PCPs were reviewed. Staff provided technical assistance to applicants to ensure the goals of the program were addressed. Full applications were due in July, with 11 applications submitted. During July and August, staff reviewed and scored the applications from their areas of expertise; the applications were discussed, and the staff team agreed upon final scoring. Applications meeting the minimum scoring threshold were referred on to the LCAC for final review and recommendation. Criteria for both Step One and Step Two evaluations are set forth in the annual Fund Distribution Plan.

Because of their current involvement in development in the metropolitan area, LCAC members occasionally are involved with some of the projects under consideration. Each committee member declared his or her conflict of interest at the beginning of the evaluation process and thereafter did not participate in the discussion and abstained from voting on those applications. LCAC members were provided with all application materials from the Step One staff review. After an initial review, committee members compiled a set of additional questions for each applicant. The questions were forwarded in writing to applicants, and applicants were afforded an opportunity to provide additional information in writing and to present their answers orally in a question-and-answer session.

Table 3: Application Summary

Grant category	Project Concept Plans received	Full applications received	Applications moved forward to Step Two	Applications LCAC recommended for award
LCDA Development	15	11	10	8

Table 4: Application Scoring Summary

Development Project	Applicant	Points	Amount Requested	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000	\$800,000
Dorothy Day	Saint Paul	86	\$662,000	\$662,000
Hook & Ladder	Minneapolis	86	\$1,300,000	\$1,300,000
Artspace	Hastings	83	\$236,891	\$236,891
West Side Flats Greenway	Saint Paul	82	\$800,000	\$238,000
Knox-American	Bloomington	81	\$1,400,000	\$1,400,000
Sabathani	Minneapolis	79	\$705,000	\$0
West Broadway Curve II	Minneapolis	73	\$631,000	\$0
Cedar Point South	Richfield	71	\$1,360,000	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000	\$600,000
Total Recommended				\$6,596,891
Total Available				\$7,500,000
Total Remaining				\$903,109

Outcomes Summary

The table below shows the expected outcomes for the 2016 LCDA investment in the Metro region.

Table 5: Expected outcomes of projects recommended for funding in Option 2

Total Housing Units 1627	
Affordable Housing Units (≤30% AMI)	105 (6%)
Affordable Housing Units (31-50% AMI)	324 (20%)
Affordable Housing Units (51-60% AMI)	156 (10%)
Affordable Housing Units (61-80% AMI)	0 (0%)
Market Rate Housing Units	1042 (64%)
Total Jobs (1994)	
Regular (or permanent) Jobs	92
Regular Jobs Paying a Living Wage*	47 (51% of regular jobs)
Temporary (or construction) Jobs	1855
Net Tax Capacity Increase	\$1,705,945
Total Investment	\$408.3 million
Private Investment Leveraged	\$314.9 million
Other Public Investment Leveraged	\$9.3 million

Projects Not Recommended for Funding

Waconia Airport Apartments

Applicant: Carver County Community Development Authority (CDA)

Determination: The application' score fell below minimum threshold to move from Step One to Step Two review.

Rationale:

- The project lacked design features enhancing the public realm and encouraging pedestrian and bicycle activity.
- Low trip generation potential and lack of connections for residents to jobs and/or educational opportunities.
- Minimal environmental sustainability, or stormwater management elements provided.

West Broadway Curve II

Applicant: City of Minneapolis

Determination: Lowest scoring central city project, 40% central city award limitation reached, no available funds remaining.

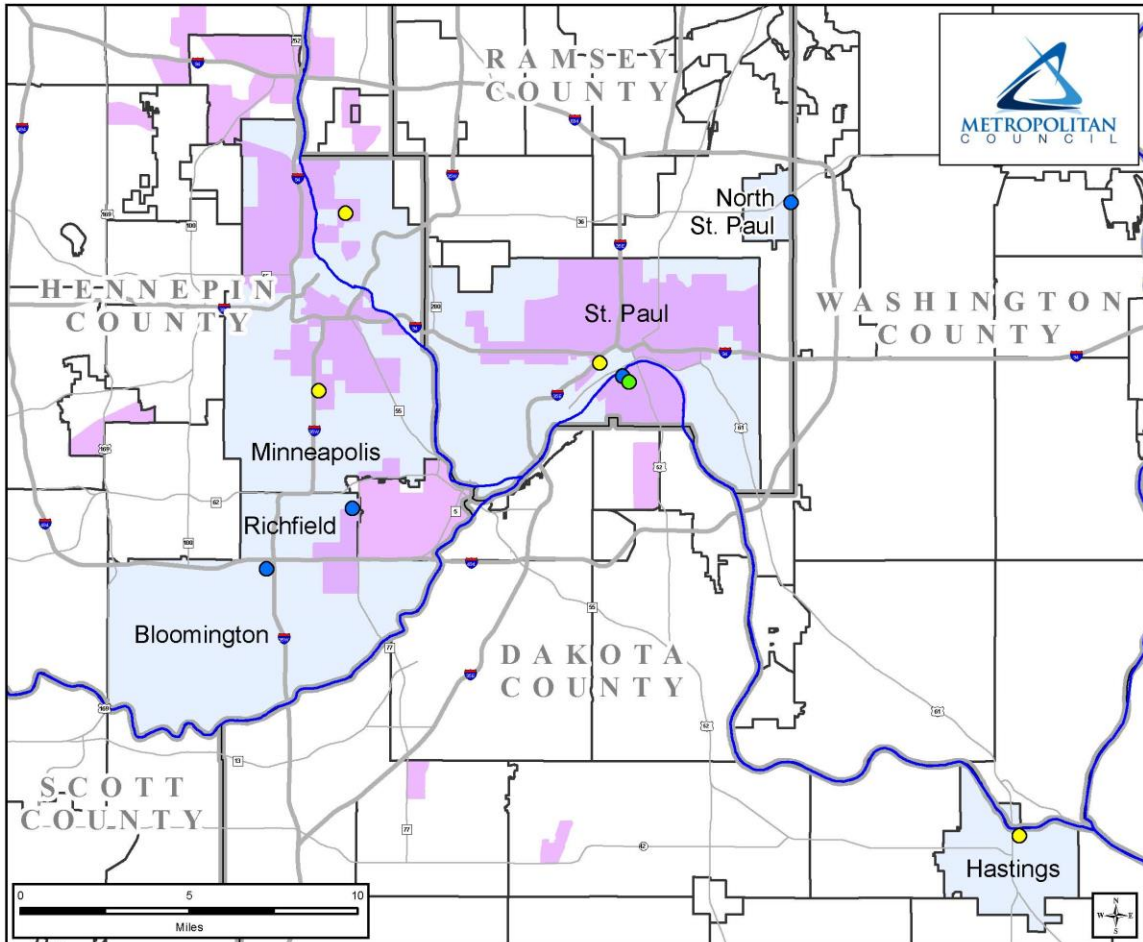
Rationale:

- Met the Step One and Step Two minimum scoring threshold, but was the lowest scoring application from Minneapolis and St. Paul, and fell beyond the 40% limit for center city projects.
- The committee's consensus was that outstanding concerns about the proposed building design and relation to the public realm, design and lack of strong demonstration model components did not warrant exceeding the award limit.
- The LCAC encouraged the city to resubmit an application next year, utilizing committee feedback.

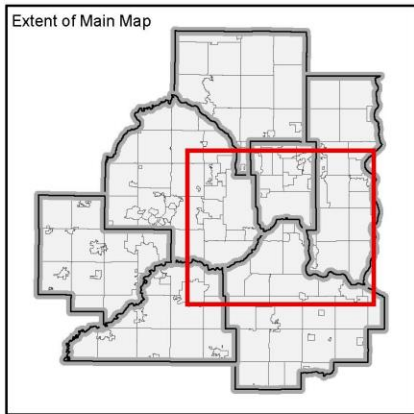
Projects Recommended for Funding

Project summaries for projects recommended for funding are on the following pages.

2016 Livable Communities Demonstration Account Development Grants Communities Recommended for Award



11/16/2016



LCDA Project Site:

- Affordable
- Mixed-Income
- Market-Rate
- Areas of Concentrated Poverty
- Community Recommended for Funding

Areas of Concentrated Poverty

Recognizing the risk of concentrating affordable housing in already-impooverished neighborhoods, Council staff analyzed development projects recommended for funding that are located in an Area of Concentrated Poverty. The goal of the analysis was to determine if the proposed housing units would expand the mix of housing affordability and household incomes in these census tracts in response to the 2040 Housing Policy Plan which states: *“Use Livable Communities Act resources to both catalyze private investment in Areas of Concentrated Poverty and attract affordable housing to higher-income areas.”* Table 6 shows the effect of the addition of proposed units on the shares of both rental housing units and household incomes in the neighborhood.

For example, with the occupancy of the Cedar Point South project, the overall percentage of rental housing units affordable only to households earning above 80% area median income (AMI) across the neighboring census tracts would increase by 35 percentage points while the share of rental housing units affordable to households earning between 31 to 50% of AMI and 51 to 80% of AMI would drop by 17 and 16 percentage points accordingly. Looking at the incomes of all households (including both renters and homeowners) in those census tracts, the occupancy of the Cedar Point South project is likely to lead to increasing shares of households earning 31 to 50% of AMI and above 80% of AMI and decreasing shares of households earning at or below 30% of AMI and between 51 and 80% of AMI.

Table 6: Change in Shares of Rental Housing Units and Household Incomes

Development Project	Rental Housing Units				Households			
	At or below 30% of AMI	31%-50% of AMI	51%-80% of AMI	Above 80% of AMI	At or below 30% of AMI	31%-50% of AMI	51%-80% of AMI	Above 80% of AMI
Cedar Point South	-1%	-17%	-16%	+35%	-3%	+2%	-2%	+3%
Hook and Ladder	-1%	-2%	+4%	-0%	-1%	-0%	+3%	-1%
Sabathani	-1%	+6%	-4%	-0%	-1%	+4%	-1%	-2%
West Side Flats Greenway	-5%	-5%	-3%	+13%	-3%	-2%	-1%	+6%
West Side Flats III	-6%	-4%	-1%	+10%	-3%	-1%	+0%	+4%
West Side Flats combined	-10%	-7%	-4%	+21%	-5%	-3%	-1%	+9%

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Saint Paul
Project Name West Side Flats III
Project Location NW Corner of Livingston Ave & Fillmore Ave
Council District 13 – Richard Kramer

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	West Side Flats III is a mixed-use, mixed-income development in two buildings on vacant land currently owned by the Saint Paul Housing and Redevelopment Authority. The first building consists of market-rate apartments and a 5,000 sq. ft. restaurant and the second building is a mixed-income building employing “passive haus” construction. This construction method is a green building technique that reduces energy consumption. The project includes a plaza area along the riverfront, new sidewalks and trail connections to the river.
Jobs (FTEs)	200 – Temporary construction 13 – Permanent (12 living wage)
Net tax capacity increase	\$372,700
Total housing units	264
Affordable units	64 (32 @ 31-50% AMI, 32 @ 51-60% AMI)
Anticipated # bedrooms	189 – Studio/1 BR 65 – 2 BR 10 – 3 BR
Est. total development cost	\$68.3 million
Est. private funds leveraged	\$49.6 million
Est. other public funds	\$18 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Demonstrates reuse of an industrial site and taking advantage of natural amenities and building on them. • Good connection of development, and neighborhood, to riverfront. • Project intensifies the site and adds a mix of uses. • Unique green building technique in “passive haus” construction
Funding	
Requested amount	\$800,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$40,000	Landscaping related to stormwater management
\$300,000	Stormwater management ponding
\$105,000	Public pathways along Livingston and connecting development to riverfront
\$355,000	Public placemaking elements-lighting, seating, pavilion and associated furnishings
\$800,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Saint Paul
Project Name Dorothy Day
Project Location 183 Old 6th St W
Council District 13 – Richard Kramer

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	The Dorothy Day project, or Saint Paul Opportunity Center & Housing will redevelop the current Catholic Charities building, and adjacent parcels, to provide 171 affordable housing units for the formerly homeless above 2 stories featuring social services such as veteran outreach, physical, mental and chemical health services, employment training and a dining hall. Service providers include Catholic Charities, Ramsey County, Veteran Affairs and health care providers. The project also includes a plaza area on the west side of the building that relates to the Higher Ground Project across the street, landscaping along 5 th and Main Streets, green roofs and on-site stormwater management.
Jobs (FTEs)	50 – Temporary construction 18 – Permanent (17 living wage)
Net tax capacity increase	\$28,563
Total housing units	171
Affordable units (80% AMI)	171 (92 below 30% AMI, 79 @ 31-50% AMI)
Anticipated # bedrooms	171 – Studio/1 BR
Est. total development cost	\$79.2 million
Est. private funds leveraged	\$47.7 million
Est. other public funds	\$30.8 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Provides critical housing and social services in new facility while combining these uses in one location with good transit access. • Demonstration value in partnership of Saint Paul business, charitable and civic community to address homelessness. • Innovative HVAC with passive chilled beam cooling system and slab hot water radiant heat.
Funding	
Requested amount	\$662,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$62,556	Site acquisition after the date of award
\$175,000	Demolition of three buildings on site
\$294,444	Stormwater management system
\$175,000	Landscaping as part of stormwater management
\$662,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Minneapolis
Project Name Hook & Ladder
Project Location 2212 Jefferson St NE
Council District 8 – Cara Letofsky

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	The Hook & Ladder project is a multifamily housing development in Northeast Minneapolis. The project intensifies land use by redeveloping an old industrial site along a railroad line creating a new housing option in the neighborhood. The project also provides more direct pedestrian access along and through the site providing better connections to nearby transit service. The project includes an interconnected stormwater management system consisting of underground tanks and landscaped ponding areas. One of the buildings will be built to “passive haus” certification and will provide the opportunity to compare the energy-efficiency and cost-benefits of this construction method to the other buildings which are built to current Minneapolis sustainability requirements. The project builds upon the existing placemaking components in the “Holland Commons” area, which focuses on the pedestrian through art, public spaces and environmental technology.
Jobs (FTEs)	75 – Temporary construction 2 – Permanent (2 living wage)
Net tax capacity increase	\$111,094
Total housing units	115
Affordable units	115 (At or below 60% AMI)
Anticipated # bedrooms	51 – Studio/1 BR 40 – 2 BR 24 – 3 BR
Est. total development cost	\$31.4 million
Est. private funds leveraged	\$26.9 million
Est. other public funds	\$3.2 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Creative redevelopment of difficult site including improved pedestrian connections. • Demonstration of sustainable building techniques and energy efficiency such as “passive haus” construction and photovoltaic solar array. • Introduction of new housing type in this neighborhood and enhancing existing environmental & technology elements in area.
Funding	
Requested amount	\$1,300,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$600,000	Site acquisition after the date of award
\$66,000	Demolition of buildings
\$62,500	Site preparation
\$246,000	Relocate utilities
\$185,000	Stormwater management elements
\$140,000	Solar array
\$1,300,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Hastings
Project Name Artspace Hastings River Lofts
Project Location Corner of 2nd St E and Tyler St
Council District 16 – Wendy Wulff

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	Artspace Hastings River Lofts will redevelopment a former industrail site in downtown into a three-story mixed-use building offering residential, commercial and live-work spaces with a preference for artists and their families. The project also includes a resident gallery, exhibition space and outdoor community event space. New sidewalks, an art patio, murals and performance space with stage on site will connect the project to downtown Hastings and the riverfront.
Jobs (FTEs)	75 – Temporary construction 2 - Permanent
Net tax capacity increase	\$47,812
Total housing units	37
Affordable units	37 (13 below 30% AMI, 15 @ 31-50% AMI, 9 @ 51-60% AMI)
Anticipated # bedrooms	21 – Studio/1 BR 12 – 2 BR 4 – 3 BR
Est. total development cost	\$12.8 million
Est. private funds leveraged	\$11.5 million
Est. other public funds	\$750,000
Comments/ Demonstration value	<ul style="list-style-type: none"> • Another development to catalyze redevelopment in downtown Hastings introducing new housing and uses. • This project adds affordable housing, and artists, to the east end of downtown and includes great public spaces on site. • Excellent demonstration value in the community process to decide what this project would entail, including affordability at various levels.
Funding	
Requested amount	\$236,891
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$25,000	Site preparation
\$124,891	Stormwater management on site
\$76,000	Placemaking elements related to: art wall, stage, art patio and trail, incl. lighting
\$4,000	Bike racks for public
\$7,000	Path connection to Regional Trail
\$236,891	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Saint Paul
Project Name West Side Flats Greenway
Project Location NW corner of Plato Ave and Robert St
Council District 13 – Richard Kramer

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	This project consists of the first phase of redevelopment of 13.5 acres of largely vacant land south of the Mississippi River across from downtown St. Paul as well as the first phase of the West Side Flats Greenway. The Greenway is a regional, stacked-function stormwater management area that provides both functional stormwater management as well as amenity and aesthetic value to the area. The redevelopment includes two blocks which will be developed into commercial space and market-rate apartments. The project not only intensifies land use on the subject sites but introduces a diversity of housing affordability and uses to strengthen the neighborhood.
Jobs (FTEs)	80 – Temporary construction 16 – Permanent (4 living wage)
Net tax capacity increase	\$180,000
Total housing units	252
Affordable units	0
Anticipated # bedrooms	158 – Studio/1 BR 94 – 2 BR
Est. total development cost	\$54 million
Est. private funds leveraged	\$52 million
Est. other public funds	\$1.2 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Innovative system to manage stormwater and can catalyze additional development by providing shared management rather than requiring on-site. • Provides a valuable amenity and green space to neighborhood. • Demonstration value in partnerships among City departments as well as other stakeholders such as the University of Minnesota.
Funding	
Requested amount	\$800,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$200,000	Design/Engineering related to Phase 1 of Greenway
\$600,000	Construction of Phase 1 of Greenway
\$800,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Bloomington
Project Name Knox-American
Project Location SW corner of Knox Ave and American Blvd
Council District 5 – Steve Elkins

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	Knox-American continues the redevelopment along American Blvd from the Penn-American project recently completed. Knox-American will add 248 units of rental housing and include the extension of 80 ½ St from the Penn-American development which breaks up large block sizes and is designed to enhance the pedestrian experience by employing such elements as: transit wayfinding signage, enhanced landscaping and traffic chokers. This project will include the first affordable housing built in Bloomington since 2008 and is adjacent to the proposed Orange Line BRT.
Jobs (FTEs)	375 – Temporary construction 8 – Permanent (5 living wage)
Net tax capacity increase	\$306,496
Total housing units	248
Affordable units	50 – @ 31-50% AMI
Anticipated # bedrooms	156 – Studio/1 BR 92 – 2-bedroom
Est. total development cost	\$45.6 million
Est. private funds leveraged	\$26.8 million
Est. other public funds	\$17.3 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • This project demonstrates redevelopment at increased density in a suburban location with a focus on the pedestrian environment. • Project demonstrates the value of a community developing a set of guidelines, or requirements, for development areas to achieve Livable Communities outcomes. • Great demonstration of creating a mix of housing affordability in a redevelopment area with good transit access.
Funding	
Requested amount	\$1,400,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$170,000	Demolition of buildings
\$15,000	Site preparation
\$435,000	Underground stormwater management system
\$780,000	Extension of 80 ½ St
\$1,400,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Minneapolis
Project Name Sabathani Senior Housing
Project Location 310 E 38th St
Council District 7 – Gary Cunningham

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	The Sabathani project includes 50 units of senior housing and senior programming space on land adjacent to the Sabathani Community Center. In addition to the senior housing, the development project includes a community garden, playground and drop off area which integrates the new senior housing with the existing community center. The housing will consist of a three-story elevator building with underground parking, community kitchen, fitness and wellness room.
Jobs (FTEs)	100 – Temporary construction 1 – Permanent (1 living wage)
Net tax capacity increase	\$65,625
Total housing units	50
Affordable units	50 @ 31-50% AMI
Anticipated # bedrooms	43 – Studio/1 BR 7 – 2-bedroom
Est. total development cost	\$12 million
Est. private funds leveraged	\$8.3 million
Est. other public funds	\$3 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Project entailed a strong community engagement component. • Demonstration value in locating senior housing adjacent to community center, grocery store and transit service.
Funding	
Requested amount	\$705,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$200,000	Placemaking elements related to courtyard/plaza space
\$200,000	Stormwater tanks, pervious pavers, bio-filtration pond
\$30,000	Architectural & engineering costs related to placemaking and stormwater
\$86,109	Extension of local utilities
\$516,109	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of Richfield
Project Name Cedar Point South
Project Location 66th St and 17th Ave
Council District 5 – Steve Elkins

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	Cedar Point South includes the development of predominantly vacant land into three mixed-income multifamily buildings and the construction of two blocks of Richfield Parkway. This development project extends the parkway south of 66 th Street to connect with that which has recently been constructed to the north adjacent to the Home Depot and Target commercial area. A new sidewalk, landscaping and regional trail connection will also be built.
Jobs (FTEs)	400 – Temporary construction 14 – Permanent (3 living wage)
Net tax capacity increase	\$280,500
Total housing units	204
Affordable units	41 @ 31 – 50% AMI
Anticipated # bedrooms	153 – Studio/1 BR 51 – 2 BR
Est. total development cost	\$40.7 million
Est. private funds leveraged	\$36 million
Est. other public funds	\$3.3 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Project introduces new mixed-income housing to area. • Improved connections via the Parkway with new sidewalk and trail. • Catalytic potential due to Parkway construction.
Funding	
Requested amount	\$1,360,000
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$250,000	Site acquisition after the date of award
\$1,000,000	Construction of Richfield Parkway
\$110,000	Construction of sidewalk on east side of Parkway
\$1,360,000	TOTAL RECOMMENDED

Livable Communities Project Summary

Grant # SG
Type: Livable Communities Demonstration Account
Applicant City of North St. Paul
Project Name Commerce Park Apartments
Project Location Century Ave and 7th Ave E
Council District 11 – Sandy Rummel

Project Detail	
(Re)Development summary of project to commence by 12/31/2019	The development project assembles nine parcels into a site to construct two, four-story mixed-income apartment buildings at a density of 43 units/acre. The site is adjacent to the Gateway State Trail and on a Metro Transit line. The original project request included upgrading adjacent utilities, onsite stormwater management and new sidewalks connecting the development to transit and the trail. The recommended funding for site acquisition and site preparation is to help ensure redevelopment can occur on the site and that the city will reapply next year with project changes in response to LCAC recommendations to better demonstrate Livable Communities principles.
Jobs (FTEs)	500 – Temporary construction 18 – Permanent (3 living wage)
Net tax capacity increase	\$313,153
Total housing units	286
Affordable units	57 @ 31 – 50% AMI
Anticipated # bedrooms	161 – Studio/1 BR 125 – 2 BR
Est. total development cost	\$64 million
Est. private funds leveraged	\$55.8 million
Est. other public funds	\$6.4 million
Comments/ Demonstration value	<ul style="list-style-type: none"> • Encouraged to see redevelopment into mixed-income, higher density housing at this location. • Project places residents near to downtown, regional trail and transit. • Development at this density has ability to catalyze additional development in area.
Funding	
Requested amount	\$1,800,800
Previous LCA funding	\$100,000 Pre-development grant
Use of funds	
Amount	Uses to be completed by 12/31/2019
\$400,000	Site acquisition after the date of award
\$200,000	Site preparation
\$600,000	TOTAL RECOMMENDED