

Livable Communities Act

Livable Communities Demonstration Account Grant (LCDA) Category

2016

Livable Communities

Demonstration Account

Funding Recommendations

11/21/2016

Community Development Committee



2016 Funding Recommendation Option 1

1. That the Metropolitan Council approve funding for eight LCDA grants in six communities for a total of \$6,596,891 as listed in the Business Item;
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

2016 Funding Recommendation

Option 2

1. That the Metropolitan Council authorize the transfer of \$175,000 from the LCDA-TOD Pre-Development program to the LCDA program;
2. Approve funding for nine LCDA grants in six communities for a total of \$7,675,000 as listed in the Business Item;
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

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; and/or
- Provide infrastructure to connect communities and attract investment

2016 Funding Available

- Council approved \$7,500,000 for LCDA 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.
- \$175,000 remains from Fall Round of LCDA-TOD Pre-Development Grants
 - Provides total of \$7,675,000 available in 2016

LCDA

Overview of Application and Evaluation Process

Community Development Committee



Process

- March: FDP; Notice of funding availability; applicant workshops
- May: Project Concept Plans Due
- July: Applications Due,
- August: Staff Step 1 Review
- September-October: LCAC Step 2 Review
- November: Community Development Committee
- December: Full Council

LCDA

Funding Recommendations

Funding Recommendation – Option 1

Development Project	Applicant	Points	Amount Requested	LCAC Recommendation
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	60	\$1,800,000	\$600,000
Total Recommended				\$6,596,891
Total Available (at time of recommendation)				\$7,500,000
Total Remaining				\$903,109

Funding Recommendation – Option 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	60	\$1,800,000	\$600,000
Total Recommended				\$7,675,000
Total Available (incl. \$175,000 TOD Pre-Dev.)				\$7,675,000
Total Remaining				\$0

Saint Paul | West Side Flats III

LCDA

Development

Recommended
amount

\$800,000



- Demonstrative reuse of an industrial site and taking advantage of natural amenities and building on them.
- Good connection of development and neighborhood to riverfront.
- Unique building construction in “passive haus” design.

Saint Paul | Dorothy Day

LCDA

Development

Recommended
amount

\$662,000



- 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.

Minneapolis | Hook & Ladder

LCDA

Development

Recommended amount **\$1,300,000**



- 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.

Hastings | Artspace

LCDA

Development

Recommended
amount

\$236,891

- Will catalyze redevelopment in downtown Hastings introducing new housing and uses.
- This project adds affordable housing, and artists to 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.



Saint Paul | West Side Flats Greenway

LCDA

Development

Recommended
amount

\$800,000



- 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.

Bloomington | Knox-American

LCDA

Development

Recommended amount **\$1,400,000**



- 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, 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.

Minneapolis | Sabathani

LCDA

Development

Recommended
amount

\$516,109



- Project entailed a strong community engagement component.
- Demonstration value in locating senior housing adjacent to community center, grocery store and transit service.

Richfield | Cedar Point South

LCDA

Development

Recommended
amount

\$1,360,000



- Project introduces new mixed-income housing to area.
- Improved connections via the Parkway with new sidewalk and trail.
- Catalytic potential due to Parkway construction.

North St. Paul Commerce Park Apartments

LCDA

Development

Recommended
amount **\$600,000**



- 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.

2016 LCDA Anticipated Outcomes

Regular jobs	96 (51% living wage)
Temporary jobs	2041
Net tax capacity increase	\$1,785,294
Housing units	1,772
Affordable units	715 (40% of all units)
Private investment	\$320.6 million
Add. public investment	\$91.6 million

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METROPOLITAN
C O U N C I L

2015 LCDA Recommendations