

Livable Communities Act  
Livable Communities Demonstration Account  
2018 Fall Round

# 2018 Fall Round LCDA Pre-Development Funding Recommendation

12/3/2018

Community Development Committee



# Livable Communities Demonstration Account

## Purpose:

The Livable Communities Demonstration Account (LCDA) funds development or redevelopment projects that ***efficiently link housing, jobs, services, and transit*** in an effort to create inspiring and lasting Livable Communities.

# 2018 Funding Availability

The Council approved:

- Up to \$250,000 for LCDA Pre-Development grants to be awarded in two application rounds with \$125,000 available in each Spring and Fall round
- \$1,962,996 remains from the LCDA Development program

# Review Process

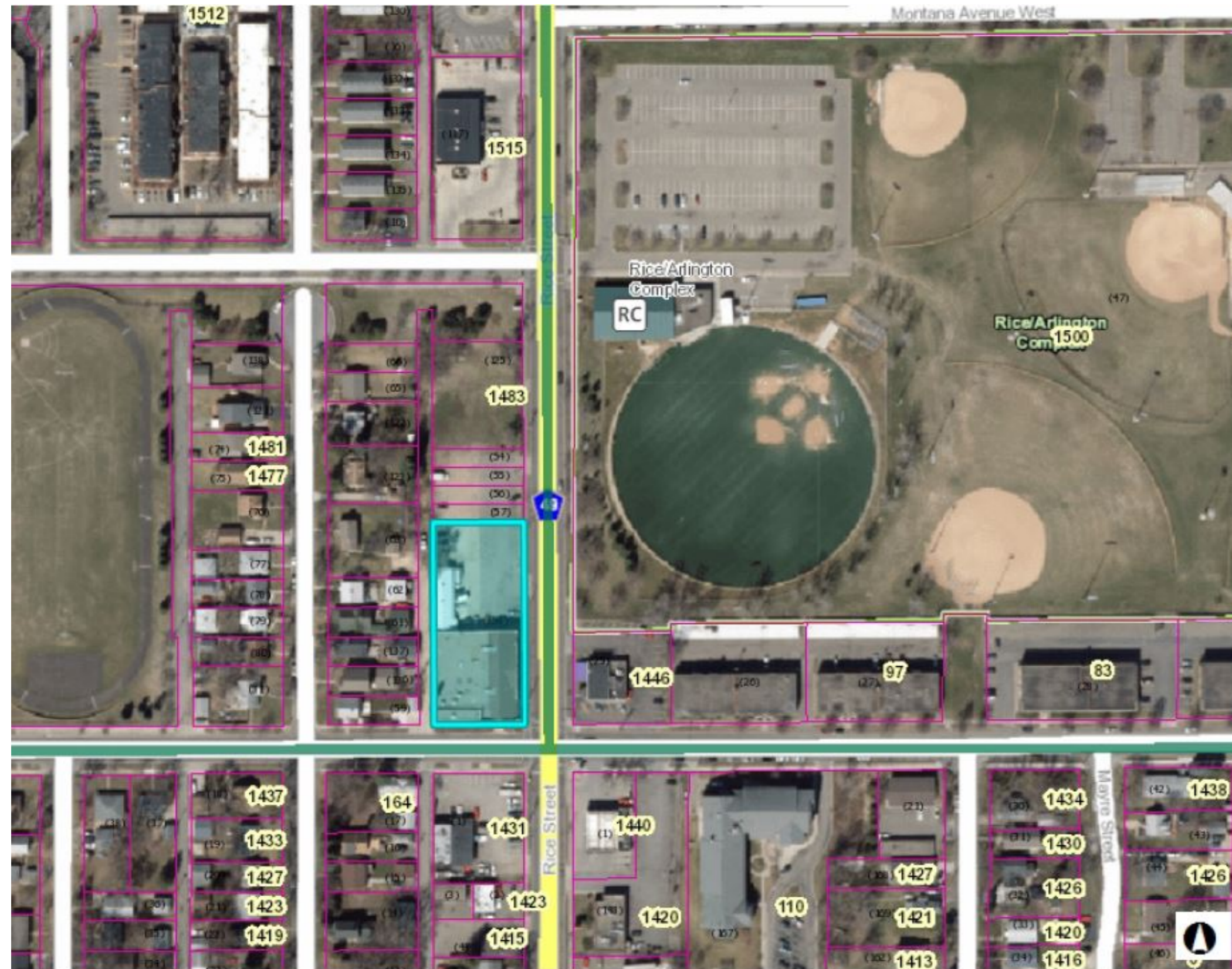
- November 1, 2018: the Council received three LCDA Pre-Development applications
- Applications undergo an evaluation by a staff team from the Community Development division

# 2018 Fall Funding Recommendation:

Development Project	Applicant	Points	LCDA Pre-Development	
			Amount Requested	Amount Recommended
Upper Rice Street Site	Saint Paul	59.5	\$99,600	\$99,600
Grain Belt Redevelopment	Minneapolis	57.5	\$100,000	\$100,000
Ford Site Redevelopment	Saint Paul	55	\$100,000	\$100,000
<b>Total Recommended</b>				<b>\$299,600</b>
<b>Total Available</b>				<b>\$299,600</b>
<b>Total Remaining</b>				<b>\$0</b>

# Upper Rice Street Site

Recommended Award:  
**\$99,600**



- Mixed-income and mixed-use development project
- 60 housing units with mix of market rate and affordable at 61%-80% AMI
- Proposed office space, retail space, community gathering space, and community commercial kitchen
- Requested Activities: market study, design workshop, feasibility analysis, site plan, stormwater management plan

# Grain Belt Redevelopment

Recommended Award:  
**\$100,000**



- Infill development on City-owned property
- Mixed-use and mixed-income with affordable ownership options
- Pedestrian mall through site connecting development uses and the river
- Requested Activities: Solidify conceptual design

# Ford Site Redevelopment



Recommended Award:  
**\$100,000**

- Redevelopment of 122-acre Ford site
- Mixed-use and mixed-income project with ownership housing options
- Stormwater management plan includes central water feature that serves as amenity for the development
- Requested Activities: Alternative Urban Area Review (AUAR)



# 2018 Funding Recommendation

- That the Metropolitan Council:
  1. Authorize the transfer of \$174,600 from the Livable Communities Demonstration Account program to the Livable Communities Demonstration Account Pre-Development program
  2. Award three Livable Communities Demonstration Account Pre-Development grants for a total of \$299,600; and
  3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



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