

Amend 2017 Fund Distribution Plan - LCDA

January 16, 2018

Community Development Committee



Background

- Grant relinquishments and interest earnings have accumulated (2011-2017) resulting in additional funding available for award
- Two projects eligible for funding that did not receive any or full funding (Pioneer Press and The Edison)
- By adding additional available funding, both projects are fully funded
- 40/60 core/suburban guideline maintained

Additional Funding Option

<u>Development Project</u>	<u>Applicant</u>	<u>Points</u>	<u>Amount Requested</u>	<u>Previously Funded</u>	<u>Additional</u>
Leef	Minneapolis	88.98	\$1,831,428	\$1,831,428	
Ain Dah Yung	Saint Paul	87.14	\$350,000	\$350,000	
The Avenue on France	Edina	82.12	\$1,300,000	\$1,300,000	
West Broadway Curve II	Minneapolis	80.74	\$780,000	\$780,000	
Pioneer Press	Saint Paul	79.20	\$250,000	\$0	\$250,000
The Collaborative	Edina	78.12	\$1,441,565	\$1,441,565	
Edison	Roseville	76.99	\$2,045,295	\$1,797,007	\$248,288
Total			\$7,998,288	\$7,500,000	
Total Available			\$7,500,000	\$7,500,000	
Total Remaining			(\$498,288)	\$0	\$498,288

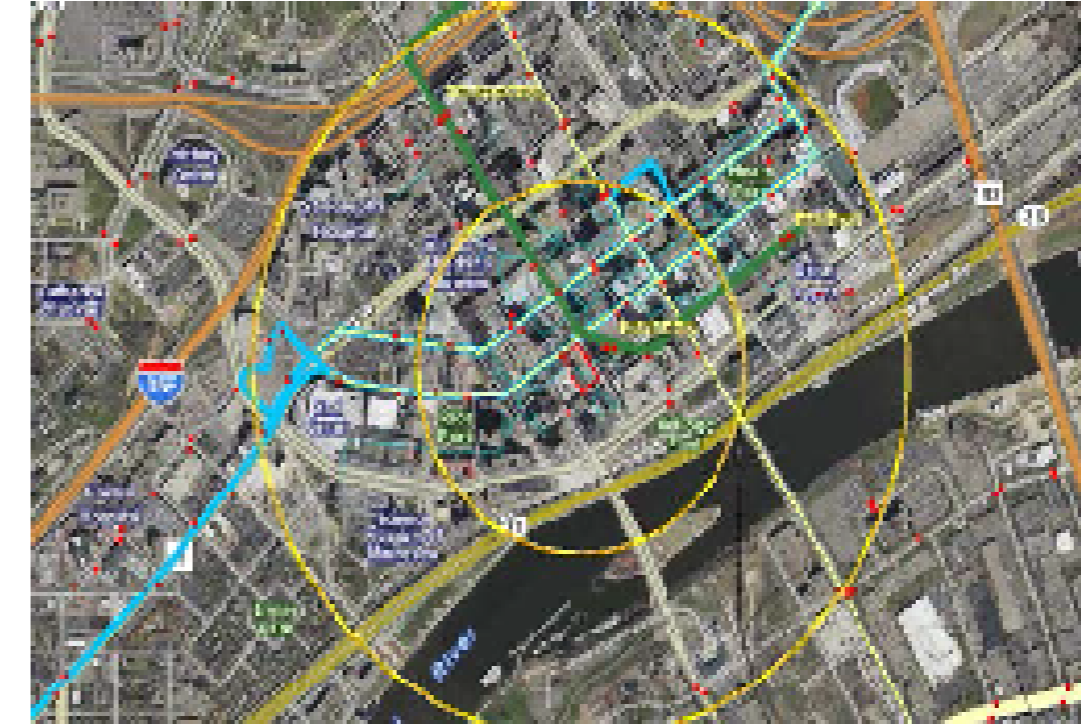


2017 LCDA Application Profile

Livable Communities Program, Metropolitan Council

Pioneer Press

Applicant	City of Saint Paul
Project Location	345 Cedar St
Contact	Diane Nordquist, diane.nordquist@ci.stpaul.mn.us 651.266.6640
Developer	Pioneer Apts. LLP
District	13 – Richard Kramer
Total LCDA Request	
\$250,000	

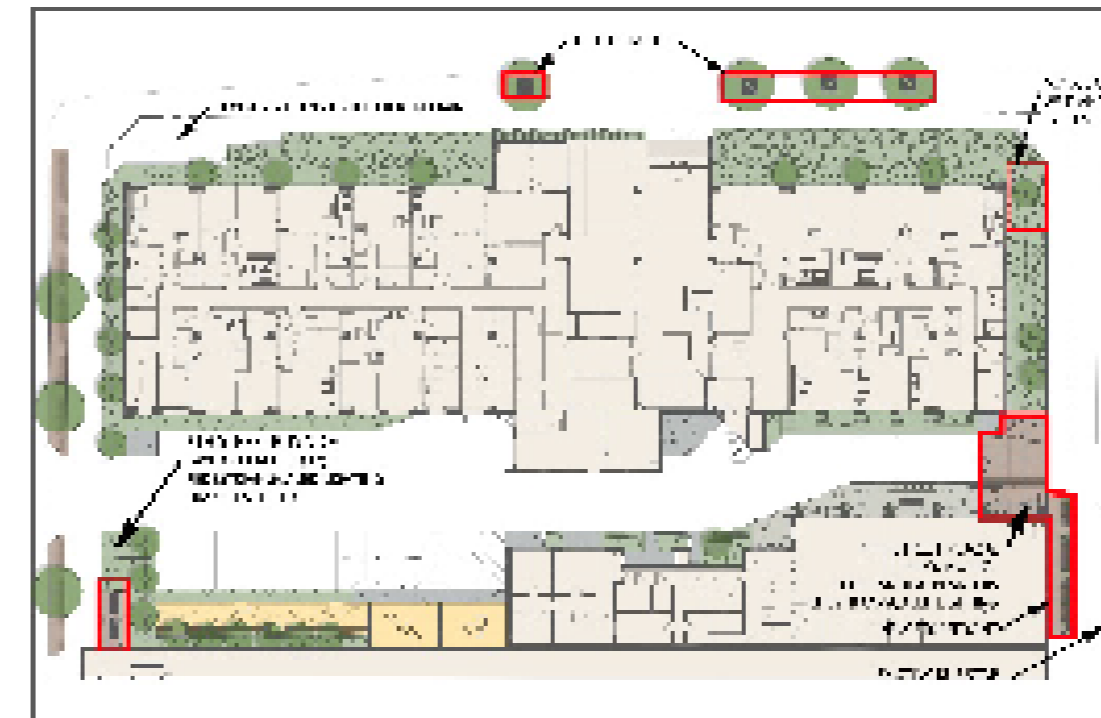


Project Description:

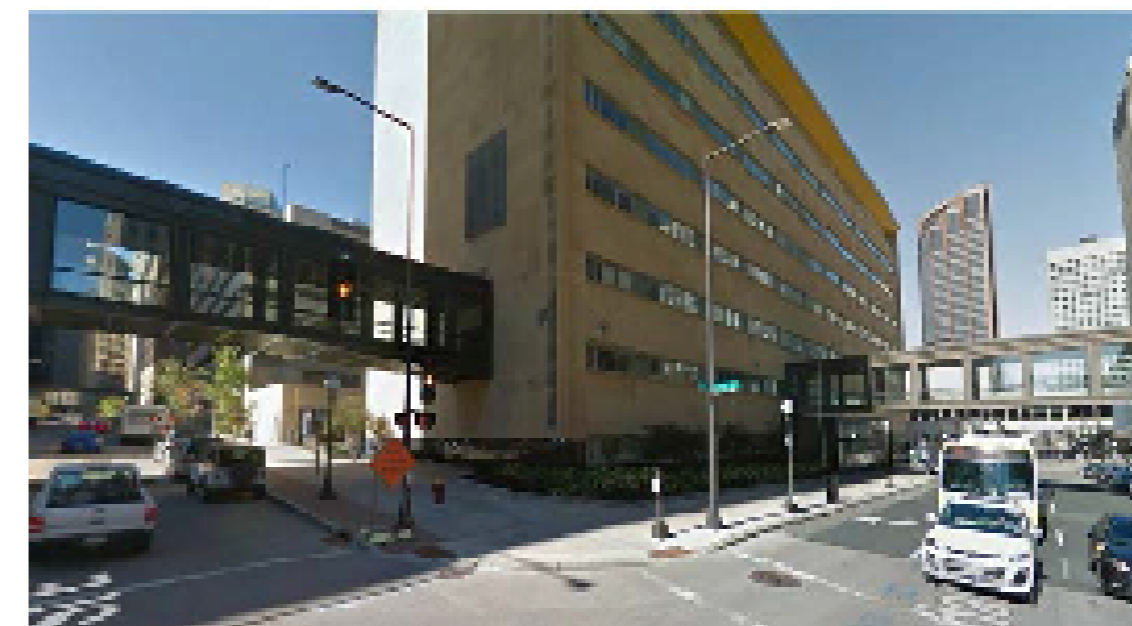
Project includes the renovation and conversion of the Pioneer Press building into 143 affordable apartment units with a teen tech center run by the YMCA and future retail space along 4th St. Project will also improve public space and adjacent transit stops.

Grant Activities:

- \$50,000 Site Prep - Demo
- \$100,000 Placemaking - 5th & 4th St improvements
- \$100,000 Placemaking - public plaza/seating area



Anticipated Outcomes		LCDA Metrics	
Total Dwelling Units	143	FAR	3.89
% Affordable	100%	DU/Acre	137.5
Permanent FT Jobs	4	Mixed Use	No
Construction Jobs	200	Parking stalls/unit	.07
Commercial/Office	2,500 sq. ft.	Parking Ratio (per sq. ft.)	0



2017 LCDA Application Profile

Livable Communities Program, Metropolitan Council

Edison

Applicant	City of Roseville
Project Location	Old Hwy 8 & County Rd D
Contact	Jeanne Kelsey, Jeanne.kelsey@cityofroseville.com 651.792.7086
Developer	Sand Co.
District	10 – Marie McCarthy
Total LCDA Request	
	\$2,045,295



Project Description:

Edison is a life-style mixed income community that includes a mix of market rate and affordable housing units serving long-term homeless and vets. Project includes expansive solar panels throughout site, stormwater management system and public trail loop around site. Project also incorporates supportive services for LTH units.



Grant Activities:

- \$150,000 Stormwater Mgmt - Rainwater Harvesting
- \$75,000 Stormwater Mgmt - Raingardens
- \$1,765,295 Solar Panels
- \$55,000 Infrastructure - New sidewalk



Anticipated Outcomes		LCDA Metrics	
Total Dwelling Units	209	FAR	.84
% Affordable	28%	DU/Acre	24
Permanent FT Jobs	4	Mixed Use	No
Construction Jobs	350	Parking stalls/unit	1.88
Commercial/Office	N/A	Parking Ratio (per sq. ft.)	N/A



Proposed Action

- That the Metropolitan Council
- Amend the 2017 Annual Livable Communities Fund Distribution Plan to increase Livable Communities Demonstration Account available funding by \$498,288,
- Award supplemental funding as listed in the chart, and
- Authorize its Community Development Director to execute the grant agreements on behalf of the Council.



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