

Livable Communities Act

Livable Communities Demonstration Account

2018 Funding Recommendations

11/19/2018

Community Development Committee



Livable Communities Act

- The Livable Communities Act (LCA) was adopted in 1995 and invests in projects that revitalize economies, create affordable housing, and link different land uses and transportation
- Livable Communities Demonstration Account is one of four programs within the LCA

Livable Communities Demonstration Account

Purpose:

Projects funded by the LCDA program support innovative development and redevelopment projects that:

- Link housing, jobs, services, and transit
- Demonstrate efficient and cost-effective use of land and infrastructure
- Catalyze additional development that support vibrant, diverse communities

Overview of Application and Evaluation Process

- All applicants are required to submit a project concept plan prior to submitting a full application
- Applications undergo a two-step evaluation process

Step One

- Internal review conducted by Council staff



Step Two

- Review by Livable Communities Advisory Committee, an external panel of subject matter experts

2018 Calendar

March	Fund Distribution Plan; Notice of Funding Availability
March/April	Applicant Workshops & Design Workshops
June	Project Concept Plans Due
Aug.-Sept.	Applications Due; Step 1 Review - Staff
Sept./Oct.	Step 2 Review – Livable Communities Advisory Committee
November 19	Community Development Committee
December 12	Metropolitan Council

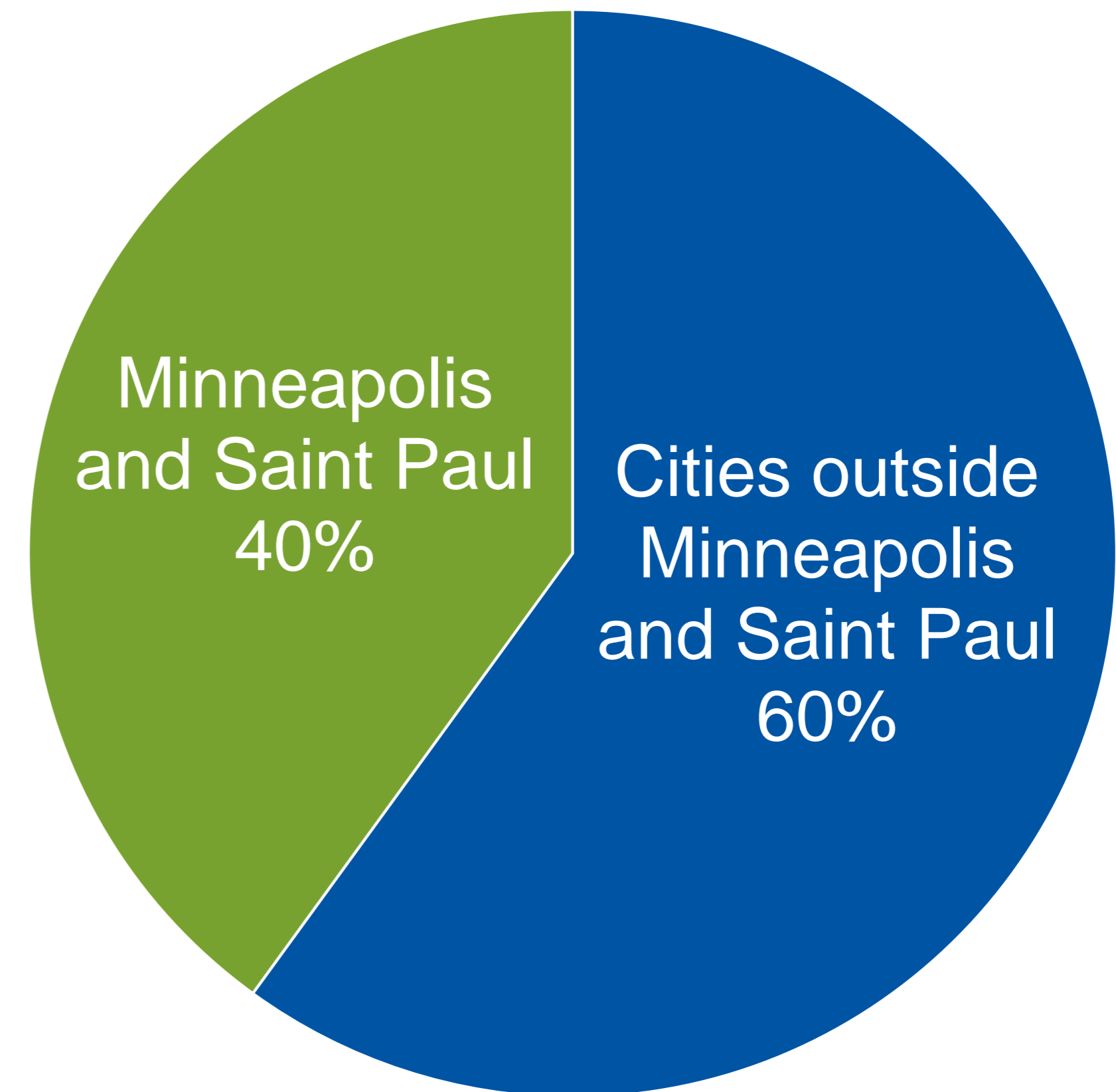
2018 Funding

- 10 LCDA Development applications with total requests over \$9.75 million
- LCAC is recommending that the Council transfer these unallocated LCDA-TOD funds to the LCDA Development program
- \$11,525,750 would be available to fully fund all LCDA Development projects

Total available for LCDA Development and Pre-Development	\$9,500,000
Less set aside for Pre-Development	-\$250,000
Total made available for LCDA Development:	\$9,275,000
Plus unallocated LCDA-TOD funds	+\$2,250,750
Total if transfer of LCDA-TOD funds approved	\$11,525,750

Fund Allocation Policy

- Council-established guidelines state that no more than 40% of the available funds may go to projects located in Minneapolis and/or Saint Paul
- Council has waived this guideline in past when additional funds have been available and projects had significant demonstration value



2018 Livable Communities Demonstration Account Funding Options

- \$9,275,000 is currently allocated to the LCDA Development program
 - \$11,525,750 can be made available by transferring \$2,250,750 from the LCDA-TOD program to the LCDA Development program
- Option One adheres to Council guidelines limiting central city funding to 40% of available funds at
- Option Two waives the 40% limit and fully funds all projects meeting the minimum score

LCDA Funding Recommendations

Applicant / Project	Scoring (out of 100)	Request	LCAC Recommendation (Option One)	LCAC Suggestion (Option Two)
Minneapolis: Gateway Northwest	76.88	\$1,650,000	\$1,650,000	\$1,650,000
Minneapolis: Olson Townhomes	76.06	\$1,200,000	\$1,200,000	\$1,200,000
Saint Paul: 848 Payne	70.04	\$269,500	\$269,500	\$269,500
Brooklyn Park: Village Creek Apartments	67.71	\$832,000	\$832,000	\$832,000
St. Louis Park: Bridgewater Bank	67.96	\$1,204,889	\$1,204,889	\$1,204,889
Minneapolis: Apprenticeship and Training Center	66.17	\$1,600,000	\$1,490,800	\$1,600,000
Saint Paul: Capitol Professional Building	66.14	\$713,730	\$0	\$713,730
Richfield: Cedar Point II	64.80	\$1,189,000	\$1,189,000	\$1,189,000
Eden Prairie: Trail Point Ridge	60.17	\$903,635	\$903,635	\$903,635



Gateway Northeast

Minneapolis



Recommended Amount: **\$1,650,000**

- Includes mix of affordability levels and mix of uses
- Programmatic element through arts non-profit
- Leasing partnership to provide space to local businesses

Olson Townhomes

Minneapolis



Recommended Amount: **\$1,200,000**

- All-affordable housing re-development project that retains affordability of existing development
- Diversity of housing types
- Connection to future LRT station

848 Payne

Saint Paul



Recommended Amount: **\$269,500**

- Mixed-use development with all-affordable housing
- Partnership with neighborhood organization to lease retail space
- Tree vault system for stormwater management

Village Creek Apartments

Brooklyn Park

Recommended Amount: **\$832,000**

- Includes mix of affordability levels and mix of uses
- Community commercial kitchen open to the public
- Partnership with non-profit to include education in stormwater management



Bridgewater Bank Corporate Center

St. Louis Park

Recommended Amount: **\$1,204,889**



- Entrepreneurship center with technical assistance programming
- Job creation project
- Addition of public plaza and green space

Minneapolis Apprenticeship and Training Center

Minneapolis



Option One Funding: **\$1,490,800**

Option Two Funding: **\$1,600,000**

- Fills career training niche currently missing in Metro area
- Partnership with Minneapolis Public Schools and Minnesota State
- Sustainable building design

Cedar Point II

Richfield



Recommended Amount: **\$1,189,000**

- Diversity of housing types
- Building off recent investments in the area and integrating development along parkway

Trail Point Ridge/Smith Village

Eden Prairie

Recommended Amount: **\$903,635**



- Mixed-income housing development
- Component of larger mixed-density, intergenerational development
- Regional trail connection

Capitol Professional Office Building Redevelopment

Saint Paul



Option One Funding: **\$0**

Option Two Funding: **\$713,730**

- Housing development featuring micro-units
- Updating parking structure to provide parking for residents and those visiting the area

2018 Funding Recommendation: Option One

That the Metropolitan Council:

1. Authorize the transfer of \$2,250,750 from the LCDA-TOD program to the LCDA Development program;
2. Award eight Livable Communities Demonstration Account grants in six communities for a total of \$8,739,824, as outlined in the Business Item; and
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

2018 Funding Recommendation: Option Two

That the Metropolitan Council:

1. Authorize the transfer of \$2,250,750 from the LCDA-TOD program to the LCDA Development program;
2. Waive the Council's guideline that no more than 40% of LCDA funding be awarded to the cities of Minneapolis and Saint Paul, due to a finding that:
 - a) The additional funding would assist projects that will have worthwhile demonstration value; and
 - b) Sufficient funds are available to fund all eligible projects
3. Award nine Livable Communities Demonstration Account grants in six communities for a total of \$9,562,754, as outlined in the Business Item; and
4. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council



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