

Livable Communities Act

Transit-Oriented Development Grant Category

Project Change Amendment to Livable Communities Demonstration Account - Transit Oriented Development Grant SG-09042

Northwest University & Dale
City of Saint Paul

10/15/2018

Community Development Committee



2018 Funding Recommendation

That the Community Development Committee:

1. Approve a project change amendment for the Livable Communities Demonstration Account Transit-Oriented Development (LCDA-TOD) grant agreement number SG-09042, Northwest University & Dale to the City of Saint Paul reducing the number of housing units, jobs and commercial/retail space; and
2. Authorize its Community Development Division Director to execute the grant agreement on behalf of the Council

Project Overview

- Redevelopment of Northwest corner of the University & Dale intersection
- 2017 LCDA-TOD grant; \$1,450,000, for site acquisition
- 2017 proposed project included affordable senior housing, retail, commercial space and business incubator

Project Revisions

	As awarded in 2017	As requested to be amended in 2018
Jobs (FTEs)	Permanent: 98	Permanent: 76
Total housing units	61	40
Affordable units	61 @ 51%-60% AMI	20 @ 31-50% AMI; 20 @ 51-60% AMI
Anticipated # bedrooms	51 - Studio/1BR; 6 - 2BR; 4 - 3+BR	10-studio/1 BR, 18-2 BR, 12-3+ BR
Est. private funds leveraged	\$8,102,640	\$15,944,650
Est. other public funds	\$13,402,236	\$2,192,587
TOD metrics	Floor-area ratio: 2.02 Dwelling units per acre: 61 Residential parking ratio: 0.25 stalls/unit	Floor-area ratio: 1.6 Dwelling units per acre: 38.46 Residential parking ratio: 0.4 stalls/unit

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