

Livable Communities Act

Livable Communities Demonstration Account

2019 Fall Round LCDA Pre-Development Funding Recommendation

12/02/2019

Community Development Committee



2019 Funding Recommendation

That the Metropolitan Council:

1. Award three Livable Communities Demonstration Account Pre-Development grants for \$190,000.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

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.

2019 Funding Availability

The Council approved:

- Up to \$500,000 for LCDA Pre-Development grants to be awarded in two application rounds with \$250,000 available in each Spring and Fall funding opportunity
- \$260,000 was awarded in the Spring round
 - \$10,000 was transferred from the Transit Oriented Development account to fully fund all eligible LCDA Pre-Development requests

Review Process

November 1, 2019:
the Council received
three LCDA Pre-
Development
applications



Applications undergo
an evaluation by a
staff team from the
Community
Development division

2019 Fall Funding Recommendation

LCDA 2019 Fall Pre-Development Recommendations

Development Project	Applicant	Points (70 pts. Possible)	Amount Requested	Amount Recommended
Artist Housing Market Study	City of Chaska	44	\$30,000	\$30,000
Grand Ave. Gateway Residential	City of South Saint Paul	42.7	\$60,000	\$60,000
Little Saigon Market	City of Saint Paul	42.5	\$100,000	\$100,000
Total Recommended				\$190,000
Total Available				\$250,000
Total Remaining				\$60,000

Artist Housing Market Study

Recommended Award:
\$30,000



- Partnership with Artspace to conduct market study
- Proposing 96 units, 24 affordable at 31-50% AMI
- Part of Downtown Master Plan including enhanced pedestrian environment and outdoor community gathering space

Recommended Award:
\$60,000

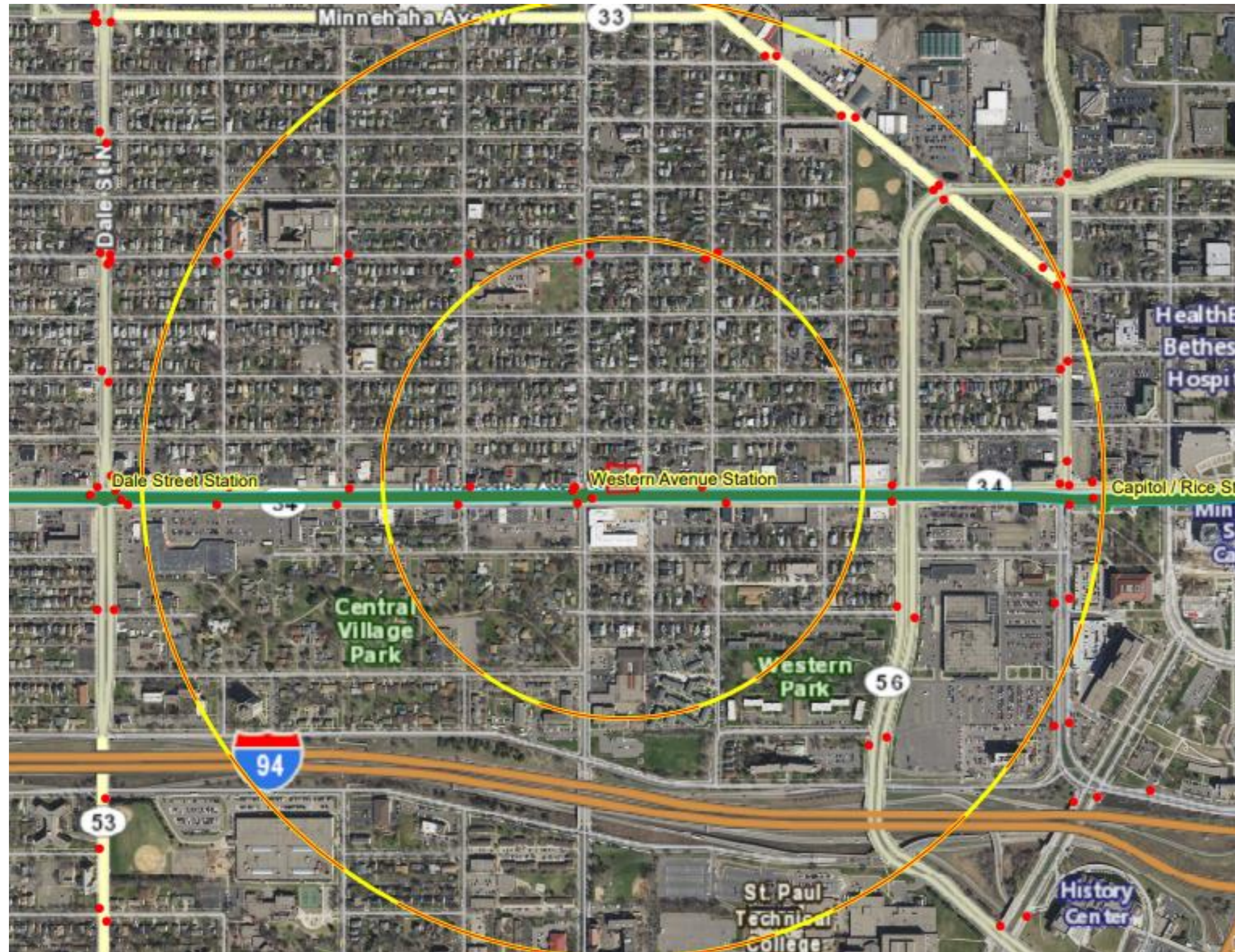
Grand Ave. Gateway Residential



- Proposed infill multi-family residential project
- Site planning and financial analysis to increase density and diversify uses on two sites
- Stormwater management plan and geotechnical analysis

Little Saigon Plaza

Recommended Award:
\$100,000



- Proposed mixed-use development with space for local small businesses and affordable housing units
- Proposing 20 housing units affordable at 61-80% AMI
- Design workshops, feasibility study, site planning, and stormwater management plan

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