

Livable Communities Act

Livable Communities Demonstration Account

2019 Funding Recommendations

11/18/2019

Community Development Committee



2019 Funding Recommendation: Option One

That the Metropolitan Council:

- Award eight Livable Communities Demonstration Account grants, totaling \$7,000,000; and
- Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

2019 Funding Recommendation: Option Two

That the Metropolitan Council:

- Authorize the transfer of \$1,818,200 from the Livable Communities Demonstration Account-Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
- Award nine Livable Communities Demonstration Account grants totaling \$8,384,266; and
- Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

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 and meet with LCA staff 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

2019 Calendar

February	Fund Distribution Plan; Notice of Funding Availability
Feb./April	Applicant Workshops & Design Workshops
July	Project Concept Plans Due
Aug.-Sept.	Applications Due; Step 1 Review - Staff
Sept./Oct.	Step 2 Review – Livable Communities Advisory Committee
November 18	Community Development Committee
December 11	Metropolitan Council

2019 Funding

- 13 LCDA Development applications with total requests over \$12.5 million
- \$1,818,200 available from LCDA-TOD to fully fund all eligible LCDA Development projects
- Council guidelines state that no more than 40% of available funds may be awarded to projects in Minneapolis and Saint Paul

Total available for LCDA Development and Pre-Development	\$7,500,000
Less set aside for Pre-Development	-\$500,000
Total made available for LCDA Development:	\$7,000,000
Plus unallocated LCDA-TOD funds	+\$1,818,200
Total available if transfer of LCDA-TOD funds approved	\$8,818,200

LCDA Funding Recommendations

Applicant	Project Name	Step One	Step Two	Combined Step One and Step Two (must be over 60)	Housing Performance Score	Total	Amount Requested	Amount Recommended w/o TOD	Amount Recommended with TOD
Saint Paul	SpringBox	39.00	43.20	82.20	10.00	92.20	\$392,500	\$392,500	\$392,500
Minneapolis	Bloom Lake	41.88	36.25	78.13	10.00	88.13	\$1,600,000	\$1,600,000	\$1,600,000
Minneapolis	Amber Apartments	38.83	38.38	77.21	10.00	87.21	\$548,500	\$548,500	\$548,500
Edina	7200/7500 France	39.67	38.08	77.75	9.00	86.75	\$1,895,000	\$1,895,000	\$1,895,000
Minneapolis	927 Building	37.24	35.20	72.44	10.00	82.44	\$981,816	\$259,000	\$981,816
Rogers	Main Street	33.69	39.27	72.96	8.70	81.66	\$942,500	\$942,500	\$942,500
Eden Prairie	Paravel/Castle Ridge	32.61	33.27	65.88	8.70	74.58	\$885,000	\$885,000	\$885,000
Edina	4100 Edina	33.74	28.29	62.03	9.00	71.03	\$493,950	\$477,500	\$493,950
Roseville	Owasso Gardens	27.68	32.50	60.18	9.60	69.78	\$645,000	\$0	\$645,000
Anoka	Anoka Senior Housing	27.83	22.18	50.01	8.70	58.71	\$514,350	\$0	\$0
Plymouth	Four Seasons	31.05	27.75	58.80	9.00	67.80	\$1,988,000	\$0	\$0
Saint Paul	Parkway	34.24	24.27	58.51	10.00	68.51	\$870,000	\$0	\$0
Victoria	Downtown West	24.88	26.68	51.56	8.70	60.26	\$1,010,000	\$0	\$0

Total Request	\$12,766,616	\$7,000,000	\$8,384,266
Total Available	\$7,000,000	\$7,000,000	\$8,818,200
Difference (\$5,766,616.00)		\$0	\$433,934

SpringBOX: An Innovative Model

City of Saint Paul

Recommended Amount: **\$392,500**



- Jobs-focused project with support for local artists and entrepreneurs
- Community gathering space in public plaza
- Creative site re-use and strong partnerships

Bloom Lake Flats

City of Minneapolis



Recommended Amount: **\$1,600,000**

- All-affordable supportive housing project for residents living with HIV/AIDS
- Partnership with Clare Housing to provide supportive services to residents
- Indoor and outdoor community gathering space

Amber Apartments

City of Minneapolis

Recommended Amount: **\$548,500**



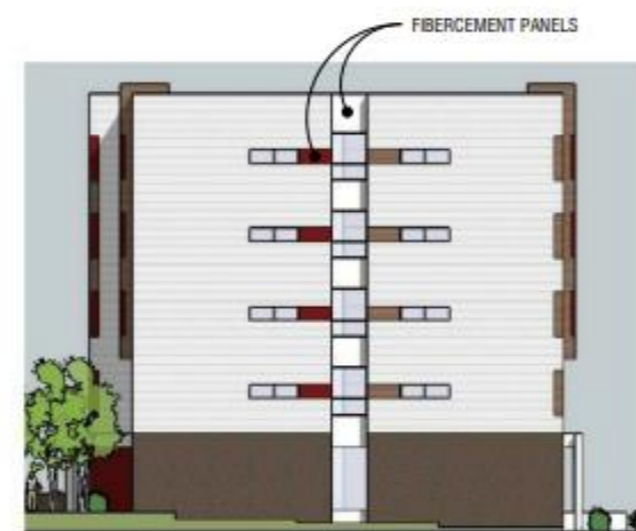
WEST ELEVATION / HIAWATHA AVE



SOUTH ELEVATION



EAST ELEVATION / REAR YARD



NORTH ELEVATION

- All affordable, 81-unit housing project that creates a sober living environment for residents recovering from drug and alcohol dependency
- Project provides easy access to the 46th Street light rail station
- Project team has a strong history of providing supportive services to residents

7200/7500 France

City of Edina



Recommended Amount: **\$1,895,000**

- Mixed use project that includes three public plazas, a pedestrian boulevard, and residential and commercial space
- Residential units will be mixed-income, include ownership townhomes, and affordable units will be mixed throughout the development

The 927 Project

City of Minneapolis



Recommended Amount: **\$981,816**

- Jobs-focus project with retail, shared workspace, community event space, music and gallery space, and a shared maker space
- Public plaza for community events with planned programming
- Strong partnership of local businesses and organizations

Main Street Rogers

City of Rogers



Recommended Amount: **\$942,500**

- Mixed-use project with residential units, commercial space, and a new senior center
- Mixed-income housing with senior housing units
- Public plaza between the two buildings to provide community gathering space

Paravel/Castle Ridge

City of Eden Prairie



Recommended Amount: **\$885,000**

- Mixed-income residential development
- Part of larger area master redevelopment plan
- Environmental sustainability efforts included in development

4100 Edina

City of Edina



Recommended Amount: **\$493,950**

- All affordable housing project
- Larger unit sizes included to provide affordable housing options for families
- 8 units will be available for residents making at or below 30% of Area Median Income

Owasso Gardens

City of Roseville



Recommended Amount: **\$645,000**

- All affordable senior housing project with 8 units set aside for formerly homeless seniors
- Universal Design principles will be included throughout the design

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