

Livable Communities Act

Transit-Oriented Development Grant Category

# 2020 LCDA-TOD Development Grant Funding Recommendations

10/5/2020

Community Development Committee



# 2020 Funding Recommendation

That the Metropolitan Council:

1. Award four Livable Communities Demonstration Account Transit-Oriented Development grants, totaling \$4,500,000 and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

# Overview of Application and Evaluation Process

# LCDA-TOD Purpose

The Council's LCDA-TOD grants promote *moderate to high density development* projects located within *walking distance of a major transit stop* that typically include *a mix of uses* such as housing, jobs, restaurants, shops, and entertainment.

# 2020 Calendar

<b>February</b>	Fund Distribution Plan; Notice of Funding Availability
<b>March</b>	Design Workshop
<b>July</b>	Applications Due
<b>July</b>	Step 1 Review – Interdivisional Council Staff
<b>August</b>	Step 2 Review – Livable Communities Advisory Committee
<b>October 5</b>	Community Development Committee
<b>October 14</b>	Metropolitan Council

# 2020 Funding Available

Category	2020 Funding Available	Sample of Eligible Grant Activities
LCDA-TOD Development	\$4.5 million	Site preparation, publicly-accessible infrastructure, placemaking, stormwater management, public art, design fees
LCDA-TOD Pre-Development, and LCDA-TOD Zoning Implementation	\$500,000	Community engagement, site plans, development staging plans, design workshops, financial analysis, market study, appraisal, stormwater plans, impact analysis, TOD zoning

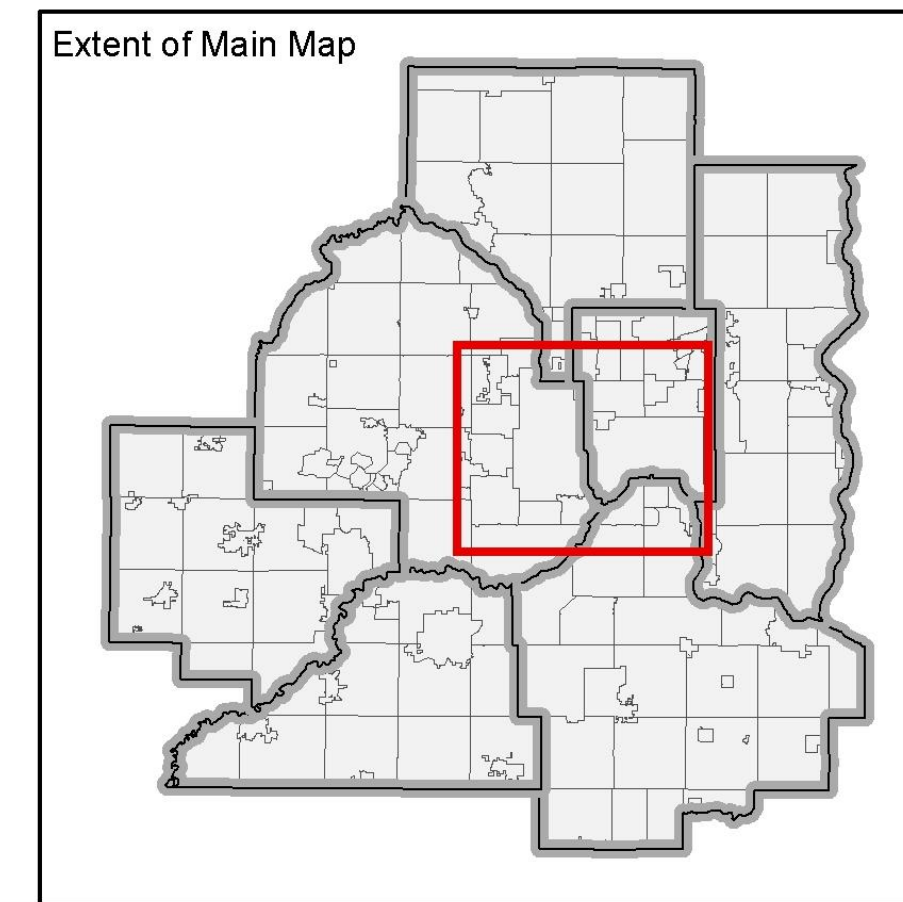
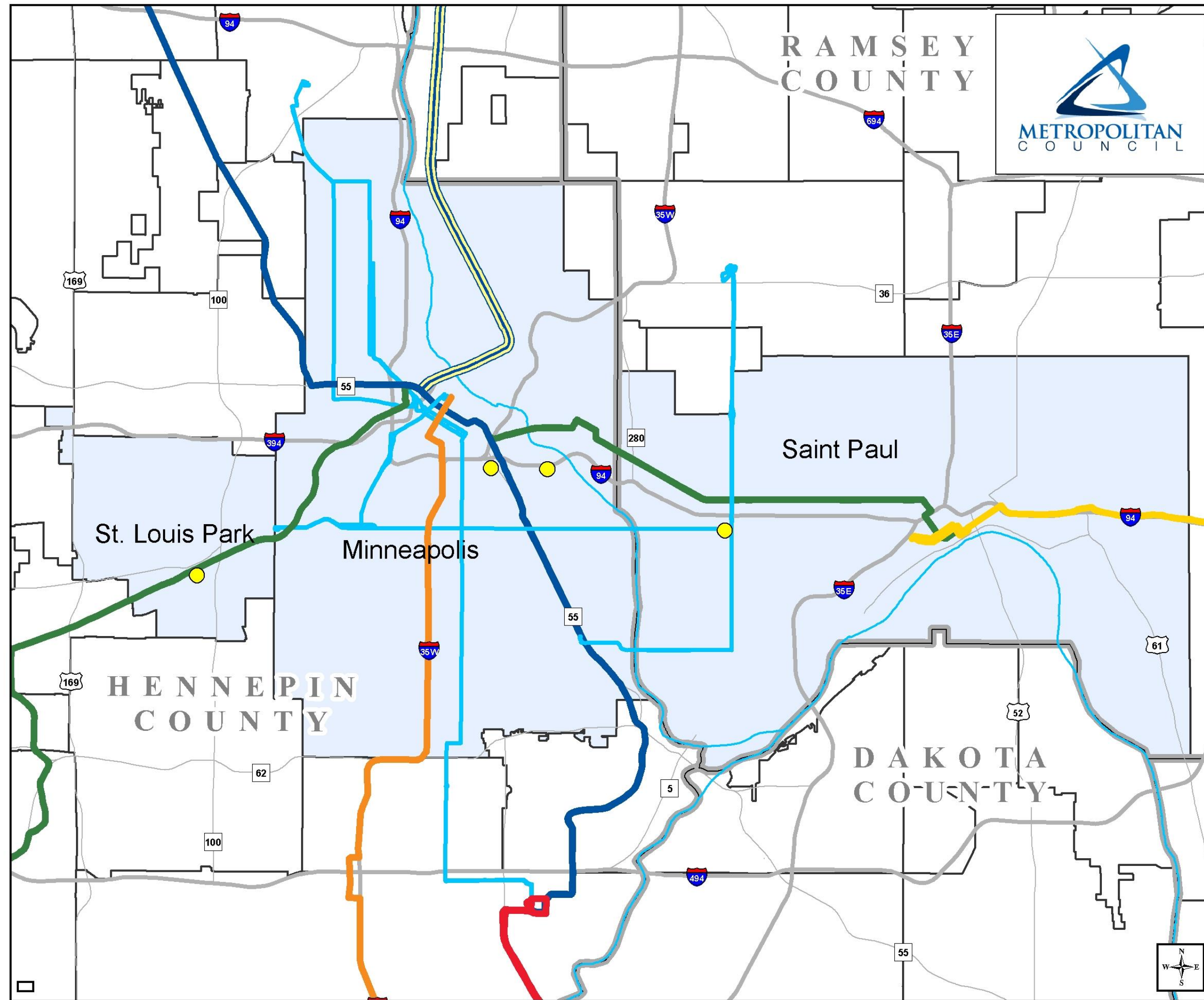
# 2020 Funding Recommendation & Project Highlights

# 2020 Funding Recommendation

Project	Applicant	Points	Amount Requested	Funding Recommendation
Minneapolis American Indian Center	Minneapolis	100.8	\$750,000	\$750,000
Agra	Minneapolis	96.3	\$2,000,000	\$1,250,000
Malcolm Yards Affordable Housing	Minneapolis	94.8	\$814,422	\$0
Union Park Flats	St. Louis Park	93.4	\$1,900,000	\$1,900,000
1619 Dayton Avenue	St. Paul	89.2	\$1,900,000	\$600,000
1825 University Ave W	St. Paul	85.4	\$950,000	\$0
Rosa Development	Bloomington	83.3	\$1,993,998	\$0
Core Crossing Apartments	Shakopee	71.3	\$1,347,500	\$0
<b>Total</b>			\$10,355,920	\$4,500,000
<b>Available</b>			\$4,500,000	\$4,500,000
<b>Difference</b>			-\$5,855,920	\$0



# 2020 Funding Recommendation Projects



- LCA TOD Project Site:
- Northstar Line
- Red Line
- Blue Line / Blue Line Extension
- Green Line / Green Line Extension
- Gold Line
- Orange Line
- Arterial BRT
- Community Recommended for Funding



# Minneapolis American Indian Center

City of Minneapolis: 1530 E Franklin Ave | Blue Line – Franklin Ave Station Area  
Recommended Award: **\$750,000**



- Community destination supports increased transit and walkability
- 45 FTE employment opportunities and expanded cultural programs for underserved populations
- Value in the retrofit of a community destination and creation of enhanced public space

# Agra

City of Minneapolis: 901 27th Avenue South | High Frequency Bus Station Area  
Recommended Award: **\$1,250,000**



- 175 units of high-density housing that provides choice for low-income families in an amenity and transit rich neighborhood
- Value in the integration of affordable family housing and urban food production

# Union Park Flats

City of Saint Louis Park: 3700 Alabama Ave S | Green Line - Wooddale Station Area  
Recommended Award: **\$1,900,000**



- Integrates 60 units of affordable supportive housing into existing neighborhood near major transit
- Sustainability value in affordable housing project meeting SB2030 standards
- Developer and church partnership may be replicated in other communities

# 1619 Dayton Ave

City of Saint Paul: 1619 Dayton Avenue | A-Line - Snelling & Dayton Station Area  
Recommended Award: **\$600,000**



- Higher-density of 97 housing units possible as a result of shared and reduced parking
- Sustainability value in workforce housing project meeting SB2030 standards
- Infill development strategy of surface parking may be replicated in other communities

# 2020 LCDA-TOD Expected Outcomes

Outcome Area	Expected Amount
Total Housing Units	332
Affordable Housing Units ( $\leq 60\%$ AMI)	269
Market Rate Housing Units	63
Total Jobs (FTEs)	57
Permanent FT Jobs	52
Temporary (or construction) Jobs	673
Net Tax Capacity Increase	\$474,725
Total Development Cost	\$112,238,774
Private Investment Leveraged	\$88,602,697
Other Public Investment Leveraged	\$18,356,077

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