

Livable Communities Act

Livable Communities Demonstration Account Transit-Oriented Development

2021 Round Two LCDA-TOD Pre-Development Funding Recommendation

September 7, 2021

Community Development Committee



Livable Communities Demonstration Account Transit Oriented Development Purpose

The Council's Livable Communities Demonstration Account - Transit Oriented Development (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.

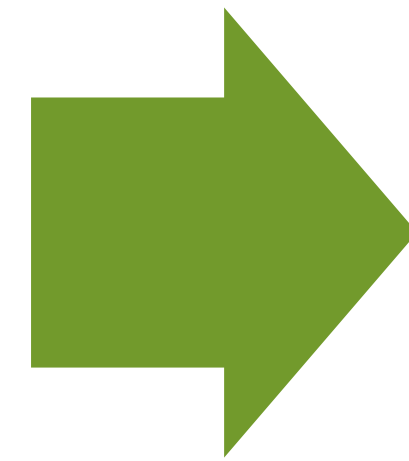
2021 Funding Availability

As part of the Fund Distribution Plan, the Council approved:

- Up to \$1,000,000 for LCDA-TOD Pre-Development grants to be awarded in two application rounds with \$500,000 available in each funding opportunity

Review Process

July 21, 2021: the Council received four LCDA-TOD Pre-Development applications



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

2021 Round Two Funding Recommendation

1. Award four Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants totaling \$356,500.

2021 Round Two Funding Recommendation

LCDA-TOD Pre-Development

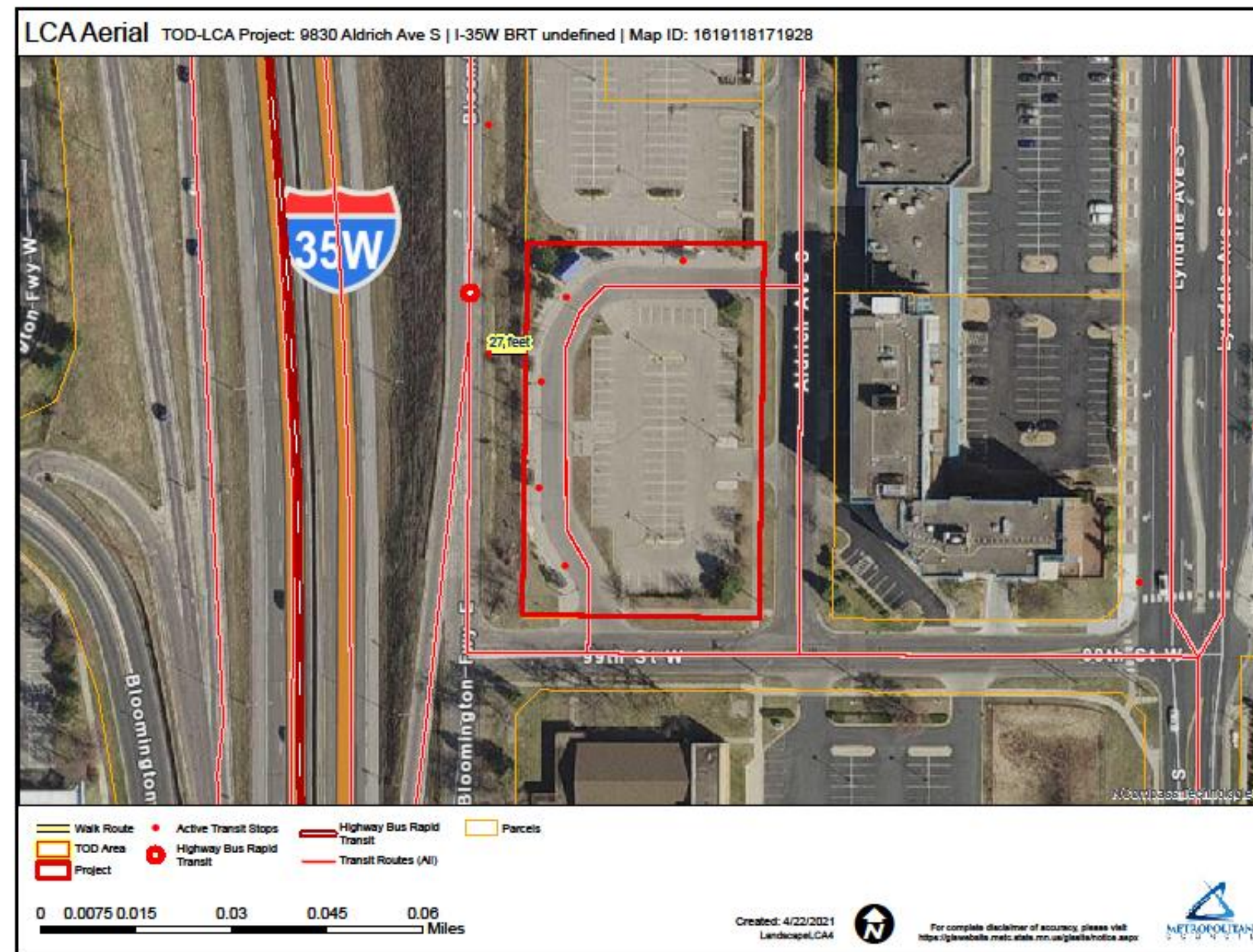
Project	Applicant	Score (45 points possible)	Amount Requested	Amount Recommended
98 th St Station	City of Bloomington	36	\$150,000	\$150,000
The Phoenix	City of Minneapolis	40	\$75,000	\$75,000
892 East 7 th Street	City of Saint Paul	40.5	\$75,000	\$75,000
652 Sherburne Ave W	City of Saint Paul	43	\$56,500	\$56,500
Total Available				\$500,000
Total Requested				\$356,500
Total Recommended				\$356,500
Total Remaining				\$143,500



98th Street Station

LCDA-TOD
Pre-Development

City of Bloomington: 9830 Aldrich Ave S | Orange Line I-35 98th St Station Area
Recommended Award: **\$150,000**



- Proposed mixed-use project would develop vacant sites land banked for highway interchange
- Sites have potential to support high-density development with housing and jobs

The Phoenix

LCDA-TOD
Pre-Development

City of Minneapolis: 2941 Chicago Ave S | D-Line Chicago-Lake Transit Center
Recommended Award: **\$75,000**

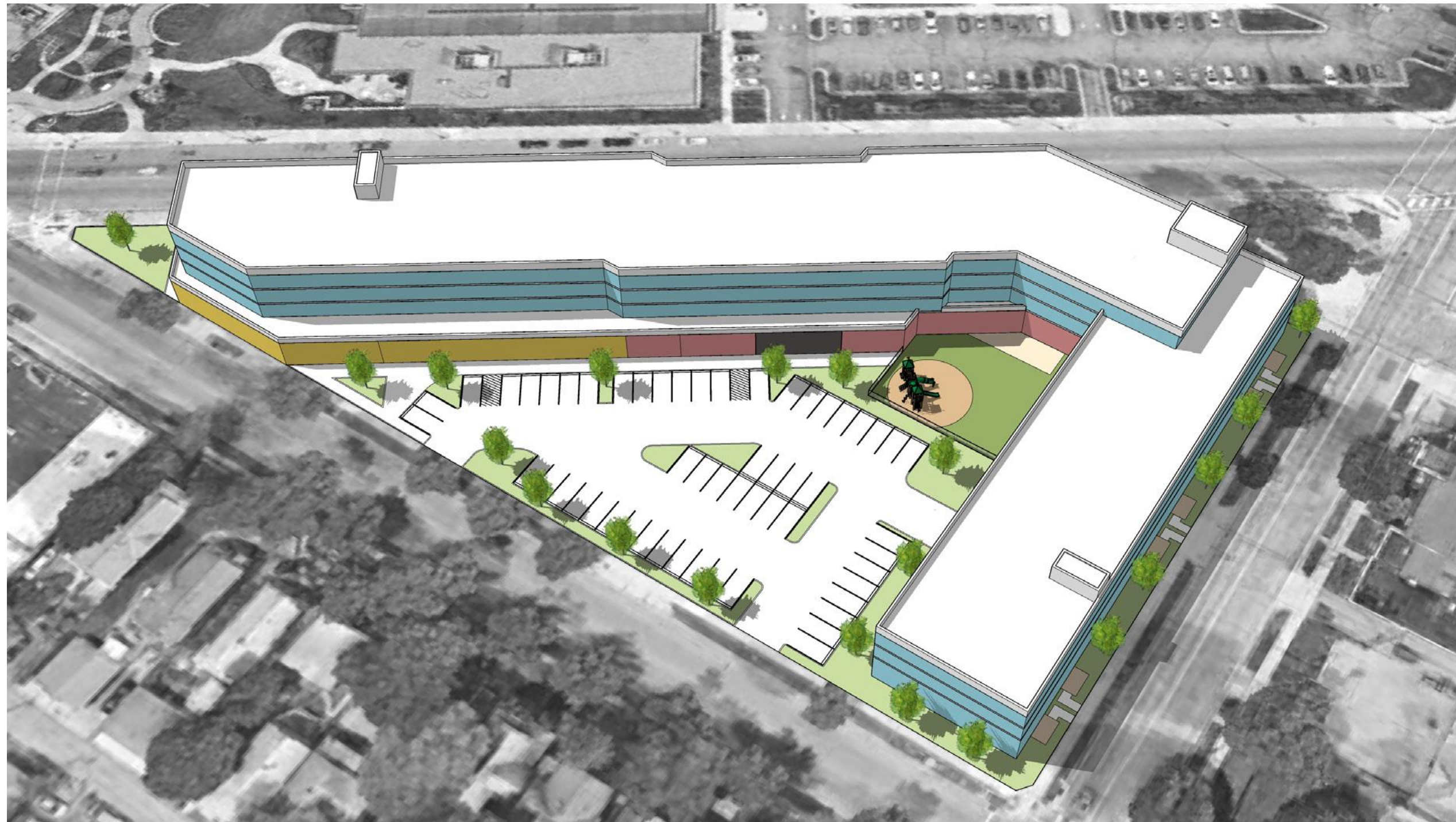


- Commercial redevelopment of a site destroyed in 2020 civil unrest
- Project will preserve existing jobs and create new jobs through a community-centric incubator

892 East 7th Street

LCDA-TOD
Pre-Development

City of Saint Paul: 892 East 7th Street | Rush Line Arcade St Station Area
Recommended Award: **\$75,000**



- Sustainable and mixed-use development including affordable units serving special population
- Active ground floor including business incubator and health & wellness services for community

652-58 Sherburne Ave W

LCDA-TOD
Pre-Development

City of Saint Paul: 652-58 Sherburne Ave W | Green Line Dale Street Station Area
Recommended Award: **\$56,500**



- Affordable housing rehab of a historically significant building
- Project may lead to new permanent affordable home ownership options for the current low-income residents
- Supported by diverse, community-centered coalition of partners

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