



# Funding Recommendations

2022 Livable Communities Demonstration Account Transit  
Oriented Development Funding Recommendations



# Livable Communities Act

## Program Goals

- Create more housing choice
- Support living wage jobs creation
- Reduce greenhouse gas emissions and conserve natural resources
- Improve connections between housing, jobs, and amenities across the region
- Create more equitable development outcomes



# Transit Oriented Development

## TOD Policy

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.



# TOD Program

## High Density & Mixed Use



3030 Nicollet,  
Minneapolis

## Affordable Housing



Hamline Station,  
St. Paul

## Public Infrastructure



The ARTery,  
Hopkins

## Living Wage Jobs



PLACE,  
St. Louis Park

## Community Destinations



Minneapolis American  
Indian Center,  
Minneapolis

# TOD Eligibility

## Light Rail Transit



Blue Line  
Blue Line Extension  
Green Line  
Southwest Line

## Commuter Rail



Northstar Line

## Arterial or Rapid Bus & Streetcar



A, B, C, D, E Lines  
F, G, H Lines  
Red, Orange, Gold &  
Purple Lines  
Riverview Streetcar

## High-Freq Local Bus



Routes 2, 3, 11, 18, 63, 64,  
515

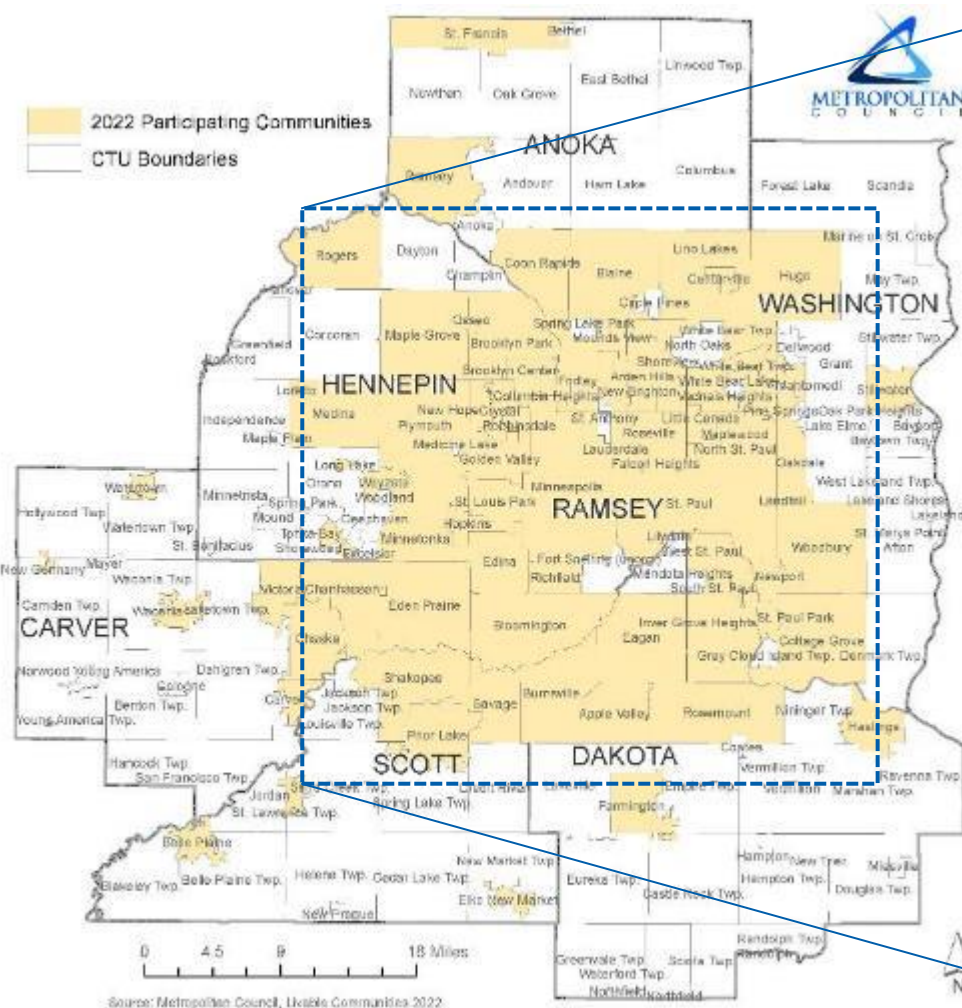
## High-Freq Express Bus



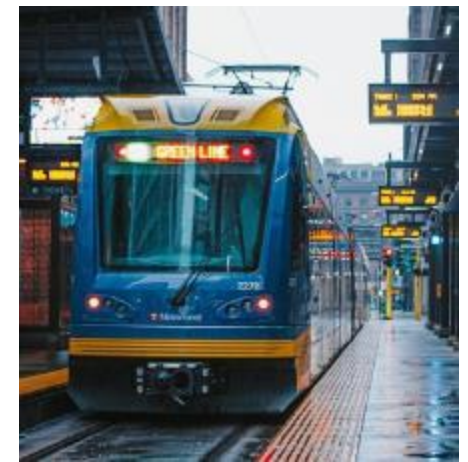
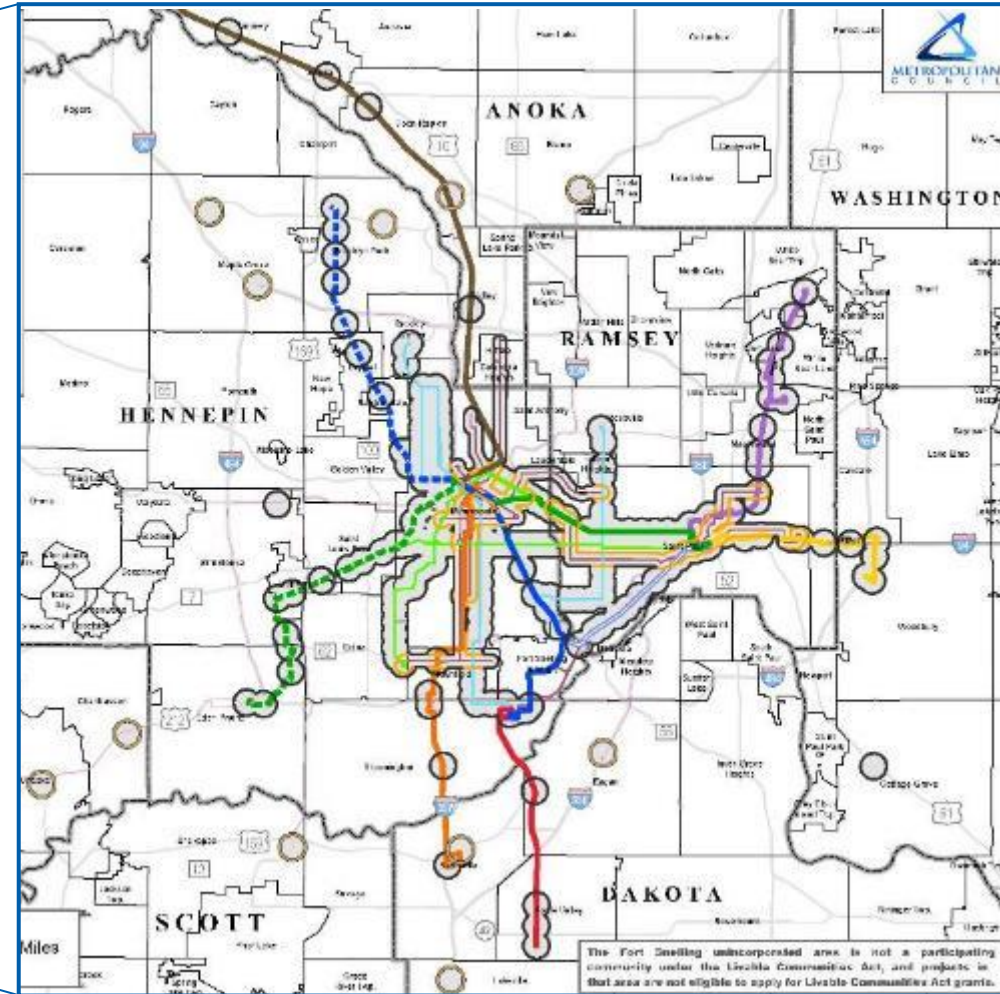
Park & Ride Lots and  
Transit Centers

# TOD Eligibility

## LCA



## TOD



# Funding Availability



## 2022 Fund Distribution Plan

As part of the Fund Distribution Plan, the Council approved up to \$5,000,000 for LCDA-TOD Development grants. Additional funds are available from the LCA Pre-Development and LCDA programs for a total of \$7,693,100 in available funding.

TOD Base Allocation	\$5,000,000
Pre-Dev Rollover	\$444,050
LCDA Balance Rollover	\$2,249,050
<b>Total Funding Available</b>	<b>\$7,693,100</b>

# Review Process



## Program Calendar

### March

- Notice of Funding Availability Issued
- Fund Distribution Plan Approved

### March & July

- General Information & Technical Assistance Webinars

### August

- Application Deadline

### September

- Step 1 – Interdivisional Council Staff

### October & November

- Step 2 – Livable Communities Advisory Committee

### December

- Community Development Committee
- Metropolitan Council



# Review Process

## Application

August 15, 2022:

- Council received nine LCDA-TOD applications from seven cities
- Council Staff conduct completeness and eligibility review

## Step One

September, 2022:

- Interdivisional team of Council staff conduct Step One review
- Applicants that meet the minimum score advance to Step Two

## Step Two

October – November, 2022:

- LCAC conducts the Step Two review
- LCAC makes final funding recommendation

# Review Process

## Scoring Categories

- What: Project Outcomes (LCA & Thrive Goals)
- How: Project Process
- Who: Project Team

What: Proposed Project Outcomes			
Step One		Step Two	
Step One - Scored by staff		Step Two - Scored by LCAC	
Criteria	Points	Criteria	Points
Housing	Create or preserve affordable housing opportunities with priority given to projects that serve populations not currently served by the local housing market, priority for projects with the deepest affordability, and for those including supportive services or other needed services	Create or preserve intentional community connections and relationships in the development and support current or future residents through design, programming, and/or services	7
	Create new affordable housing that furthers the City's ability to meet their share of the region's need for affordable housing, considering what the need is across affordability levels; <b>OR</b> Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with higher rates of housing cost burdened households		
	Further equity outcomes in housing access*		
Jobs	Create or preserve permanent employment opportunities; priority for projects with living wage jobs	Support economic growth of the community through expanded jobs options supporting cooperatively owned businesses or supporting the economic stability of the community the project is intending to serve	7
	Create or preserve jobs that support economic stability of the community in the project area		
	Create economic opportunity in priority high-growth and high-opportunity sectors of the region's economy including health care, technology or environment; and/or advance city job growth priorities, and/or create/preserve industrial jobs with access to regional transit systems	8	
Further equity outcomes in access to economic opportunity *	2*	The business model, business type, or hiring practices of the business creating or preserving the jobs support economic mobility, economic stability, or wealth creation, especially among populations that experience economic disparities	

# Funding Recommendation

## 2022 TOD Funding Recommendation

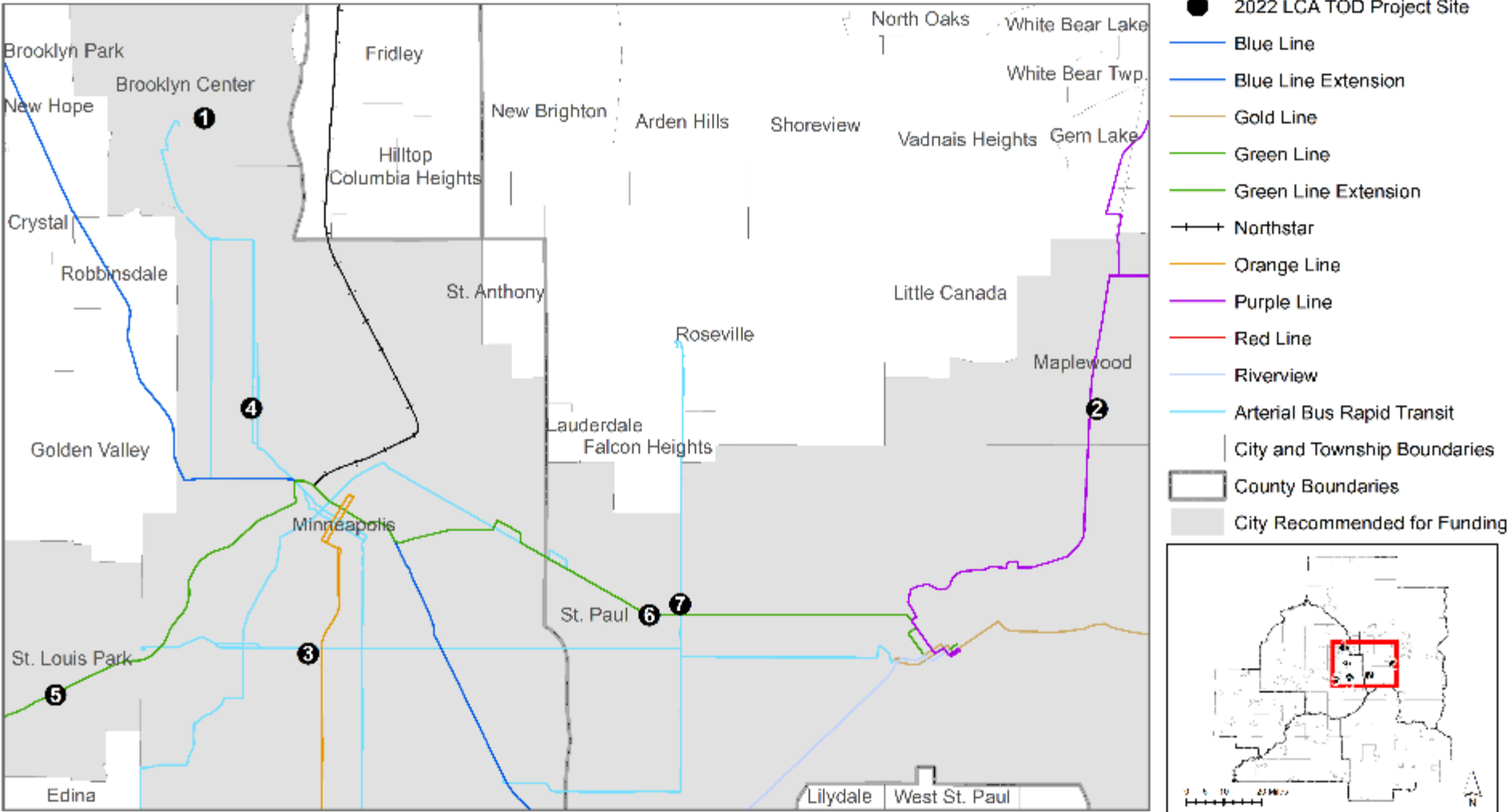
- Award seven Livable Communities Demonstration Account Transit-Oriented Development grants totaling \$7,693,100.
- Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.



# Funding Recommendation

Applicant	Project	Points	Rank	Amount Requested	Amount Recommended
Brooklyn Center	Opportunity Site	92.3	2	\$2,000,000	\$2,000,000
Maplewood EDA	Gladstone Crossing	76.2	5	\$1,000,000	\$1,000,000
Minneapolis	550 West Lake Street	73.6	8	\$500,000	\$0
Minneapolis	3030 Nicollet	98.9	1	\$1,500,000	\$1,500,000
Minneapolis	ZaRah	87.1	4	\$1,000,000	\$500,000
Richfield	Veterans Village	33.6	9	\$750,000	\$0
St. Louis Park EDA	Wooddale Station Redevelopment Site	75.1	7	\$1,500,000	\$747,600
St. Paul	Keystone Community Services	75.4	6	\$445,500	\$445,500
St. Paul	Kimball Court	89.7	3	\$1,500,000	\$1,500,000
<b>Total</b>				<b>\$10,195,500</b>	<b>\$7,693,100</b>
<b>Funding Available</b>					<b>\$7,693,100</b>
<b>Funding Remaining</b>					<b>\$0</b>

# Funding Recommendation



- 1. Brooklyn Center: Opportunity Site - 5900 Shingle Creek Parkway, Brooklyn Center, MN 55430
- 2. Maplewood: Gladstone Crossing - 1375 Frost Avenue, Maplewood, MN 55109
- 3. Minneapolis: 3030 Nicollet - 3030 Nicollet Ave, Minneapolis MN 55408
- 4. Minneapolis: ZaRah - 1200 W Broadway Ave Minneapolis, MN 55411
- 5. St Louis Park: Wooddale Station Redevelopment Site - 5802 & 5950 36th Street W, St. Louis Park, MN 55416
- 6. St Paul: Keystone Community Services - 1790-1800 University Avenue W, St. Paul, MN 55104
- 7. St Paul: Kimball Court - 555 Snelling Ave N, Saint Paul, MN, 55104

Source: Metropolitan Council. Livable Communities 2022

# Opportunity Site

## Brooklyn Center

Recommended Award:  
\$2,000,000

- C Line - Brooklyn Center Transit Center Station
- Begins the first subphase of 16-acre development
- Event Center with 24-hour Childcare and Academic Learning Center
- 60 units of deeply affordable housing



# Gladstone Crossing

## Maplewood

Recommended Award:  
\$1,000,000

- Purple Line - Frost Avenue Station
- 40 Units of 30-50% AMI affordable housing
- Family units with mix of bedroom sizes, High Priority Homeless families & families who qualify for Persons with Disabilities units



# 3030 Nicollet

## Minneapolis

Recommended Award:  
\$1,500,000

- Orange Line - Lake Street Station
- Mixed-use development of the former Wells Fargo site on Lake Street
- 110 units of affordable family housing
- Affordable commercial condos and BIPOC business incubator





# ZaRah

## Minneapolis

Recommended Award:  
\$500,000

- D-Line - Fremont & West Broadway Ave Station
- Destination wellness hub for Black female entrepreneurs
- Includes 20 commercial suites, event space, and public plaza and creates 38 living wage jobs



# Wooddale Station

## St. Louis Park

Recommended Award:  
\$747,600

- Green Line X / SWLRT - Wooddale Station
- Mixed-use development with affordable commercial space and large public outdoor space connecting the neighborhood and station
- 315 units – 63 affordable, 69 senior



# Keystone Community Services

## St Paul

Recommended Award:  
\$445,500

- Green Line - Fairview Avenue Station
- 20K sqft Community Food Center that will scale impact of operation for food shelf, mobile food distribution, and support services
- Result of community engagement



# Kimball Court

## St. Paul

Recommended Award:  
\$1,500,000

- Green Line - Snelling Avenue Station
- Renovation & expansion of existing affordable housing, preserving 76 units and adding 22 units
- Housing targeting people who experience homelessness



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