



Funding Recommendations

2023 Livable Communities Demonstration Account
Transit Oriented Development Funding Recommendations



Livable Communities Act

Program Goals

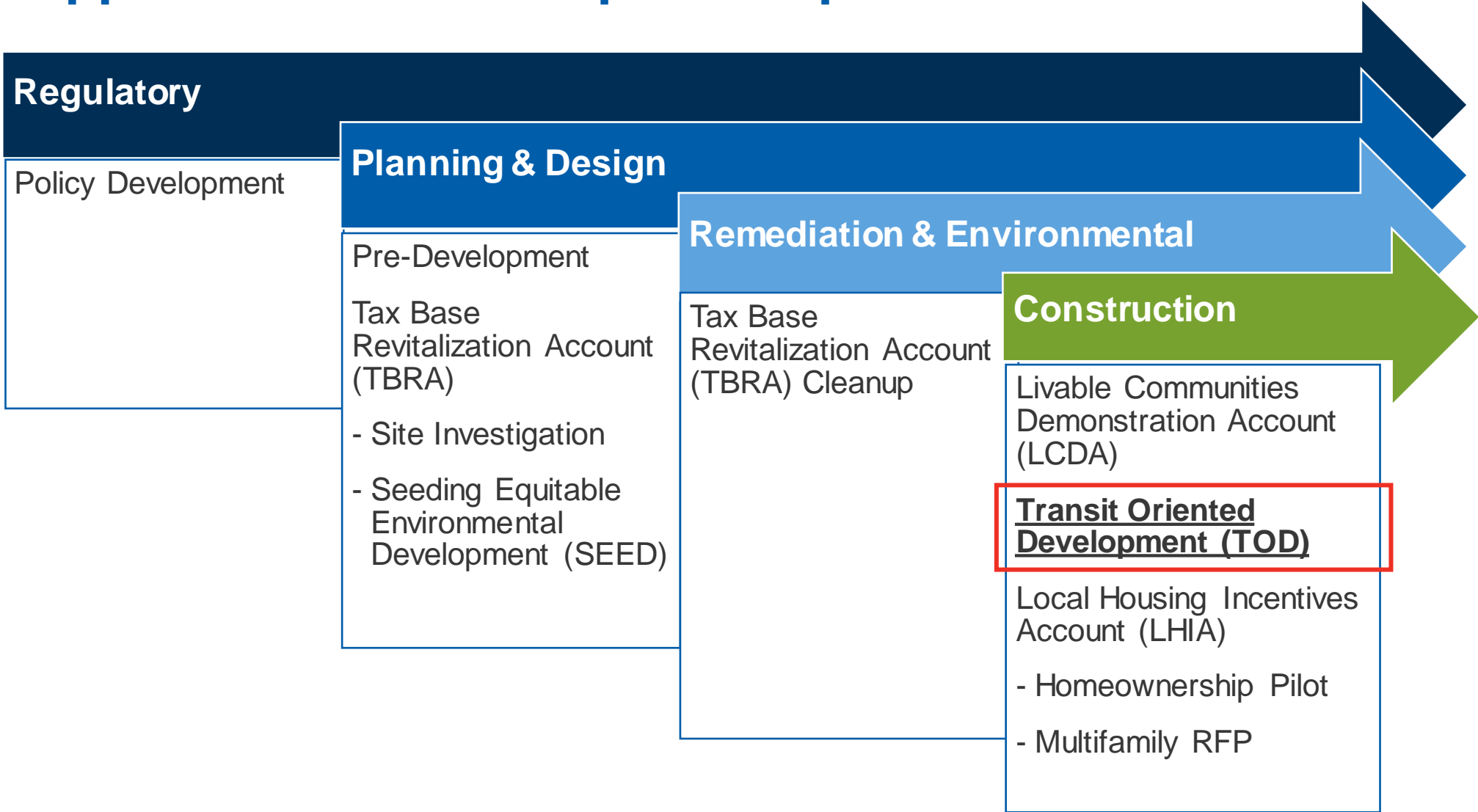
- Create more housing choice
- Support creation of living wage jobs
- Reduce greenhouse gas emissions and conserve natural resources
- Improve connections between housing, jobs, and amenities across the region
- Create more equitable development outcomes



Livable Communities Act



Support Across Development Spectrum



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

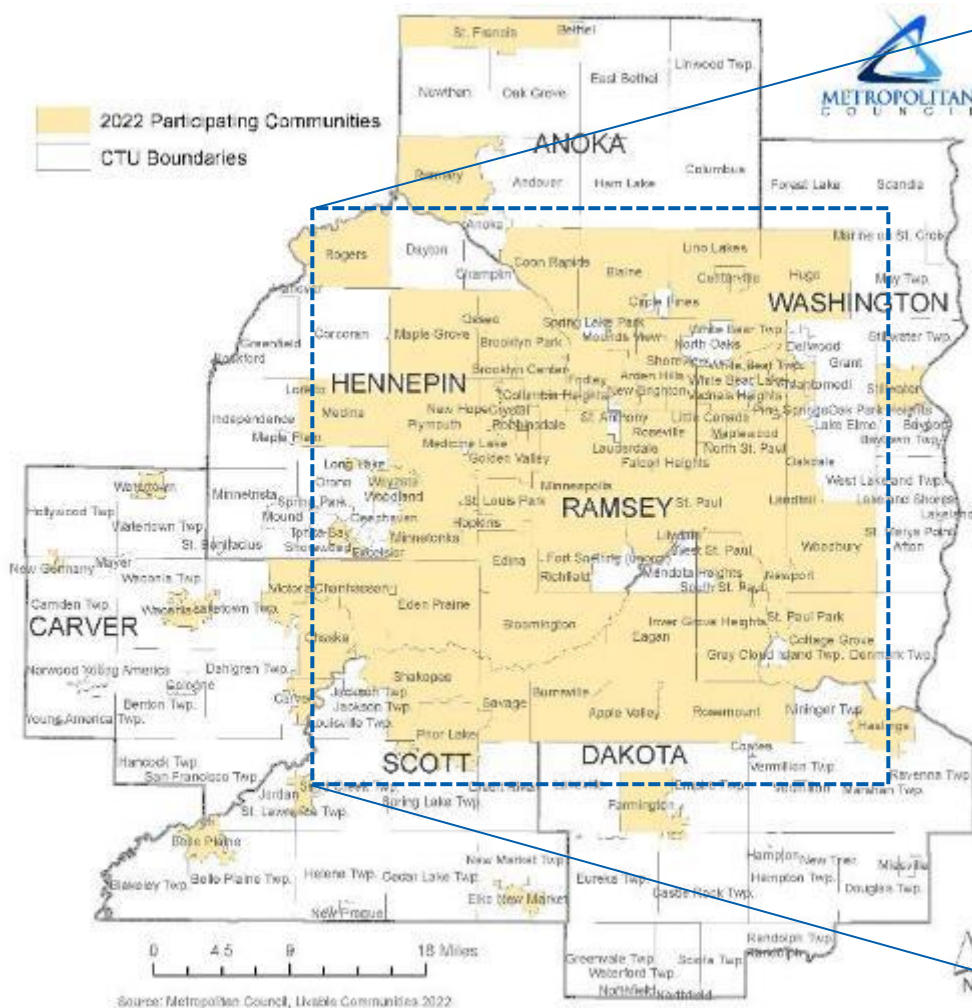
High-Freq Express Bus



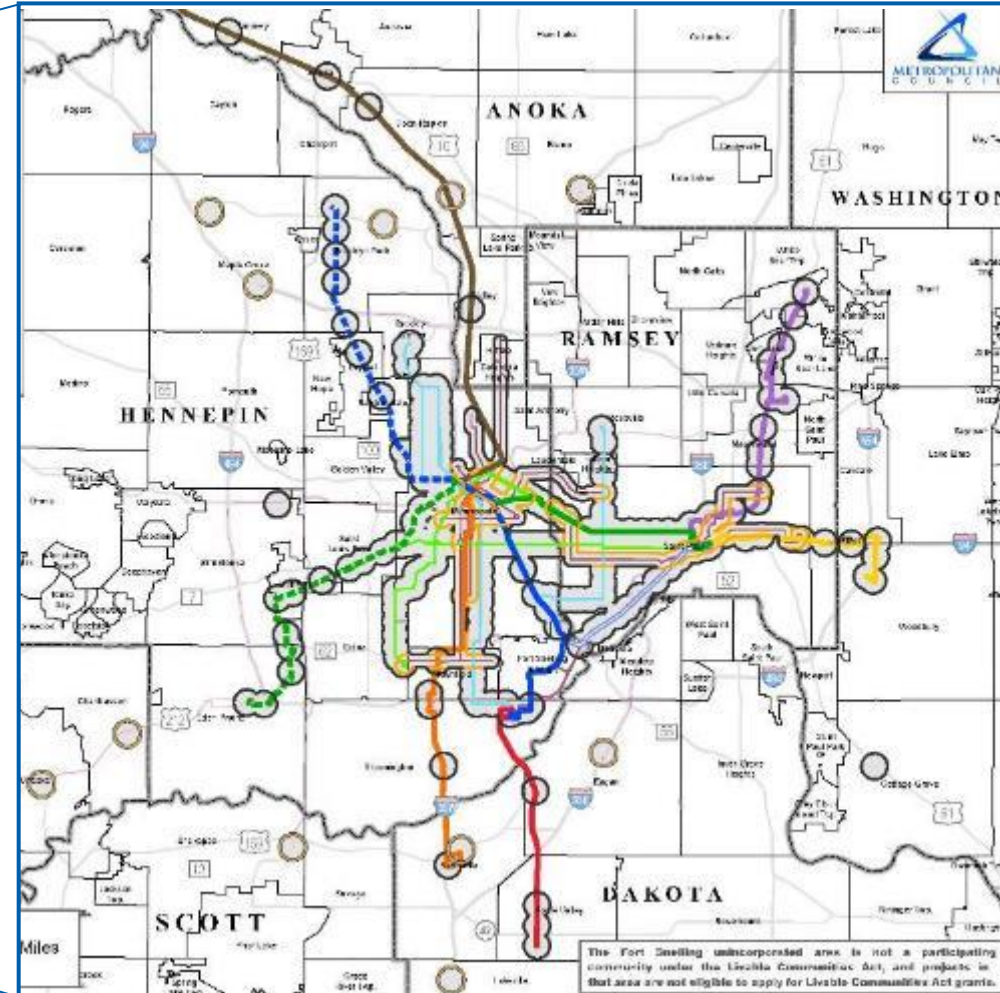
Park & Ride Lots and Transit Centers

TOD Eligibility

LCA



TOD



Funding Availability



2023 Fund Distribution Plan

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

- **\$5,300,000 of funding** for LCDA-TOD Development grants
- **Award Limit of \$2 million** per city applicant
- Only eligible in **TOD Areas**

Review Process



Program Calendar

February & March

- Fund Distribution Plan Approved
- Notice of Funding Availability Issued

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 14, 2023:

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

Step One

September, 2023:

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

Step Two

October – November, 2023:

- 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 - SCORED BY STAFF			STEP TWO - SCORED BY LCAC	
Criteria		Points	Criteria	Points
Housing	Build or preserve affordable housing; priority given for projects that serve residents not who have barriers to finding safe, affordable housing, for projects with the deepest affordability, and for those including supportive services or other needed services	8	Meet the needs of current and/or future residents through design, programming, or services	4
	Create new affordable housing that helps the City meet their share of the region's need for affordable housing at needed affordability levels; OR Preserve and rehabilitate affordable housing, prioritizing communities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or communities with more housing cost burdened households			
	Further equity outcomes in housing access*	2*		
Economic Opportunity	Create or preserve permanent jobs OR Create workforce development and/or training opportunities; priority for projects with full-time living wage jobs	8	Support economic and/or growth for those experiencing the largest economic hardships through the business model, training programs, or project mission	4
	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			

Funding Recommendation

2023 TOD Funding Recommendation

- Award four Livable Communities Demonstration Account Transit-Oriented Development grants totaling \$4,863,750.
- Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.



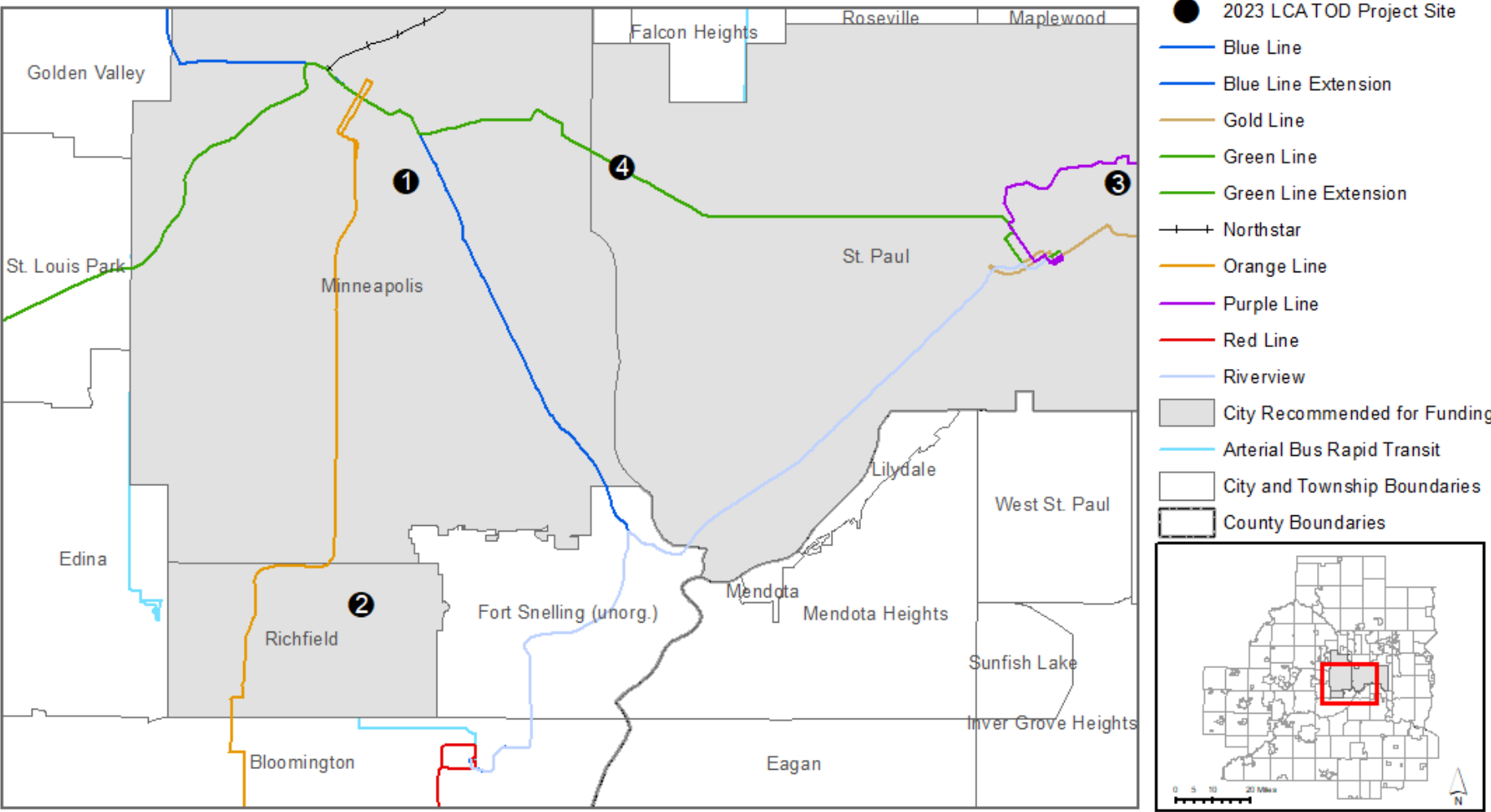
Funding Recommendation

Applicant	Project	Score	Rank	TOD Amount Requested	Proposed TOD Funding
City of Minneapolis	Native American Community Clinic Housing	84.2	1	\$2,000,000	\$2,000,000
City of Saint Paul	PPL - 892 7th Street East	84.2	2	\$975,000	\$975,000
City of Minneapolis	1301 W Lake St	67.4	3	\$1,750,000	\$0
City of Richfield	Aster Commons	62.0	4	\$1,000,000	\$1,000,000
City of Minneapolis	Unity Building	61.8	5	\$1,375,000	\$0
City of Saint Paul	Film North - 2441 University Ave W	58.8	6	\$888,750	\$888,750
City of Bloomington	1801 American	20.0	7	\$245,000	\$0
Total				\$8,233,750	\$4,863,750
Funding Available				\$5,300,000	
Funding Remaining				\$436,250	

Funding Recommendation

Project Locations

- 1. **Native American Community Clinic + Housing** 1213 Franklin Avenue East, Minneapolis
- 2. **Aster Commons** 6613 Portland Ave S, Richfield
- 3. **Project for Pride in Living** 892 East 7th St, Saint Paul
- 4. **Film North** 2441 University Avenue West, Saint Paul



Native American Community Clinic

Minneapolis

Proposed Funding:
\$2,000,000

- Blue Line Franklin Ave
- Integrates clinic providers services into single new space, transforming shopping center
- 83 units of affordable housing added above new clinic
- Includes units for High Priority Homeless and for persons with disabilities



Aster Commons

Richfield

Proposed Funding:
\$1,000,000

- D-Line Portland & 66th
- 38 unit affordable development
- Housing primarily targets young adults living with neurodiverse conditions
- Includes units for High Priority Homeless and for persons with disabilities



892 East 7th St

Saint Paul

Proposed Funding:
\$975,000

- Purple Line Arcade St
- Mixed-use project with 60 units of affordable housing targeting multigenerational 'grandfamilies'
- Includes community integrated supportive services and community reflective retail partners



2441 University Ave W

Saint Paul

Proposed Funding:
\$888,750

- Green Line Raymond Ave
- Adaptive reuse of existing building into FilmNorth headquarters
- Includes new cinema screening room and film classroom lab, as well as an outdoor plaza community gathering space



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Community Development

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Appendix

Rent Limits

Bedroom	30% AMI	50% AMI	60% AMI
Eff.	\$652	\$1,087	\$1,304
1 BR	\$699	\$1,165	\$1,398
2 BR	\$838	\$1,397	\$1,676
3 BR	\$969	\$1,615	\$1,938
4 BR	\$1080	\$1,801	\$2,161

Income Levels

AMI	2023
Area Median Income	\$124,900
60% of AMI	\$74,520
50% of AMI	\$62,100
30% of AMI	\$37,250