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

Regulatory
Policy Development(210,183),(573,789)

Planning & Design
Pre-Development
- Tax Base Revitalization Account (TBRA)
- Site Investigation
- Seeding Equitable Environmental Development (SEED)

Remediation & Environmental
Tax Base Revitalization Account (TBRA) Cleanup

Construction
Livable Communities Demonstration Account (LCDA)
- Transit Oriented Development (TOD)
Local Housing Incentives Account (LHIA)
- Homeownership Pilot
- Multifamily RFP
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
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
### Scoring Categories

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

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Points</th>
<th>Criteria</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>8</td>
<td>Meet the needs of current and/or future residents through design, programming, or services</td>
<td>4</td>
</tr>
<tr>
<td>Create new affordable housing that helps the City meet their share of the region's need for affordable housing at needed affordability levels; OR</td>
<td><strong>2</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Create or preserve permanent jobs OR Create workforce development and/or training opportunities; priority for projects with full-time living wage jobs 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 priorities and/or create/preserve</td>
<td>8</td>
<td>Support economic and/or growth for those experiencing the largest economic hardships through the business model, training programs, or project mission</td>
<td>4</td>
</tr>
</tbody>
</table>

*Further equity outcomes in housing access* refers to ensuring that the housing is accessible to people with disabilities and other underserved populations.
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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project</th>
<th>Score</th>
<th>Rank</th>
<th>TOD Amount Requested</th>
<th>Proposed TOD Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Minneapolis</td>
<td>Native American Community Clinic Housing</td>
<td>84.2</td>
<td>1</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>City of Saint Paul</td>
<td>PPL - 892 7th Street East</td>
<td>84.2</td>
<td>2</td>
<td>$975,000</td>
<td>$975,000</td>
</tr>
<tr>
<td>City of Minneapolis</td>
<td>1301 W Lake St</td>
<td>67.4</td>
<td>3</td>
<td>$1,750,000</td>
<td>$0</td>
</tr>
<tr>
<td>City of Richfield</td>
<td>Aster Commons</td>
<td>62.0</td>
<td>4</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>City of Minneapolis</td>
<td>Unity Building</td>
<td>61.8</td>
<td>5</td>
<td>$1,375,000</td>
<td>$0</td>
</tr>
<tr>
<td>City of Saint Paul</td>
<td>Film North - 2441 University Ave W</td>
<td>58.8</td>
<td>6</td>
<td>$888,750</td>
<td>$888,750</td>
</tr>
<tr>
<td>City of Bloomington</td>
<td>1801 American</td>
<td>20.0</td>
<td>7</td>
<td>$245,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$8,233,750</strong></td>
<td><strong>$4,863,750</strong></td>
</tr>
<tr>
<td><strong>Funding Available</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$5,300,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Funding Remaining</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$436,250</strong></td>
<td></td>
</tr>
</tbody>
</table>
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
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.
Stephen Klimek
Senior Planner
Community Development
Stephen.Klimek@metc.state.mn.us
## Appendix

### Rent Limits

<table>
<thead>
<tr>
<th>Bedroom</th>
<th>30% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eff.</td>
<td>$652</td>
<td>$1,087</td>
<td>$1,304</td>
</tr>
<tr>
<td>1 BR</td>
<td>$699</td>
<td>$1,165</td>
<td>$1,398</td>
</tr>
<tr>
<td>2 BR</td>
<td>$838</td>
<td>$1,397</td>
<td>$1,676</td>
</tr>
<tr>
<td>3 BR</td>
<td>$969</td>
<td>$1,615</td>
<td>$1,938</td>
</tr>
<tr>
<td>4 BR</td>
<td>$1080</td>
<td>$1,801</td>
<td>$2,161</td>
</tr>
</tbody>
</table>

### Income Levels

<table>
<thead>
<tr>
<th>AMI</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income</td>
<td>$124,900</td>
</tr>
<tr>
<td>60% of AMI</td>
<td>$74,520</td>
</tr>
<tr>
<td>50% of AMI</td>
<td>$62,100</td>
</tr>
<tr>
<td>30% of AMI</td>
<td>$37,250</td>
</tr>
</tbody>
</table>