



Agra (SG-14463) TOD Development Grant Amendment – Project Scope

2020 LCDA TOD Development



Agra

Project Details

- Affordable housing construction project
- 756 feet from nearest transit stop
- Potential Community Benefits
 - 175 affordable housing units
 - Hydroponic food production
 - Added density



Amendment

Grantee Request

Amend the project scope to:

- Remove the hydroponic food production from the project scope
- Reflect the reduction in FTEs
- Reflect the reduction in size of the development
- Reflect the increase in the number of deeply affordable units

Significance Findings

- The project no longer has a prominent project feature: hydroponic food production
- The project decreases number of affordable housing units but increases the number of deeply affordable units

TOD Development Project Details

Project Details

- Jobs (FTEs): ~~40.5~~ **9**
- Total Housing Units: ~~475~~ **155**
- Affordable Units:
 - ~~18~~ **46** @ <30% AMI
 - ~~70~~ **47** @ 31-50% AMI
 - ~~87~~ **62** @ 51-60% AMI
- Anticipated bedrooms: ~~336~~ **309**

TOD Metrics

- Slightly increased:
 - Residential parking ratio
 - Commercial parking ratio
- Slightly reduced:
 - Floor-area ratio
 - Dwelling units per acre

Recommendation

Proposed Action

That the Community Development Committee approve amending the Agra (SG-14463) TOD Development grant project summary to reflect:

- 1) Removal of the hydroponic food production facility from the project scope
- 2) Decrease in units of housing but increase in the number that are deeply affordable
- 3) Change in developer
- 4) Updated project metrics



Thank You

Nicole Clapp

Acting Grants Manager
CD/ MTS Finance & Administration
Nicole.Clapp@metc.state.mn.us

