



# Funding Recommendations

2024 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





# 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

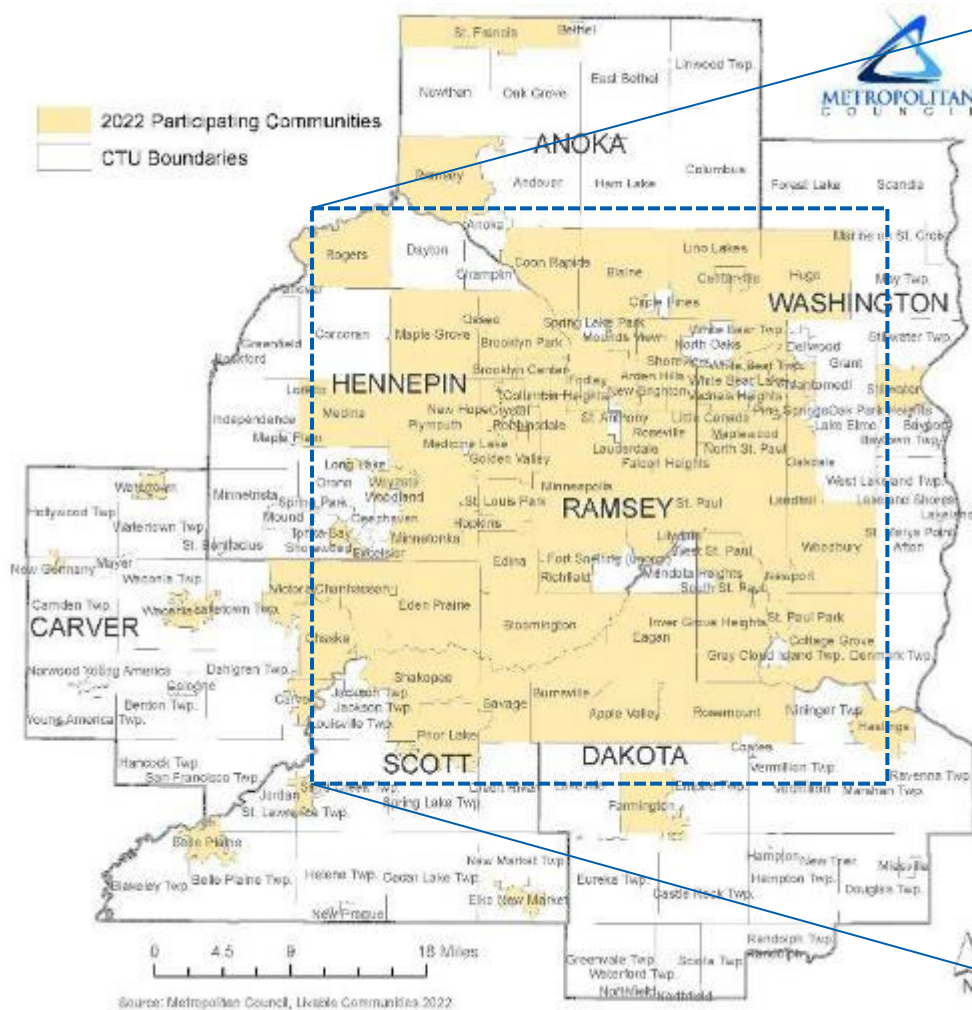


Park & Ride Lots and  
Transit Centers

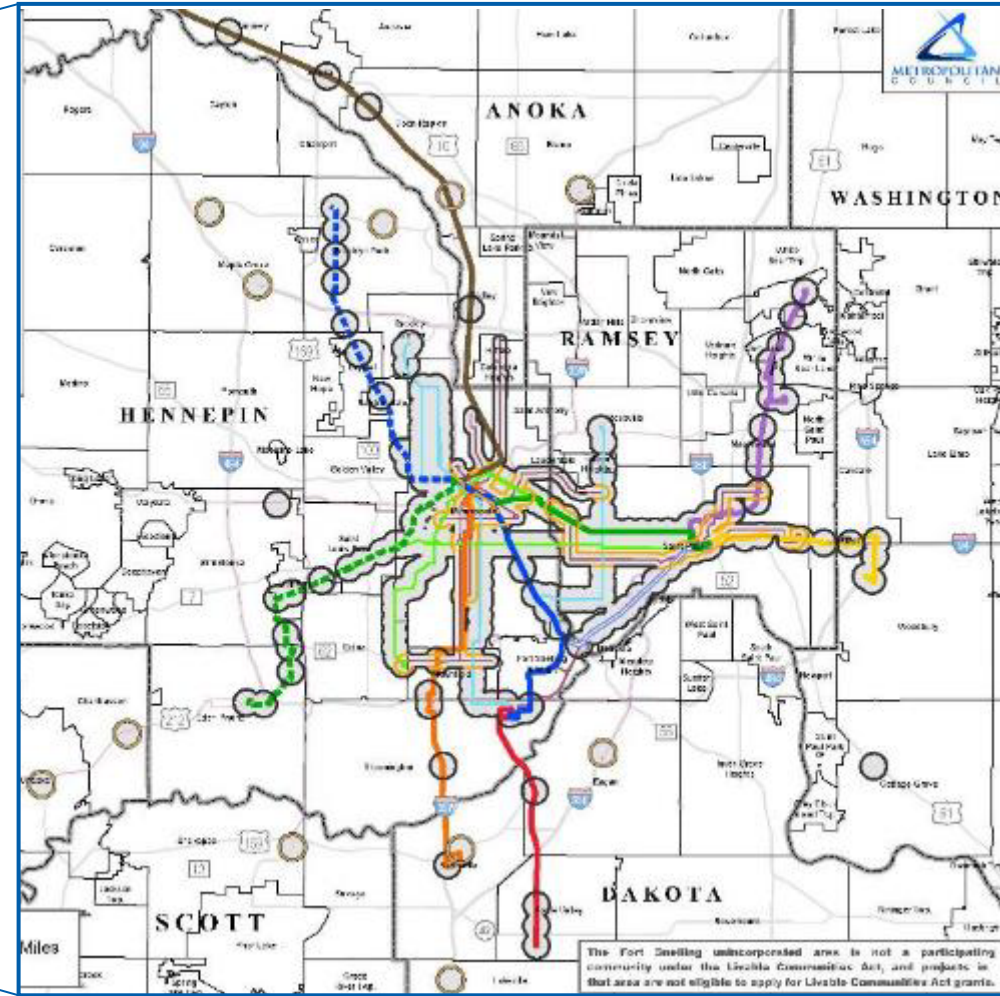


# TOD Eligibility

## LCA



## TOD





# Funding Availability



## 2024 Fund Distribution Plan

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

- \$5,500,000 of funding for LCDA-TOD Development grants
- Award Limit of \$2 million per city applicant
- Only eligible in TOD Areas

# Process

## Application Submission and Review Process





# Evaluation Criteria

## Scoring Categories

- What: Project Outcomes
  - Housing
  - Economic Opportunity
  - Compact, Connected Development
  - Environment & livability
- How: Project Process
  - Community representation
  - Local equity efforts

WHAT: PROPOSED PROJECT OUTCOMES		
LCA Goals		
Criteria	Points	Points
Housing	Build or preserve affordable housing; priority for projects that serve residents who have barriers to finding safe, affordable housing with the deepest affordability, include supportive services or other needed services	8
	Build new affordable housing that helps the City meet their share of the region's need for affordable housing at affordability levels needed most; <b>OR</b> Preserve and rehabilitate affordable housing, prioritizing cities at highest risk of losing Naturally Occurring Affordable Housing (NOAH) and/or with more housing cost burdened households	
	Further equity outcomes in housing access*	
Economic Opportunity	Create or preserve permanent jobs; <b>OR</b> Create workforce development and/or training opportunities; priority for projects with full-time living wage jobs	8
	Create economic opportunity in health care, technology or environmental sustainability fields; advance strategic city job growth priorities; and/or create or preserve industrial jobs with access to regional transit systems	
	Further equity outcomes in access to economic opportunity*	3*

# Funding Recommendation

## 2024 TOD Development Funding Recommendation

That the Metropolitan Council award five Livable Communities Demonstration Account Transit Oriented Development grants, totaling \$5,500,000 and;

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.





# Funding Recommendation

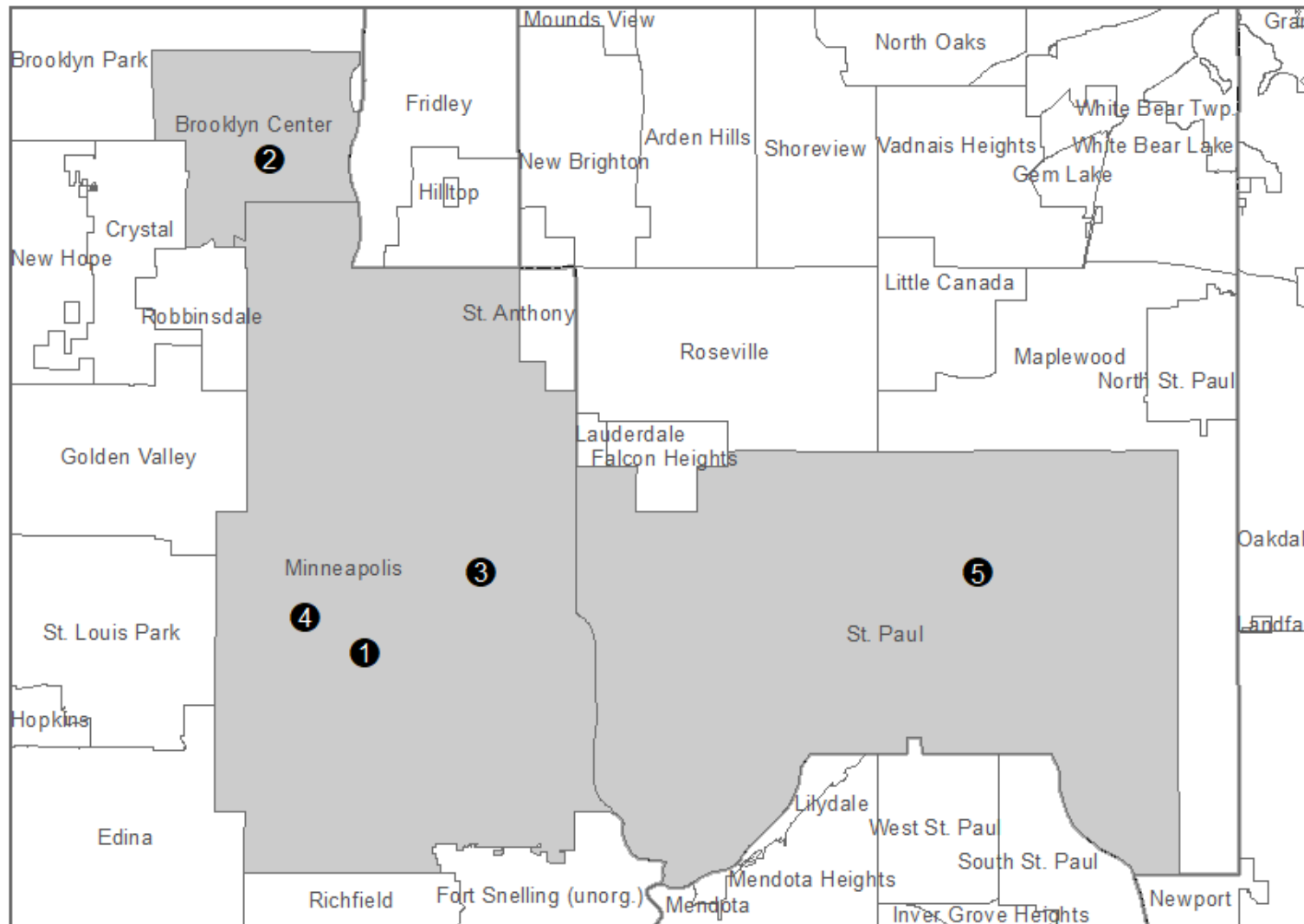
## 2024 TOD Funding Recommendation

City	Project	Requested Amount	Award Amount
Brooklyn Center	Opportunity Site	\$2,000,000	\$2,000,000
Minneapolis	The LOMA	\$1,624,154	\$1,000,000
Minneapolis	Indigenous Wealth Building	\$750,000	\$500,000
Minneapolis	Rise Up Center	\$500,000	\$500,000
Saint Paul	Hamm's East End	\$2,000,000	\$1,500,000



# Funding Recommendation

## Project Locations



## Project Locations

### Minneapolis

- Route 18
- Franklin Ave Blue Line Station
- Hennepin Ave Transit Hub

### St. Paul

- Purple Line BRT



# The LOMA

## City of Minneapolis

Recommended Award:  
\$1,000,000

- Mixed-use new construction
- 62 units of affordable senior housing with larger units for intergenerational living options
- Commercial space and financial services



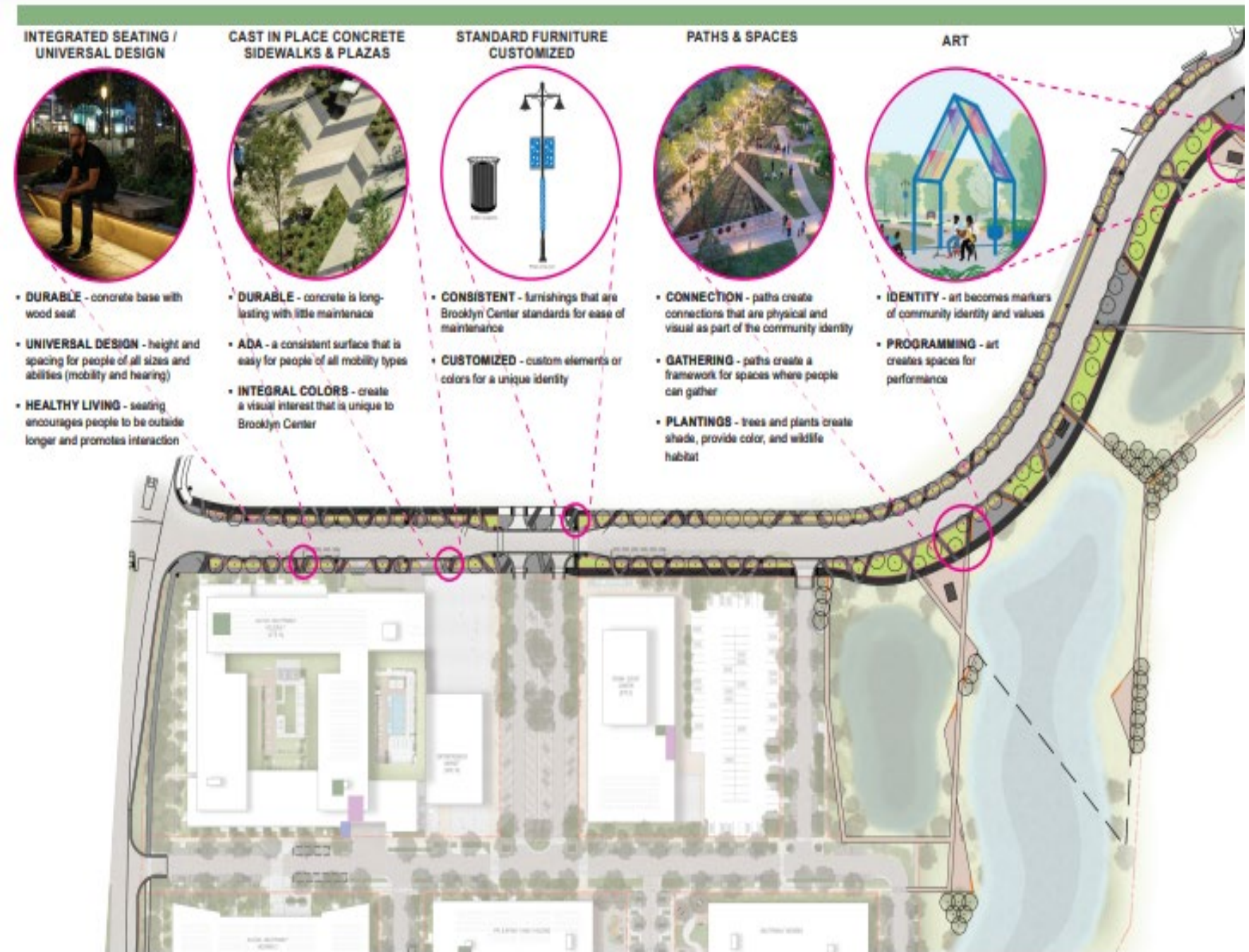


# Opportunity Site Public Infrastructure

## City of Brooklyn Center

Recommended Award:  
\$2,000,000

- Component of the Opportunity Site redevelopment
- Area-wide stormwater system and multimodal parkway through site
- 498 housing units at 76 jobs created





# Rise Up Center

## City of Minneapolis

Recommended Award:  
\$500,000

- Workforce development center focused on working with residents of color
- Training in green and clean energy fields
- Capacity to train 3,000 residents annually



# Indigenous Wealth Building Center

## City of Minneapolis

Recommended Award:  
\$500,000

- Multi-use office, commercial, coworking, and event space
- LEED certifiable building design
- Expand only Native CDFI in Minnesota





# Hamm's Brewery: East End

## City of Saint Paul

Recommended Award:  
\$1,500,000

- Affordable housing with 31 deeply affordable units
- Large family-sized units included
- Public art designed by local artists



# Funding Recommendation

## 2024 TOD Development Funding Recommendation

That the Metropolitan Council award five Livable Communities Demonstration Account Transit Oriented Development grants, totaling \$5,500,000 and;

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.







## **Hannah Gary**

Planning Analyst

Community Development

[Hannah.gary@metc.state.mn.us](mailto:Hannah.gary@metc.state.mn.us)



# 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