



Funding Recommendations

2025 Livable Communities Act Pre-
Development 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



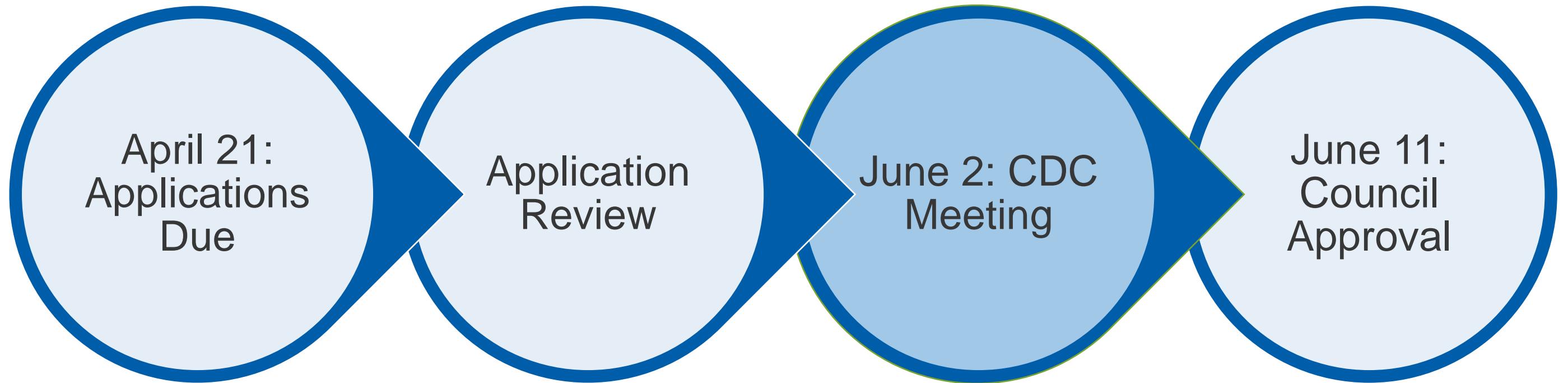
Funding Availability



2025 Fund Distribution Plan

As part of the Fund Distribution Plan, the Council approved up to \$2,000,000 for LCA Pre-Development grants to be awarded in two application rounds with \$1,000,000 available in each funding opportunity.

Process



Evaluation Criteria

Scoring Categories

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

What: Pre-Development Project Outcomes

The proposed project would meet one or more of the following LCA and/or Imagine 2050 goals:

LCA and Imagine 2050 Goals	Scoring Criteria	Points	Evaluation Considerations	Examples to Achieve Points
	Add new housing types and create or preserve affordable housing. Priority for projects with deep affordability and/or serving populations who have barriers to finding housing	16	<ul style="list-style-type: none">• Will the future development project create or preserve affordable housing?• Will the project provide a mix of housing that best meets the city's need?• Will the project bring different housing types to the area, such as number of bedrooms or rental/ownership opportunities?• Will the project meet the needs of a specific population who face barriers finding safe, affordable housing?	<ul style="list-style-type: none">• Create or preserve housing at the affordability level that is most needed in the city (need is in Project Data Profile)• Create a type of housing that is for populations with the least housing choices. Examples include units with more bedrooms for families, universally designed units, studio or micro-units, units that include social services, or units that serve a specific population (e.g., units for people leaving incarceration, units for people escaping domestic violence, units for people with developmental disabilities)• Preserve affordable housing in an area with more residents paying 30% or more of their income on housing than on average in the city or region• Creating or preserving affordable housing in an area with recent loss of affordable housing or where affordable housing is at risk. More points when housing lost/anticipated to be lost is in the project area versus city-wide• Include supportive services for residents within the development• Include units with deep affordability (affordable to people living on incomes at or below 30% AMI)• Accept Housing Choice Vouchers and have a Fair Housing Marketing Plan in place• Be in a city with policies that protect tenants (i.e., right of first refusal, no crime free drug free lease addendum requirements, notice of sale policies)
	Create or preserve long-term living wage jobs or support		<ul style="list-style-type: none">• Will the future development project create or preserve living	<ul style="list-style-type: none">• Living wage jobs created/preserved relative to other applications, especially if existing project area jobs pay lower average wages than jobs in the city or in the region• Jobs that come from local small businesses

Funding Recommendation

2025 Round One Funding Recommendation

1. Award five (5) Livable Communities Act Pre-Development Grants totaling \$1,000,000
2. Change the City of Bloomington's award limit in Round Two of 2025 Pre-Development grants to \$200,000.



Funding Recommendation

Applicant	Project	Points	Amount Requested	Amount Recommended
City of Saint Paul	1170 Arcade St. (Face to Face)	27.25	\$260,000	\$260,000
City of Saint Paul	694 Minnehaha Ave (Hamm's Brewery Redevelopment)	24.5	\$40,000	\$40,000
City of Bloomington	Bloomington Family Townhomes	24	\$130,000	\$130,000
City of Bloomington	Bloomington Affordable Homeownership Program- <u>4 acre</u> subdivision	21	\$300,000	\$270,000
City of Hopkins	Sustainable Missing Middle	19	\$300,000	\$300,000
City of Brooklyn Center	Morty's Bark and Brew	15.5	\$300,000	\$0

Total Recommended **\$1,000,000**

Total Available **\$1,000,000**

Total Remaining **\$0**

Face to Face

City of Saint Paul

Recommended Award:
\$260,000

- Deeply affordable housing for youth experiencing homelessness
- Comprehensive wrap-around services for youth aged 16-24
- Redeveloping a currently vacant site

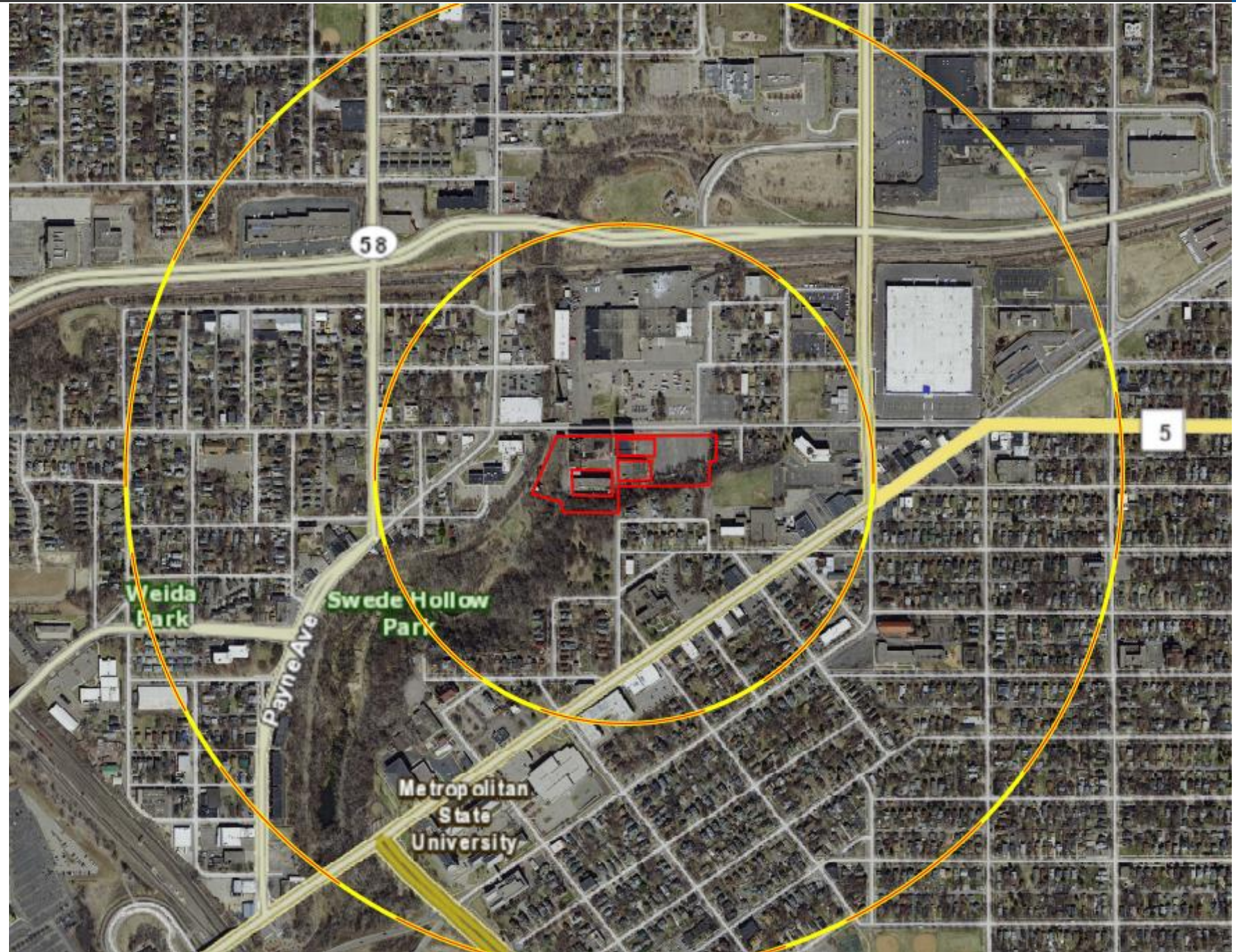


Hamm's Brewery Redevelopment

City of Saint Paul

Recommended Award:
\$40,000

- Mixed-income housing development
- Larger units to accommodate families
- Artist lofts and commercial marketplace



Bloomington Family Townhomes

City of Bloomington

Recommended Award:
\$130,000

- Rehab and needed repairs of a 20-unit, scattered site affordable townhome development
- 17 three-bedroom units to accommodate families



Affordable Homeownership

City of Bloomington

Recommended Award:
\$130,000

- Redevelop a 4-acre site into single and two-family homes.
- Develop at least 14 affordable ownership units
- Partnership with emerging developers



Sustainable Missing Middle

City of Hopkins

Recommended Award:
\$300,000

- 38 units of mixed-income housing, 10% affordable to households living on 60% AMI or below
- Sustainable development on currently vacant lot



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