

# Business Item

Community Development Committee



Committee meeting date: November 3, 2025

For the Metropolitan Council: November 12, 2025

## Business Item: 2025-288

Funding Recommendations for 2025 Livable Communities Demonstration Account and Transit Oriented Development Grants

**District(s), member(s):** All

**Policy/legal reference:** Minn. Stat. § 473.253

**Staff prepared/presented:** Hannah Gary, Planning Analyst, 651.602.1633; Nate Kabat, Livable Communities Advisory Committee Member

**Division/department:** Community Development/Regional Planning

### Proposed action

That the Metropolitan Council:

1. Award 15 Livable Communities Demonstration Account and Transit Oriented Development grants as shown in Table 1, and;
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Recommended Grant Projects and Funding Amounts

| Applicant                | Recommended Project                                      | Account  | Award Amount |
|--------------------------|----------------------------------------------------------|----------|--------------|
| City of Apple Valley     | Valley Station Apartments                                | LCDA-TOD | \$808,000    |
| City of Bloomington      | Blooming Meadows South                                   | LCDA     | \$2,000,000  |
| City of Brooklyn Center  | 2025 ACER Shingle Creek Center Redevelopment             | LCDA     | \$900,000    |
| City of Columbia Heights | Lincoln Avenue Communities Phased Redevelopment          | LCDA     | \$1,500,000  |
| City of Cottage Grove    | Hadley Ridge Apartments                                  | LCDA     | \$785,000    |
| City of Falcon Heights   | Larpenteur Avenue Senior                                 | LCDA     | \$432,500    |
| City of Hopkins          | 501 Main Street                                          | LCDA-TOD | \$892,000    |
| City of Little Canada    | 99 County Road B - Affordable Senior Housing Development | LCDA     | \$432,500    |
| City of Minneapolis      | Epic + R                                                 | LCDA-TOD | \$500,000    |
| City of Minneapolis      | 2116 Nicollet                                            | LCDA-TOD | \$1,500,000  |
| City of Minneapolis      | Zaria                                                    | LCDA     | \$1,600,000  |

| Applicant                 | Recommended Project                                                                             | Account      | Award Amount        |
|---------------------------|-------------------------------------------------------------------------------------------------|--------------|---------------------|
| City of Minneapolis       | 1345 Central                                                                                    | LCDA         | \$600,000           |
| Saint Paul Port Authority | Arts & Amenities at The Heights                                                                 | LCDA         | \$1,800,000         |
| City of Saint Paul        | 1170 Arcade (Face to Face)                                                                      | LCDA-TOD     | \$1,250,000         |
| City of Saint Paul        | 680-694 Minnehaha Ave. E.<br>(Historic Hamm's Brewery<br>Rehabilitation of West End<br>Complex) | LCDA-TOD     | \$750,000           |
|                           |                                                                                                 | <b>Total</b> | <b>\$15,750,000</b> |

## Background

Pursuant to the Livable Communities Act (LCA), the Council awards grants to projects through the Livable Communities Demonstration Account (LCDA) that support Metropolitan Council priorities of creating livable communities by connecting jobs, transit, services, and housing.

The LCA requires that the Council adopt an annual Fund Distribution Plan that outlines the review process schedule, evaluation criteria, and total funding allocation. The Metropolitan Council adopted the 2025 LCDA Development guidelines, criteria, schedule, and evaluation process as part of the Annual Livable Communities Act Fund Distribution Plan ([Business Item 2025-46](#)) on February 3, 2025. The approved Fund Distribution Plan allocates a total of \$10 million for 2025 LCDA projects and \$5.7 million to 2025 LCDA Transit Oriented Development (LCDA-TOD) projects. In 2025, for the first time, the LCDA and LCDA-TOD requests were accepted through a single application to simplify the process for applicants.

On August 11, 2025, the Council received 24 LCDA and LCDA-TOD applications from 13 cities requesting \$33,100,000.

Twenty-three of the applications were eligible for review. LCDA and LCDA-TOD applications undergo a rigorous review process conducted by a review panel of both internal staff panel and the Livable Communities Advisory Committee (LCAC), an external panel of professionals and content experts. The applications that did not meet the minimum scoring criteria to be eligible for funding are described in the Projects Not Recommended for Funding section of this report. The Livable Communities Advisory Committee (LCAC) is recommending funding for 15 applications.

## Rationale

This recommendation, as reflected in Table 1, will fund the highest-scoring eligible projects within established geographic and award limits. The Fund Distribution Plan states that when requests exceed available funds, no more than 40% of available LCDA funds may be awarded to projects in Minneapolis and Saint Paul, leaving the remaining 60% for eligible projects located outside of the two core cities. An additional \$50,000 that was left unawarded during the two 2025 rounds of the Policy Development grant program ([Business Item 2025-223](#)) is being transferred to be awarded through the LCDA awards, per the direction in the Fund Distribution Plan. This guidance makes \$4,000,000 available to projects located in the core cities and \$6,050,000 available to all other eligible projects. The Fund Distribution Plan also states that no more than \$2 million of LCDA-TOD funds will be awarded to a single city.

## Thrive lens analysis



On Feb. 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens:

- LCDA funding will “advance the Council’s mission of fostering orderly and economical development” and “promotes residential development patterns that protect natural resources, the quality and quantity of our water resources, and our water supply.” (Stewardship and Prosperity)
- This investment “encourages redevelopment and infill development” (Prosperity), adding a diversity of land uses, housing types and jobs supporting economic competitiveness over the other regions.
- Funded projects “help close the gap between the region’s affordable housing need and the supply, especially in areas underserved by affordable housing.” (Equity)
- LCDA projects “provide housing and transportation choices for a range of demographic characteristics and economic means.” (Livability)

## Funding

Funds are available in the Livable Communities authorized 2026 budget and Livable Communities reserve accounts. Reserves may need to be amended into a future annual budget to meet cashflow needs on Livable Communities multi-year grants.

## Review Process

After adopting the 2025 Fund Distribution Plan in February, the Council issued a Notice of Funding Availability for LCDA and LCDA-TOD Development projects. Staff talked with potential applicants to provide additional information about the programs and to discuss potential projects.

Cities interested in submitting applications had the opportunity to participate in a technical assistance session before submitting a project proposal. Applicants were also strongly encouraged to speak with Program Coordinators prior to applying.

The Council received 24 applications on August 11, 2025, totaling \$33,100,000. Fifteen of the applications, totaling \$21,615,000, are located in transit oriented development areas and were eligible for consideration for either the LCDA or LCDA-TOD funding. The remaining applications were only eligible for consideration through the LCDA. One application from the City of Maple Grove was incomplete and was not reviewed. The city was encouraged to apply again when its Land Guided for Affordable Housing (LGAH) is consistent with Metropolitan Council policy. The eligible applications were reviewed by Council staff and the LCAC concurrently.

Nineteen of the remaining 23 applications met both the overall minimum score and the equity minimum thresholds to be eligible for funding.

Table 2. Application Summary

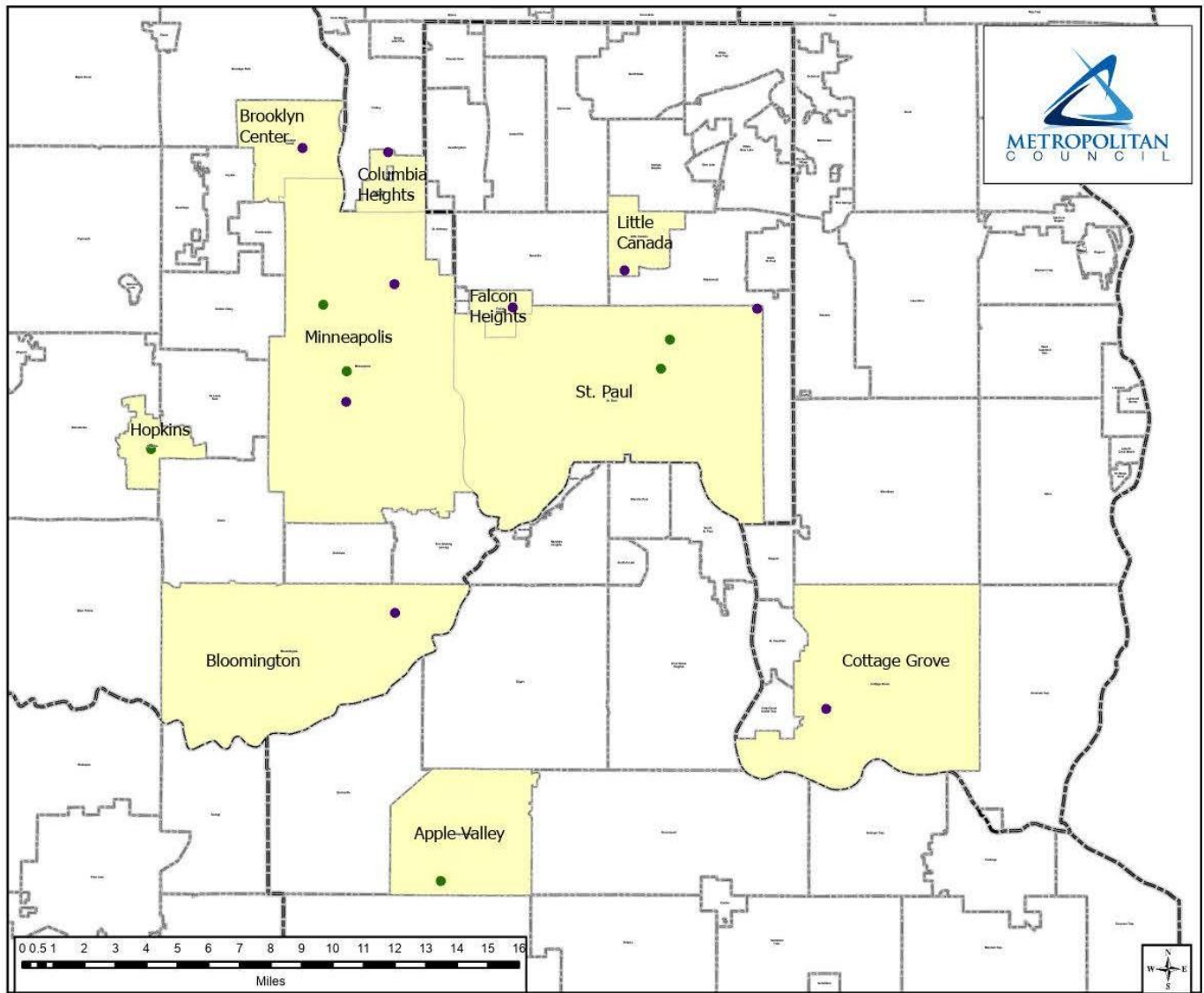
| Submitted Applications | Eligible Applications | Eligible for Funding | Recommended for Funding |
|------------------------|-----------------------|----------------------|-------------------------|
| 24                     | 23                    | 19                   | 15                      |

All applications were scored on Project Outcomes (Housing, Economic Opportunity, Compact & Connected Development, and Environment & Livability) and Project Process. Applications must meet a minimum equity and minimum overall score to be eligible for funding. In the Fund Distribution Plan, Council approved different scoring criteria within these categories to award the LCDA and LCDA-TOD funds.

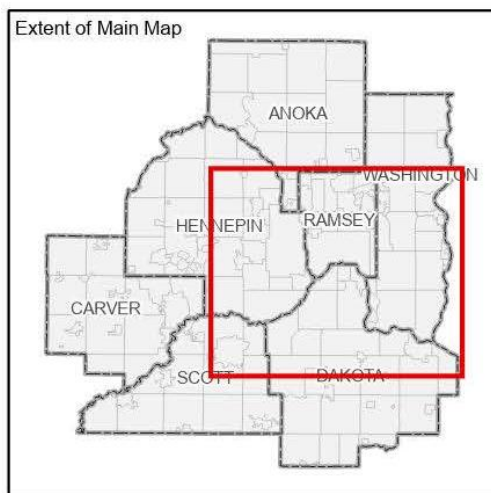
The LCAC developed its recommendation by first creating a recommendation for the \$5.7M in available LCDA-TOD funds from the 15 applications that were in transit-oriented development areas. Eligible projects that were not recommended funding from the LCDA-TOD pool were then re-evaluated using the LCDA scoring criteria and considered for funding within that \$10.05M pool. The LCAC recommends funding the highest scoring projects and providing progressively smaller partial awards (as a percentage of overall funding) within the geographic and award limits of the two funding pools until all funds are awarded to maximize the number of projects supported.



Figure 1. Location of Projects Recommended for Funding



10/15/2025



## LCDA and TOD Recommended Projects 2025

- Recommended LCDA projects
- Recommended TOD projects
- Cities with project recommended for funding
- City and Township Boundaries



A project summary for each of the recommended projects listed in Tables 3 and 4 is on the following pages.

Table 3. LCDA-TOD 2025 Application Scoring Summary

| Project                                                                                | Applicant                | Score | LCDA Amount Requested | Proposed LCDA Funding           |
|----------------------------------------------------------------------------------------|--------------------------|-------|-----------------------|---------------------------------|
| Epic + R                                                                               | City of Minneapolis      | 58.9  | \$2,000,000           | \$500,000                       |
| 2116 Nicollet                                                                          | City of Minneapolis      | 51.4  | \$1,500,000           | \$1,500,000                     |
| Zaria                                                                                  | City of Minneapolis      | 45    | \$2,000,000           | \$0<br>(per city limit reached) |
| 1170 Arcade St. (Face to Face)                                                         | City of Saint Paul       | 49.2  | \$1,250,000           | \$1,250,000                     |
| 1345 Central                                                                           | City of Minneapolis      | 48.5  | \$1,000,000           | \$0<br>(per city limit reached) |
| 501 Main Street                                                                        | City of Hopkins          | 48.3  | \$1,115,000           | \$892,000                       |
| 680-694 Minnehaha Ave. E. (Historic Hamm's Brewery Rehabilitation of West End Complex) | City of Saint Paul       | 45    | \$1,500,000           | \$750,000                       |
| Valley Station Apartments                                                              | City of Apple Valley     | 44.3  | \$1,150,000           | \$808,000                       |
| 470 White Bear Ave. (The Aragon)                                                       | City of Saint Paul       | 43.6  | \$1,500,000           | \$0                             |
| Dreamland on 38th                                                                      | City of Minneapolis      | 43.2  | \$800,000             | \$0                             |
| Lincoln Avenue Communities Phased Redevelopment                                        | City of Columbia Heights | 41.4  | \$2,000,000           | \$0                             |
| Blooming Meadows South                                                                 | City of Bloomington      | 36.5  | \$2,500,000           | \$0                             |
| Swank Eatery                                                                           | City of Minneapolis      | 35    | \$2,000,000           | \$0                             |
| Larpenteur Ave. Senior                                                                 | City of Falcon Heights   | 32.5  | \$2,000,000           | \$0                             |
| Small Business Center/Coworking Space                                                  | City of Richfield        | 26.3  | \$300,000             | \$0                             |
|                                                                                        |                          |       | \$21,615,000          | \$5,700,000                     |

*Projects must earn a minimum of 40 of 67 possible points to be eligible for LCDA-TOD funding.*

Table 4. LCDA 2025 Application Scoring Summary (including eligible projects unfunded by LCDA-TOD)

| Project                                                  | Applicant                 | Score | LCDA Amount Requested | Proposed LCDA Funding             |
|----------------------------------------------------------|---------------------------|-------|-----------------------|-----------------------------------|
| Arts and Amenities at The Heights                        | Saint Paul Port Authority | 43.8  | \$2,000,000           | \$1,800,000                       |
| Zaria                                                    | City of Minneapolis       | 40.2  | \$2,000,000           | \$1,600,000                       |
| 1345 Central                                             | City of Minneapolis       | 39.2  | \$1,000,000           | \$600,000                         |
| 1570 White Bear Ave N (Gloryville)                       | City of Saint Paul        | 37.7  | \$790,000             | \$0<br>(geographic limit reached) |
| 642 Selby Ave (The Beasley)                              | City of Saint Paul        | 37.3  | \$1,000,000           | \$0<br>(geographic limit reached) |
| Hadley Ridge Apartments                                  | City of Cottage Grove     | 37.2  | \$785,000             | \$785,000                         |
| 470 White Bear Ave. (The Aragon)                         | City of Saint Paul        | 37.0  | \$1,500,000           | \$0<br>(geographic limit reached) |
| 0 Idaho Avenue (The Heights, parcel B1)                  | City of Saint Paul        | 36.6  | \$2,000,000           | \$0<br>(geographic limit reached) |
| 2025 ACER Shingle Creek Center Redevelopment             | City of Brooklyn Center   | 34.5  | \$1,000,000           | \$900,000                         |
| Blooming Meadows South                                   | City of Bloomington       | 33.6  | \$2,500,000           | \$2,000,000                       |
| Lincoln Avenue Communities Phased Redevelopment          | City of Columbia Heights  | 32.9  | \$2,000,000           | \$1,500,000                       |
| Larpenteur Ave. Senior                                   | City of Falcon Heights    | 32.5  | \$2,000,000           | \$432,500                         |
| 99 County Road B - Affordable Senior Housing Development | City of Little Canada     | 32.5  | \$910,000             | \$432,500                         |
| Dreamland on 38 <sup>th</sup>                            | City of Minneapolis       | 32.3  | \$800,000             | \$0                               |
| Meadows at Prairie Ridge Workforce Housing               | City of Woodbury          | 30.0  | \$2,000,000           | \$0                               |
| Swank Eatery                                             | City of Minneapolis       | 26.0  | \$2,000,000           | \$0                               |

| Project                               | Applicant         | Score | LCDA Amount Requested | Proposed LCDA Funding |
|---------------------------------------|-------------------|-------|-----------------------|-----------------------|
| Small Business Center/Coworking Space | City of Richfield | 19.6  | \$300,000             | \$0                   |
|                                       |                   | Total | \$11,485,000          | \$10,050,000          |

*LCDA uses different scoring than LCDA-TOD. Projects must earn a minimum of 33 of the available 55 points to be eligible for LCDA funding.*

### Projects Not Recommended for Funding

#### 470 White Bear Ave. (The Aragon)

Applicant: City of Saint Paul

Determination: Reached geographic funding limit

Rationale: Project scored high enough to be recommended, but the geographic funding limit was reached.

Project Details:

- Housing: 53 units; 35 @ <30% AMI, 18 @ 51-60% AMI;
  - 12 One BR, 27 Two BR, 9 Three BR, 5 Four+ BR
- Jobs: 3 living wage

#### 642 Selby Ave. (The Beasley)

Applicant: City of Saint Paul

Determination: Reached geographic funding limit

Rationale: Project scored high enough to be recommended, but the geographic funding limit was reached.

Project Details:

- Housing: 20 ownership units affordable at 80% AMI
  - 4 One BR, 16 Two BR
  - Perpetually affordable through Rondo Community Land Trust

#### 1570 White Bear Ave N (Gloryville)

Applicant: City of Saint Paul

Determination: Reached geographic funding limit

Rationale: Project scored high enough to be recommended, but the geographic funding limit was reached.

Project Details:

- Housing: 87 units; 15 @ <30% AMI; 62 @ 31-50% AMI; 10 @ 51-60% AMI
  - 9 studio; 9 One BR; 45 Two BR; 24 Three BR
- Jobs: 16, 5 living wage

#### 0 Idaho Avenue (The Heights, parcel B1)

Applicant: City of Saint Paul

Determination: Reached geographic funding limit

Rationale: Project scored high enough to be recommended, but the geographic funding limit was reached.

Project Details:

- Housing: 100 units; 20 @ <30% AMI; 80 @ 51-60% AMI
  - 10 studio; 33 One BR; 43 Two BR; 14 Three BR
- Jobs: 2 living wage

#### Dreamland on 38<sup>th</sup>

Applicant: City of Minneapolis

Determination: Not eligible for funding

Rationale: Project did not meet minimum score to be eligible for funding. Reviewers found value in

the services provided and jobs created. The project does not include housing and does not include significant environmental sustainability features.

Project Details:

- Housing: None
- Jobs: 37, 14 living wage

#### **Swank Eatery**

Applicant: City of Minneapolis

Determination: Not eligible for funding

Rationale: Project did not meet minimum score to be eligible for funding. Reviewers found value in the services provided and jobs created. The project does not include housing and does not include significant environmental sustainability features.

Project Details:

- Housing: None
- Jobs: 63, 20 living wage

#### **Small Business Center/Coworking Space**

Applicant: City of Richfield

Determination: Not eligible for funding

Rationale: Project did not meet minimum score to be eligible for funding. Reviewers found value in the project process, but the project did not score competitively in economic opportunity, connections, or environmental sustainability. The project does not include housing.

Project Details:

- Housing: None
- Jobs: 20 living wage

#### **Meadows at Prairie Ridge Workforce Housing**

Applicant: City of Woodbury

Determination: Not eligible for funding

Rationale: Project did not meet minimum score to be eligible for funding. The mixed-income project did not include any deeply affordable units, which impacted the housing score. The project did not score competitively in other scoring areas.

Project Details:

- Housing: 237 units; 20 @ 31-50% AMI; 197 @ 51-60% AMI; 20 market rate
- Jobs: 4 living wage

### **Outcomes Summary**

The summary below in Table 4 shows the expected outcomes for the 2025 LCDA and LCDA-TOD investment in the region, aggregating housing and jobs outcomes from the recommended projects.

Table 5. LCDA 2025 Expected Outcomes Summary

| Expected Outcome                                                                     | Number                     |
|--------------------------------------------------------------------------------------|----------------------------|
| <b>Total Housing Units</b>                                                           | <b>2,462</b>               |
| Affordable Housing Units<br>(≤60% Area Median Income for Rental, ≤80% for Ownership) | 1,978<br>(1,672 new units) |
| Market Rate Housing Units                                                            | 484                        |
| <b>Total Permanent Jobs (new and preserved)</b>                                      | <b>968</b>                 |
| Full-time Jobs                                                                       | 931                        |
| Part-time Jobs                                                                       | 38                         |
| Living Wage Jobs (at least \$59,500 annually plus benefits)                          | 817                        |



## Affordable Housing Need

To be eligible to compete for LCA funding, each community adopts long-term affordable and life-cycle housing goals with the Council. The Council uses the community's [need for affordable housing \(Housing Need\)](#) as the basis for setting the goal. The community and Council also consider the availability of resources to develop affordable housing as a factor in determining the affordable housing goal ranges.

The newly constructed units proposed in this grant cycle are projected to be available for occupancy in the years 2026 - 2028. Table 5 shows the projected affordable housing need for the decade between 2021 and 2030 and the number of proposed housing units expected to be built by the projects recommended for funding. If completed as planned, the proposed affordable units supported by LCDA and LCDA-TOD grant funding will address part of the affordable housing need in the next decade.



Table 6. Affordable housing need and proposed new housing units funded by LCDA and LCDA-TOD

| City                                     | Housing Units           | Total       | <30% of AMI | 31% to 50% of AMI | 51% to 80% of AMI * |
|------------------------------------------|-------------------------|-------------|-------------|-------------------|---------------------|
| City of Apple Valley                     | Total Proposed          | 129         | 3           | 37                | 89                  |
|                                          | % of Need Met by LCDA   | 28%         | 1%          | 31%               | 69%                 |
|                                          | Affordable Units Needed | 468         | 221         | 118               | 129                 |
| City of Columbia Heights                 | Total Proposed          | 248         | 0           | 0                 | 248                 |
|                                          | % of Need Met by LCDA   | 133%        | 0%          | 0%                | 250%                |
|                                          | Affordable Units Needed | 186         | 87          | 0                 | 99                  |
| City of Cottage Grove                    | Total Proposed          | 140         | 3           | 15                | 122                 |
|                                          | % of Need Met by LCDA   | 12%         | 0.5%        | 3%                | 421%                |
|                                          | Affordable Units Needed | 1137        | 665         | 443               | 29                  |
| City of Falcon Heights                   | Total Proposed          | 70          | 12          | 4                 | 54                  |
|                                          | % of Need Met by LCDA   | 636%        | 171%        | 200%              | 2700%               |
|                                          | Affordable Units Needed | 11          | 7           | 2                 | 2                   |
| City of Hopkins                          | Total Proposed          | 4           | 0           | 0                 | 4                   |
|                                          | % Need Met by LCDA      | 2%          | 0%          | 0%                | 7%                  |
|                                          | Affordable Units Needed | 197         | 90          | 51                | 56                  |
| City of Little Canada                    | Total Proposed          | 83          | 11          | 28                | 44                  |
|                                          | % of Need Met by LCDA   | 115%        | 46%         | 112%              | 191%                |
|                                          | Affordable Units Needed | 72          | 24          | 25                | 23                  |
| City of Minneapolis                      | Total Proposed          | 275         | 129         | 146               | 0                   |
|                                          | % of Need Met by LCDA   | 8%          | 8%          | 30%               | 0%                  |
|                                          | Affordable Units Needed | 3500        | 1552        | 494               | 1454                |
| City of Saint Paul                       | Total Proposed          | 718         | 142         | 125               | 451                 |
|                                          | % of Need Met by LCDA   | 36%         | 17%         | 98%               | 44%                 |
|                                          | Affordable Units Needed | 1974        | 832         | 128               | 1014                |
| <b>Total Affordable Units Proposed</b>   |                         | <b>1672</b> | <b>300</b>  | <b>355</b>        | <b>1017</b>         |
| <b>Total Percent of Need Met by LCDA</b> |                         | <b>22%</b>  | <b>9%</b>   | <b>28%</b>        | <b>36%</b>          |
| <b>Total Need for Awarded Cities</b>     |                         | <b>7454</b> | <b>3478</b> | <b>1261</b>       | <b>2806</b>         |

\*Only rental units affordable to households with income 51% to 60% of AMI are included for proposed units per grant distribution criteria, but Housing Need is determined for 51%-80% AMI. Ownership units are considered affordable at 80% of AMI.

## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA-TOD Development  
**Applicant:** City of Minneapolis  
**Project Name:** Epic + R  
**Project Location:** 1014-1026 Plymouth Ave  
**Council District:** 7 - Yassin Osman

| Project Detail              |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | New construction project of 68 affordable units and over 11,000 square feet of commercial space dedicated to a daycare center, an entrepreneur incubator/production space, and retail/office use. Fifteen of the housing units will be designated for individuals experiencing homelessness and persons with disabilities. The project has a commitment to Passive House Institute (PHI), Net Zero Ready, and SB2030 standards. |
| Total Jobs                  | 36                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Living Wage Jobs            | 24                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Total housing units         | 68                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Affordable units            | 68; 43 @ <30% AMI; 25 @ 31-50% AMI                                                                                                                                                                                                                                                                                                                                                                                              |
| Anticipated # bedrooms      | 17 1BR; 12 2BR; 33 3BR; 6 4+ BR                                                                                                                                                                                                                                                                                                                                                                                                 |
| Funding                     |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Requested Amount            | \$2,000,000                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>\$500,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
| \$500,000                   | <b>Activity:</b> General Construction<br><b>Deliverable:</b> 68 units of affordable housing and 11,000 square feet of commercial space.                                                                                                                                                                                                                                                                                         |



## Livable Communities Project Summary

**Grant #**  
**Type:**  
**Applicant:**  
**Project Name:**  
**Project Location:**  
**Council District:**

**SG**  
**LCDA-TOD Development**  
 City of Minneapolis  
 2116 Nicollet  
 2116 Nicollet Ave S  
 6 - Lilligren

| Project Detail              |                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | The project will create 53 new units of affordable housing along with office space and programmable community space. The units are a mix of furnished single room occupancy (SRO) and shared facility SROs. Eleven of the units are set aside for High Priority Homeless residents and another six will be reserved for people with disabilities. |
| Total Jobs                  | 15                                                                                                                                                                                                                                                                                                                                                |
| Living Wage Jobs            | 8                                                                                                                                                                                                                                                                                                                                                 |
| Total housing units         | 53                                                                                                                                                                                                                                                                                                                                                |
| Affordable units            | 53; 41 @ <30% AMI; 12 @ 31-50% AMI                                                                                                                                                                                                                                                                                                                |
| Anticipated # bedrooms      | 44 studio; 9 1BR                                                                                                                                                                                                                                                                                                                                  |
| Funding                     |                                                                                                                                                                                                                                                                                                                                                   |
| Requested Amount            | \$1,500,000                                                                                                                                                                                                                                                                                                                                       |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                                                                                   |
| <b>\$1,500,000</b>          | <b>Award Amount</b>                                                                                                                                                                                                                                                                                                                               |
| \$1,500,000                 | <b>Activity:</b> General construction<br><b>Deliverable:</b> 53 units of affordable housing with office and community space                                                                                                                                                                                                                       |



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA-TOD Development  
**Applicant:** City of Saint Paul  
**Project Name:** 1170 Arcade Street (Face to Face)  
**Project Location:** 1170 Arcade Street  
**Council District:** 13 - Lee

| Project Detail              |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | The project will create 24 affordable units in a multi-use building. In addition to the affordable housing units, operations for the organization Face to Face will be housed in the new development. Face to Face provides comprehensive, wraparound support for youth ages 11-24 through six core service areas: 1) medical, 2) mental health, 3) housing, 4) education and employment, 5) youth justice, and 6) community programs. |
| Total Jobs                  | 4                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Living Wage Jobs            | 4                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Total housing units         | 24                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Affordable units            | 24, all <30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Anticipated # bedrooms      | 12 studio; 9 1BR; 3 2BR                                                                                                                                                                                                                                                                                                                                                                                                                |
| Funding                     |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Requested Amount            | \$1,250,000                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>\$1,250,000</b>          | <b>Award Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| \$1,250,000                 | <b>Activities:</b> General construction; Pedestrian improvements<br><b>Deliverables:</b> 24 affordable housing units and office space to provide youth services; outdoor resident amenity space.                                                                                                                                                                                                                                       |



## Livable Communities Project Summary

|                          |                             |
|--------------------------|-----------------------------|
| <b>Grant #</b>           | <b>SG</b>                   |
| <b>Type:</b>             | <b>LCDA-TOD Development</b> |
| <b>Applicant:</b>        | City of Hopkins             |
| <b>Project Name:</b>     | 501 Main Street             |
| <b>Project Location:</b> | 501 Main Street             |
| <b>Council District:</b> | 8 - Cameron                 |

| Project Detail              |                                                                                                                                                                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | The project will create 40 new housing units, 4 of which will be affordable to families making 51% - 60% of Area Median Income. The project will be Phius certified, recognizing high standards in environmental sustainability. |
| Total Jobs                  | 1                                                                                                                                                                                                                                |
| Living Wage Jobs            | 1                                                                                                                                                                                                                                |
| Total housing units         | 41                                                                                                                                                                                                                               |
| Affordable units            | 4 @ 51-60% AMI                                                                                                                                                                                                                   |
| Anticipated # bedrooms      | 8 studio; 25 1BR; 8 2BR                                                                                                                                                                                                          |
| Funding                     |                                                                                                                                                                                                                                  |
| Requested Amount            | \$1,115,000                                                                                                                                                                                                                      |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                  |
| <b>\$892,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                              |
| \$892,000                   | Activity: General Construction<br>Deliverable: 40 new housing units with Phius certification                                                                                                                                     |



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA-TOD Development  
**Applicant:** City of Saint Paul  
**Project Name:** 680-694 Minnehaha Ave. E. (Historic Hamm's Brewery Rehabilitation of West End Complex)  
**Project Location:** 680-694 Minnehaha Ave E  
**Council District:** 8 - Cameron

| Project Detail              |                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This portion of the Hamm's Brewery redevelopment would provide 86 new housing units, 59 of which are affordable, designed for artists and will include amenities for local artists. |
| Total Jobs                  | 6                                                                                                                                                                                   |
| Living Wage Jobs            | 2                                                                                                                                                                                   |
| Total housing units         | 86                                                                                                                                                                                  |
| Affordable units            | 59; 9 @ <30% AMI; 50 @ 51-60% AMI                                                                                                                                                   |
| Anticipated # bedrooms      | 5 studio; 57 1BR; 24 2BR                                                                                                                                                            |
| Funding                     |                                                                                                                                                                                     |
| Requested Amount            | \$1,500,000                                                                                                                                                                         |
| Use of Funds & Award Amount |                                                                                                                                                                                     |
| <b>\$750,000</b>            | <b>Award Amount</b>                                                                                                                                                                 |
| \$750,000                   | <b>Activity:</b> Preservation and rehab of historic building for affordable housing<br><b>Deliverable:</b> 59 new affordable housing units                                          |



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA-TOD Development  
**Applicant:** City of Apple Valley  
**Project Name:** Valley Station Apartments  
**Project Location:** 15584 Gaslight Drive  
**Council District:** 15 - Obisakin

| Project Detail              |                                                                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 144 new units of mixed-income housing. 25% of the units are three-bedroom units to accommodate families. The development team is partnering with Esusu, an organization that helps renters raise their credit scores by reporting on-time rent payments. |
| Total Jobs                  | 3                                                                                                                                                                                                                                                                                 |
| Living Wage Jobs            | 3                                                                                                                                                                                                                                                                                 |
| Total housing units         | 144                                                                                                                                                                                                                                                                               |
| Affordable units            | 129; 3 @ <30% AMI; 37 @ 31-50% AMI; 89 @ 51-60% AMI                                                                                                                                                                                                                               |
| Anticipated # bedrooms      | 35 1BR; 67 2BR; 42 3BR                                                                                                                                                                                                                                                            |
| Funding                     |                                                                                                                                                                                                                                                                                   |
| Requested Amount            | \$1,150,000                                                                                                                                                                                                                                                                       |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                   |
| <b>\$808,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                                                                               |
| \$808,000                   | <b>Activity:</b> Renewable energy, stormwater management, affordable housing site, demolition<br><b>Deliverable:</b> Demolition, EV charging and solar, underground retention system, affordable housing site improvements                                                        |



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** Saint Paul Port Authority  
**Project Name:** Arts & Amenities at The Heights  
**Project Location:** 15584 Gaslight Drive  
**Council District:** 15 - Obisakin

| Project Detail              |                                                                                                                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 1007 housing units at a mix of income levels and tenures. 154 of those units will be homeownership options, both affordable and market rate. The project will create 801 jobs, of which 718 will be living wage. |
| Total Jobs                  | 801                                                                                                                                                                                                                                       |
| Living Wage Jobs            | 718                                                                                                                                                                                                                                       |
| Total housing units         | 1007                                                                                                                                                                                                                                      |
| Affordable units            | 635; 109 @ <30% AMI; 125 @ 31-50% AMI; 401 @ 51-60% AMI                                                                                                                                                                                   |
| Anticipated # bedrooms      | 34 studio; 353 1BR; 345 2BR; 267 3BR; 8 4+ BR                                                                                                                                                                                             |
| Funding                     |                                                                                                                                                                                                                                           |
| Requested Amount            | \$2,000,000                                                                                                                                                                                                                               |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                           |
| <b>\$1,800,000</b>          | <b>Award Amount</b>                                                                                                                                                                                                                       |
| \$1,800,000                 | Activity: Public Infrastructure<br>Deliverable: Playgrounds, trails, landscaping, site furnishings                                                                                                                                        |



## Livable Communities Project Summary

**Grant #** SG  
**Type:** LCDA Development  
**Applicant:** City of Minneapolis  
**Project Name:** Zaria  
**Project Location:** 3030 Nicollet Avenue South  
**Council District:** 6 - Lilligren

| Project Detail              |                                                                                                                                                                                                                                                                                          |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will redevelop a former bank site into 90 new units of affordable housing targeted towards families. 87% of the units are two-, three-, or four-bedroom units. Fourteen of the units will be set aside for High Priority Homeless individuals and people with disabilities. |
| Total Jobs                  | 3                                                                                                                                                                                                                                                                                        |
| Living Wage Jobs            | 2                                                                                                                                                                                                                                                                                        |
| Total housing units         | 90                                                                                                                                                                                                                                                                                       |
| Affordable units            | 90; 29 @ <30% AMI; 61 @ 31-50% AMI                                                                                                                                                                                                                                                       |
| Anticipated # bedrooms      | 12 1BR; 45 2BR; 22 3BR; 11 4+ BR                                                                                                                                                                                                                                                         |
| Funding                     |                                                                                                                                                                                                                                                                                          |
| Requested Amount            | \$2,000,000                                                                                                                                                                                                                                                                              |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                          |
| <b>\$1,600,000</b>          | <b>Award Amount</b>                                                                                                                                                                                                                                                                      |
| \$1,600,000                 | Activity: General construction and acquisition<br>Deliverable: Acquisition of property and 90 units of affordable housing building                                                                                                                                                       |



## Livable Communities Project Summary

**Grant #**  
**Type:**  
**Applicant:**  
**Project Name:**  
**Project Location:**  
**Council District:**

**SG**  
**LCDA Development**  
 City of Minneapolis  
 1345 Central  
 1345 Central Ave NE  
 7 - Osman

| Project Detail              |                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 64 new units of affordable housing and will include ground floor production space for a local business to grow its operations. Three of the housing units will be set aside for Hennepin County Health and Human Services clients. |
| Total Jobs                  | 24                                                                                                                                                                                                                                                          |
| Living Wage Jobs            | 24                                                                                                                                                                                                                                                          |
| Total housing units         | 64                                                                                                                                                                                                                                                          |
| Affordable units            | 64; 16 @ <30% AMI; 48 @ 31-50% AMI                                                                                                                                                                                                                          |
| Anticipated # bedrooms      | 15 1BR; 35 2BR; 14 3BR                                                                                                                                                                                                                                      |
| Funding                     |                                                                                                                                                                                                                                                             |
| Requested Amount            | \$1,000,000                                                                                                                                                                                                                                                 |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                             |
| <b>\$600,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                                                         |
| \$600,000                   | <b>Activity:</b> General construction<br><b>Deliverable:</b> 64 affordable housing units and ground floor production space for a local small business                                                                                                       |



## Livable Communities Project Summary

**Grant #**  
**Type:**  
**Applicant:**  
**Project Name:**  
**Project Location:**  
**Council District:**

**SG**  
**LCDA Development**  
 City of Cottage Grove  
 Hadley Ridge Apartments  
 10015 Hamlet Avenue  
 12 - Jenkins

| Project Detail              |                                                                                                                                                                                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 164 units of mixed-income housing, many of which are two- and three-bedroom units to accommodate families.                                                                                                             |
| Total Jobs                  | 3                                                                                                                                                                                                                                               |
| Living Wage Jobs            | 3                                                                                                                                                                                                                                               |
| Total housing units         | 164                                                                                                                                                                                                                                             |
| Affordable units            | 140; 3 @ <30% AMI; 15 @ 31-50% AMI; 122 @ 51-60% AMI                                                                                                                                                                                            |
| Anticipated # bedrooms      | 30 1BR; 88 2BR; 46 3BR                                                                                                                                                                                                                          |
| Funding                     |                                                                                                                                                                                                                                                 |
| Requested Amount            | \$785,000                                                                                                                                                                                                                                       |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                 |
| <b>\$785,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                                             |
| \$785,000                   | <b>Activities:</b> Renewable energy, stormwater management, pedestrian improvements, affordable housing amenities<br><b>Deliverables:</b> Solar and EV charging, resident amenities, a connecting trail, and two stormwater infiltration basins |



## Livable Communities Project Summary

|                          |                                              |
|--------------------------|----------------------------------------------|
| <b>Grant #</b>           | <b>SG</b>                                    |
| <b>Type:</b>             | <b>LCDA Development</b>                      |
| <b>Applicant:</b>        | City of Brooklyn Center                      |
| <b>Project Name:</b>     | 2025 ACER Shingle Creek Center Redevelopment |
| <b>Project Location:</b> | 6096 Shingle Creek Parkway                   |
| <b>Council District:</b> | 8 - Cameron                                  |

| Project Detail              |                                                                                                                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will redevelop an existing strip mall into 12 rental spaces that will house retail businesses and restaurants. ACER's offices will be located in the new redevelopment and will include a community space and house a workforce training program. |
| Total Jobs                  | 47                                                                                                                                                                                                                                                             |
| Living Wage Jobs            | 10                                                                                                                                                                                                                                                             |
| Total housing units         | 0                                                                                                                                                                                                                                                              |
| Affordable units            | NA                                                                                                                                                                                                                                                             |
| Anticipated # bedrooms      | NA                                                                                                                                                                                                                                                             |
| Funding                     |                                                                                                                                                                                                                                                                |
| Requested Amount            | \$1,000,000                                                                                                                                                                                                                                                    |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                |
| <b>\$900,000</b>            | <b>Award Amount</b>                                                                                                                                                                                                                                            |
| \$900,000                   | Activities: General construction<br>Deliverable: Redeveloped strip mall with 12 rental spaces and ACER offices                                                                                                                                                 |



## Livable Communities Project Summary

**Grant #**  
**Type:**  
**Applicant:**  
**Project Name:**  
**Project Location:**  
**Council District:**

**SG**  
**LCDA Development**  
 City of Bloomington  
 Blooming Meadows South  
 1900 E. 86th Street  
 5 - Pacheco

| Project Detail              |                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will rehab an existing affordable housing development. The current development has 306 units and will be income restricted to families making 60% AMI or below. The rehab will replace the roof, reinforce existing balconies, update the elevator, replace the electrical system, repair the plumbing and provide upgrades and repairs to unit interiors. |
| Total Jobs                  | 9                                                                                                                                                                                                                                                                                                                                                                       |
| Living Wage Jobs            | 6                                                                                                                                                                                                                                                                                                                                                                       |
| Total housing units         | 306                                                                                                                                                                                                                                                                                                                                                                     |
| Affordable units            | 306; 10 @ 31-50% AMI; 296 @ 51-60% AMI                                                                                                                                                                                                                                                                                                                                  |
| Anticipated # bedrooms      | 25 studio; 167 1BR; 113 2BR; 1 3BR                                                                                                                                                                                                                                                                                                                                      |
| Funding                     |                                                                                                                                                                                                                                                                                                                                                                         |
| Requested Amount            | \$2,500,000                                                                                                                                                                                                                                                                                                                                                             |
| Use of Funds & Award Amount |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>\$2,000,000</b>          | <b>Award Amount</b>                                                                                                                                                                                                                                                                                                                                                     |
| \$2,000,000                 | <b>Activities:</b> General construction<br><b>Deliverable:</b> Rehab 306 units of affordable housing                                                                                                                                                                                                                                                                    |



## Livable Communities Project Summary

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Grant #</b>           | <b>SG</b>                                       |
| <b>Type:</b>             | <b>LCDA Development</b>                         |
| <b>Applicant:</b>        | City of Columbia Heights                        |
| <b>Project Name:</b>     | Lincoln Avenue Communities Phased Redevelopment |
| <b>Project Location:</b> | 800 53rd Ave NE                                 |
| <b>Council District:</b> | 2 - Chamblis                                    |

| Project Detail              |                                                                                                                                                                                                         |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will develop 248 new affordable units available to families making 51-60% of the area median income. Nearly half of the units will be three or more bedroom units to accommodate families. |
| Total Jobs                  | 10                                                                                                                                                                                                      |
| Living Wage Jobs            | 6                                                                                                                                                                                                       |
| Total housing units         | 248                                                                                                                                                                                                     |
| Affordable units            | 248 @ 51-60% AMI                                                                                                                                                                                        |
| Anticipated # bedrooms      | 22 1BR; 99 2BR; 105 3BR; 22 4+ BR                                                                                                                                                                       |
| Funding                     |                                                                                                                                                                                                         |
| Requested Amount            | \$2,000,000                                                                                                                                                                                             |
| Use of Funds & Award Amount |                                                                                                                                                                                                         |
| <b>\$1,500,000</b>          | <b>Award Amount</b>                                                                                                                                                                                     |
| \$1,500,000                 | <b>Activities:</b> General construction<br><b>Deliverable:</b> 248 new construction affordable housing units                                                                                            |



## Livable Communities Project Summary

**Grant #**  
**Type:**  
**Applicant:**  
**Project Name:**  
**Project Location:**  
**Council District:**

**SG**  
**LCDA Development**  
 City of Falcon Heights  
 Larpenteur Avenue Senior  
 1644 Larpenteur Ave W  
 10 - Lindstrom

| Project Detail              |                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 110 units of mixed-income senior housing, age-restricted to residents aged 55 years and older. |
| Total Jobs                  | 3                                                                                                                       |
| Living Wage Jobs            | 2                                                                                                                       |
| Total housing units         | 110                                                                                                                     |
| Affordable units            | 70; 12 @ <30% AMI; 4 @ 31-50% AMI; 54 @ 51-60% AMI                                                                      |
| Anticipated # bedrooms      | 16 studio; 76 1BR; 18 2BR                                                                                               |
| Funding                     |                                                                                                                         |
| Requested Amount            | \$2,000,000                                                                                                             |
| Use of Funds & Award Amount |                                                                                                                         |
| <b>\$432,500</b>            | <b>Award Amount</b>                                                                                                     |
| \$432,500                   | <b>Activities:</b> General construction<br><b>Deliverable:</b> 110 units of mixed-income senior housing                 |



## Livable Communities Project Summary

|                          |                                                                   |
|--------------------------|-------------------------------------------------------------------|
| <b>Grant #</b>           | <b>SG</b>                                                         |
| <b>Type:</b>             | <b>LCDA Development</b>                                           |
| <b>Applicant:</b>        | City of Little Canada                                             |
| <b>Project Name:</b>     | 99 County Road B - 106 Unit Affordable Senior Housing Development |
| <b>Project Location:</b> | 99 County Road B                                                  |
| <b>Council District:</b> | 13 - Lee                                                          |

| Project Detail              |                                                                                                                                                                                        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Overview            | This project will create 106 new units of mixed-income senior housing for residents aged 55 years and older. Eleven of the units are set aside for High Priority Homeless individuals. |
| Total Jobs                  | 4                                                                                                                                                                                      |
| Living Wage Jobs            | 3                                                                                                                                                                                      |
| Total housing units         | 106                                                                                                                                                                                    |
| Affordable units            | 94; 11 @ <30% AMI; 28 @ 31-50% AMI; 55 @ 51-60% AMI                                                                                                                                    |
| Anticipated # bedrooms      | 20 studio; 67 1BR; 19 2BR                                                                                                                                                              |
| Funding                     |                                                                                                                                                                                        |
| Requested Amount            | \$910,000                                                                                                                                                                              |
| Use of Funds & Award Amount |                                                                                                                                                                                        |
| <b>\$432,500</b>            | <b>Award Amount</b>                                                                                                                                                                    |
| \$432,500                   | <b>Activities:</b> General construction<br><b>Deliverable:</b> 110 units of mixed-income senior housing                                                                                |

