

Community Development Committee

Meeting date: January 16, 2018

For the Metropolitan Council meeting of January 24, 2018

Subject: Amendment to the 2017 Livable Communities Annual Fund Distribution Plan, Waiver of Livable Communities Demonstration Account Transit Oriented Grant Award Limits, and Supplemental Livable Communities Demonstration Account Transit Oriented Development Grant Awards

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statutes, §473.25

Staff Prepared/Presented: Beth Reetz, Division Director (651-602-1060)

Division/Department: Community Development / Regional Planning

Proposed Action

Option 1:

That the Metropolitan Council (1) amend the 2017 Annual Livable Communities Fund Distribution Plan to increase Livable Communities Demonstration Account Transit Oriented Development available funding by \$2,184,625, (2) award supplemental funding as listed in the chart below, and (3) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Livable Communities Demonstration Account Transit Oriented Development

Project	Applicant	Points (72 pt. min.)	LCDA-TOD Amount Requested	2017 LCDA- TOD Award	Supplemental Funding Option
PLACE	St. Louis Park	103.22	\$850,000	\$850,000	
38 th St Station	Minneapolis	96.80	\$1,500,000	\$1,500,000	
Mino- Bimaadiziwin	Minneapolis	87.57	\$1,800,000	\$0	\$500,000
Elevate	Eden Prairie	86.66	\$750,000	\$750,000	
NW University & Dale	Saint Paul	75.83	\$1,450,000	\$1,450,000	
The Mariner	Minnetonka	73.93	\$1,876,500	\$0	\$1,876,500
Penn Ave Union	Minneapolis	72.76	\$1,069,819	\$0	
Total			\$9,296,319	\$4,550,000	
Increase					\$2,376,500

Option 2:

That the Metropolitan Council (1) amend the 2017 Annual Livable Communities Fund Distribution Plan to increase Livable Communities Demonstration Account Transit Oriented Development available funding by \$4,554,444, (2) waive the \$2 million per-city limit on Livable Communities Demonstration Account Transit Oriented Development grant awards, (3) award supplemental funding as listed in the chart below, and (4) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Livable Communities Demonstration Account Transit Oriented Development

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The Mariner	Minnetonka	73.93	\$1,876,500	\$0	\$1,876,500
Penn Ave Union	Minneapolis	72.76	\$1,069,819	\$0	\$1,069,819
Total			\$9,296,319	\$4,550,000	
Increase					\$4,746,319

Background

The Council adopted the 2017 Livable Communities Fund Distribution Plan ([2017-72 SW](#)) on March 22, 2017. Over the past several years, a number of projects awarded Livable Communities Demonstration Account (LCDA) and Livable Communities Demonstration Account Transit Oriented Development (LCDA TOD) funds have either not moved forward or have not used all the funds awarded to them. Additionally, the fund balance has accrued interest earnings. With this proposed amendment to the Fund Distribution Plan, these funds can be available for award. Furthermore, the Community Development Committee's approval of LCDA TOD Pre-Development grant awards on December 18, 2017 left \$191,875 in 2017 LCDA TOD funds available.

When the Council awarded the LCDA TOD funds available in the 2017 Fund Distribution Plan, three projects met the minimum score necessary to be considered for funding but did not receive full or any funding. Mino-Bimaadiziwin, the second-highest scoring project in Minneapolis, did not receive funding because of the Council-established funding limit of no more than \$2 million per city for the LCDA TOD program. The Mariner in Minnetonka did not receive funding because funding ran out. Penn Avenue Union, the third-highest scoring project in Minneapolis, did not receive funding because of the Council-established funding limit of no more than \$2 million per city for the LCDA TOD program and because funding ran out.

The action options presented would use some of the balance in the Livable Communities Demonstration Account to increase funding to award additional funds to projects that met the minimum score. One option action would also require waiving the per-city award limit for LCDA TOD applications.

Rationale

All the projects under consideration for supplemental funding met the minimum scoring threshold.

Thrive Lens Analysis

This additional funding will enhance the Council's previous awards to help further several Thrive outcomes. LCDA TOD funding will "leverage transit investments with higher expectations of land use" (Stewardship), providing a diversity of land uses in station areas and along bus routes while supporting increased ridership. These projects provide a "mix of housing affordability along the region's transit corridors" (Equity) and also "provide housing and transportation choices for a range of demographic characteristics and economic means" (Livability) particularly with the addition of affordable units in the suburban community of Minnetonka. TOD projects use land more efficiently and introduce a diversity of land uses in a smaller area, which in conjunction with transit access, allows more people to access more of their daily needs via walking, biking or transit, thereby reducing vehicular travel and associated auto infrastructure (Sustainability).

Funding

The optional actions would use either \$2,184,625, or \$4,554,444 of the balance in the Livable Communities Demonstration Account, and the \$191,875 in remaining 2017 LCDA TOD Pre-Development funding.

Known Support / Opposition

Staff is aware of no opposition to this action from participating communities.