

Committee Report

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

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
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. (Historic Hamm's Brewery Rehabilitation of West End	LCDA-TOD	\$750,000

Applicant	Recommended Project	Account	Award Amount
	Complex)		
		Total	\$15,750,000

Summary of Community Development Committee discussion/questions

Planning Analyst Hannah Gary co-presented the funding recommendations with Nate Kabat, Community Development Director of the City of Chaska and member of the Livable Communities Advisory Committee. Council Members were supportive of the recommendations and expressed excitement for the breadth of project types and locations. There was a question about feedback given to project teams not being recommended for funding. Staff described the process of reaching out and noted that the focus of the conversations has been on how the team can position an application under the new scoring system.

Motion by Carter, seconded by Chamblis. Motion carried.



Business Item

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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

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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. (Historic Hamm's Brewery Rehabilitation of West End Complex)	LCDA-TOD	\$750,000
		Total	\$15,750,000

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

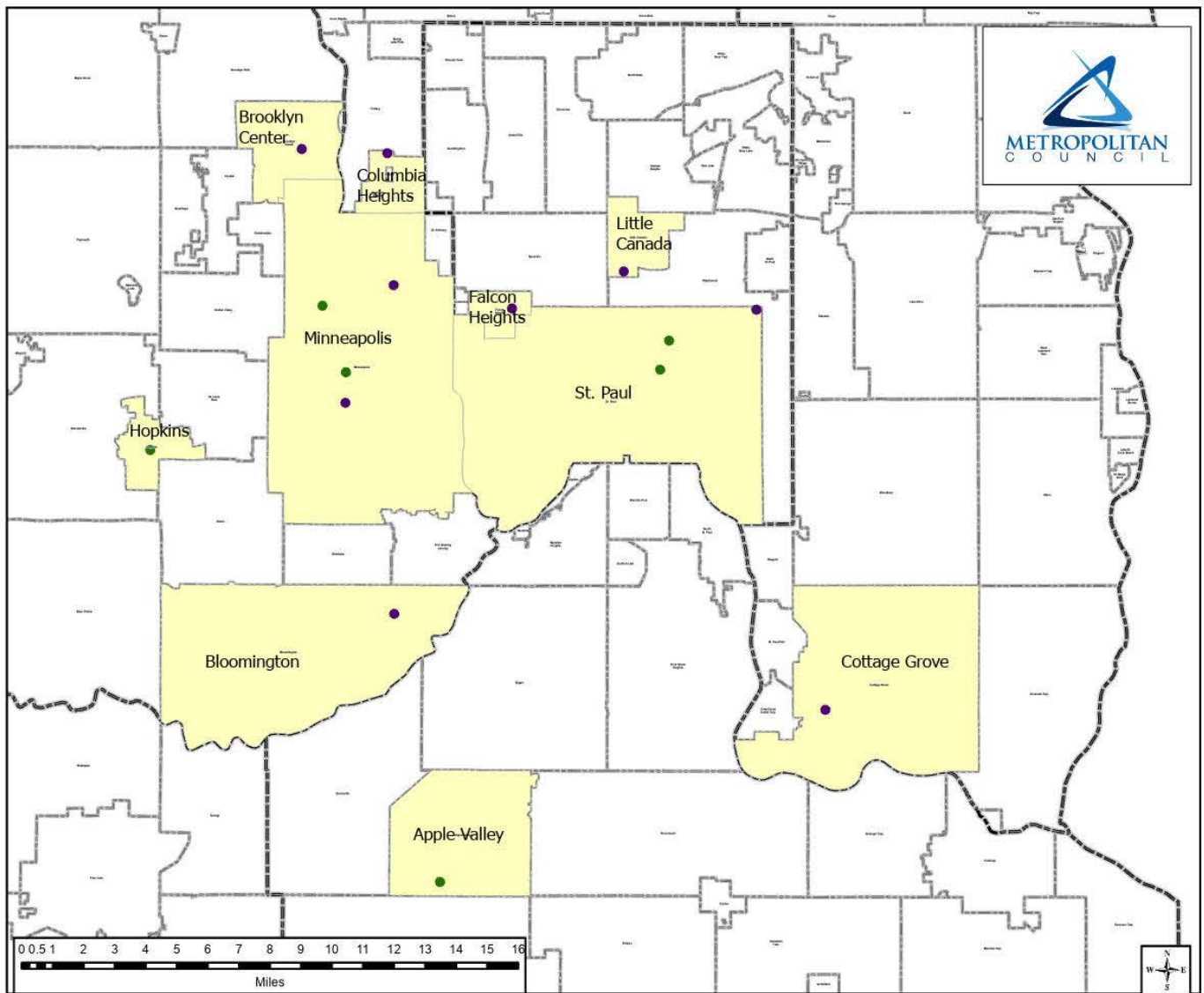
Submitted Applications	Eligible Applications	Eligible for Funding	Recommended for Funding
24	23	19	15

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.

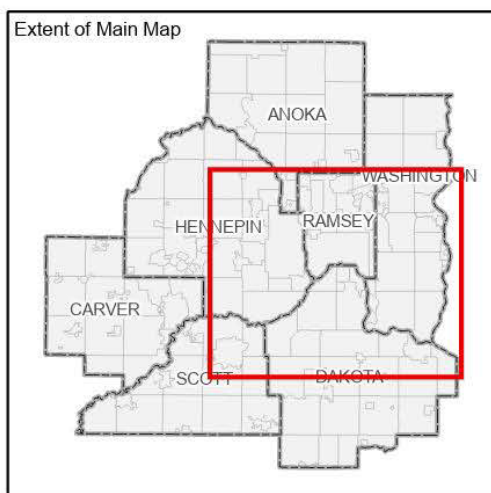
The LCAC developed its recommendation by first creating a recommendation for the \$5.7M in available LCDA-TOD funds from the 15 applications that were in transit-oriented development areas. Eligible projects that were not recommended funding from the LCDA-TOD pool were then re-evaluated using the LCDA 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 (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 (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 (geographic limit reached)
642 Selby Ave (The Beasley)	City of Saint Paul	37.3	\$1,000,000	\$0 (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 (geographic limit reached)
0 Idaho Avenue (The Heights, parcel B1)	City of Saint Paul	36.6	\$2,000,000	\$0 (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 th	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 38th

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
Total Housing Units	2,462
Affordable Housing Units (≤60% Area Median Income for Rental, ≤80% for Ownership)	1,978 (1,672 new units)
Market Rate Housing Units	484
Total Permanent Jobs (new and preserved)	968
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
Total Affordable Units Proposed		1672	300	355	1017
Total Percent of Need Met by LCDA		22%	9%	28%	36%
Total Need for Awarded Cities		7454	3478	1261	2806

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

SG
LCDA-TOD Development
 City of Minneapolis
 Epic + R
 1014-1026 Plymouth Ave
 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	
\$500,000	Award Amount
\$500,000	Activity: General Construction Deliverable: 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	
\$1,500,000	Award Amount
\$1,500,000	Activity: General construction Deliverable: 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	
\$1,250,000	Award Amount
\$1,250,000	Activities: General construction; Pedestrian improvements Deliverables: 24 affordable housing units and office space to provide youth services; outdoor resident amenity space.



Livable Communities Project Summary

Grant # SG
Type: LCDA-TOD Development
Applicant: City of Hopkins
Project Name: 501 Main Street
Project Location: 501 Main Street
Council District: 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	
\$892,000	Award Amount
\$892,000	Activity: General Construction 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	
\$750,000	Award Amount
\$750,000	Activity: Preservation and rehab of historic building for affordable housing Deliverable: 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	
\$808,000	Award Amount
\$808,000	Activity: Renewable energy, stormwater management, affordable housing site, demolition Deliverable: 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 2200 Larpenieur Ave E
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	
\$1,800,000	Award Amount
\$1,800,000	Activity: Public Infrastructure Deliverable: Playgrounds, trails, landscaping, site furnishings



Livable Communities Project Summary

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

SG
LCDA Development
 City of Minneapolis
 Zaria
 3030 Nicollet Avenue South
 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	
\$1,600,000	Award Amount
\$1,600,000	Activity: General construction and acquisition 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	
\$600,000	Award Amount
\$600,000	Activity: General construction Deliverable: 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	
\$785,000	Award Amount
\$785,000	Activities: Renewable energy, stormwater management, pedestrian improvements, affordable housing amenities Deliverables: Solar and EV charging, resident amenities, a connecting trail, and two stormwater infiltration basins



Livable Communities Project Summary

Grant # SG
Type: LCDA Development
Applicant: City of Brooklyn Center
Project Name: 2025 ACER Shingle Creek Center Redevelopment
Project Location: 6096 Shingle Creek Parkway
Council District: 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	
\$900,000	Award Amount
\$900,000	Activities: General construction 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	
\$2,000,000	Award Amount
\$2,000,000	Activities: General construction Deliverable: Rehab 306 units of affordable housing



Livable Communities Project Summary

Grant #	SG
Type:	LCDA Development
Applicant:	City of Columbia Heights
Project Name:	Lincoln Avenue Communities Phased Redevelopment
Project Location:	800 53rd Ave NE
Council District:	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	
\$1,500,000	Award Amount
\$1,500,000	Activities: General construction Deliverable: 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	
\$432,500	Award Amount
\$432,500	Activities: General construction Deliverable: 110 units of mixed-income senior housing



Livable Communities Project Summary

Grant #	SG
Type:	LCDA Development
Applicant:	City of Little Canada
Project Name:	99 County Road B - 106 Unit Affordable Senior Housing Development
Project Location:	99 County Road B
Council District:	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	
\$432,500	Award Amount
\$432,500	Activities: General construction Deliverable: 110 units of mixed-income senior housing

