



# Funding Recommendations

**2025 Livable Communities Demonstration  
Account Development and Transit Oriented  
Development Programs**



# Livable Communities Act

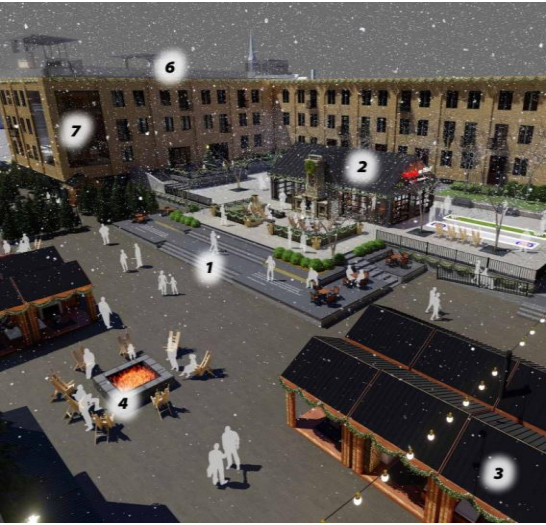
## Program Goals

- Create more housing choice
- Support living wage jobs creation
- Reduce greenhouse gas emissions and conserve natural resources
- Improve connections between housing, jobs, and amenities across the region
- Create more equitable development outcomes



# Development Grants

## Public Gathering Spaces



City Square West,  
Chaska

## Affordable Housing



Vista 44,  
Hopkins

## Mixed Use



Mainstreet Rogers  
Downtown  
Redevelopment,  
Rogers

## Living Wage Jobs



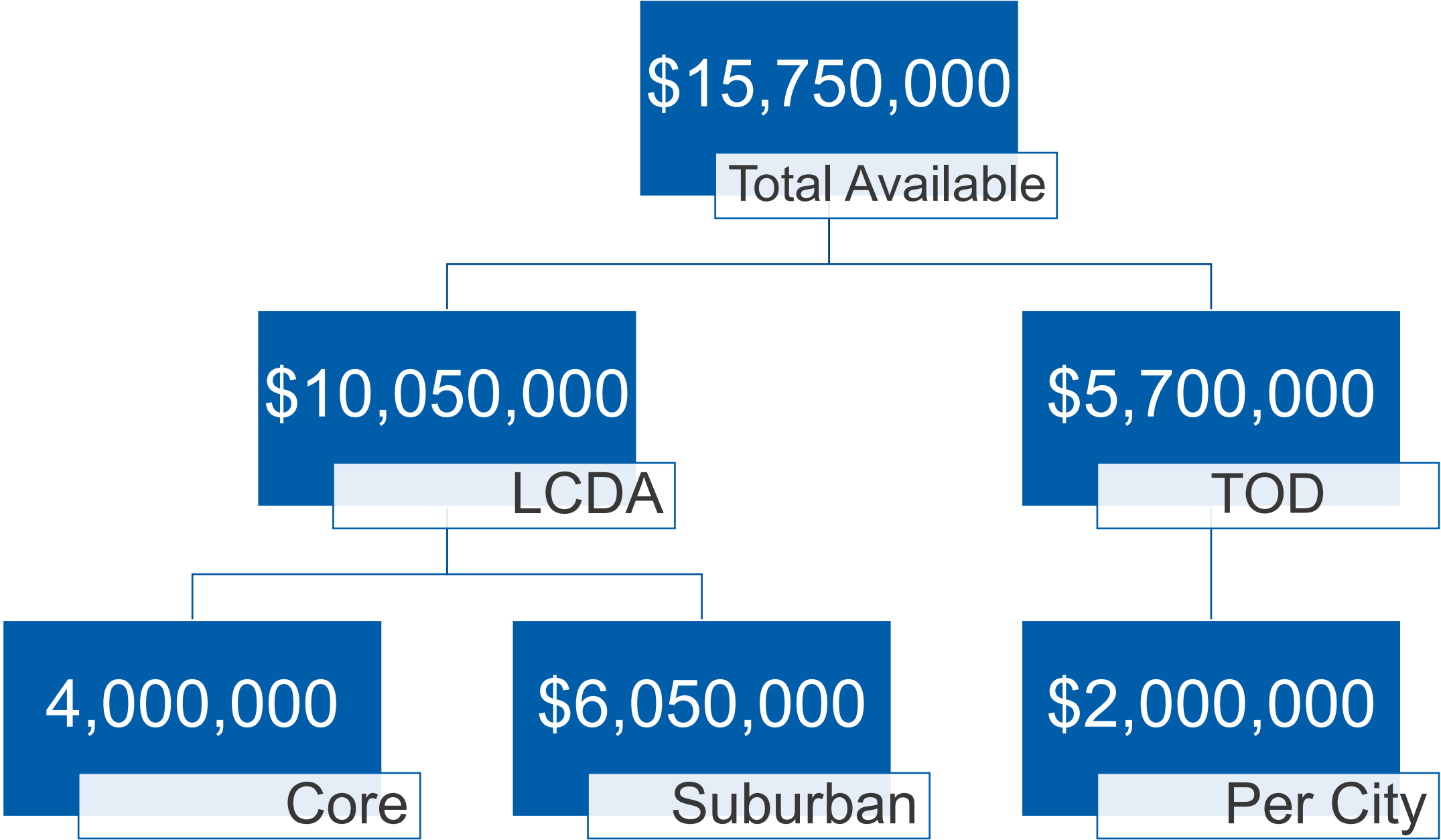
Juxtaposition Arts  
Campus,  
Minneapolis

## Engaged Development



30,000 Feet,  
Saint Paul

# Funding Availability



# Process

## Application Submission and Review Process



# Evaluation Criteria

## Scoring Categories

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

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

# Funding Recommendation

## 2025 LCDA Development Funding Recommendation

Award 15 Livable Communities Demonstration Account grants totaling \$15,750,000 and

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



# TOD Funding Recommendation

Project	Applicant	Score	Amount Requested	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
1170 Arcade St. (Face to Face)	City of Saint Paul	49.2	\$1,250,000	\$1,250,000
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 – Apple Valley	City of Apple Valley	44.3	\$1,150,000	\$808,000



# LCDA Funding Recommendation

Project	Applicant	Score	Amount Requested	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
Hadley Ridge Apartments – Cottage Grove	City of Cottage Grove	37.2	\$785,000	\$785,000
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
City of Columbia Heights 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 - 106 Unit Affordable Senior Housing Development	City of Little Canada	32.5	\$910,000	\$432,500

# Epic + R

## City of Minneapolis

Recommended Award:  
\$500,000

- 68 affordable housing units with a high number of three- and four-bedroom units
- Commercial space that includes workforce training



# 2116 Nicollet

## City of Minneapolis

Recommended Award:  
\$1,500,000

- Deeply affordable housing units with 11 units for High Priority Homeless residents and 6 units for people with disabilities
- Office and community gathering space



# Face to Face

## City of Saint Paul

Recommended Award:  
\$1,250,000

- Deeply affordable housing targeted to youth experiencing homelessness
- Includes comprehensive services and workforce training



# 501 Main Street

## City of Hopkins

Recommended Award:  
\$892,000

- Phius certified housing development
- 40-unit infill development



# Hamm's Brewery Redevelopment

## City of Saint Paul

Recommended Award:  
\$750,000

- 86 units of mixed-income artist housing with amenities for artists
- Part of larger brewery redevelopment including housing, commercial space, and public space amenities



# Valley Station Apartments

## City of Apple Valley

Recommended Award:  
\$808,000

- 144 units, 25% 3-bedroom units for families
- Partnership to provide rent support and credits building for residents



# Arts & Amenities at The Heights

## Saint Paul Port Authority

Recommended Award:  
\$1,800,000

- 1,000 units of mixed-income housing, including affordable homeownership opportunities
- 718 new living wage jobs





# Zaria

## City of Minneapolis

Recommended Award:  
\$1,600,000

- 90 affordable units, with 5 3-bedrooms units affordable at <30% AMI
- 29 units affordable at <30% AMI
- 14 units for High Priority Homeless and people with disabilities



# 1345 Central

## City of Minneapolis

Recommended Award:  
\$600,000

- 64 units of affordable housing for families making <50% AMI
- 7 units for High Priority Homeless and 5 for people with disabilities
- Ground floor space for a local small business



# Hadley Ridge Apartments

## City of Cottage Grove

Recommended Award:  
\$785,000

- 164 units of mixed-income housing, most 2 or more-bedroom units
- Partnership to provide rent support and credits building for residents



# ACER Shingle Creek Redevelopment

## City of Brooklyn Center

Recommended Award:  
\$900,000

- 12 rental spaces for local businesses
- ACER offices and services, including workforce development and community services



# Blooming Meadows South

## City of Bloomington

Recommended Award:  
\$2,000,000

- Preserving 306 units of affordable housing in developing area
- Building-wide upgrades to roof, elevator, and other systems in addition to in-unit upgrades for residents



# Lincoln Avenue Communities

## City of Columbia Heights

Recommended Award:  
\$1,500,000

- 248 new construction affordable units, including 22 four-bedroom units
- Reducing impermeable surfaces at former corporate campus



# Larpenteur Avenue Senior

## City of Falcon Heights

Recommended Award:  
\$432,500

- Mixed-income senior housing development, including 12 units for residents making <30% AMI
- On-site clinic and other services



# 99 County Road B

## City of Little Canada

Recommended Award:  
\$432,500

- Mixed-income senior housing development, including 11 units for residents making <30% AMI
- 11 units for High Priority Homeless residents





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## **Hannah Gary**

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Community Development

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# Appendix

## Rent Limits

Bedroom	30% AMI	50% AMI	60% AMI
Eff.	\$694	\$1,158	\$1,389
1 BR	\$744	\$1,241	\$1,489
2 BR	\$894	\$1,490	\$1,788
3 BR	\$1,032	\$1,721	\$2,065
4 BR	\$1,152	\$1,920	\$2,304

## Income Levels

AMI	2025
Area Median Income	\$132,400
60% of AMI	\$79,440
50% of AMI	\$66,200
30% of AMI	\$39,700