



**Request for City Council Committee Action
From the Office of Intergovernmental Relations
Office of Grants and Special Projects**

Date: July 9, 2003

To: Community Development Committee

Referral to: Ways and Means Committee

**Subject: Priority Ranking for the Metropolitan Council Livable Communities
Demonstration Account-Demonstration Grant Applications**

Recommendation: To approve staff priority ranking recommendation for the eight applications made to the Metropolitan Council for Livable Communities Demonstration Account Development Grants and forward those recommendations to the Metropolitan Council.

Previous Directives: June 6, 2003

Prepared or Submitted by: Gaynell Schandel, Manager, Grants and Special Projects (612) 673-2001

Approved by: John Moir, City Coordinator_____

Presenters in Committee: Gaynell Schandel, Manager, Grants and Special Projects

<p>Financial Impact (Check those that apply)</p> <p><input checked="" type="checkbox"/> No financial impact - or - Action is within current department budget. (If checked, go directly to Background/Supporting Information)</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Capital Budget</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Operating Budget</p> <p><input type="checkbox"/> Action provides increased revenue for appropriation increase</p> <p><input type="checkbox"/> Action requires use of contingency or reserves</p> <p><input type="checkbox"/> Other financial impact (Explain):</p> <p><input type="checkbox"/> Request provided to the Budget Office when provided to the Committee Coordinator</p>

Background/Supporting Information Attached

On June 6, 2003 the City Council endorsed twelve applications for Livable Communities Demonstration Account (LCDA) Opportunity and Development Grants which were being submitted for pre-development and development activities. In that council action, staff was directed to place the applicant development projects in a priority ranking based on the criteria selected by the Metropolitan Council. Since that time, two projects dropped out of the process. All projects submitted met the "Threshold" level to continue the review process. Staff from the Planning Department, the MCDA and the Office of Grants and Special Projects reviewed and scored the applications using the following Metropolitan Council criteria

Community partnerships
Leverage
Developability
Readiness

Previous LCDA funding
Affordability by Met Council guidelines
Site Control

Each of the above categories was weighed on a point scale ranging from 1 to 3, three being the highest, for a total of 21 possible points. Each staff rated the applications and the priority ranking reflects the average of the scores. In addition, staff considered the amount of private funding committed to the project and MCDA involvement in the project.

\$7.9 millions dollars are available for the Development Grants. Of that amount, at least thirty percent will be targeted to cities located in the developing portion of the region. The City is requesting just over \$6.4 million in Development Grants.

The following is the priority ranking:

Development Grants

- 1. Heritage Park-MCDA** proposes to further expand on the \$850,000 LCDA grant received in 2002 to complete infrastructure and open space improvements to support the \$200 million initiative in the Near North neighborhood. **Funding Requested: \$1,500,000**
- 2. Agape Child Care/Affordable Housing Initiative-Oasis of Love, Inc.** along with Agape Development Partners, LLC proposes to build a four story, twelve (12) unit apartment complex with a 24-hour intergenerational childcare facility. The apartments will be two (2) and three (3) bedroom units serving households at 50% and below median income. The childcare program will serve approximately 200 low - income children. **Funding Requested-\$600,000**
- 2. Franklin-Portland Gateway Phase III-Hope Community Inc.** along with Central Community Housing Trust proposes to further expand mixed-income and high-density housing at Franklin and Portland by creating 155 additional units of SRO apartment and three-bedroom townhomes as well as approximately 17,000 square fee of retail/office space. **Funding Requested: \$1,000,000**
- 3. Cedar-Riverside Transit-Oriented Neighborhood Improvement Project-Minneapolis Community Development Agency** proposes to improve safety, accessibility and use of the Cedar-Riverside LRT station by completing infrastructure and property improvements, such as sidewalk enhancements, signage, pedestrian lighting, landscaping, fencing and bike facilities. These improvements will provide a better connection to the LRT station and the neighborhood. **Funding Requested-\$275,000**
- 3. Hiawatha Commons-Alliance Housing** proposes to develop 80 units of housing over first floor commercial and underground parking within a quarter mile of the Hiawatha LRT line and just south of the Midtown Greenway. **Funding Requested: \$500,000**
- 4. Cedar Lake Midtown Revival-MCDA** in conjunction with Cedar Lake Development Partners, LLC proposes to implement a portion of the Midtown Rival Plan by completing a four story, two-building mixed-use development. This two-block area along the sought side of East Lake Street will consist of approximately 41,000 square feet of commercial space and 96 rental units. 20 units will be affordable to persons at 50% of median income. The remaining 76 units will be workforce housing, marketed to those person at 60% or median income. This location is within the Transit-Oriented Development Planning area near the Midtown-Lake Street LRT Station. **Funding Requested: \$1,300,000**
- 5. Little Earth of United Tribes Housing Corporation Phase IV-Little Earth** proposes to address health, safety, security and environmental improvements. They will do this through the rehabilitation of 52 townhomes including new windows, addressing ventilation concerns, the new construction of a fifteen (15) unit senior housing apartment building, reforestation to improve air quality as well as addressing compacted soil issues. Lighting and signage will also be added to improve safety and security. **Funding Requested: \$500,000**
- 6. Karamu West-Northside Residents Redevelopment Council** proposes to complete a mixed-income, mixed-use project consisting of seventeen (17) townhomes and 3000 square feet of commercial space. The townhomes will consist of for sale three plus bedroom units with four (4) units being affordable to persons at 50% of area median income. Integrated parking and bus shelter are also a part of the development. **Funding Requested: \$760,000**