



**Request for City Council Committee Action
from the Department of
Community Planning & Economic Development**

Date: July 25, 2006

To: Council Member Lisa Goodman, Community Development Committee

Subject: Endorse one grant application from the Hennepin County Housing and Redevelopment Authority (HCHRA) to the Metropolitan Council 2006 Livable Communities Demonstration Account (LCDA) program for redevelopment in the City of Minneapolis.

Recommendation: The City Council endorses one Metropolitan Council Livable Communities Demonstration Account (LCDA) grant application from the Hennepin County Housing and Redevelopment Authority (HCHRA) requesting the amount of \$750,000, and supports the project as a part of the Hennepin County West Lowry Avenue Corridor Redevelopment. This grant application will not be put in priority order among the other LCDA grant applications submitted by the City of Minneapolis.

Previous Directives:

In July, 2003, the City Council endorsed one LCDA grant application from Hennepin County for the Hennepin County West Lowry Avenue Corridor Redevelopment.

In July, 2004, the City Council endorsed one LCDA grant application from Hennepin County for the Hennepin County West Lowry Avenue Corridor Redevelopment.

In August, 2005, the City Council endorsed one LCDA grant application from Hennepin County for the Hennepin County West Lowry Avenue Corridor Redevelopment.

On June 30, 2006, the City Council approved the submission of five (5) City of Minneapolis applications to the Metropolitan Council Livable Communities Demonstration Account (LCDA) program.

Prepared by: Kevin Dockry, Senior Project Coordinator (612) 673-5075

Approved by: Chuck Lutz, Deputy CPED Director

Permanent Review Committee (PRC): Approval ____ Not Applicable ____ X

Presenter in Committee: Kevin Dockry, Senior Project Coordinator

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the ____ Capital Budget or ____ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.

___ Business Plan: ___ Action is within the plan. ___ Action requires a change to plan.

___ Other financial impact (Explain):

___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: N/A

City Goals: Increase the city's population and tax base by developing and supporting housing choices citywide through preservation of existing housing and new construction.

Comprehensive Plan: Section 4.9: Minneapolis will grow by increasing its supply of housing. Section 4.10: Minneapolis will increase its housing that is affordable to low and moderate income households. Section 4.11: Minneapolis will improve the availability of housing options for its residents.

Zoning Code: N/A

Other: N/A

Background/Supporting Information

On July 17, 2006, the Hennepin County Housing and Redevelopment Authority (HCHRA) submitted an application to the Metropolitan Council for 2006 Livable Communities Demonstration Account (LCDA) funding. Hennepin County is an eligible applicant for LCDA funding; however the Metropolitan Council has asked that the Minneapolis City Council endorse the subject project in order for it to be considered for an LCDA award. The City Council provided similar endorsements in 2003, 2004 and 2005.

Name of Project: West Lowry Avenue

Project Location: Block bordered by Lyndale Avenue North, 6th Street North, Lowry Avenue and 31st Avenue North.

Amount Requested: \$750,000 (not to exceed)

Primary Project Contact: Carol Lezotte, Hennepin County (612-348-2997)

Description of Project: The West Lowry Avenue project is an initiative of Hennepin County, the City of Minneapolis, ten neighborhoods, the Minneapolis Park and Recreation Board, and the Minneapolis School Board that provides for the reconstruction and redevelopment of Lowry Avenue. The revitalization process is guided by the Lowry Avenue Corridor Plan, which was approved by the Minneapolis City Council in July 2002. The plan identifies strategies to revitalize Lowry Avenue, which includes reconstruction of the roadway, the consolidation of retail and services into transit-centered nodes, and the redevelopment of properties along the corridor.

This request is for support of HCHRA's application for 2006 LCDA funding from the Metropolitan Council in an amount not to exceed \$750,000 to assist in the redevelopment of the block between Lyndale Avenue North, 6th Street North, Lowry Avenue and 31st Avenue North. The proposed redevelopment includes a mix of housing intended to assist in stabilizing this portion of the Hawthorne neighborhood. If HCHRA is awarded the grant, funding will be used to acquire properties from willing sellers, relocate residents and businesses, and demolish existing structures on the above block.