

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA)
2008 GRANT APPLICATION

City of Minneapolis Supplemental Application

Project Name:	
Applicant: city, county or development authority	
Project Location: City: Street boundaries, address or major intersection:	
Project Contact: Name: Title: Address: City, Zipcode: Phone & Fax: E-mail:	

Section I. Information about the Project and project elements for which you are requesting funding

1. Project Mix and Type of Uses: List the number and types of existing or planned uses for the funding proposal.

Type of Use	Number of Existing Uses	Square Footage or Acreage	Number of Planned Uses	Square Footage or Acreage	Mark (X) to identify whether planned uses are new construction, rehabilitation or adaptive reuse	
					New	Rehabilitation or Adaptive Reuse
Residential						
Commercial						
Retail						
Restaurant						
Office						
Government/Civic						
Arts/Cultural						
Entertainment						
Open Space/Public Space						
Other (list)						

2. Type and Tenure of Housing: List the number of housing units by type and tenure (owner/renter) currently within and/or planned for the funding proposal area

	Total # of Units	# Units Owner	# Units Rental	Distinguishing Features: (e.g. number of stories, building design)
Existing Housing:				
Single-family				
Townhouse				
Apartments or Condominiums				
Duplexes				
Other (list):				
Planned Housing:				
Single-family				
Townhouse				
Apartments or Condominiums				
Duplexes				
Other (list):				

3. Streets

Yes	No	Mark (X) appropriate box
		Will new streets be constructed? If yes, describe:
		Will new street realignments and connections be constructed? If yes, describe:

4. Pedestrian Infrastructure

Yes	No	Mark (X) appropriate box
		Will new pedestrian infrastructure be added? If yes, mark type and describe:
		___ Sidewalks:
		___ Bike paths:
		___ Trails:
Yes	No	Mark (X) appropriate box
		Will existing pedestrian infrastructure be improved? If yes, mark type and describe:
		___ Sidewalks:
		___ Bike paths:
		___ Trails:

Section II. Financial Information

5. State why this project element(s) will not occur within two years after this grant cycle unless LCDA funding is made available for this project at this time.

(Limit 15 lines)

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6. Cost Estimates: How have costs been determined? Mark (X) as many as appropriate.

(For checked boxes, list which project element(s)).

	Bidding
	Contracting estimates
	Developer estimates
	City estimates
	Other (list):

7. Sources and Uses – For Requested Element(s) –

See sample sources and uses page, attached.

Fill out completely, ensuring that the numbers properly total. Incomplete sources and uses may be interpreted as a lack of funding readiness. The Livable Communities Advisory Committee cannot evaluate the financial readiness of a project without complete information.

Sources	\$ Amount	Status	Approval Anticipated by:
TOTAL:			

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Total Hard Costs:				
Eligible Soft Costs (refer to “Eligible Uses of Funds,” Item 1.a) of the LCDA criteria.				
Total Soft Costs:				
OVERALL TOTAL				

8. Sources and Uses – For Funding Proposal, including Requested Element(s)

See sample sources and uses page, attached.

Fill out completely, ensuring that the numbers total. Incomplete sources and uses may be interpreted as a lack of funding readiness. The Livable Communities Advisory Committee cannot evaluate the financial readiness of a project without complete information.

Sources	\$ Amount	Status	Approval Anticipated by:
TOTAL:			

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Total Hard Costs:				
Eligible Soft Costs (refer to “Eligible Uses of Funds,” Item 1.a) of the LCDA criteria.				
Total Soft Costs:				
OVERALL TOTAL				

Section III. Information for Evaluating Your Proposal on the Step One Criteria
(see page 5 of LCDA criteria)

Land Use Criteria

Include information for the “Funding Proposal”. . Do not include data and information for any activity or phase(s) beyond two years from the date of the grant award (Dec. 2008).

9. Use Land Efficiently.

a) Describe how the proposal will use land more efficiently or increase the intensity of land use on the project site.

Limit 10 lines

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b)	Current overall housing density (net units per acre)	Planned overall housing density (net units per acre)

10. Develop land uses linked to the local and regional transportation system.

a)

Yes	No	Is the projected located:
		within one-half mile of a transit way in the 2030 Transitway System – NorthStar, Northwest, Cedar Avenue, II-35W, Central, Red Rock, Rush Line, Southwest, I-394, or Hiawatha? If yes, state corridor:
		within one-half mile of a local bus route? If yes, state the route name(s)/number(s):
		within one-half mile of a park-and-ride facility on an express commuter bus or express bus route? If yes, state the route name(s)/number(s):

b) Describe how residents of the proposed project will have access to transit.

Limit 10 lines

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.c) Identify elements included in the project that support or connect to transit, as appropriate to the site.

Mark (X) appropriate box

	Sidewalks (describe):
	Paths/trails (describe):
	Bike racks (describe number, location):
	Transit shelters (describe number, location):
	Pedestrian waiting facilities (describe number, location):
	Other (describe):

11. Connect housing and centers of employment, education, retail and recreation uses.

a) Mark (x) the types of uses in the proposed project and within ¼ mile of the project.

Type of Use	Within the proposed project	¼ mile of the project
Office		
Retail		
Services (list type):		
Restaurant		
Entertainment		
Government/civic		
Education		
Arts/cultural		
Open space		
Public space		
Residential		

12. Housing Affordability: List estimated affordability levels for existing and planned housing in the following table: (Area median income - \$78,500)

	Number of Units at or below 50% of Area Median Income	Number of Units at 50-80% of Area Median Income	Number of Units at Market Rate	Current/Proposed Price Ranges of Market Rate Units
Existing housing				
Owner:				
Rental:				
Planned housing				
Owner:				
Rental:				
Yes	No	Mark (X) appropriate box		
Are there mechanisms to ensure long-term affordability? If yes, what type?				
Mark (X) any that apply				
Land trust				
Resale price indexing				
Other (describe):				

13. Check if the project includes housing that addresses the following strategies of Minnesota Housing:

Mark (X) appropriate box

<input type="checkbox"/>	New affordable housing (housing that costs no more than 30% of a households' monthly income)
<input type="checkbox"/>	Emerging market homeownership
<input type="checkbox"/>	Preservation of existing affordable housing
<input type="checkbox"/>	Housing for the homeless

14. Check if the project has used or will use any of the following green building systems to build housing:

Mark (X) appropriate box

<input type="checkbox"/>	Minnesota Green Communities
<input type="checkbox"/>	Minnesota GreenStar
<input type="checkbox"/>	Other – specify:

15. Describe the ways in which the project: Mark (X) all that apply

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Adds green space – If yes, describe:
<input type="checkbox"/>	<input type="checkbox"/>	Enhances connections to existing green spaces and other natural areas, within the project or adjacent to it – If yes, describe:
<input type="checkbox"/>	<input type="checkbox"/>	Uses natural resources and features, where feasible and appropriate, as community assets and amenities – If yes, describe:

Tools and Processes to Ensure Successful Outcomes

16. City review/regulatory process: Describe city review or regulatory processes or procedures used or developed for this project, such as zoning codes, design standards, or development standards.

(limit 6 lines)

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17. Consistency with existing plans:

Yes	No	Mark (X) appropriate box
<input type="checkbox"/>	<input type="checkbox"/>	Is the project consistent with an area, neighborhood, corridor or other similar plan adopted by the municipality in which it is located?
If yes, state type and name of plan:		
If yes, describe how the project implements the plan:		

18. Planning, Implementation and Funding Partnerships: List and briefly describe the type and nature of partnerships in the project among government, private, for-profit and non-profit sectors.

Name of Partner(s)	Type of Partnership or Role of Partner

19. Community's role: Describe any public participation processes involving residents, businesspersons and others used to develop the proposal. Describe plans for future community involvement in project implementation.

Limit 10 lines

20. City's role: How have elected officials, city council initiatives or actions supported the project?

Limit 10 lines

Section IV. Information for evaluating your proposal on the Step Two Evaluation Criteria -- see page 6 of LCDA criteria.

Include information in this section for the Funding Proposal AND for any future development.

Innovation and Demonstration

21. Describe how the funding proposal and future development (if applicable) will make more efficient use of land on the project site to maximize the potential of the project location, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

22. Describe how the funding proposal and future development (if applicable) will link land use to the local or regional transportation system, including any major state transportation investments, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

23. How LCDA Funding is a Catalyst:

How will LCDA funding be a catalyst to implement the project?

Limit 20 lines

Section V. Information for Evaluating Your Proposal on the Step Three Selection Criteria – Readiness (see page 6 of LCDA criteria)

24. Regulatory Status:

Mark (X) whether the following will be needed, is underway or is completed, or if not applicable, place ‘NA’ in the box. Briefly provide additional information as noted.

Will be Needed	Underway	City has Adopted	
			Comprehensive plan amendment. If needed, please describe:
			Environmental Reviews – EAW, EIS, AUAR. If needed, please describe:

			Zoning changes and variances. If needed, please list and include change to/from:
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25. Site Control

Yes	No	Mark (X) appropriate box
		Does the applicant control the site, or sites represented in the proposal?
If no – are steps being taken to gain control? Explain.		

26. Market and Feasibility Studies: Indicate the status of market and feasibility studies.

Will be Needed	Underway	City has Completed	Mark (X) appropriate box – if not applicable, place NA in box.
			Market studies
			Feasibility studies
If completed, briefly state the conclusions of the studies: (limit 4 lines)			

End of City Supplemental Application

SAMPLE

Sources and Uses – For Requested Elements(s) –

Sources	\$ Amount	Status	Approval Anticipated by:
CDBG	800,000	Decision pending	December 2007
TIF	900,000	Committed	
Assessments	150,000	Funded	
Private contribution	500,000	Committed	
Developer equity	500,000	Committed	
LCDA Grant	1,500,000	Pending	
TOTAL:	\$4,350,000		

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Site assembly:				
Land acquisition	1,000,000	1,000,000		
Public Infrastructure:				
New street construction	2,000,000		1,500,000	500,000
Street lighting and signs	350,000		350,000	
Storm water management improvements	500,000	500,000		
Total Hard Costs:	\$3,850,000			
Soft Costs: (refer to "Eligible Uses of Funds," Item 1.a. of the LCDA criteria)				
Design costs	500,000			500,000
Total Soft Costs:	\$500,000			
OVERALL TOTAL	\$4,350,000	\$1,500,000	\$1,850,000	\$1,000,000

SAMPLE

Sources and Uses – For Funding Proposal, including Requested Element(s)

Sources	\$ Amount	Status	Approval Anticipated by:
County	2,000,000	Committed	
MHFA	2,000,000	Applied 3-07	October 2007
HOME	1,000,000	Committed	
CDBG	800,000	Decision pending	December 2007
County HRA	500,000	Applied 2-07	June 2007
TIF	900,000	Committed	
Assessments	150,000	Funded	
Private contribution	2,000,000	Committed	
Developer equity	500,000	Committed	
Sales Proceeds	20,000,000	Collected as units close	
LCDA Grant	1,500,000	Pending	
TOTAL:	\$31,350,000		

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Land acquisition	1,000,000	1,000,000		
Demolition	800,000		\$800,000	
Building construction	20,000,000			\$20,000,000
Stormwater improvements	500,000	500,000		
Street construction	2,000,000		1,500,000	500,000
Street lighting and signs	350,000		350,000	
Public parking structure	2,000,000		2,000,000	
Total Hard Costs:	\$26,650,000	\$1,500,000	\$4,650,000	\$20,500,000
Soft Costs: (refer to "Eligible Uses of Funds," Item 1.a. of the LCDA criteria)				
Developer's fee	500,000			500,000
Design costs	500,000			500,000
Engineering costs	800,000		800,000	
Legal	500,000			500,000
Financing Fees	200,000		200,000	
Marketing	1,000,000			1,000,000
Project administration	500,000		500,000	
Appraisal	200,000		200,000	
Inspection fees	500,000		500,000	
Total Soft Costs:	\$4,700,000		\$2,200,000	\$2,500,000
OVERALL TOTAL	\$31,350,000	\$1,500,000	\$6,850,000	\$23,000,000