

2016 LCDA and LCDA TOD Pre-Applications - Ranking Summary

LCDA

Rank	Project	Developer	Brief Description	LCDA Request	Notes/Comments	TOTAL
1	Commons @ Penn Phase II	Building Blocks	30 family units, 6 market rate, 24 @30-50% AMI Commer. amenities and shared kitchen	\$ 1,103,320	44K Site Assembly	\$ 1,103,320.00
2	West Broadway Curve Phase II	Sherman Associates	60 units, 9 walkouts, mixed income, 15 market rate units 30-60%	\$ 1,108,000		\$ 1,108,000.00
3	Sabathani Senior Housing	Sabathani Community Center	50 units, Afford. Senior, significant public space, community garden, place making	\$ 1,400,000		\$ 1,400,000.00
TOTAL				\$ 3,611,320.00		

LCDA Limit \$ 3,000,000

The projects listed below either did not rank high enough and/or the use of funds may not be the best use to be recommended for moving forward to the next phase of the process

4	Lowry-Marshall Flats (LCDA)	Commond Bond Communities	120 units, Mix-use and mixed income, new store for existing tenant 50-60%AMI, 24 units market	\$ 1,600,000	1M Site Assembly	\$ 1,600,000.00
5	Alliance on Lake Street (LCDA)	Alliance Housing Inc.	41 units, Sr. Hsg, long term homeless, 30-50% AMI	\$ 922,845	609K Site Assembly	\$ 922,845.00
6	The Siewk Development (LCDA)	Domus Development	115 units 60-80% AMI, passive house design	\$ 1,300,000	1M Site Assembly	\$ 1,300,000.00
7	House of Charity (LCDA)	Community Housing Dev. Corp.	65 units, 30-50% AMI, Supportive Housing LTH, New Food Center & HOC office space	\$ 1,412,798	860K Site Assembly	\$ 1,412,798.00

LCDA-TOD

Rank	Project	Developer	Brief Description	TOD Request	TBRA TOD Rquest	TOTAL
1	L&H Station Phase I	L&H Station LLC	Site Assembly, 114 units 60-80%AMI, green roof over underground parking	\$ 1,600,000	---	1.14M Site assembly
2	Olson Towne Homes	Community Housing Development Corp.	122 units affordable, phased relocation with new construction, new street and stormwater	\$ 750,000	\$ 1,000,000	\$ 1,750,000.00
3	Great River Landing	Beacon Interfaith Hsg. Collaborative	72 affordable SRO units, 30% AMI only, Better Futures Enterprise, onsite stormwater handling	\$ 1,068,450	---	594K Site Assembly 2nd Request
TOTAL				\$ 3,418,450.00	\$ 1,000,000	

LCDA TOD Limit \$ 2,000,000

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4	Nicollet @ 36th St	Aeon	54 units mix-use and income, low parking ratio 22 50% and less. 32 units market	\$ 360,000	\$ 137,828	360K Site Assembly
5	38th Street Station	Lander Group	124 rental units 20% affordable/market, 10K sq.ft. Commercial, new public infrastructure and plaza	\$ 1,500,000	---	\$ 1,500,000.00
6	THOR HQ & Penn Plym. Dev.	THOR Development	THOR HQ, placemaking bus shelter areas, Retail and office space	\$ 2,000,000	---	\$ 2,000,000.00
7	54th & Riverview	Minneapolis Public Hsg Authority	16 units, ownership townhomes 100% affordable @30% , Families	\$ 540,000	---	240,000 Site Assembly
8	Living Green Farm	620 Olson Memorial LLC	Renovation of vacant bldg for indoor urban agriculture (lettuce), placemaking	\$ 850,000	---	\$ 850,000.00