

HENNEPIN COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY

To: Hennepin County Board of Commissioners

From: Kevin Dockry, Director, Housing and Economic Development
Patricia Fitzgerald, Manager, Economic Development
Ryan Kelley, TOD Program Manager, Economic Development

Date: May 8, 2020

Re: 2020 Transit-Oriented Development (TOD) Funding Recommendations

The Housing and Redevelopment Authority (HCHRA) Board approved TOD Program Guidelines and Criteria (Resolution 03-HCHRA-04) on February 12, 2003. Transit-oriented development patterns include a mixture of uses such as housing, retail, services, jobs and open space projects within walking distance of transit. By investing in TOD, the HCHRA generates a range of public benefits, many of which help to reduce disparities. Lower combined housing and transportation costs, a greater range of housing options, a reduced need to drive and own vehicles, and improved connections to employment and service destinations are among the benefits of TOD. TOD helps create a sustainable region with more efficient use of land and infrastructure, preservation of open space, and increased use of greener modes of transportation with the public health benefits of increased walking, biking, and transit ridership, and reduced emissions.

A coordinated request for proposals (RFP) was released between housing and TOD on January 3, 2020 for up to \$2.2 million in TOD funding. Twenty applications requested a total of \$11.2 million in TOD funding, with fifteen projects in Minneapolis and five in five distinct suburban communities. Applications were reviewed by an interagency panel of development, transit and design experts, and an outside financial consultant.

In response to the economic collapse due to the COVID pandemic, \$500,000 of the 2020 TOD program allocation was transferred from the TOD program to the Emergency Small Business Relief Fund, leaving \$1.7 million available for awards. The five projects recommended for funding meet high standards of readiness to proceed and positive community benefits. Two projects provide affordable housing near transit service while also improving the public realm, and three projects provide a mix of community services, gathering spaces and business support/incubator space that serve lower-income communities, people of color, and diverse cultural communities, aligning with the County's efforts to reduce disparities.

Projects recommended for funding:

1. Family Tree Clinic Expansion, Minneapolis, District 3 - \$350,000.
Redevelopment of a vacant site for the relocation and expansion of the clinic and associated services.
Funding for demolition, public infrastructure, stormwater management and utilities.

2. Juxtaposition Arts Acquisition, Minneapolis, District 2 - \$400,000.
Acquisition of two parcels adjacent to primary campus as part of larger expansion and redevelopment project of Juxtaposition Arts. Larger expansion campaign will provide for increased workforce training and youth development programming and community gathering space.
Funding for property acquisition.
3. Minneapolis American Indian Center, Minneapolis, District 4 - \$450,000.
The Center is completely renovating its existing facilities and expanding the building to increase service and programming opportunities including job training, incubator space, artist facilities and gallery, and community gathering space, and enhancing the Franklin Avenue pedestrian experience.
Funding for demolition, sit work, stormwater management, public space, sidewalks/trails.
4. West Lake Quarter, Minneapolis, District 3 - \$250,000
Redevelopment of vacant property and existing buildings right at the West Lake Station on the METRO Green Line Extension, providing 849 total units, including 141 affordable units. The project is undertaking significant public realm improvements realigning a road and adding additional sidewalk and boulevard infrastructure.
Funding for public infrastructure.
5. Shady Oak Crossing, Minnetonka, District 6 - \$250,000
Redevelopment of an old strip mall and vacant property into 75 units of housing, including 23 affordable units at the west end of Hopkins' Main Street just inside the station area of the METRO Green Line Shady Oak Station.
Funding for demolition, stormwater management and utilities.

In total, these projects will generate over 800 housing units, 141 of which are affordable, over 100,000 square feet of commercial and community space and 170 new or retained jobs.

If you have any questions or if you would like additional information, please do not hesitate to contact Ryan (612-348-4191), Patricia (612-543-0864) or Kevin (612-348-2270).

Thank you,

Cc: David Hough