

C Community Development Committee

Meeting date: February 16, 2010

ADVISORY INFORMATION

Date:	February 10, 2010
Subject:	LCDA Pre-development Grant Category
District(s), Member(s):	All
Policy/Legal Reference:	M.S. 473.25
Staff Prepared/Presented:	Paul Burns, Manager, Livable Communities; Beth Reetz, Director, Housing & Livable Communities
Division/Department:	Community Development

Proposed Action

None at this time, this is presented as an informational and discussion item.

Background

In previous years of the Livable Communities Demonstration Account, a separate category of grant awards, for project and site design, existed. They were used primarily for site design or refinement, with the idea that they would help lead to a better development project.

They were discontinued in 2004, due in some measure to the fact that there were quite a number of potential projects from previous pre-development grants awaiting development funding. It was felt that all the LCDA funding should go to supporting development projects instead.

Rationale

The current economic slowdown has resulted in a reduced number of applications for development projects or potential applicants with projects that are not quite ready or fully designed. The availability of funding for better analysis of market viability, project feasibility and better project design should result in better projects, with a higher degree of readiness and potential for success.

This concept is supported by the Livable Communities Advisory Committee and they have communicated their support to Chair Bell. Staff is therefore suggesting the concept of predevelopment grants be re-established.

Funding

Staff will suggest a dollar amount to be made available for this funding category, once the amount of funding available for the 2010 Livable Communities Demonstration Account is known. Preliminarily, staff is suggesting that up to \$1 million could be made available in the 2010 Fund Distribution Plan.

Known Support / Opposition

The Livable Communities Advisory Committee supports the concept. Staff expects local governments and their associations will support the concept as well.