

Attachment A
2021 Transit Oriented Development (TOD) Project Summaries

Recommended Projects and Awards		
Project Applicant, <i>Municipality</i>	Project Description	Award
Rosa Apartments City of Bloomington, <i>Bloomington</i>	Located in Bloomington's South Loop District, the Rosa Apartments project will be a 184-unit multifamily apartment building with 37 affordable units at the 50% Area Median Income (AMI) and will include outdoor public space and pedestrian and bike connectivity to nearby parks and wildlife refuge. Program funds will be used for landscaping, lighting, public sidewalks/trails, and public space furnishings. Total project costs are \$48 million.	\$250,000
Currie Commons Wellington Management, Inc, <i>Minneapolis</i>	Currie Commons will provide 187 units in the Harrison Neighborhood. The site was historically occupied by Warden Oil Company, an oil recycling facility from 1927 until 1992, and has been vacant since 2004. The development will include deeply affordable larger bedroom units (2BR and 3BR) serving households at 30% AMI, with all unit's income- and rent-restricted. Program funds will be used for public space/stormwater management, lighting, sidewalks/trails, site work, utilities. Total project costs are \$51.1 million.	\$300,000
Falls 46 Hall Sweeney, <i>Minneapolis</i>	Falls 46 redevelops a vacant gas station site into a mixed-use development with access to parks, bike trails, bus routes and light rail. The project includes 125 units, with 10 units restricted to 60% AMI, and 65 microunits at 61-80% AMI. Program funds will be used toward public plaza, lighting, streetscaping. Total project costs are \$27 million.	\$200,000
Simpson Community Shelter & Apartments Project for Pride in Living, Inc, <i>Minneapolis</i>	The development project is on the site of the existing Simpson United Methodist Church building, which currently houses a 70-bed emergency shelter in its basement. The project includes five floors, with shelter housing and programming on the first three floors, and two floors, 42 units, of permanent supportive housing above. Program funds will be used toward demolition, landscaping, lighting, sidewalks/trails, site work, public space, stormwater management and utilities. Total project costs are \$36 million.	\$400,000
Shady Oak Wellington Management, Inc, <i>Minnetonka</i>	The Shady Oak redevelopment plan includes redeveloping the site with two multifamily buildings constructed in two phases. Phase I will contain approximately 223 units, and Phase II will contain 50-100 units of affordable housing. Program funds will be used for demolition, public space, sidewalks/trails, public bike infrastructure, stormwater management. Total project costs are \$49.2 million.	\$250,000
Wooddale Station Saturday Properties, <i>St. Louis Park</i>	The development project is adjacent to the Greenline LRT Wooddale station, on the southside of the station. The project includes 283 housing units with 20% at 50% and 60% AMI and approximately 19,000 square feet of commercial/retail space. The project includes new public streets and sidewalks for LRT station access and a large public plaza connecting to the station. Program funds will be used for the plaza. Total project costs are \$83.5 million.	\$250,000

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Vista 44 Beacon Interfaith Housing Collaborative, <i>Hopkins</i>	Vista 44 will bring 50 units of high quality permanent supportive housing for low-income families to a vacant site in historic Downtown Hopkins. The development will offer a mix of bedroom sizes (1BR through 3BR) and sets-aside 25 of the units for families meeting MN Housing’s definition of High Priority Homeless. At least 7 units will be set aside for people with disabilities with incomes at or below 30% AMI. Remaining units will be restricted to households at or below 50% AMI. Program funds will be used landscaping, public bike infrastructure, site work and stormwater management. Total project costs are \$19.7 million.	\$250,000
Agra Newport Midwest, <i>Minneapolis</i>	Agra will create 175 units of quality affordable housing in the Seward neighborhood of Minneapolis. Income set-asides will range from 30% AMI to 60% AMI. Agra includes a greenhouse and growing facility which will provide space for hydroponic food production operated by a third-party grower. Stormwater will be captured and retained for reuse in the hydroponic growing systems. Program funds will be used for acquisition, demolition, lighting, sidewalks/trails, stormwater management. Total project costs are \$50.7 million.	\$300,000