Livable Communities Overview

Workshop Goals

- Understand what makes a successful grant application
- Provide application guidance and tips
- Time to ask questions about the program
- Connect with Livable Communities Act staff

Outline

- Overview of Livable Communities Act
- Successful project examples
- Program specifics
    – Local Housing Incentives Account
    – Tax Base Revitalization Account
    – Livable Communities Demonstration Account and Transit Oriented Development

METROPOLITAN
C O U N C I L

Livable Communities Act

- Connect development, transit, housing, and employment centers
- Intensify land use and increase density
- Diversify housing options
- Connect urban and suburban communities, attract private sector investment, and provide expanded employment opportunities
- Increase the tax base
- Conserve, protect and enhance natural resources by environmentally sensitive developments

Typical Funding Levels

Local Housing Incentives Account	Tax Base Revitalization Account	Livable Communities Demonstration Account	Transit Oriented Development
$1.5 Million	$5 Million (Incl. $250,000 Site Investigation) $1 Million TBRA-SEED	$7.5 Million (Incl. $250,000 Pre-Dev)	$5 Million LCDA-TOD (Incl. $250,000 Pre-Dev) $2 Million TBRA-TOD (Incl. $250,000 Site Investigation)

METROPOLITAN COUNCIL

Typical Calendar

TBRA
2 Rounds

- Applications due **Spring** and **Fall**
- Awards made after each round

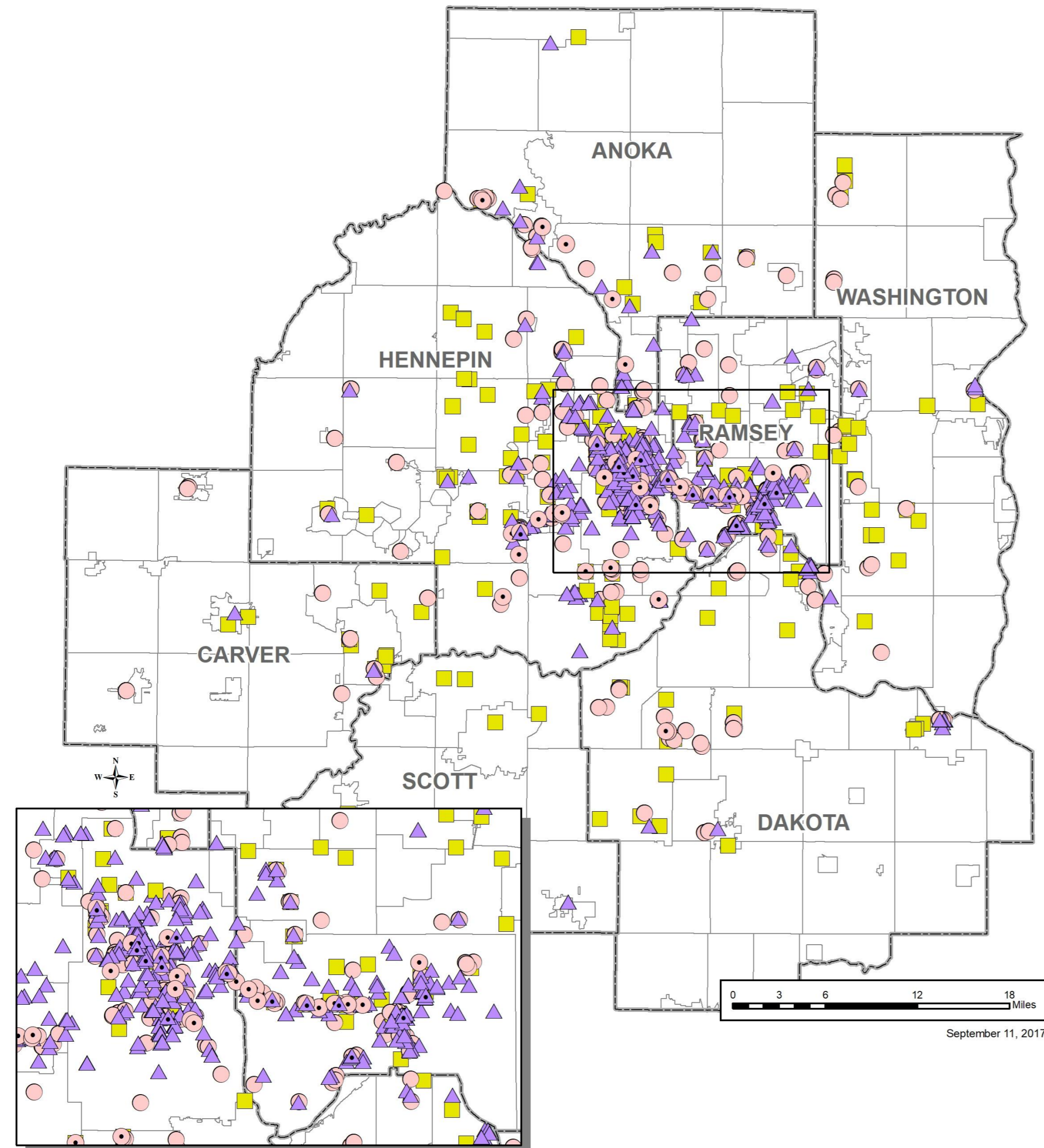## LCDA & TOD Pre-Dev
2 Rounds

- Applications due **Spring** and **Fall**
- Awards made after each round

LCDA & TOD
One Round

- Applications due **late Summer**
- Awards made in Winter

METROPOLITAN
C O U N C I L

Livable Communities Act Awards 1996-2016

Source: Metropolitan Council, Livable Communities, 1996-2016.
Note: County-wide and community-wide scattered site grants are centrally located in their geography.

Local Housing Incentives Account (LHIA)

Local Housing Incentives Account

- Expand housing choices
- Increase affordable owner and rental housing
- Preserve existing affordable housing
- Awarded through the Consolidated RFP with Minnesota Housing

METROPOLITAN
COUNCIL

LHIA Grant Highlights

66 West, Edina

Clare Terrace, Robbinsdale

METROPOLITAN
C O U N C I L

Tax Base Revitalization Account (TBRA)

Tax Base Revitalization Account

- Clean up polluted land in the metro area
- Provide the highest return in public benefits for the public costs incurred
- Preserve or create living-wage jobs and/or affordable housing
- Enhance the municipality's tax base

METROPOLITAN
C O U N C I L

TBRA Grant Awards

Surly Brewing, Minneapolis

Gallery Flats, Hopkins

METROPOLITAN COUNCIL

Tax Base Revitalization Account Grant Types

- Investigation
- Cleanup
- SEED

Investigation – Eligible Uses of Funds

- Phase I Environmental Site Assessment (ESA)
- Phase II ESA work plan
- Phase II ESA
- Hazardous Building Materials Assessment (Met C / Hennepin Co only)
- Additional Vapor Sampling (if separate from Phase II ESA)
- Response Action Plan (RAP) Development
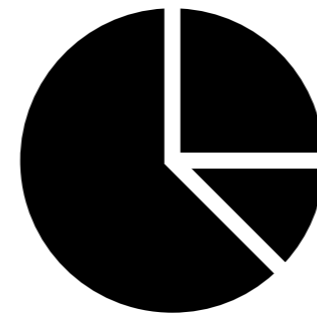- MPCA Fees
- Environmental Consulting fees

METROPOLITAN
C O U N C I L

Investigation – Other Considerations

- Key Dates

- Matching Costs

- Maximum Award Amount

- Single applications

– May 1 / November 1

– 25% of Total

– $50,000

– 1

METROPOLITAN
C O U N C I L
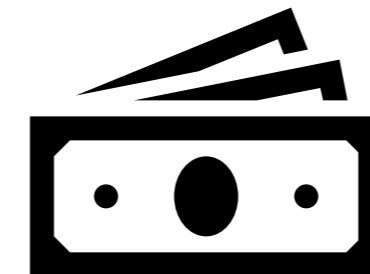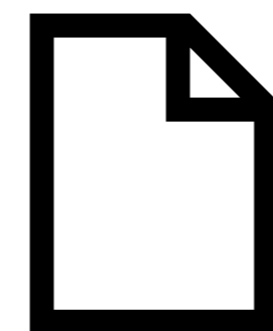
Other Sources for Investigation Funding

MPCA

- Targeted Brownfield Assessments

Minnesota Brownfields

- Brownfield Gap Financing (Projects within Hennepin County)
- Environmental Justice Brownfield Assessments

Metropolitan Council
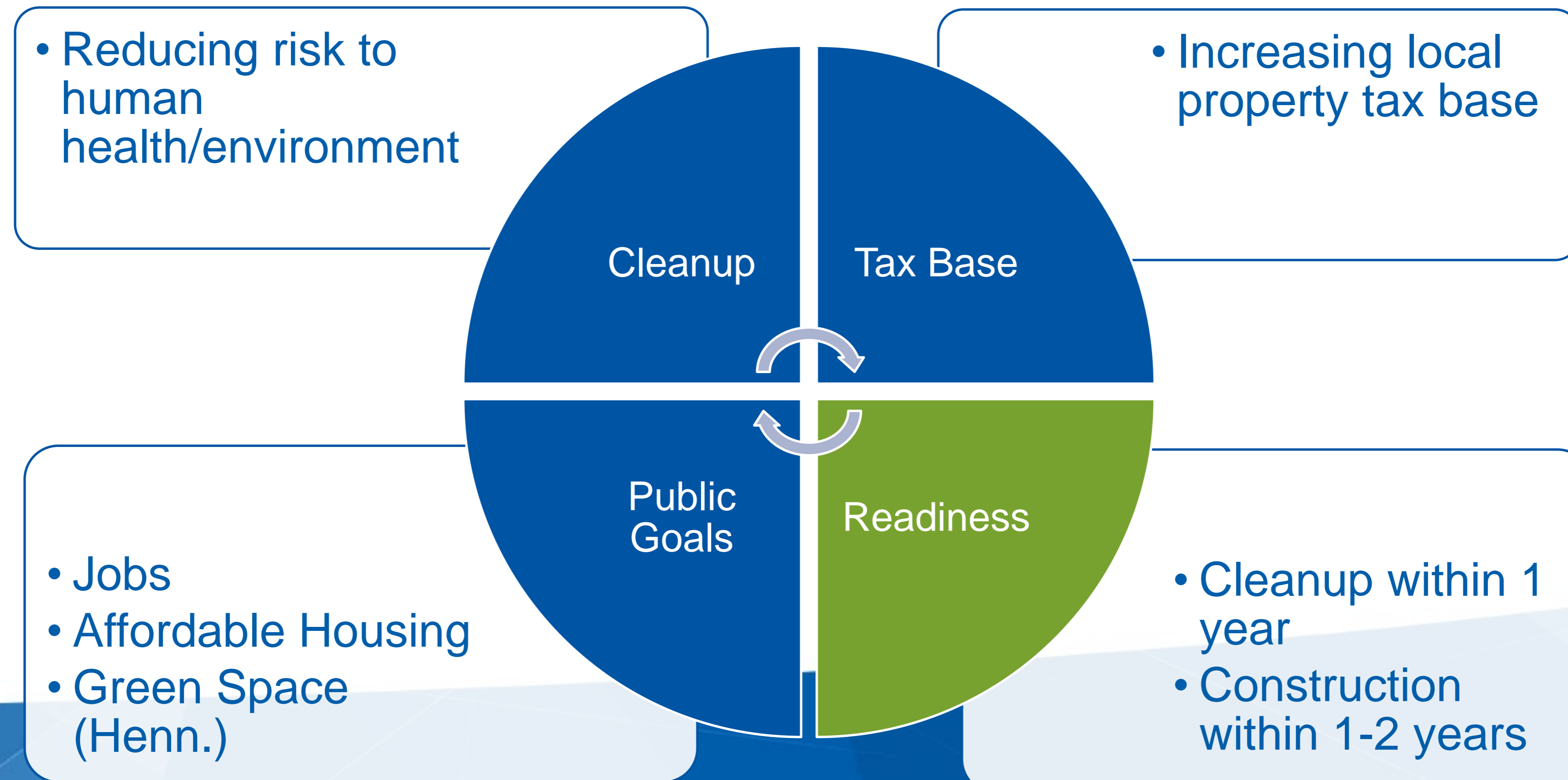
- SEED

Use of Funds - Cleanup

RESOURCES FOR RENOVATION OR PRE-DEMOLITION
ABOVE GROUND

- Asbestos
- Lead-Based Paint
- ~~Regulated Materials~~
- ~~Bulbs, ballasts, switches~~

RESOURCES FOR NEW CONSTRUCTION
UNDER GROUND

Petroleum, Contaminants/Pollutants/ Hazardous Substances in

- soil, or
- ground water (or perched water)
- Soil vapor (affect on future indoor air quality)

METROPOLITAN
C O U N C I L

Redevelopment Options for Successful Applications

- Reducing risk to human health/environment

- Increasing local property tax base

Cleanup

Tax Base

Public Goals

Readiness

- Jobs
- Affordable Housing
- Green Space (Henn.)

- Cleanup within 1 year
- Construction within 1-2 years

METROPOLITAN
C O U N C I L

Cleanup Applications – Pre Requisites

- Response Action Plan (RAP) Approval
- Asbestos Assessment
- Public Resolution
  - Some cities require pre-applications
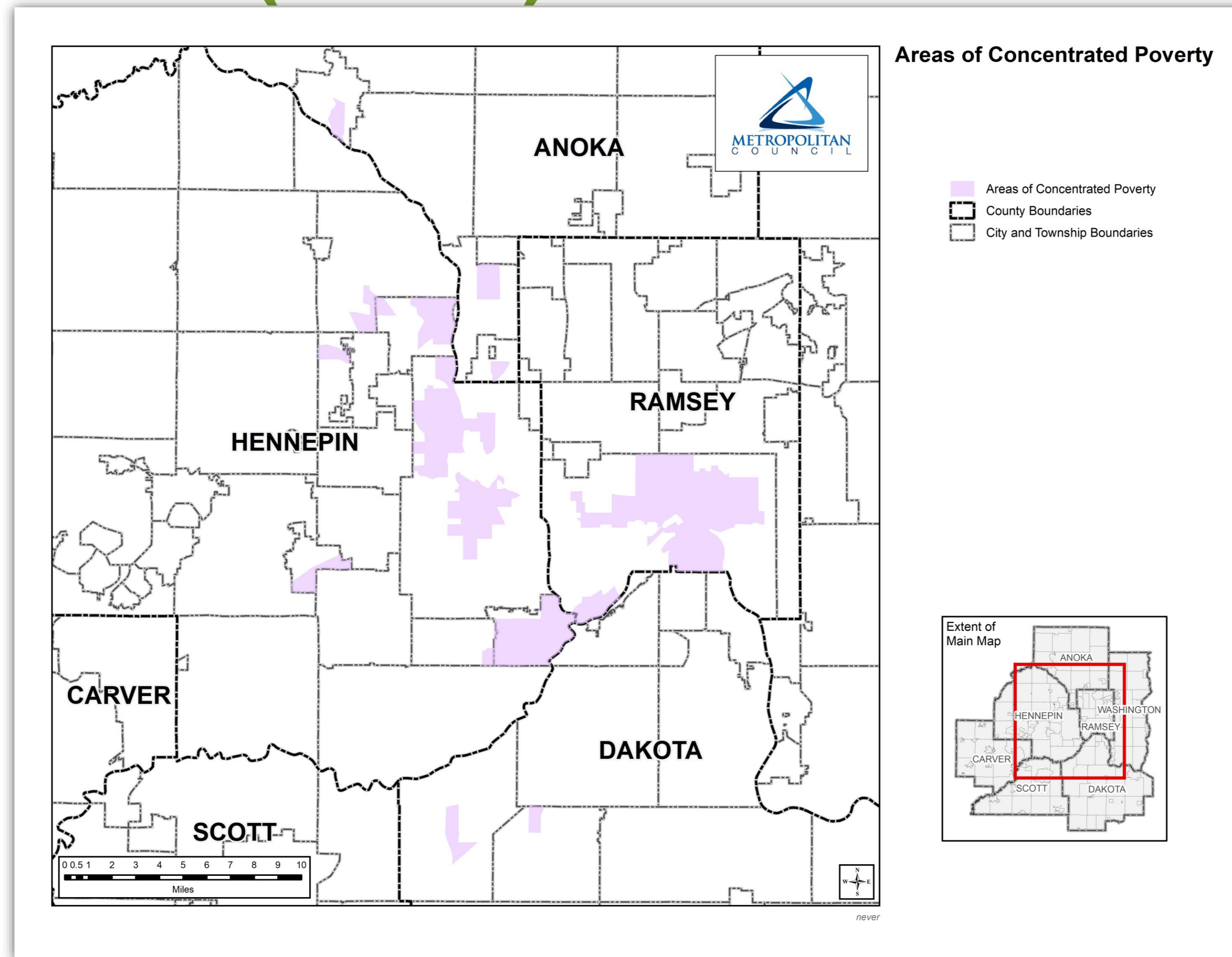- For Housing Projects
  - Fair Housing Policy

METROPOLITAN
C O U N C I L

Cleanup Applications – Other Considerations

- Responsible Party
- Tax-Exempt Projects
- Demonstrated Need for Funding

Cleanup Applications – Other Considerations

- Key Dates (2019)
    - May 1   MPCA Review
    - Mar/Apr   Public Resolution of Support
    - May 1   Application Date
- Funding Limits
- Matching Costs
- Multiple applications for same project

METROPOLITAN
C O U N C I L

Seeding Equitable Environmental Development (SEED) Grants

Areas of Concentrated Poverty

- Areas of Concentrated Poverty
- County Boundaries
- City and Township Boundaries

Seeding Equitable Environmental Development Grants

- 25% match requirement for investigation and/or abatement
- Maximum request: 50% of the total grant amount available per cycle or less
- 2 year grant term (no extensions);
- Eligible uses: Phase I environmental site assessment, Phase II environmental site assessment, hazardous materials building assessments, asbestos or lead-based paint abatements, Groundwater remediation and/or soil vapor mitigation for sites with an approved cleanup plan and developer site control

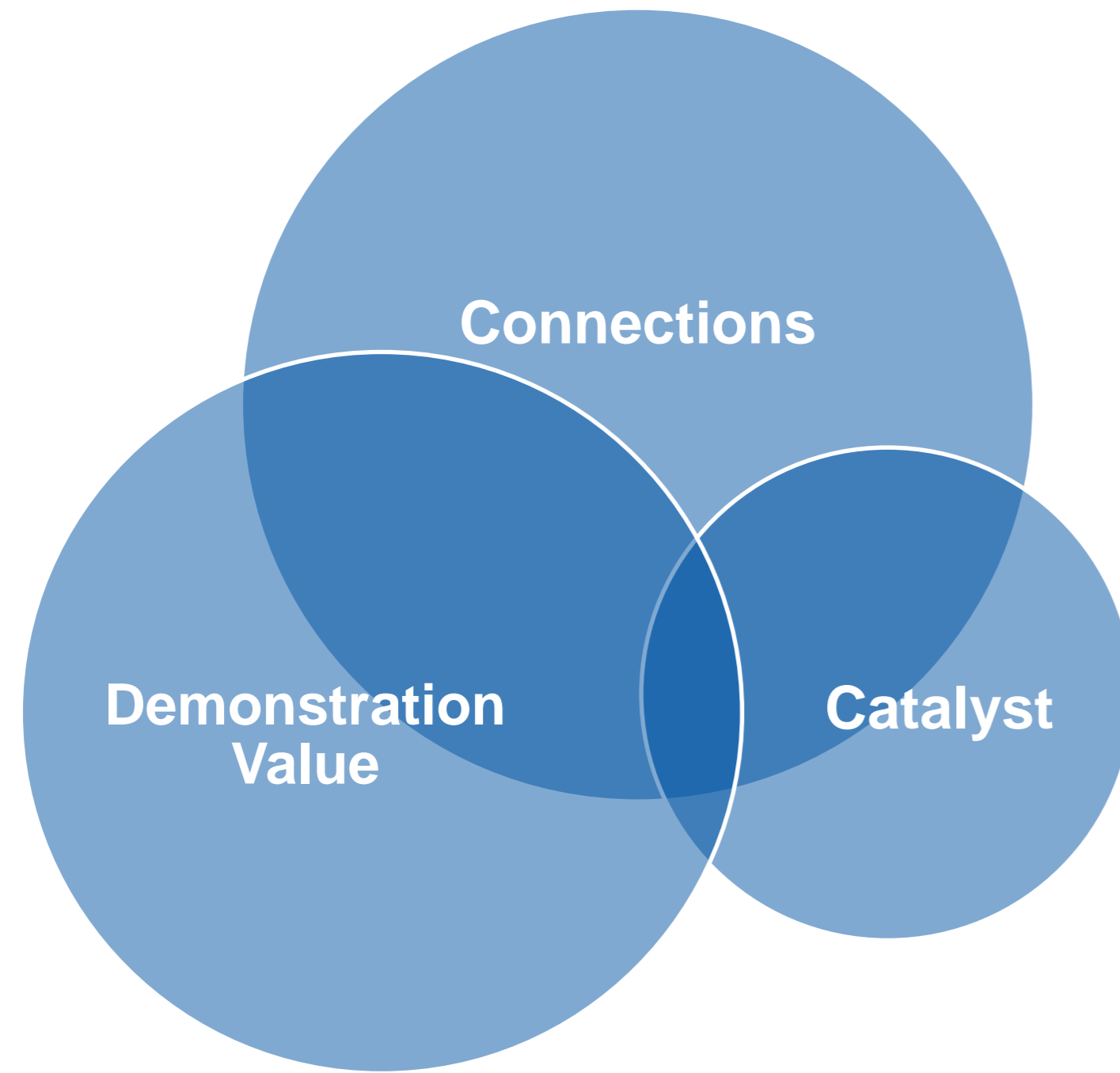METROPOLITAN
C O U N C I L

Questions?

Livable Communities Demonstration Account (LCDA) & Transit Oriented Development Grants
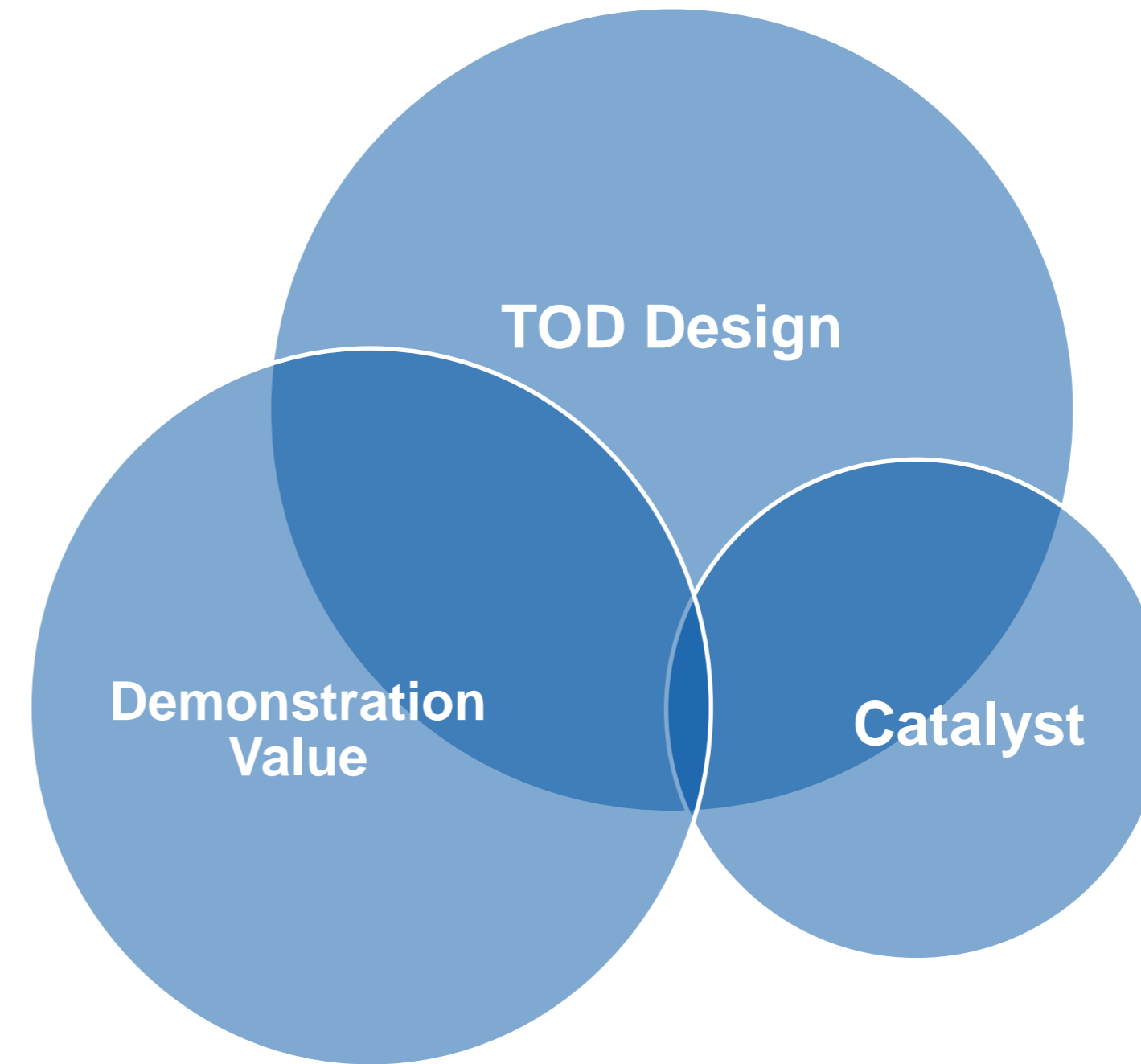
Key Points

- Primary purposes are creating examples projects that create models of better neighborhoods or developments created to be functionally and intentionally oriented to transit, <u>not</u> just filling a funding gap

- Grant funds can be used to help fund features that otherwise don't have an immediate payback from the project

- Must demonstrate the public value of using public tax dollars for this project

- Just being a good project doesn't always mean it is of demonstration value

METROPOLITAN
C O U N C I L

Successful Applications

Connections

Demonstration Value

Catalyst

TOD Design

Demonstration Value

Catalyst

28

METROPOLITAN
C O U N C I L

LCDA Grant Highlights

**Artspace Hastings
River Lofts, Hastings**

Commons @ Penn, Minneapolis

METROPOLITAN
C O U N C I L

TOD Grant Highlights

Mill City Quarter, Minneapolis

Vandalia Tower, Saint Paul

METROPOLITAN
C O U N C I L

Eligible Activities

| General Eligible Grant Activities |
|---|
| • **Site-integrated Stormwater Management**

• **Renewable Energy Elements**

• **Placemaking Spaces**

• **Site Preparation and Public Infrastructure**

• **Site Acquisition** |

METROPOLITAN
C O U N C I L

Review Process

- All applicants are required to submit a project concept plan prior to submitting a full application
- Applications undergo a two-step evaluation process

Step One
- Internal review conducted by Council staff
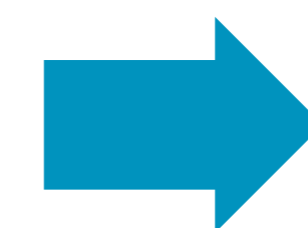
Step Two
- Review by Livable Communities Advisory Committee, an external panel of subject matter experts

METROPOLITAN
C O U N C I L

Application & Review Schedule

Feb - March   Fund Distribution Plan; Notice of Funding Availability

March - April Applicant Workshops & Design Workshops

May   Spring **Pre-Development** Applications Due

June   Project Concept Plans Due

Aug - Sept.   Applications Due; Step 1 Review - Staff

Sept - Oct.   Step 2 Review – Livable Communities Advisory Committee

Nov.   Fall **Pre-Development** Applications Due

Nov - Dec.   Community Development Committee

Dec - Jan.   Metropolitan Council

METROPOLITAN
C O U N C I L

Staff Support & Design Workshops

- Two design workshops are held before initial Project Concept Plans are due

- Workshops are an opportunity to review your proposal with a team of expert designers and architects

- Work with LCA staff early in the process by setting up a meeting to talk about eligible activities, program fit, and the grant process

METROPOLITAN
C O U N C I L

LCDA and TOD Pre-Development

LCDA Eligible Activities	TOD Eligible Activities
• **Site Plan Design**– development of site plans, design workshops, phasing/staging plans • **Financial Analysis** – market studies, feasibility studies • **Site Analysis** – stormwater management, soil testing • **Active engagement of target clientele and potentially impacted groups or individuals**	• **LCDA Activities in a TOD eligible area** • **TOD Zoning Implementation** – Creation of TOD implementation zoning ordinances • **TOD Site Investigation** – creating/updating environmental review, limited demolition, environmental oversight

METROPOLITAN
C O U N C I L

Demonstration/Innovation Examples

Significant solar array, including use of solar panels as carports

Great River Landing - Minneapolis

Unique partnership and engagement with future residents on project design

The Edison - Roseville

Connections Examples

New connections for project residents and community to access the Greenway, river and amphitheater
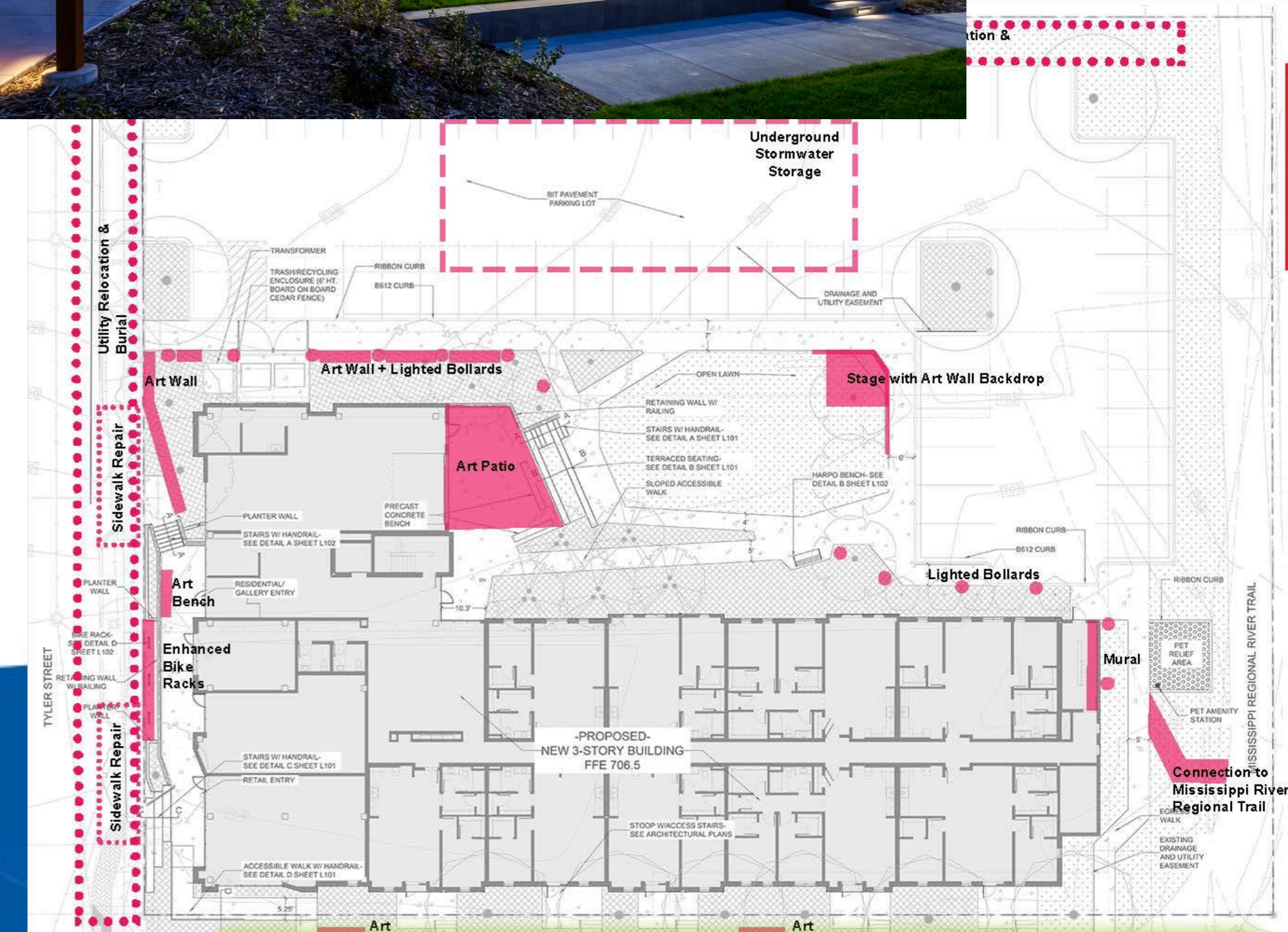

West Side Flats III – Saint Paul

PLACE – St. Louis Park

New plaza at center of development, at transit station with connections to public sidewalk and trail connections through urban forest tied to regional trail

METROPOLITAN COUNCIL

Placemaking Examples

The Collaborative - Edina

Hastings - Artspace

38

Questions?

Web Site:

https://metrocouncil.org/Communities/Services/Livable-Communities-Grants.aspx

- Includes information on each grant category
- Application guides
- Calendars
- Funding amounts
- Housing affordability limits
- Profiles and videos of past successful projects

How to Apply

https://metrocouncil.org/Communities/Services/Livable-Communities-Grants/WebGrants-Info.aspx?source=child

Staff Contacts

- Marcus Martin, TBRA Program Coordinator, 651-602-1054
  Marcus.Martin@metc.state.mn.us

- Hannah Gary, LCDA Program Coordinator, 651-602-1633
  Hannah.Gary@metc.state.mn.us

- Ryan Kelley, TOD and LHIA Program Coordinator, 651-602-1541
  Ryan.Kelley@metc.state.mn.us

METROPOLITAN
C O U N C I L