

2018 Livable Communities Overview



Metropolitan Council Livable Communities Act (473.25)

Voluntary, incentive-based approach for communities to:

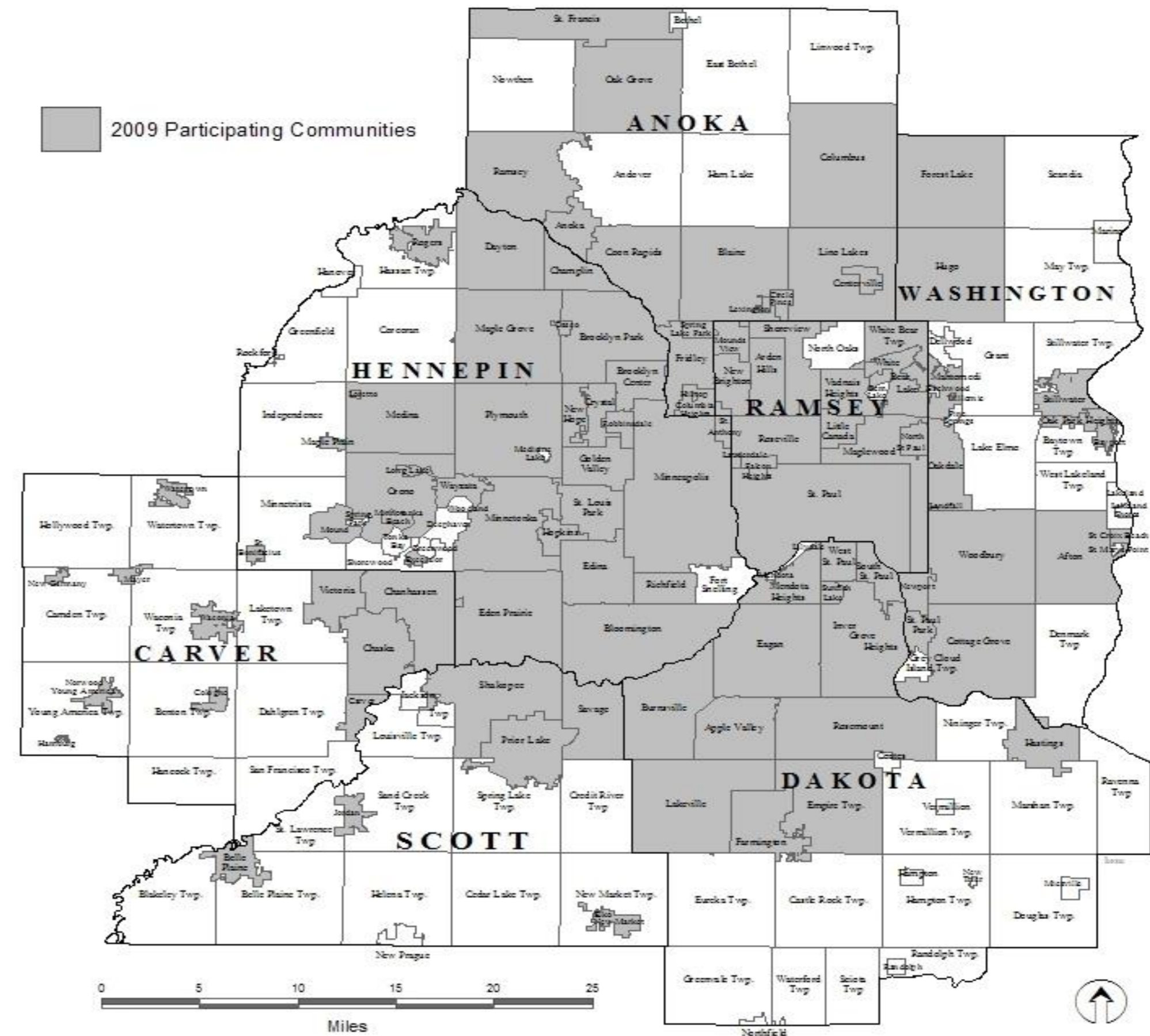
- Expand affordable housing choices (LHIA)
- Clean-up polluted lands for jobs and tax base (TBRA)
- Achieve interrelated development patterns that link housing, jobs and services; mix incomes of residents in housing; and encourages infrastructure investments that connect neighborhoods, attract private investment, and provide expanded employment opportunities (LCDA)
- promote moderate to high density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment (LCDA TOD category)

Participating Communities 1996-2009

- 105 Communities in 2009
- In 2010, 11 Cities chose not to renegotiate 2020 housing goals:
 - Columbus
 - Spring Lake Park
 - Circle Pines
 - Empire Township
 - Sunfish Lake
 - Little Canada
 - Minnetonka Beach
 - Shakopee
 - Afton
 - Bayport
 - Landfall

Twin Cities Metropolitan Area

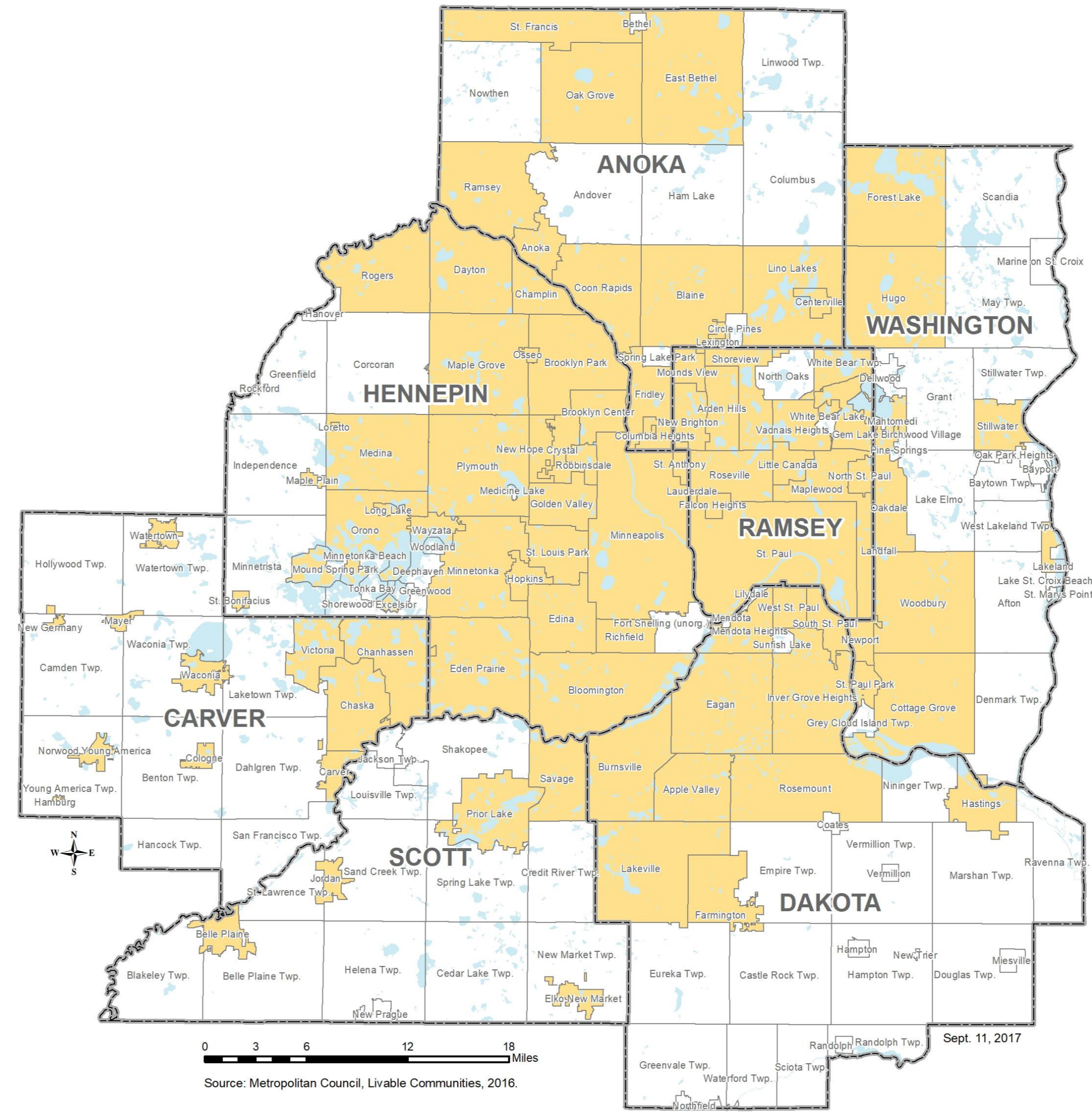
Livable Communities Act Participants, 2009



Participating Communities

95 Participating Communities in 2018

- East Bethel joined in 2010



LCA Statutory Guidelines-all accounts

- MN Statutes 473.25
- Consistent with Metro Development Guide (*Thrive MSP 2040*)
- Create & preserve living wage jobs
- Create incentives for a full range of housing opportunities
- Create opportunities for affordable housing
- Create incentives for compact & efficient development

LHIA Statutory Guidelines

- MN Statutes 473.254
- Expand housing choices
- Increase affordable owner and rental housing
- Preserve existing affordable housing

TBRA Statutory Guidelines

- MN Statutes 473.252
- 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

LCDA Statutory Guidelines

- MN Statutes 473.253
- Connect development with transit
- Connect housing and employment
- Achieve compact development
- Mix housing types
- Provide infrastructure to connect communities and attract investment

2017 LCA Funding Amounts

Fund	Amount	Comment
TBRA regular program	\$5 M	2 rounds, including \$250,000 for site investigation
TBRA SEED program	\$1 M	2 rounds
LCDA regular program	\$7.5 M	1 round
LHIA	\$2.5 M	1 round, with MN Housing RFP
LCDA-TOD	\$5 M	<ul style="list-style-type: none"> • 1 round for LCDA-TOD development • 2 rounds including \$500,000 for LCDA-TOD pre-development
TBRA-TOD	\$2 M	<ul style="list-style-type: none"> • 1 round, both cleanup & investigation
Total	\$23 M	

Typical LCA Calendar

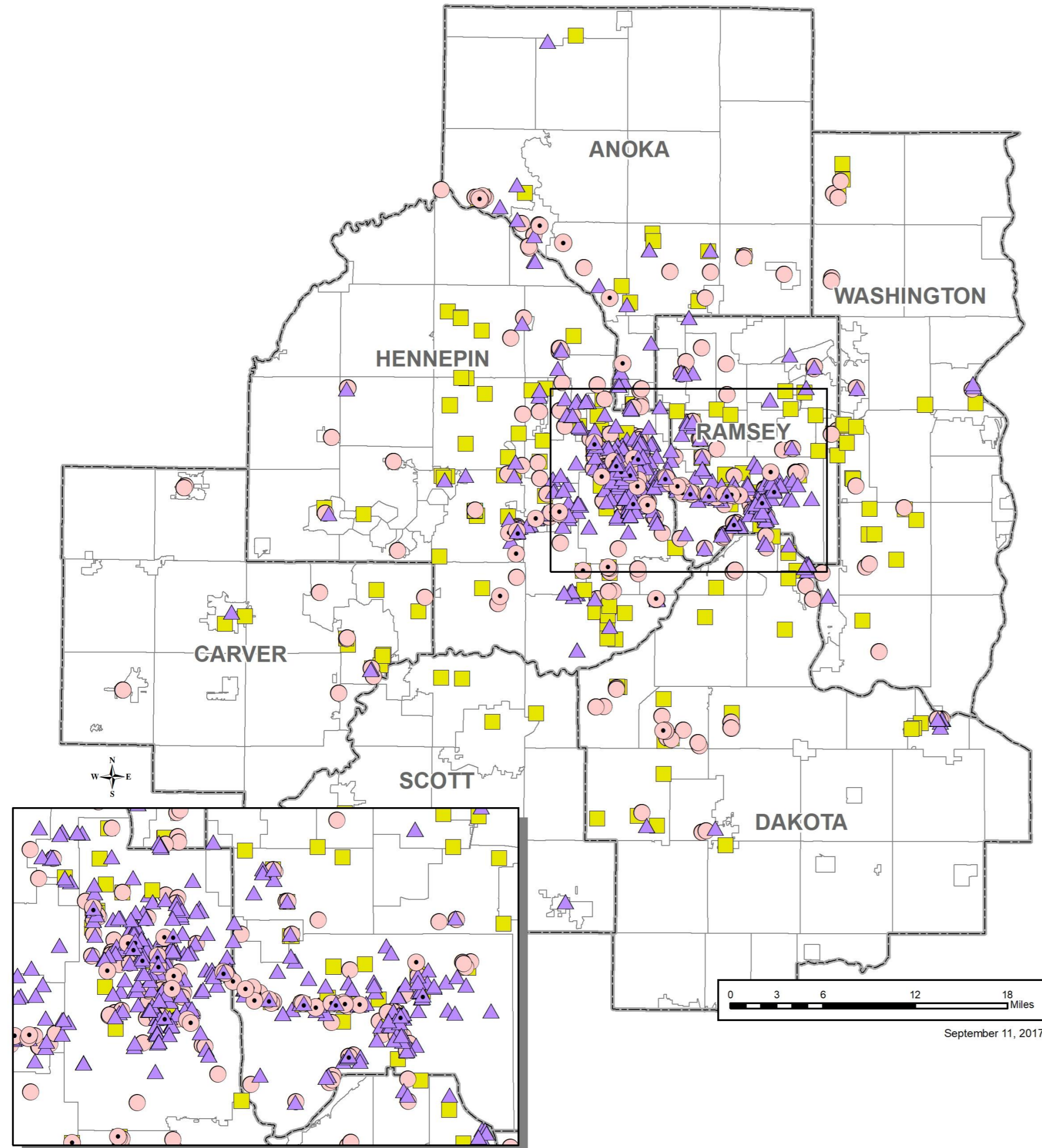
	Spring	Summer	Fall	Winter
TBRA	Apps due Round #1	Awards Round #1	Apps due Round #2	Awards Round #2
TOD Pre-Dev	Apps due Round #1	Awards Round #1	Apps due Round #2	Awards Round #2
LHIA		Apps due	Award	
LCDA	Project Concept Plans due	Apps due		Award
TOD (both LCDA and TBRA)	Project Concept Plans due Design Team Review	Apps due		Award

What we've done so far

Since 1996, the Council has awarded:

- \$343 million, through 1,000 grants, to 83 communities
- \$117.5 million for polluted site clean-up
- \$35.3 million for affordable housing, through LHIA
- \$142.7 million for affordable housing, community development and redevelopment, through LCDA
- \$47.6 million for Transit-Oriented Development

LCA Awards 1996-2016



Grant Program:

- ▲ TBRA
- LCDA
- LHIA
- ▲● TBRA - TOD
- LCDA - TOD

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

September 11, 2017

LCDA Grant Highlights



**Artspace Hastings
River Lofts, Hastings**



Commons @ Penn, Minneapolis

LHIA Grant Highlights



66 West, Edina



**Clare Terrace,
Robbinsdale**

TBRA Grant Awards



**Surly Brewing,
Minneapolis**



Gallery Flats, Hopkins

TOD Grant Highlights



Mill City Quarter, Minneapolis



Vandalia Tower, Saint Paul

Community Feedback

- “This project, particularly the gateway between Excelsior [Boulevard] and Main Street, couldn’t have happened without an LCDA grant”
-Meg Beekman, City of Hopkins, The ARTery
- “It’s not a huge project but the impact has been huge. One smaller infill project in the right location can make a huge difference”
-Kari Gill, Cambrian Commons, Dakota County CDA
- “The Met Council was extremely helpful and supportive during the development process, there were no hurdles”
-Cary Teague, 66 West, City of Edina

Developer Feedback

- “My job is to fill a gap- but it’s not like developing in the North Loop. I need partnerships like LCDA to fill this gap”
-Devean George, Commons @ Penn
- “Without LCDA funding, many project elements would have been implemented on a much smaller scale if not at all”
-Becky Carlson St. Clair, Artspace Hastings River Lofts
- “Our projects do not happen without LCA. We realize we won’t get every grant we apply for, but we respect the process and are big believers in what [LCA does]. LCA funding doesn’t just make a big difference in our communities, but a big difference for everyone in the region. Whether it’s been New Hope, Edina, or Minneapolis, communities don’t get the benefit without supporting this program.”
-Scott Tankenoff, Hillcrest Development