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
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

<table>
<thead>
<tr>
<th>Local Housing Incentives Account</th>
<th>Tax Base Revitalization Account</th>
<th>Livable Communities Demonstration Account</th>
<th>Transit Oriented Development</th>
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<tbody>
<tr>
<td>$1.5 Million</td>
<td>$5 Million (Incl. $250,000 Site Investigation)</td>
<td>$7.5 Million (Incl. $250,000 Pre-Dev)</td>
<td>$5 Million LCDA-TOD (Incl. $250,000 Site Investigation)</td>
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<td>$1 Million TBRA-SEED</td>
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<td>$2 Million TBRA-TOD (Incl. $250,000 Site Investigation)</td>
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Typical Calendar

<table>
<thead>
<tr>
<th>Program</th>
<th>Round Details</th>
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<tr>
<td>TBRA</td>
<td>2 Rounds</td>
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<td></td>
<td>• Applications due <strong>Spring</strong> and <strong>Fall</strong></td>
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<td></td>
<td>• Applications due <strong>late Summer</strong></td>
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<td>• Awards made in <strong>Winter</strong></td>
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Livable Communities Act Awards 1996-2016
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
LHIA Grant Highlights

66 West, Edina

Clare Terrace, Robbinsdale
Tax Base Revitalization Account (TBRA)
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
TBRA Grant Awards

Surly Brewing, Minneapolis

Gallery Flats, Hopkins
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
Investigation – Other Considerations

- Key Dates – May 1 / November 1
- Matching Costs – 25% of Total
- Maximum Award Amount – $50,000
- Single applications – 1
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)
Redevelopment Options for Successful Applications

- Reducing risk to human health/environment
- Construction within 1-2 years
- Jobs
- Affordable Housing
- Green Space (Henn.)
- Increasing local property tax base
- Cleanup within 1 year
- Construction within 1-2 years
Cleanup Applications – Pre Requisites

- Response Action Plan (RAP) Approval
- Asbestos Assessment
- Public Resolution
  - Some cities require pre-applications
- For Housing Projects
  - Fair Housing Policy
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
Seeding Equitable Environmental Development (SEED) Grants
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
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, not 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
Successful Applications

**LCDA**
- Connections
- Demonstration Value
- Catalyst

**TOD**
- TOD Design
- Demonstration Value
- Catalyst
LCDA Grant Highlights

Artspace Hastings
River Lofts, Hastings

Commons @ Penn, Minneapolis
TOD Grant Highlights

Mill City Quarter, Minneapolis

Vandalia Tower, Saint Paul
### Eligible Activities

**General Eligible Grant Activities**

- Site-integrated Stormwater Management
- Renewable Energy Elements
- Placemaking Spaces
- Site Preparation and Public Infrastructure
- Site Acquisition
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
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
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
## LCDA and TOD Pre-Development

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

Great River Landing - Minneapolis

Unique partnership and engagement with future residents on project design

Significant solar array, including use of solar panels as carports

The Edison - Roseville
Connections Examples

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

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

West Side Flats III – Saint Paul

PLACE – St. Louis Park
Placemaking Examples

The Collaborative - Edina

Hastings - Artspace
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

Staff Contacts

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

• Hannah Gary, LCDA Program Coordinator, 651-602-1633  
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• Ryan Kelley, TOD and LHIA Program Coordinator, 651-602-1541  
  Ryan.Kelley@metc.state.mn.us