

2017 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT



October 2018

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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About This Report

The Livable Communities Act¹ (LCA) requires the Metropolitan Council (Council) to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This report provides an overview of LCA programs and activities included in the 2017 Fund Distribution Plan and specific information required by the law about:

- the amount of money in the fund;
- the amount of money distributed;
- to whom funds were distributed and for what purpose; and
- an evaluation of the effectiveness of the projects funded in meeting the policies and goals of the Council.

The legislation states the report may also include recommendations to the legislature on changes to the LCA. This year's report does not include such recommendations.

Enabling Legislation

The Livable Communities Act created a voluntary, incentive-based approach to help communities achieve their community development, redevelopment, and affordable and lifecycle housing goals. It established the Metropolitan Livable Communities Fund, including three ongoing accounts from which eligible communities could apply for funding:

- The **Livable Communities Demonstration Account (LCDA)** gives grants to cities for development and redevelopment projects that achieve connected development patterns linking housing, jobs and services and maximizing the development potential of existing or planned infrastructure and regional facilities. In 2017, LCDA awards were made through the regular grant category and the TOD category for development and pre-development projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.
- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial, or housing opportunities. Restoring the tax base, developing more jobs near existing housing and services, and adding affordable housing to the region are primary objectives of this account. In 2017, TBRA awards included those made through both the regular grant category as well as a category called Seeding Equitable Economic Development (SEED) for cleanup of sites without an associated redevelopment project in areas of concentrated poverty. No applications or awards were made through Transit-Oriented Development (TOD) category for cleanup and contaminated site investigation.
- A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the IHA prior to communities requesting payment of their grant awards, and those interest dollars were awarded through a final round of IHA grants during 2004. This account is no longer active.

The LCA requires communities to establish eligibility before competing for funding by:

¹ Minn. Statutes, 473.25

- negotiating long-term affordable and lifecycle housing goals with the Council;
- adopting a Housing Action Plan to identify and give direction to the city's use of programs, official controls, and fiscal devices to help accomplish these negotiated goals; and
- making at least the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula is based on each community's share of the tax levy supporting the Livable Communities Demonstration Account and determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

Grant Categories

In 2011, the Council adopted a second grant category for the TBRA and LCDA funding accounts. In the regular grant category, funding is available for projects located in any community participating in the LCA. In the Transit Oriented Development (TOD) grant category, funding is available for communities located within a TOD area, described as within:

- ½ mile radius of an existing station on the Blue Line, Green Line, Red Line, A Line, or Northstar Line
- ½ mile radius of stations in design on the Blue Line Extension, Green Line Extension (excluding deferred stations), C Line Bus Rapid Transit (excluding temporary stations and stations outside of the Minneapolis Central Business District), and the Orange Line Bus Rapid Transit (stations outside the Minneapolis Central Business District)
- ½ mile radius of a bus stop or station on a high-frequency express route. High-frequency express service is defined as bus service on or outside the I-494/694 freeways providing six or more trips during at least one of the peak morning hours between 6:00 A.M. and 9:00 A.M. and every 10 minutes during the peak morning hour
- Any spot ¼ mile along a high frequency local bus line. Defined as those routes providing service at least every 15 minutes and running between 6:00 A.M. to 7:00 P.M. on week days and between 9:00 A.M. and 6:00 P.M. on Saturdays

Grant Amounts Available, Requested and Awarded in 2017

Livable Communities Demonstration Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
TOD Development and TOD Pre-Development	\$9,554,444	\$10,354,444	\$9,554,444	14	11
Development	\$7,998,288	\$14,048,288	\$7,998,288	13	7
LCDA totals:	\$17,552,732	\$24,402,732	\$17,552,732	27	18

Local Housing Incentives Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA totals:	\$2,500,000	\$2,500,000	\$2,500,000	11	11

Tax Base Revitalization Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation*	\$5,000,000	\$13,976,786	\$7,187,100	39	24
Seeding Equitable Economic Development (SEED)	\$1,000,000	\$22,800	\$22,800	2	2
TOD Cleanup and TOD Site Investigation	\$2,000,000	\$0	\$0	0	0
TBRA totals:	\$8,000,000	\$13,999,586	\$7,209,900	41	26
Total, all funds:	\$28,052,732	\$40,902,318	\$27,262,632	79	55

* Balances from other categories were shifted to supplement the initial funding available

Expected Benefits to the Region

Newly funded projects by 2017 LCA grants are expected to help deliver many benefits to the region²:

- Over 3,000 jobs;
- Nearly 1,600 new affordable housing units;
- Over 1,500 market rate housing units;
- An increase to the regional tax base of approximately \$9.8 million annually; and
- Leveraged funds of nearly \$130 million in other public funds and over \$1 billion in funds from private sources.

Payments Dispersed, 2017

The Livable Communities statute requires that the payments dispersed each year be included in the annual report to the legislature. Payments differ from the total award amount granted. Once a grant is awarded, payments are dispersed to the grantee on a reimbursement basis as the grant funded activities are completed. The grantee has the full grant term to draw down the grant amount.

The Metropolitan Council issued 131 payments totaling \$16,018,369.64 for Livable Communities grants in 2017.

Fund	Payment Total	Payments
LCDA	\$5,346,816.44	69
LHIA	\$1,859,065.80	18
TBRA	\$8,812,487.40	44
Total	\$16,018,396.64	131

² Expected benefits for projects that have received previous grant funding (in prior years or in current year) have been excluded to avoid double-counting

Aggregate Awards, 1996-2017

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,029 grant awards totaling \$374,392,126, as shown in the table below.

Fund	Award Total	Grants
LCDA	\$199,055,106	333
LHIA	\$37,845,706	193
TBRA	\$132,913,614	490
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$374,392,126	1029

2017 Fund Distribution and Purposes

Livable Communities Demonstration Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Eden Prairie	Elevate	TOD Development	\$750,000	This grant supports site acquisition, site preparation, stormwater management, placemaking and bike racks. The mixed-use project includes 222 housing units (53 affordable) and nearly 13,000 square feet of ground floor commercial space. A prominent plaza is planned as well as connections to the regional trail system.
City of Edina	The Avenue on France	Development	\$1,300,000	This grant funds stormwater management, and placemaking activities including paths/walkways, landscaping, irrigation, water features, lighting, and public art. The proposed project is the redevelopment of a 22-acre office park area into a mix of retail, office, and residential uses. A primary feature is extensive stormwater management on-site improving the condition of a nearby lake/wetland and creating a pedestrian oriented spine through the middle of the site. A majority of parking will be relocated to underground structures.
City of Edina	The Collaborative	Development	\$1,441,565	The grant funds site preparation, and placemaking activities which include a woonerf and plaza. The proposed project includes the demolition of a surface parking lot and a parking ramp and the addition of a five-story building containing retail, underground structured parking, and 100 residential units (10 affordable)

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Hopkins	Artspace-Hopkins	TOD Pre-Development	\$30,000	This grant funds a market study. The project will support Artspace in evaluating the potential for affordable artist housing, live/work space, and community artist space in the downtown Hopkins area. Hopkins wants to expand opportunities for artist housing and activities as well as intensify uses and connections to the future transit station along the 8th Street art-focused corridor.
City of Minneapolis	38 th Street Station	TOD Development	\$1,500,000	This grant supports site preparation, street reconfiguration, placemaking features, and stormwater management. The proposed project is a mixed-use development with approximately 10,000 square feet of commercial space and 133 units of housing (55 affordable). The development will enhance the LRT station with the addition of a plaza and building right at the station as well as enhanced streetscaping and public space.
City of Minneapolis	Bassett Creek Valley Redevelopment	TOD Pre-Development	\$100,000	This grant supports stormwater management plans, utilities plans, and soil borings. The first phase of the proposed development will include over 270 jobs in office/flex space. Light production and maker functions include food production, music production, and arts organizations.
City of Minneapolis	Leef	Development	\$1,831,428	This grant funds site acquisition, site preparation, stormwater management, infrastructure improvements, bike racks, placemaking activities, and architecture and engineering related to placemaking. The proposed project rehabilitates a vacant industrial building into a tech/creative office space and replaces another vacant building and parking lot with a five-story mixed-income building with 100 housing units (90 affordable).

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Mino-bimaadiziwin	TOD Development	\$1,800,000	This grant funds site prep, utilities, public parking structure, stormwater management, design and engineering, a new sidewalk, and public bike racks. The proposed project is a mixed-use development including 109 affordable housing units, a wellness center and the Red Lake Nation Urban Embassy.
City of Minneapolis	Penn Avenue Union	TOD Development	\$1,069,819	This grant funds site prep, public utilities, stormwater management, and architecture and engineering activities. The project is the redevelopment of a vacant site into a mixed-use, mixed income building. The project includes restaurant space and the offices of Building Blocks, and non-profit providing programming for youth in the building. There are also efforts with the Association for Black Economic Power to locate a new Black-led credit union. Project will also include new streetscaping, public art, and 64 housing units (60 affordable).
City of Minneapolis	West Broadway Curve II	Development	\$780,000	This grant funds site preparation, public sidewalks, utility extensions, stormwater management activities, a site-integrated transit stop, and placemaking activities. The proposed project is the construction of an apartment building and townhome-style buildings which include mixed-income rental units and underground parking.
City of Minnetonka	The Mariner	TOD Development	\$1,876,500	This grant funds site acquisition, site prep, stormwater management, and the construction of a new sidewalk. The proposed project is the redevelopment of former office buildings into a six- and five-story mixed income development in the heart of the Opus Station area and includes 246 housing units (55 affordable).

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Roseville	Edison	Development	\$2,045,295	The grant funds a new public sidewalk and solar panels. The proposed project is a mixed income community with housing and supportive services for individuals formerly experiencing long-term homelessness. The project includes a solar panel covered parking, a stormwater management system, and public trail loop around the site.
City of St. Louis Park	PLACE	TOD Development	\$850,000	This grant supports placemaking, renewable energy, and stormwater management activities. The proposal is to create a mixed-use, mixed-income ecovillage at the Wooddale Station with 299 housing units (200 affordable). The project now spans both sides of the station, includes a large plaza area with connections to 36th and the LRT drop-off, and a solar canopy over a parking area to the north.
City of Saint Paul	Ain Dah Yung	Development	\$350,000	This grant funds site preparation, utility relocation, stormwater management activities, solar panels and solar water heater, and public art. The proposed project is the new construction of permanent supportive housing targeted to homeless Native American youth. It includes a fitness room, technology center and a cultural center. Outdoor space includes a sweat lodge, medicine/rain gardens, and an area for contemplation.
City of Saint Paul	Northwest University & Dale	TOD Development	\$1,450,000	This mixed-use project includes retail/commercial space, office space, and 61 affordable senior units. The building will anchor this important corner of the station area providing enhanced landscaping, a corner plaza and green space while also working to secure smaller local businesses and service organizations as tenants. This grant supports site acquisition.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	Public Safety Annex	TOD Pre-Development	\$28,125	This grant funds a market study, financial analysis, design work, stormwater management plan, and a traffic management plan. The project includes an extensive renovation of the existing office building to create office space on the upper floors with retail on the ground floor. The renovation will include design work to open the building to the street and adjacent park space creating a much more inviting pedestrian experience. The project also includes improvements to the adjacent park.
City of Saint Paul	Ramsey West/River Balcony Connection	TOD Pre-Development	\$100,000	This grant supports schematic design, financial analysis, phasing, and community engagement. The proposed project includes a 200-key hotel, 30,000 square feet of retail, 300 market-rate housing units, and over 100,000 square feet of commercial space.
City of Saint Paul	Pioneer Press	Development	\$250,000	This grant will include the renovation and conversion of the Pioneer Press building into 143 affordable apartment units with a teen tech center run by the YMCA and future retail space along 4th St. The project will also improve public space and adjacent transit stops.

Local Housing Incentives Account Awards

Grantee	Grant Name	Award	Project Summary
City of Minneapolis	Aeon Prospect Park	\$382,000	The project includes 70 new apartment homes in the Prospect Park Towerside Innovation District, one block from the Prospect Park Green Line station. The project includes a mix of affordability levels, including market rate units as well as supportive housing for women-led households with children.
City of Minneapolis	Dundry-Hope Block Stabilization Phase II	\$400,000	The project involves rehabilitation of four of Hope Community's smaller buildings in South Minneapolis to preserve 30 units of affordable housing, including permanent supportive housing for single long-term homeless adults and large family units.
City of Minneapolis	Minnehaha Commons	\$250,000	The development is the new construction of 43 studio apartments for low-income 55+ adults who have experienced homelessness and other barriers to accessing stable housing.
City of Minneapolis	Park 7	\$400,000	Park 7 will provide affordable housing units in downtown Minneapolis next to the House of Charity Food Center and Hennepin County Medical Center. The project includes 31 permanent supportive housing units for long-term homeless individuals, 10 of which are reserved for youth ages 18-25.
City of Minneapolis	Project for Pride in Living	\$120,000	The Project for Pride in Living Greenbelt Homes development is a new construction for-sale program with a unique housing product design. Greenbelt Homes is a component of the larger Hawthorne EcoVillage redevelopment and will construct 19 smaller housing units on 8 existing lots. The grounds and site features will be cooperatively maintained with each owner responsible for their own structure.

Grantee	Grant Name	Award	Project Summary
City of Minnetonka	The Mariner	\$210,500	A mixed income project near the Green Line Extension Opus Station. It will create 246 new units of housing with rent levels ranging from 30% AMI to over 100% AMI. Redevelopment of the existing office buildings on the site will include new residential units and amenity space. Metro HRA also awarded four Project Based Vouchers to this development.
City of Minnetonka	West Hennepin Affordable Housing Land Trust	\$67,500	With LHIA funds, the West Hennepin Affordable Housing Land Trust (WHAHLT) through its Homes Within Reach (HWR) program will acquire, rehabilitate, and resell four single family, detached units in western Hennepin County to increase the affordable housing stock available through the land trust. Their full program will operate in Bloomington, Brooklyn Park, Deephaven, Edina, Eden Prairie, Golden Valley, Maple Grove, Minnetonka, New Hope, Richfield, St. Louis Park and Wayzata, serving households at or below 80% of AMI.
City of Mounds View	Boulevard	\$500,000	The Boulevard is a 60-unit complex located near Highway 10 and Groveland Road. Four of the units will be affordable at rents below 30% AMI, and 56 units will be affordable at rents up to 60% AMI. The development also has convenient access to public transportation and direct access to a system of bike trails.
City of Saint Paul	Como by the Lake	\$100,000	This is a supplemental grant to a project funded in 2016. The project was experiencing a shortfall due to a drop in the Low-Income Housing Tax Credit market. The project preserves and rehabilitates 99 units of housing for seniors and people with disabilities, 55 of which are project-based Section 8 rental-assisted.

Grantee	Grant Name	Award	Project Summary
City of Saint Paul	Neighborhood Development Alliance (NeDA)	\$60,000	NeDA will build three new homes on Saint Paul's West Side, specifically targeting the Latino population to address racial and ethnic homeownership disparity.
City of Waconia	Carver County Community Development Authority Land Trust	\$10,000	The program provides down payment assistance for five households. LHIA funds will be used toward land acquisition costs for the Land Trust.

Tax Base Revitalization Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Bloomington	Minnesota Center/Drury Southwest, Inc	Cleanup	\$649,500	The 3.8-acre site is currently used for surface parking and was historically part of an aggregate mine and landfill that became the France Avenue dump. The contaminants of concern identified include polycyclic aromatic hydrocarbons (PAHs), petroleum, volatile organic compounds and metals in the fill soil. Expected benefits include a 214-room hotel with structured parking and 7,000 square foot restaurant.
City of Edina	49 ½ Street Mixed Use Redevelopment	Cleanup	\$338,900	This grant will be used for environmental investigation, asbestos abatement and soil cleanup. The 2.9-acre site is currently used for public structured parking and a former drycleaner business. Expected benefits include the development of 110 apartments (including 11 affordable units) with 38,200 square feet of square feet of retail space, a new public plaza and renovation and expansion of the existing structured parking and additional underground parking.
City of Maple Grove	Hilger Landfill (former)	Cleanup	\$500,000	The 13-acre site is currently vacant and was historically a sand and gravel mine that was later used as a dump and a waste transfer site. The contaminants of concern identified include petroleum, volatile organic compounds, metals and polychlorinated biphenyls (PCBs). Expected benefits include a 192,700 square foot office-warehouse.
City of Minneapolis	205 Park	Cleanup	\$206,300	This grant will be used for transport and disposal of contaminated soil. The 0.8-acre site is currently vacant and primarily used for parking. Historically the site was part of the former Milwaukee Railroad Depot. Expected benefits include the development of 123 apartments (including 25 affordable units), 7,000 square feet of commercial space with underground parking and 4 ownership townhomes.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	205 Park	Cleanup	\$352,200	The 0.8-acre site is currently used for surface parking and was historically part of the Milwaukee Railroad Depot. The contaminants of concern identified include petroleum, metals in the soil, petroleum in the groundwater and volatile organic chemicals in the soil vapors. Expected benefits include 118 apartments (including 24 affordable units), 4 ownership condos and 7,000 square feet of commercial space with structured parking.
City of Minneapolis	510 Lake Street Affordable Housing	Cleanup	\$215,300	The 0.7-acre site has historically been used for many commercial activities and is currently an auto repair business. The contaminants of concern identified include petroleum, metals and polycyclic aromatic hydrocarbons in the fill soil. Expected benefits include 128 affordable apartments.
City of Minneapolis	1500 Nicollet	Cleanup	\$390,800	This grant will support an abatement plan, asbestos abatement, transport/disposal, and soil vapor mitigation. The 1.4-acre site currently includes four partially vacant commercial buildings. Historical uses include various retail and residential buildings. Expected benefits include the development of 184 affordable apartments and 5,500 square feet of retail space with underground parking.
City of Minneapolis	Azine Alley	Cleanup	\$267,400	This grant will be used for environmental investigation and transport/disposal of contaminated soil. The 0.8-acre site is currently a surface parking lot. Historically a variety of commercial businesses has used the site. Expected benefits include the development of 70 condominiums and 125-room hotel with 8,500 square feet of retail with underground parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Bunge East Redevelopment	Cleanup	\$73,500	The 0.9-acre site is currently vacant but has historically been used as a grain elevator served by rail and former ancillary buildings were used for coal storage and power generation. The contaminants of concern identified include petroleum, metals and polycyclic aromatic hydrocarbons in the soil, and volatile organic chemicals in the soil vapor. Expected benefits include 95 mixed-income apartments (including 72 affordable units and 23 market-rate units) with underground parking.
City of Minneapolis	Calhoun Towers	Site Investigation	\$43,900	This grant will be used for supplemental Phase II ESA and Response Action Plan preparation. Contaminants of concern on the 4.6-acre site include historical unpermitted dumping within the property boundary before the construction of the existing apartment building and potential for petroleum impacts related to former gasoline underground storage tanks adjacent to the property. Potential benefits include the renovation of the existing apartments and construction of 530 new units.
City of Minneapolis	Calhoun Towers (Phase 1)	Cleanup	\$544,300	The 4.4-acre site is currently an apartment and vacant space. Historically the site was part of the former Polansky dump. The contaminants of concern identified include petroleum compounds, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons and metals in the soil, volatile organic compounds in the soil vapor and groundwater. Expected benefits include construction of 234 market-rate apartments with structured parking. (Renovations to the existing apartment building are not part of the grant request.)
City of Minneapolis	East Town Apartments	Cleanup	\$250,000	This grant will be used for transport/disposal of contaminated soil. The 2.1-acre site is currently a surface parking lot. Historical uses include various commercial activities such as auto repair and a gas station. Expected benefits include the development of 169 affordable apartments with public surface and underground parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Malcolm Yards	Contamination Investigation	\$45,700	Contaminants of concern on the 16.9-acre site include polycyclic aromatic hydrocarbons, metals, volatile organic chemicals and polychlorinated biphenyls (PCBs). Potential benefits include up to 600 residential units and 250,000 square feet of commercial/industrial property and a regional stormwater treatment system.
City of Minneapolis	Midtown Corner Senior Housing	Cleanup	\$85,600	The 0.7-acre site is currently used for surface parking, but historically has been used for a variety of commercial purposes including auto repair and sheet metal business and a former machine shop and a gas station. The contaminants of concern identified include petroleum, metals, polycyclic aromatic hydrocarbons in the soil and petroleum compounds in the groundwater. Expected benefits include 90 affordable apartments and 15,000 square feet of commercial space.
City of Minneapolis	Mino-bimaadiziwin	Cleanup	\$207,900	The 1-acre site is currently used for storage but has historically included many commercial businesses including metal fabricators, truck stop, bulk oil facility, coal and metal storage, service tank installer, surplus hardware, and machinery businesses. The contaminants of concern identified include petroleum, metal and polycyclic aromatic hydrocarbons in the soil, petroleum in the groundwater, and volatile organic chemicals in the soil vapor. Expected benefits include 109 affordable apartments with community wellness (15,650 square feet) and embassy office space (6,570 square feet) and underground parking.
City of Minneapolis	Nordic House	Cleanup	\$500,000	This grant will be used for transport/disposal of contaminated soil. Expected benefits include the development of 177,300 square feet of office space, 18,900 square feet of retail and 57 apartments with underground and structured parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Park 7	Cleanup	\$165,200	This grant will support environmental investigation, soil remediation and limited demolition. The 0.7-acre site is currently used for a food center and a former printing business. Historical uses include manufacturing and parking. Expected benefits include the development of 55 affordable supportive apartments with a new food center, office, and counseling space.
City of Minneapolis	Sons of Norway	Cleanup	\$503,600	The 2.5-acre site is currently used as a commercial office and surface parking. Historically the site included a gas station, dry cleaner, and homes. The contaminants of concern identified include asbestos within the existing buildings, petroleum and lead in the soil, and petroleum in the groundwater. Expected benefits include 326 market-rate apartments, 15,000 square feet of office and 7,000 square feet of retail space and parking.
City of Minneapolis	Target Field Station	Cleanup	\$363,900	This grant will support environmental investigation, and transport/disposal of contaminated soil. The 0.8-acre site is current vacant. Historical uses include a lumberyard, outdoor storage and surface parking. Former adjacent sites included automotive repair and a gas station, rail yards, and printing businesses. Expected benefits include the development of 154-room hotel, and 33,500 square feet of space for a theater and ancillary uses as well as a 3,500 square foot restaurant with underground parking.
City of Saint Paul	520 Payne	SEED	\$13,200	Contaminants of concern on the 1-acre site include ash, metals, and debris in the soil.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	623-629 Whittall	SEED	\$9,600	Contaminants of concern on the 0.23-acre site include debris and contaminants in historic fill soil.
City of South St. Paul	Hardman Avenue South	Cleanup	\$323,700	This grant will fund environmental investigation, asbestos abatement, soil remediation, and active soil vapor mitigation. The 36.4-acre site is currently a vehicle service garage with office space and a gas station as well as a concrete plant and outdoor storage. Historical uses include sewage treatment and a city dump. Expected benefits include the development of 270,00 square foot warehouse and ancillary building.
Saint Paul Port Authority	Hmongtown Marketplace	Contamination Investigation	\$50,000	Contaminants of concern on the 5.7-acre site include petroleum and polycyclic aromatic hydrocarbons. Potential benefits include the development of 60 apartments (including 30 market-rate and 30 affordable units), replacement of existing market with a total of 196,500 square feet of commercial space.
City of Saint Paul	Oakdale Development	Contamination Investigation	\$15,700	Contaminants of concern on the 7.9-acre site include metals, polycyclic aromatic hydrocarbons (PAHs), and buried debris in the fill soils. Potential benefits include the development of six for-sale housing units.
City of Saint Paul	Pioneer Press Affordable Housing	Cleanup	\$750,000	This grant will fund asbestos and lead-based paint abatement. The 0.8-acre site includes a vacant office building and an ancillary maintenance garage. Historical uses include civic buildings. Expected benefits include the development of 143 affordable apartments and 1,600 square foot retail space on the skyway level proposed for a teen tech center and an additional 1,000 square feet of ground level retail.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	West Side Flats III-A & III-B	Cleanup	\$343,700	This grant will assist with soil vapor sampling and transport/disposal of contaminated soil. The 5.3-acre site is currently vacant. Historical uses include various industrial and manufacturing uses including the former American Hoisting and Derrick Co. Foundry and Valley Iron Works Foundry. A partial cleanup was completed in 2005-06. Expected benefits include the development of 264 apartments (including 64 affordable units) and a 5,000 square foot restaurant.

Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region³. Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. Between 2011 and 2014, the Council developed its new plan, *Thrive MSP 2040*. *Thrive* has five outcomes that define our shared regional vision: stewardship, prosperity, equity, livability, and sustainability. *Thrive*'s principles of integration, collaboration, and accountability guide how the Council carries out its policies to advance those outcomes⁴.

The Livable Communities Act programs make awards consistent with criteria set in the enabling statute and implements *Thrive* through Council investments. The following is a list of Livable Communities program accomplishments for 2017⁵.

1. The Council's 2017 LCA grant awards continue to reflect both the communities' and the Council's emphasis on development and redevelopment in compact, mixed-use projects with convenient access to a variety of transportation modes, including transit. The 2017 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas. These factors help further the Thrive Prosperity outcome of "Encouraging redevelopment and infill development across the region."

The 2017 awards are expected to add approximately \$9.8 million in annual net tax capacity to the metropolitan area.

The Council's grantees work with public and private partners to make these projects happen. In 2017 alone, LCA grants leveraged over \$1 billion in private investment and nearly \$130 million in other public funds. This also helps further the Thrive Stewardship outcome.

As of December 31, 2017, 95 cities elected to begin or continue their participation in the program for the period of 2011-2020.

2. The 2017 LCA awards funded projects that offered affordable housing opportunities in the cities of Saint Paul, Bloomington, Minneapolis, Minnetonka (for a project serving several Hennepin County suburbs), and several other north suburban locations. In total, the 2017 LCA awards will assist with the rehabilitation or construction of over 3,000 housing units, including nearly 1,600 affordable units.
3. The 2017 LCA awards will assist with adding over 3,000 regular jobs and thousands more construction jobs. These jobs will help further the Thrive Prosperity and Equity outcomes.
4. Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that not only manage stormwater but also mitigate a portion of the inner-city heat-island effect. By assisting

³ [Visit the Metropolitan Council "Who We Are" webpage](#)

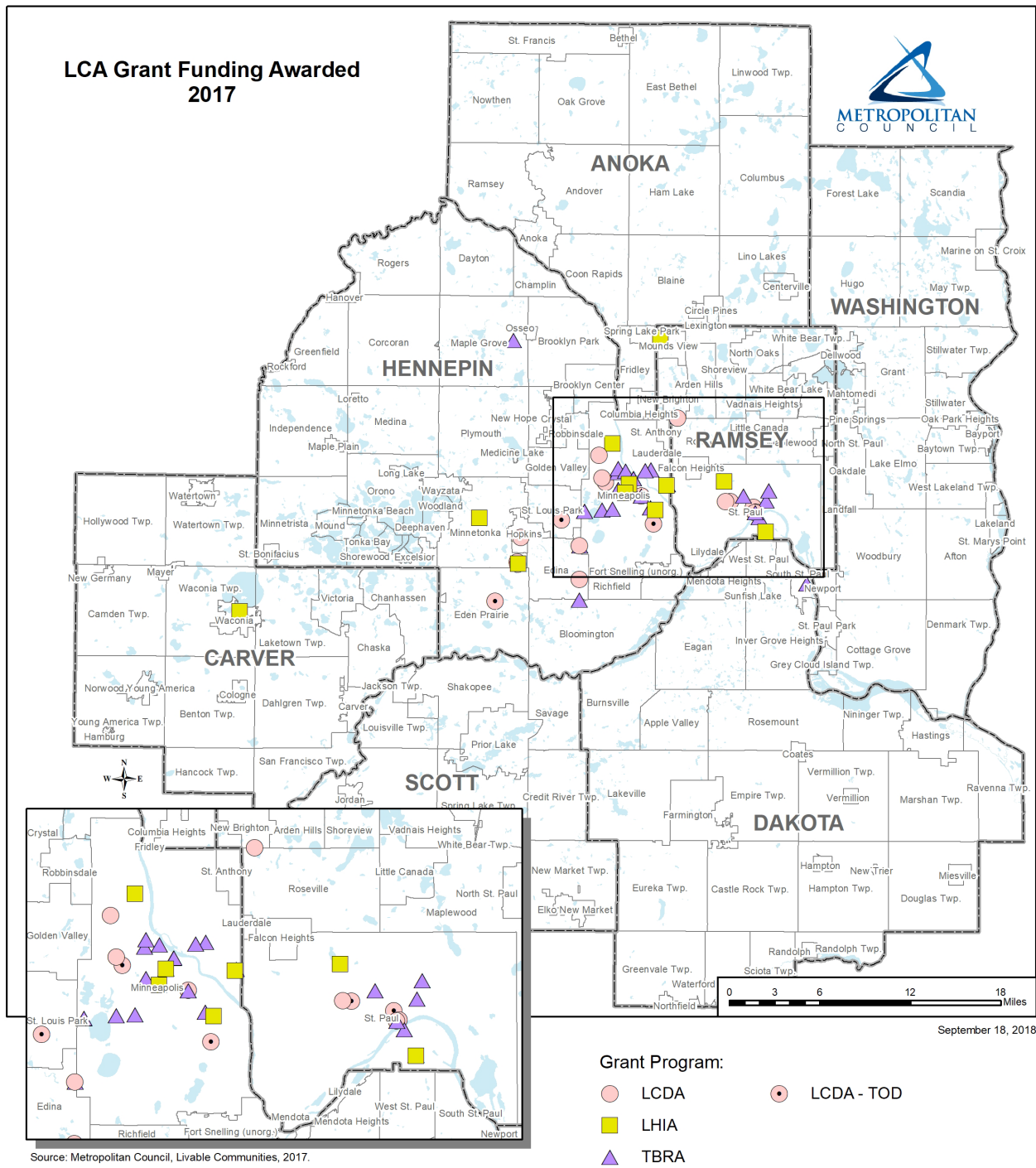
⁴ [Visit the Metropolitan Council "Thrive 2040" webpage](#)

⁵ Expected benefits for projects that have received previous grant funding have been excluded, to avoid double-counting

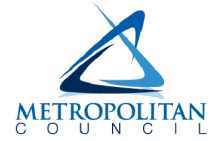
projects whose employees or residents can take advantage of public transportation, LCA grants also help to reduce the vehicle miles traveled in the metropolitan area, thereby reducing air pollution and congestion. Together, these factors help further the Thrive Stewardship outcome.

5. During 2017, the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant categories in the LCDA and the TBRA, targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation, helping further the Thrive Equity and Livability outcomes.
6. In 2015, the TBRA Pilot (now known as SEED, Seeding Equitable Economic Development) grant category was created. TBRA SEED grants help fund the cleanup of sites without an associated redevelopment project in areas of concentrated poverty. In 2017, two TBRA SEED grants totaling \$22,800 were awarded, helping further the Thrive Equity outcome.

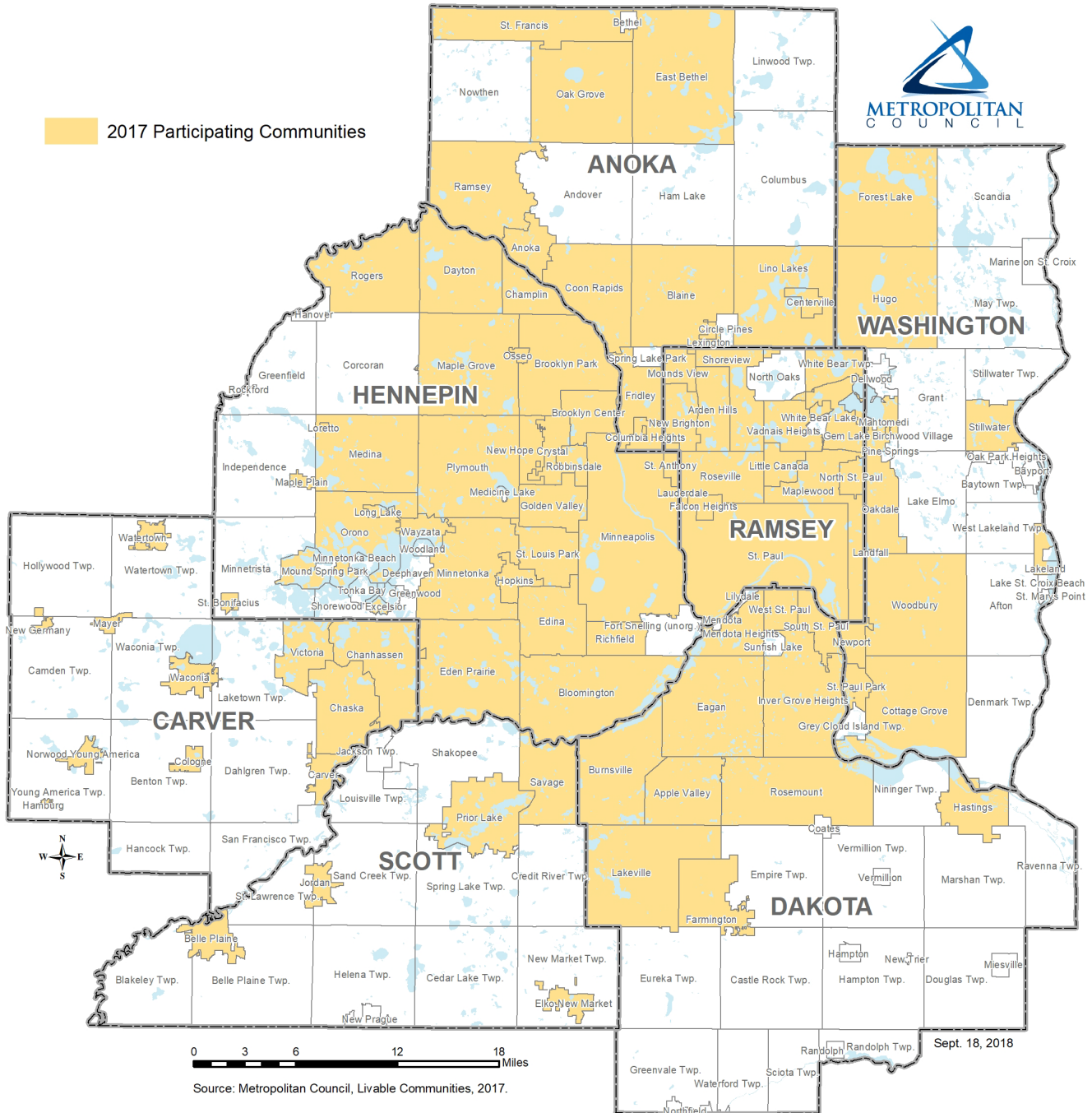
Appendix A – Map of Livable Communities Grant Funding Awarded, 2017



Appendix B – Participating Communities



2017 Participating Communities



Source: Metropolitan Council, Livable Communities, 2017.



390 Robert Street North
Saint Paul, MN 55101-1805

651.602.1000
TTY 651.291.0904
public.info@metc.state.mn.us
metro council.org

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