

2018 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

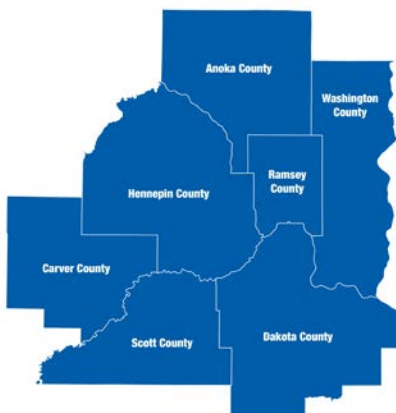


August 2019

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 2018 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 2018, 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 2018, 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.

¹ Minn. Statutes, 473.25

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

- 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, in 2018, funding was available for communities located within a TOD area, described as within:

- A ½-mile radius of an existing station on the following transit corridors:
 - METRO Blue, Green, and Red Lines
 - A Line
 - Northstar Commuter Rail Line
- A ½-mile radius of a proposed station on the following planned transit corridors:
 - METRO Blue Line and Green Line Extensions, and Orange Line
 - C Line (excluding temporary stations)
- A ½-mile radius of a bus stop or station on high-frequency express routes. High-frequency express service is defined as bus service on or outside the I494/694 freeways providing six or more trips during at least one of the peak morning hours between 6:00 AM and 9:00 AM and every 10 minutes during the peak morning hour.
- A ¼-mile radius of a bus stop along high frequency local bus lines, defined as those routes providing service at least every 15 minutes and running between 6:00 AM to 7:00 PM on weekdays and between 9:00 AM and 6:00 PM on Saturdays.

Projects requesting LCDA-TOD Pre-Development funding must be located within any one of the TOD Eligible Areas described above, or within:

- A 1/2-mile radius of a proposed station on METRO Gold Line.

Grant Amounts Available, Requested and Awarded in 2018

Livable Communities Demonstration Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
TOD Development and TOD Pre-Development	\$7,000,000	\$7,134,750	\$4,644,750	10	7
Development and Pre-Development	\$9,500,000*	\$10,190,954	\$9,962,354	14	13
LCDA totals:	\$16,500,000	\$17,325,704	\$14,607,104	24	20

Local Housing Incentives Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA totals:	\$2,500,000	\$2,500,000	\$2,500,000	7	7

Tax Base Revitalization Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation*	\$5,000,000*	\$13,431,717	\$6,782,800	41	24
Seeding Equitable Economic Development (SEED)	\$1,000,000	\$922,100	\$922,100	4	4
TOD Cleanup and TOD Site Investigation	\$2,000,000	\$55,849	\$55,849	2	2
TBRA totals:	\$8,000,000	\$14,409,666	\$7,760,749	47	30
Total, all funds:	\$27,000,000	\$34,235,370	\$24,867,853	78	57

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

Expected Benefits to the Region

Newly funded projects by 2018 LCA grants are expected to help deliver many benefits to the region²:

- Create or retain nearly 1,600 jobs;
- Nearly 1,500 new affordable housing units;
- Over 2,500 market rate housing units;
- An increase to the regional tax base of over \$12 million annually; and
- Leveraged funds of over \$114 million in other public funds and over \$1.5 billion in funds from private sources.

Payments Disbursed, 2018

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 117 payments totaling \$16,195,272.04 for Livable Communities grants in 2018.

Fund	Payment Total	Payments
LCDA	\$8,794,020.97	51
LHIA	\$2,475,222.10	17
TBRA	\$4,926,028.97	49
Total	\$16,195,272.04	117

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, 1996-2018

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,086 grant awards totaling \$400,579,479, as shown in the table below.

Fund	Award Total	Grants
LCDA	\$214,378,710	353
LHIA	\$40,333,706	200
TBRA	\$141,289,363	520
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$400,579,479	1086

2018 Fund Distribution and Purposes

Livable Communities Demonstration Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Brooklyn Center	Brooklyn Center TOD Zoning	TOD Zoning Implementation	\$60,000	This grant supports the development of a zoning ordinance update creating a new TOD zoning district to apply to a zoning code update to create a TOD zoning district to align with and implement their Comprehensive Plan update.
City of Brooklyn Park	Village Creek Apartments	Development	\$832,000	This grant funds site preparation, photovoltaics, utilities, placemaking features, stormwater management, bike racks, and design for a mixed-use project with both affordable and market rate housing. The first floor will house a community commercial kitchen with space for community education and local events.
City of Burnsville	Burnsville Orange Line Stations TOD Zoning	TOD Zoning Implementation	\$60,000	The grant funds stakeholder engagement, analysis and testing of the existing zoning ordinance, and development of a zoning ordinance update creating a new TOD zoning district to apply to the future Orange Line Bus Rapid Transit stations in the city.
City of Eden Prairie	Trail Point Ridge/Smith Village	Development	\$903,635	This grant funds site preparation, stormwater management, site acquisition, and design for the redevelopment of a 7.11-acre site to include a mixed-income housing development. An existing church building will be demolished to include a 58-unit housing development. This development is part of a larger plan to build affordable ownership senior housing and for-sale townhomes.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Minneapolis Apprenticeship and Training Center	Development	\$1,600,000	This grant supports stormwater management, photovoltaic renewable energy, site acquisition and design for the re-development of an existing 22,000-square-foot structure, expanding into a new 100,000-square-foot training center in North Minneapolis. The center will focus on preparing residents, both youth and adult, for careers in clean energy, water systems, and other technical construction fields.
City of Minneapolis	Gateway Northeast	Development	\$1,650,000	This grant supports site acquisition, stormwater management, utility construction, and photovoltaic improvements for a project consisting of 125 mixed-income housing units and 13,500 square feet of neighborhood-oriented retail. Rooftop construction will be solar-ready, and the site will include stormwater management features.
City of Minneapolis	Grain Belt Redevelopment	LCDA Pre-Development	\$100,000	This project funds a project to help solidify conceptual design of a plan to redevelop a 3.37-acre site in Northeast Minneapolis. The project is planned to include a mix of housing, offering market rate, affordable rental, and affordable ownership options. Commercial space will include smaller spaces and flexible lease terms to provide affordable commercial rental opportunities as well. The project is also planned to include a pedestrian boulevard through the center of the site. The boulevard will connect to the river, housing and retail, and include pedestrian amenities like benches and lighting.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Lake Street Apartments	TOD Development	\$1,200,000	This grant funds site acquisition for the new construction of workforce housing in the Lyn-Lake area of Minneapolis. The project includes a partnership with the local VFW to prioritize homeless veterans in the nine supportive housing units and worked with the local neighborhood groups and business associations on project development. The project will include approximately 1,000 sq. ft. of commercial/retail space, extensive indoor bike storage for residents, a bike repair room, green roof, and solar panels.
City of Minneapolis	Olson Townhomes	Development	\$1,200,000	This grant funds site preparation and stormwater management for a project that replaces an existing multifamily residential development with 92 affordable units serving low-income families. A retention pond will serve as both a stormwater management piece and a community amenity. Pedestrian paths will run around the pond and connect to other elements in the development. The site will increase density around the planned Van White Memorial station on the Blue Line Bottineau Extension.
City of Minneapolis	The Peris	TOD Development	\$350,000	This grant funds site preparation, extension of utilities and stormwater management for a new affordable housing development by the Peris Foundation for youth transitioning out of the foster care system. The project includes the demolition of the existing building and parking lot and constructing a new four-story building with supportive services office space and units at 30% AMI serving youth aging out of foster care and persons with serious and mental illness and additional units at 50-60% AMI.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minnetonka	The Legends of Minnetonka	TOD Development	\$2,000,000	This grant funds solar panels, site preparation, grading, piers, piling, stormwater management and design. The proposed project involves the redevelopment of an existing office building to affordable housing directly across from the future Opus LRT station along the Green Line Extension. Project includes three buildings catering to families, individuals and seniors.
City of Richfield	Cedar Point II	Development	\$1,189,000	This grant funds site acquisition, site preparation, stormwater management, placemaking features, and the construction of a new sidewalk. The proposed project is the redevelopment of a residential area to turn what has been exclusively Single Family Residential into a mix of apartments and townhomes with the addition of two public spaces. The public spaces will include public art installations and enhanced bike and pedestrian connections.
City of St. Louis Park	Bridgewater Bank Corporate Center	Development	\$1,204,889	This grant supports placemaking, stormwater management, and a public parking structure. The project is a redevelopment of a site with two existing buildings. The proposed development would include a four-story office building, structured public parking, retail space, and a restaurant. In addition to the mixed-use office building, the project contains a public plaza and other placemaking initiatives.
City of Saint Paul	East Seventh Street Housing Site	LCDA Pre-Development	\$100,000	This grant funds Conceptual site planning and geotechnical analysis. The proposed project is the collaboration of two developers to develop a plan to redevelop a site with two projects into the fabric of the neighborhood. One project is a 60-unit, income-restricted project that will accept housing choice vouchers. The other is a 480-unit proposal in three phases for households between 50% and 80% of

Grantee	Grant Name	Grant Category	Award	Project Summary
				area median income (AMI). Affordable rents would be achieved by modular construction technology. This project does not intend to accept housing choice vouchers.
City of Saint Paul	848 Payne	Development	\$269,500	This grant funds stormwater management, site preparation, bike racks, and design for a mixed-use project that includes 99 units of affordable housing and 5,000 sq./ft of commercial space. Stormwater management plan meets Enterprise Green Communities criteria standards and is inclusive of the Minnesota Overlay.
City of Saint Paul	Capitol Professional Office Building Redevelopment	Development	\$713,730	This grant funds site preparation and stormwater management for a market rate apartment project that, through 92 micro-units, provides housing at a more accessible price point than a market rate development of larger units. There is currently a vacant office building on the site. In addition to housing units, the project will update an existing parking structure for use by residents and the public.
City of Saint Paul	Downtown YMCA Re-Imagination	TOD Pre-Development	\$25,500	This grant supports site plan analysis, financial modeling and pro forma, and stormwater analysis and planning. The proposed project is the relocation of the downtown YMCA to the plaza and podium level of the Osborn 370 (former Ecolab) building. The move provides an opportunity to revitalize a key block and corner in downtown Saint Paul, better serving existing and future members and enhance this key corner across from the Green Line Central Station.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	Ford Site Redevelopment	LCDA Pre-Development	\$100,000	This grant will help fund an Alternative Urban Areawide Review (AUAR) of the former 122-acre Ford plant. The project proposes a mix of affordable, market rate, rental, and ownership housing options. In addition to housing, the project will add an estimated 12 new businesses. Initial concept designs show wide pedestrian boulevards, connections to the river trails, and a stormwater management system that serves as a central amenity water feature.
City of Saint Paul	Northwest University & Dale	TOD Development	\$949,250	This grant will help fund site acquisition, stormwater management, placemaking, utilities relocation, site preparation, bike racks and fixit stations, design and holding costs, for a mixed-use project that includes approximately 32,000 sq. ft. of office and commercial space in addition to 40 affordable housing units. The building will anchor this corner of the station area providing enhanced landscaping, a corner plaza/seating area and green space.
City of Saint Paul	Upper Rice Street Site	LCDA Pre-Development	\$99,600	This grant will help fund a market study, design workshops, a feasibility study, a stormwater management plan, and site plan, for a mixed-use, mixed-income development on a currently underutilized site. The proposed project will add 60 housing units with a mix of market rate and affordable (to households earning 61%-80% of area median income) units, as well as a community space, public outdoor space, and office space. The project team has been engaging a wide variety of stakeholders, including current tenants, to determine visions and set priorities for the development.

Local Housing Incentives Account Awards

Grantee	Grant Name	Award	Project Summary
City of Coon Rapids	Galway Place Townhomes	\$200,000	This project is the rehabilitation of two properties by Common Bond Communities with one site in Coon Rapids and the other in Saint Paul. LHIA funding will be used toward the Coon Rapids site. Galway Place was built in 1981 and includes 36 units of Section 8 Housing. Funding supports rehabilitation of the property.
City of Inver Grove Heights/Dakota County Community Development Agency	Cahill Place Apartments	\$565,000	Cahill Place Apartments is 40 units of new permanent supportive housing in Inver Grove Heights with units set aside for homeless families and families at risk of becoming homeless.
City of Maplewood/Ramsey County Housing and Redevelopment Authority	Emma's Place	\$182,467	This project is the rehabilitation of permanent supportive housing townhome units in the Maplewood. Emma's Place includes three- and four-bedroom units and specifically responds to the needs of homeless, single parent-headed families which include three or more children.
City of Minneapolis	Maya Commons	\$1,062,133	Maya Commons will provide 50 new units serving general workforce housing, as well as adults and youth experiencing long-term homelessness. The project is located on the same site as a 95-unit student co-op housing development and will reuse the historic Bunge tower as a shared lobby/entrance and community space. The development project also has a focus on health and wellness throughout its programming and design and dedicates space to meditation, gardening, and natural areas.
City of Minneapolis	Mino Bimaadiziwin	\$344,700	The development is the new construction of a 109-unit mixed-use development near the Franklin Avenue Blue Line Station. The project includes 11 units assisted with project-based vouchers, a community service facility with medical clinic and an urban embassy for the Red Lake Nation.
City of Minneapolis	Irving – Near North Infill Development	\$35,700	The development project will consist of the redevelopment of five city-owned vacant lots spread across three city blocks. The new homes include 5-bedrooms and 3-bathrooms and are targeted toward larger families. This project aims to provide

Grantee	Grant Name	Award	Project Summary
City of Minnetonka	Homes Within Reach/West Hennepin Affordable Housing Land Trust	\$110,000	<p>homes for people seeking sustainable housing opportunities and provide down payment assistance to immigrant communities that need to have non-interest-bearing financing products.</p> <p>West Hennepin Affordable Housing Land Trust (WHAHLT) through its Homes Within Reach (HWR) program proposes to acquire, rehabilitate, and resell four single family, detached units in western Hennepin County to increase the affordable housing stock available through the land trust. WHAHLT will operate in the cities of Bloomington, Brooklyn Park, Deephaven, Edina, Eden Prairie, Golden Valley, Maple Grove, Minnetonka, New Hope, Richfield, St. Louis Park, and Wayzata, and will serve households at or below 80% of area median income.</p>

Tax Base Revitalization Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Bloomington	Senior Living and Daycare	Cleanup	\$192,900	A 7-acre site was used as a commercial fitness center. The prior building and athletic courts on the site were demolished in 2006. The contaminants of concern include asbestos in the former building and court materials that were spread in the shallow fill soil. Expected benefits include the development of 186 units of senior housing (including 166 independent and assisted living units and 20 memory care units) and a daycare business.
City of Burnsville/ Dakota County CDA	Valley Ridge	Investigation	\$29,800	The 6.7-acre is currently a vacant lot that formerly included a shopping center with a dry cleaner and a gas station. Known contaminants include tetrachloroethene (PCE), trichloroethene (TCE) and Cis-1,2-dichloroethene were detected in groundwater. Additional sampling is needed to determine if there is a source for the contamination in the soil and to delineate the cleanup area in surface soils for future housing. Potential benefits include the development of 27 ownership townhomes and 8,400 square feet of commercial space.
City of Hastings	Riverfront Addition	Investigation	\$23,700	The 1.5-acre is currently a mostly vacant lot with a small storage building that historically included a bulk oil storage facility and a tannery. Suspected contaminants of concern on the site include chlorinated volatile organic compounds (VOCs); including cis-1,2-dichloroethene (cis-1,2-DCE), tetrachloroethene (PCE), and trichloroethene (TCE), and petroleum-related compounds, polyaromatic hydrocarbons (PAHs), metals (lead), and formaldehyde found on adjacent site west of the subject property. Potential benefits include the development of 4,800 square feet of commercial space for a cidery (including office space) and 3 market-rate apartments.
City of Hopkins	Cold Storage	SEED	\$805,700	The 16.8-acre site is currently used by a vacant cold storage facility that has begun decommissioning the refrigeration system. Contaminants of concern include asbestos-containing materials within the building, petroleum impacts and

Grantee	Grant Name	Grant Category	Award	Project Summary
				polynuclear aromatic hydrocarbons in the soils. (The grant request is for required abatement prior to demolition within the existing 277,000 square foot building only.)
City of Maple Grove	13250 Grove Drive	Cleanup	\$36,400	The vacant 1-acre commercial site was historically used as a drycleaner before the building was demolished in 2015. Contaminants of concern include tetrachloroethene (PCE) in the soil, and PCE and trichloroethene (TCE) in the groundwater and soil vapor. Expected benefits include the development of 7,400 square feet of retail space
City of Minneapolis	2 nd and Van White	SEED	\$49,300	Nine lots make up the vacant 4.6-acre site. Historically, portions of the site were used by a scrap metal processor and for bulk petroleum storage as well as an engine repair. A metal plating facility was historically located directly north of the site. The part of the site owned by the railroad is being leased for outdoor semi-trailer storage. Contaminants of concern include chlorinated solvents, petroleum, metals and polynuclear aromatic hydrocarbons and debris, ash, cinders, slag in the soils and volatile organic compounds from chlorinated solvents and petroleum impacts and in the groundwater.
City of Minneapolis	12 th Street Tower	Cleanup	\$150,800	The 1.2-acre former institutional site is currently vacant. Contaminants of concern include metals (lead, mercury), diesel-range organics and polynuclear aromatic hydrocarbons in the fill soil; and volatile organic compounds in the soil vapor. Expected benefits include the development of 357 market-rate apartments, 3,600 SF of office, and 13,100 SF of retail.
City of Minneapolis	Bessemer at Seward Commons	Cleanup	\$302,800	A 1.2-acre site was historically used as a lumber yard, grain elevator and mill, machining and most recently for warehousing by interim tenants. The contaminants of concern include poly aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and diesel-range organics (DRO) and metals (arsenic and lead) in the fill soil, trichloroethene (TCE) in the groundwater, VOCs (including TCE) in the soil vapor

Grantee	Grant Name	Grant Category	Award	Project Summary
				and asbestos within the buildings. Expected benefits include the development of 121 market-rate apartments.
City of Minneapolis	Calhoun Towers Building C	Cleanup	\$426,800	A 1.8-acre portion of a 4.6-acre site was part of a former historic unpermitted dump. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals in the fill soil, trichloroethylene (TCE) and tetrachloroethylene (PCE) and metals in the soil vapor and VOCs, diesel-range organics (DRO) and gasoline-range organics (GRO) in the groundwater. Expected benefits include the development of 100 market-rate apartments and 25 affordable apartments with structured parking.
City of Minneapolis	Checkerboard	Site Investigation	\$50,000	The 2.1-acre site is a closed, vacant grain production facility. Suspected contaminants of concern on the site include volatile organic compounds, agricultural chemicals, metals, and asbestos in the soil. Potential benefits include the development of 100 market-rate and 100 affordable apartments and 50,000 square feet of commercial space.
City of Minneapolis	Gateway Northeast	Cleanup	\$60,500	The 1.2-acre site includes vacant residential lots, two single-family homes and two retail buildings. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) and metals (lead and arsenic) in the fill soil, and suspected asbestos-containing materials within the buildings. (An abatement survey of the buildings is planned.) Expected benefits include the development of 50 market-rate apartments and 75 affordable apartments and 13,500 square feet of commercial space with underground parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Impound West	SEED	\$44,700	The 20-acre site is currently used for secured long-term storage of vehicles on surface parking. Historically, the site was part of a former unlicensed dump. Suspected contaminants of concern include metals (lead, arsenic, copper, mercury), benzo(a)pyrene (BaP) and its equivalents, naphthalene, and polychlorinated biphenyls (PCBs) and dump debris (concrete, ash, brick, asphalt, glass, wood, limestone, transite, tiles) in the soil; polynuclear aromatic hydrocarbons in the groundwater, and methane in the soil vapor. Planned consolidation of the existing city impound lot by the end of 2018 will allow the area west of Van White to be used for redevelopment.
City of Minneapolis	Rand Tower	Cleanup	\$583,200	A 0.3-acre site made up of a historically designated 26-story tower and an annex building. The contaminants of concern include asbestos-containing materials primarily around the exterior windows and pipes, insulation and flooring within the building. Expected benefits include renovation of the existing building into 266-unit hotel with 5,000 square feet of retained commercial/retail space.
City of Minneapolis	RBC Gateway	Cleanup	\$781,200	A 1.7-acre site was historically used as a hotel with adjacent printing business and later gas station and dry-cleaning businesses. The site is currently used for surface parking. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum-impacts, metals (lead, mercury) and debris in the fill soil, and diesel-range organics (DRO) and gasoline-range organics in the ground water. Additional soil vapor investigation is planned. Expected benefits include the development of 36 story mixed-use tower with 590,000 square feet of office, a 240-unit hotel, 9,100 SF of retail and 20 market-rate condos with underground parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Sons of Norway	Cleanup	\$410,100	The 2.9-acre commercial site includes a vacant office building and surface parking and a storage building. In addition to the commercial use, the site was historically mostly residential, and also included a drycleaner and a gas station. Contaminants of concern include metal (lead) and debris (including buried asbestos in green tile) in the fill soils and asbestos in the existing building. Expected benefits include the development of 317 market-rate apartments, 15,000 square feet of office, and 7,000 square feet of retail.
City of Minneapolis	Superior Plating (former) Phase 2	Cleanup	\$880,000	The vacant 2.3-acre commercial site was historically used for a variety of uses including coal yards, fuel companies, sheet metal works, and a gas station. More recently, the site was used for parking and propane storage for the adjacent Superior Plating Company. Contaminants of concern include metals (arsenic, cadmium, chromium, lead, mercury), volatile organic compounds, polynuclear aromatic hydrocarbons in the soil and weathered bedrock; and, 2,4-trimethylbenzene; and trichloroethene (TCE) in the soil vapor. Expected benefits include the development of 333 market-rate apartments with 8,200 square feet of retail.
City of Minneapolis	West Broadway Curve 2	Cleanup	\$206,300	The vacant 2.4-acre site made up of 20 vacant residential parcels including one parcel used for a variety of commercial purposes including a former gas station. Contaminants of concern at the site include petroleum-impacts, polynuclear aromatic hydrocarbons and debris in the fill soil, as well as petroleum-impacts to the groundwater and soil vapor. Expected benefits include the development of 68 mixed-apartments (including 54 affordable units) and 20 are market-rate townhomes

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Robbinsdale	Robbinsdale Apartments	Cleanup	\$250,000	The 2.7-acre site includes a two-story commercial building with surface parking. A former drycleaner was located adjacent to the site. The contaminants of concern include naphthalene, benzo(a)pyrene (BaP) equivalents, diesel-range organics (DRO) and debris in the fill soil, and asbestos in the building and DRO in the groundwater. (Additional soil vapor sampling is planned.) Expected benefits include the development of 197 market-rate apartments.
City of Roseville Economic Development Authority	Edison Apartments	Cleanup	\$633,000	The 9.2-acre site has been vacant for most of the past 80 years except for two billboards. The contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), naphthalene, trichloroethylene (TCE) and methylene chloride, diesel-range organics (DRO), metals (lead) and debris in the fill soil and DRO in the ground water from historic unpermitted dumping and adjacent petroleum leak sites near the site. (Additional soil vapor sampling is planned.) Expected benefits include the development of 91 market-rate apartments and 118 affordable apartments with supportive services.
City of Roseville Economic Development Authority	PIK Redevelopment	Contamination Investigation	\$50,000	The 12.5-acre site was a former trucking terminal. Prior buildings were demolished by 2013. The foundation of former buildings remains. Suspected contaminants of concern on the site include petroleum impacts in the soil particularly in the western and southern portion of the site and related soil vapor impacts. Potential benefits include the development of 367 market-rate apartments and approximately 39,000 SF of commercial retail space to be built in 3 development phases. (An extended stay hotel may replace the housing in the second development phase.)

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	617 Stryker	SEED	\$22,400	The vacant five parcel that make up the 1-acre site is currently used as a community garden. Historically, a portion of the site was a gas station. Contaminants of concern include residual petroleum-impacted soils particularly on adjacent parcels after removal of petroleum underground storage tanks from one of the parcels in 1992.
City of Saint Paul	7 th & Bush	Contamination Investigation	\$30,700	The 1.3-acre is currently a vacant lot that was formerly part of a gravel excavation area that was later used as a disposal area for demolition debris and contaminated soil. Suspected contaminants of concern on the site include polynuclear aromatic hydrocarbons, metals (lead), and diesel range organics (DRO). Potential benefits include the development of 60 affordable apartments.
City of Saint Paul	Ain Dah Yung Supportive Housing	Cleanup	\$47,200	A 0.5-acre site made up of five parcels was used for residential purposes and by a variety of appliance, vehicle and equipment sales and service companies. Prior buildings on the site were demolished in 2015 except for one vacant duplex. The contaminants of concern include metals (lead, mercury), diesel-range organics, polynuclear aromatic hydrocarbons and debris (ash, glass, brick, plastic and concrete waste materials) in the fill soil, and asbestos within the remaining building. Expected benefits include the development of 42 affordable, supportive apartments for homeless youth with community and amenity space.
City of Saint Paul	Capitol Professional Office Building Redevelopment	TOD Contamination Investigation	\$26,925	The project reactivates and cleans up a vacant property, and will provide 92 microunits to this neighborhood, diversifying housing options and bringing new residents to the area.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	Fairview Business Center	Cleanup	\$441,600	A 10.8-acre site made up of three attached industrial buildings that have been used by multiple tenants for manufacturing, printing and warehousing and more recently for fitness-related uses and as a church. The property is mostly vacant. Remaining tenants are on short-term leases. The contaminants of concern include trichloroethylene (TCE) in the groundwater and soil vapor, and asbestos within the buildings. Expected benefits include the renovation of three existing buildings into 76,500 SF of office space and 204,000 SF of industrial space.
City of Saint Paul	Northwest University & Dale	TOD Contamination Investigation	\$28,924	The Northwest University & Dale project is a community inspired, mixed-use development which will include a business incubator, professional offices, a small business entrepreneur training center and affordable housing units.
City of Saint Paul	Northwest University & Dale	Cleanup	\$233,700	The 1.1-acre site had a variety of historical institutional and commercial uses that briefly included a dry cleaner and currently includes two single-family homes, a two-story, multi-tenant commercial building and a community garden. The contaminants of concern include benzo[a]pyrene (BaP) equivalents, diesel range organics (DRO), volatile organic compounds (VOCs), and metals (arsenic, mercury) in the fill soil, and asbestos within the buildings. (Additional soil vapor sampling is planned.) Expected benefits include the development of 40 affordable apartments, 6,100 SF of commercial incubator space and 15,300 SF of office (including a small business training center) with underground parking.
City of Saint Paul	Raymond Station	Cleanup	483,900	A 1-acre site that once included a gas station, petroleum distribution, truck sales and service, and auto repair businesses was most recently used as a car dealership, a restaurant, and a wholesale distributor. All three buildings are currently vacant. The contaminants of concern include diesel-range organics (DRO), gasoline-range organics (GRO) and volatile organic compounds (VOCs), metals (lead) and debris

Grantee	Grant Name	Grant Category	Award	Project Summary
				in the fill soil and petroleum impacts to the groundwater and asbestos in the buildings. Expected benefits include the development of 154 market-rate “micro” apartments and 9,000 SF of commercial space with underground parking.
City of Saint Paul	Snelling and St Clair	Cleanup	150,000	The 0.7-acre commercial site includes a vacant dry cleaner and former commercial bakery. Historically, the site also included a gas station currently used for surface parking. Contaminants of concern include impacts from petroleum and chlorinated solvents in the soil, ground water and tetrachloroethene (PCE) in the soil vapor. Expected benefits include the development of 118 market-rate apartments with 4,000 SF of retail.
Saint Paul Port Authority	Minnesota Chemical	Cleanup	\$328,200	The 1.5-acre industrial site is occupied by 4 connected buildings historically used by different tenants for a variety of manufacturing uses including a furniture warehouse & manufacturer, lumberyard, chemical factory, and a glue factory. Contaminants of concern include metals (arsenic, lead, mercury), diesel-range organics and polynuclear aromatic hydrocarbons in the soil; and tetrachloroethene (PCE) and trichloroethene (TCE) in the soil vapor as well as asbestos and lead-based paint in the buildings. Expected benefits include the renovation of the existing building into 45,000 square feet of office space and adding on-site stormwater management.

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 2018⁵.

1. The Council's 2018 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 2018 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 2018 awards are expected to add over \$12 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 2018 alone, LCA grants leveraged over \$1.5 billion in private investment and over \$114 million in other public funds. This also helps further the Thrive Stewardship outcome.

As of December 31, 2018, 96 cities elected to begin or continue their participation in the program for the period of 2011-2020.

2. The 2018 LCA awards funded projects that offered affordable housing opportunities in the cities of Brooklyn Park, Coon Rapids, Eden Prairie, Inver Grove Heights (through the Dakota County CDA), Maplewood, Minneapolis, Minnetonka (for an apartment project and a home ownership project serving several Hennepin County suburbs) and several other north suburban locations, Roseville, and Saint Paul,. In total, the 2018 LCA awards will assist with the rehabilitation or construction of nearly 4,000 housing units, including nearly 1,500 affordable units.
3. The 2018 LCA awards will assist with adding over 1,500 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

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

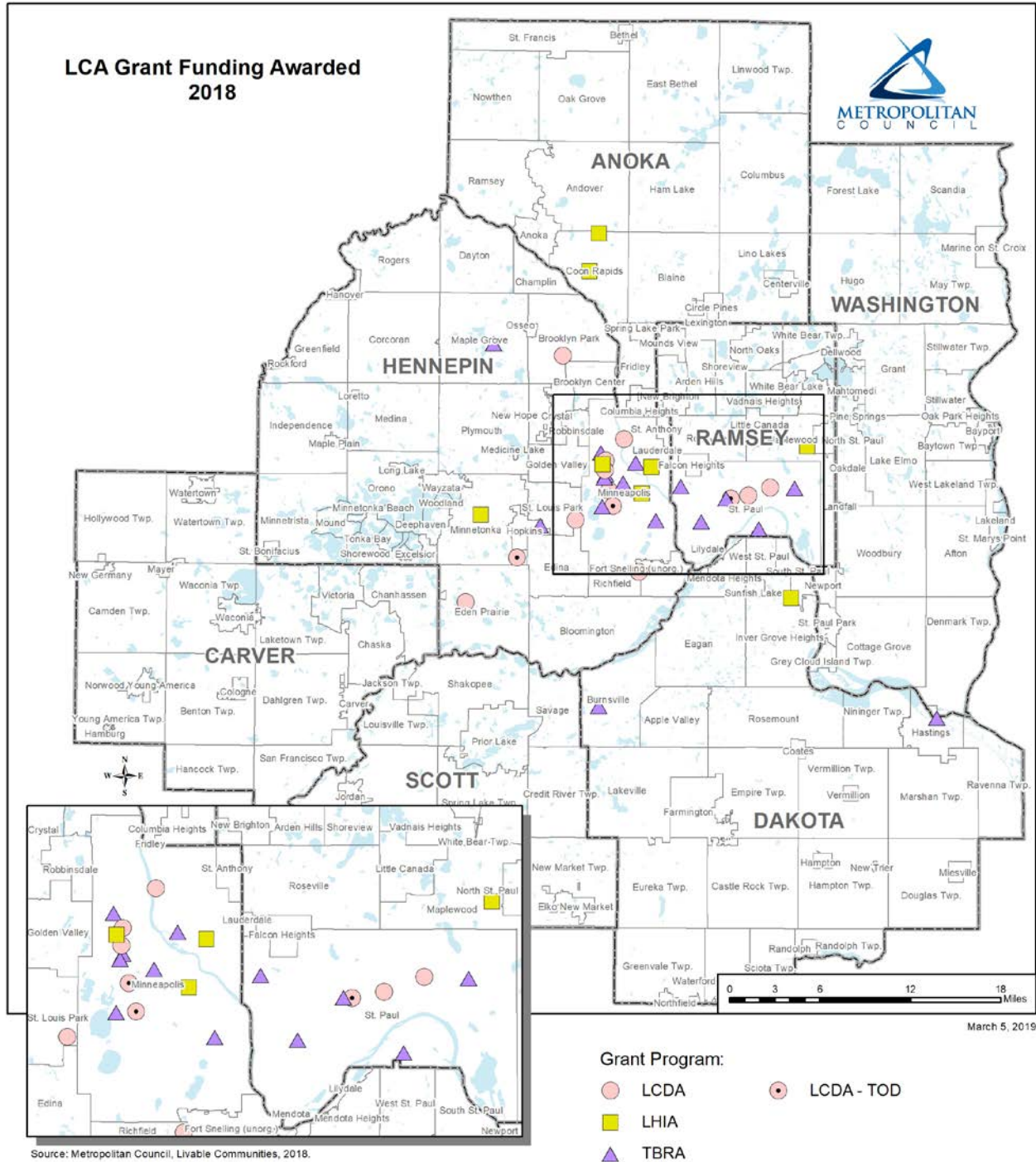
⁴ [Visit the Metropolitan Council "Thrive 2040" webpage](#)

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

manage stormwater but also mitigate a portion of the inner-city heat-island effect. By assisting 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 2018, 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 Seeding Equitable Economic Development (SEED) grant category was created. TBRA SEED grants help fund the cleanup of sites without an associated redevelopment project in areas of concentrated poverty. In 2018, four TBRA SEED grants totaling \$922,100 were awarded, helping further the Thrive Equity outcome.

Appendix A – Map of Livable Communities Grant Funding Awarded, 2018

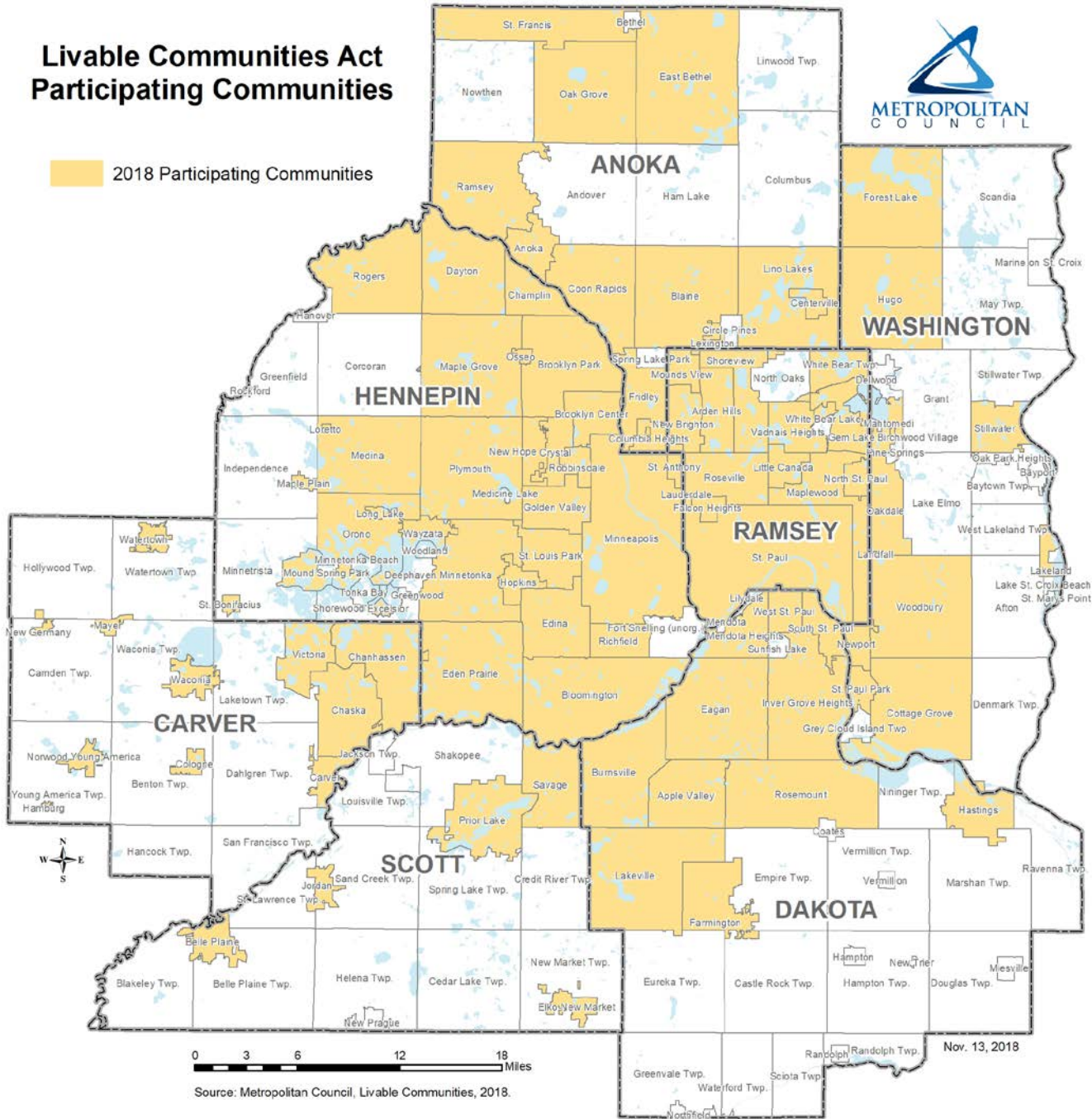


Appendix B – Participating Communities

Livable Communities Act Participating Communities



2018 Participating Communities





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