

2020 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

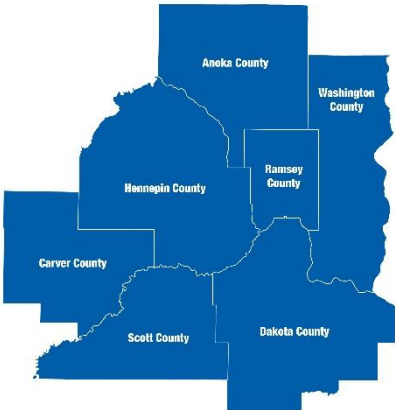


April 2021

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

Metropolitan Council Members

Charlie Zelle	Chair	Raymond Zeran	District 9
Judy Johnson	District 1	Peter Lindstrom	District 10
Reva Chamblis	District 2	Susan Vento	District 11
Christopher Ferguson	District 3	Francisco Gonzalez	District 12
Deb Barber	District 4	Chai Lee	District 13
Molly Cummings	District 5	Kris Fredson	District 14
Lynnea Atlas-Ingebretson	District 6	Phillip Sterner	District 15
Robert Lilligren	District 7	Wendy Wulff	District 16
Abdirahman Muse	District 8		



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.

On request, this publication will be made available in alternative formats to people with disabilities. Call Metropolitan Council information at 651-602-1140 or TTY 651-291-0904

Contents

About This Report	3
Enabling Legislation	3
Grant Categories	4
Grant Amounts Available, Requested, and Awarded in 2020	5
Expected Benefits to the Region	5
Aggregate Awards, 1996-2020	6
2020 Fund Distribution and Purposes	7
Effectiveness Evaluation	20

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 2020 Fund Distribution Plan and specific information required by the law about:

- the amount of money in the fund;
- the amount of money awarded;
- to whom funds were awarded 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 2020, 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 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 2020, 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.
- 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. Stat. § 473.25

The statutes require 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. The TBRA TOD grant category was discontinued in 2019. In the LCDA -Transit Oriented Development (TOD) grant category, in 2020, 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:
 - LRT: METRO Blue Line and Green Line
 - BRT: METRO Red Line, A Line, and C Line
 - Northstar Commuter Rail Line
- A ½-mile radius of a proposed station on the following planned transit corridors:
 - LRT: METRO Blue Line and Green Line Extensions
 - BRT: METRO Orange and Gold Line, and D Line
- A ½-mile radius of a bus stop or station with significant infrastructure on high-frequency express routes. High-frequency express service is defined as bus service providing either six or more trips during at least one of the peak morning hours between 6:00 AM and 9:00 AM, or 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 between 6:00 AM to 7:00 PM on weekdays and between 9:00 AM and 6:00 PM on Saturdays.

Additionally, projects located within the following TOD Eligible Areas are eligible for LCDA-TOD Pre-Development and Zoning Implementation grants:

- A ½-mile radius of a proposed station on the Rush Line or Riverview Corridor

Grant Amounts Available, Requested, and Awarded in 2020

Table 1A. Livable Communities Demonstration Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
TOD Development and TOD Pre-Development	\$5,000,000	\$ 10,755,920	\$4,900,000	12	8
Development and Pre-Development	\$9,000,000	\$17,899,301	\$8,997,500	21	13
LCDA totals:	\$14,000,000	\$28,655,221	\$13,897,500	33	21

Table 1B. Local Housing Incentives Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA totals:	\$5,500,000	\$5,500,000	\$5,500,000	11	11

Table 1C. Tax Base Revitalization Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation	\$5,750,000	\$8,740,376	\$5,739,600	32	21
Seeding Equitable Economic Development (SEED)	\$250,000	\$260,625	\$260,400	5	5
TBRA totals:	\$6,000,000	\$9,001,001	\$6,000,000	37	26
Total, all funds:	\$25,500,000	\$43,156,222.46	\$25,397,500	81	58

Expected Benefits to the Region

Newly funded projects by 2020 LCA grants are expected to help deliver many benefits to the region, including the following²:

- Create or retain nearly 900 jobs;
- Create or preserve over 2,400 affordable housing units;
- Create over 800 market rate housing units;

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

- Increase the regional tax base by nearly \$4.6 million annually.

Aggregate Awards, 1996-2020

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,200 grant awards totaling \$444,713,345, as shown in the table below.

Table 2. Aggregate Awards, 1996-2020

Fund	Award Total	Grants
LCDA	\$238,169,276	394
LHIA	\$48,333,706	222
TBRA	\$153,632,663	571
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$444,713,345	1,200

2020 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2020

Grantee	Grant Name	Grant Category	Award	Project Summary
Brooklyn Park EDA	Cornerstone Village	Development	\$2,000,000	This grant will fund a mixed-income, inclusive, multifamily community with 130 apartments. The development is a single building that will be split into two legally distinct and separately financed portions: a 70-unit affordable component and a 60-unit market rate component. Cornerstone Village will be structured as a Common Interest Community, or condominium association.
City of Hopkins	Vista 44	Development	\$1,500,000	This grant funds a 4-story 100% income-restricted property with 50 units (primarily 2- and 3-bedroom units) of permanent supportive housing. The project will prioritize families who are experiencing homelessness and have one or more individuals with a Serious and Persistent Mental Illness (SPMI).
City of Minneapolis	Juxtaposition Arts (JXTA)	Development	\$1,105,000	This grant will fund a new 16,000 square foot Art Center which will become the centerpiece of the JXTA campus. The building will include new teaching labs and administration functions. The outdoor public spaces will be reconceived to be an active part of JXTA's social enterprise and accessible to the community.
City of Minneapolis	Gardens at Bryn Mawr	Development	\$1,500,000	This grant will fund 100 units of affordable housing with improved connections to regional trails and enhanced public space through placemaking efforts. Project is a phase of a larger PUD to be developed on the site that will include mixed-income housing and commercial uses.

Grantee	Grant Name	Grant Category	Award	Project Summary
St. Louis Park Economic Development Authority	Rise on 7	Development	\$1,430,000	This grant will fund the demolition of the existing vacant church building and parking lot, in order to change the site use to multifamily housing, commercial space, and new parking lot/structure. The plan is to create 120 income restricted, general occupancy, multi-family housing units at varying income levels between 30% and 80% AMI. Six of the building units will be designated for High Priority Homeless, and an additional six units will also be designated as being for Persons with Disabilities (PWD). The project also features an on-site early childhood center.
St. Louis Park Economic Development Authority	Texa Tonka	Development	\$465,000	This grant will fund the development of a 4- to 5-story 100-unit multi-family apartment building on the south side of the site and townhome-style apartments on the north side of the site located in two 2-story buildings. 20% of the units will be affordable to households making 50% area median income (AMI). The units will be affordable at these levels for a period of not less than 25 years.
City of St. Paul	617 Stryker	Development	\$500,000	This grant will fund a new 3-story apartment building for low-income seniors. It will be comprised of 57 apartments: 33 efficiencies & 24 1-bedroom units. 43 of the units will be for seniors with incomes at or below 30% AMI, with 5 units dedicated to veterans coming out of homelessness. The remaining 24 are for seniors with incomes at or below 60% AMI.
City of Brooklyn Center	61st and Brooklyn Boulevard	Pre-Development	\$50,000	This grant supports pre-development activities for a 4-story, 88-unit (83-88 unit mix range) workforce housing development with an affordability mix of 50-60% AMI. 51% of the units in the proposed development are 3-bedrooms.
Brooklyn Park EDA	Brooklyn Park Business Incubator	Pre-Development	\$100,000	This grant supports pre-development activities to develop a small business center providing affordable commercial and retail space for entrepreneurs in Brooklyn Park including access to technical assistance for new and expanding businesses. The project would repurpose a currently vacant space into a business incubator.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Downtown Longfellow	Pre-Development	\$97,500	This grant supports pre-development activities to explore adding mixed-income housing on a group of parcels that were previously lower density commercial, providing a new destination public plaza, and potentially closing alley and driveway curb cuts that empty onto Lake Street. The project also seeks to partially address the dead-end bikeway of 29th Avenue South on an uncontrolled intersection with East Lake Street, 1.5 blocks to the east of the site.
City of Richfield	Penn Ave Redevelopment	Pre-Development	\$50,000	This grant supports pre-development activities for a multiphase development that consists of approximately 80-120 apartment units. The developer is committed to making 20% of the units affordable. Affordability levels have not yet been determined.
City of St. Paul	520 Payne Avenue	Pre-Development	\$100,000	This grant supports pre-development activities for the development of a 4-story, 54-unit multi-family, 60% AMI building that will consist of one and two bedrooms. The workforce housing development will have underground parking, a community room, fitness room, and a tot lot.
City of St. Paul	375 Selby - YWCA Redevelopment	Pre-Development	\$100,000	This grant supports pre-development activities for the YWCA, who is seeking to build a new health and fitness center and administrative and program space on its current site. The project includes providing access to affordable and market rate housing on the site.
City of Minneapolis	Minneapolis American Indian Center	TOD Development	\$750,000	This grant supports the expansion and renovation of the Minneapolis American Indian Center on Franklin Avenue in the Ventura Village neighborhood of south Minneapolis to accommodate their growing programs. The project will provide 45 FTE jobs and strengthen the facility as a core gathering place for cultural, social, arts, and fitness activities for the Native community.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Agra	TOD Development	\$1,250,000	This grant supports the new construction of affordable housing along Franklin Avenue in the Seward neighborhood of south Minneapolis by Newport Midwest. The project includes 117 units of 2- and 3-bedroom units intended for families. The project also includes a greenhouse and growing facility to provide space for hydroponic food production, as well as a stormwater management system for reuse in the hydroponic growing system.
St. Louis Park Economic Development Authority	Union Park Flats	TOD Development	\$1,900,000	This grant supports the new construction of affordable housing in the Wooddale LRT Station Area of St. Louis Park by Project for Pride in Living in collaboration with Union Congregational Church. The project includes the demolition of a wing of the existing building and parking lot, and the construction of a new three-story building with housing for families and supportive housing for single adults. The project will include solar PV, a stormwater management system, and enhanced public realm.
City of St. Paul	1619 Dayton Ave	TOD Development	\$600,000	This grant supports the new construction of workforce housing on an underutilized parking lot by PAK Properties in proximity to the A-Line Snelling Ave & Dayton Ave Station Area. The project will include site preparation, utility connections, and a stormwater management system.
City of Minneapolis	Nic@Lake Redevelopment	TOD Pre-Development	\$100,000	This grant supports pre-development activities for a mixed-use redevelopment of the former Kmart on Lake St and Nicollet Ave in a High-Frequency Bus corridor and the Orange Line I-35W & Lake St Station Area. The project intends to bring higher density affordable and mixed-income housing units, retail, and office space to the previously low density big-box commercial site along with an enhanced public realm network plan to encourage walkability, street life, and transit use while also preventing displacement, retaining existing affordable housing and employment opportunities, and supporting new means of BIPOC wealth creation.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Towerside District Stormwater	TOD Pre-Development	\$100,000	This grant supports pre-development activities for a district-scale stormwater management system which is stacked with green space and that creates a cohesive development framework centered on walkability for future TOD.
City of St. Paul	678 N Snelling Ave	TOD Pre-Development	\$100,000	This grant supports pre-development activities for the rehabilitation of a vacant building by African Economic Development Solutions (AEDS) in the A Line Snelling & Minnehaha Station Area. The mixed-use project is proposing a community facility with small business incubator, office space, commercial kitchen, and public realm enhancements along with a future phase co-operative grocery.
City of St. Paul	Keystone Community Food Site	TOD Pre-Development	\$100,000	This grant supports pre-development activities for the Keystone Community Service's Community Food Site facility which will include a new centralized distribution facility and operations for a food shelf grocery space, food truck, community space, and crisis support services.

Table 4. Local Housing Incentives Account Awards

Grantee	Grant Name	Award	Project Summary
Carver County CDA	Ernst Home Townhome Project	\$30,000	This rehabilitation project will construct and provide an affordability gap for a three-unit townhome development in the City of Chaska. The development falls within the National Walnut Street Historic District in Carver County and will be adjacent to the Historic Ernst House.
City of Chaska	West Creek Apartments	\$500,000	This grant supports West Creek Apartments, which will be a newly constructed, 18-unit supportive housing development for unaccompanied homeless youth ages 18-29. The Community Asset Foundation has partnered with Launch Ministry to provide supportive services at West Creek. Launch Ministry serves struggling and homeless youth throughout Carver and Scott Counties. This will be the first project of its kind in Carver County.
City of Maple Grove	Bottineau Ridge Phase III	\$600,000	This grant supports Bottineau Ridge Phase III, which is a new 4-story 50-unit development in Maple Grove, designed to match both Bottineau Phase I and Bottineau Phase II.
City of Minneapolis	Fire Station One	\$1,051,860	This grant supports Fire Station One, which will be a 90-unit new construction, 6-story building in Minneapolis. This project will provide affordable housing to the general population, workforce, and high priority homeless.
City of Minneapolis	PPL Greenbelt Homes	\$60,000	This grant supports the construction of five newly constructed homes in the Hawthorne EcoVillage neighborhood of North Minneapolis. The Greenbelt Homes project will expand on PPL's redevelopment work in Hawthorne EcoVillage, a four-block cluster consisting of 17 new construction or renovated, owner-occupied homes and community green spaces.
City of Minnetonka	Homes Within Reach 2020	\$210,000	This grant supports the acquisition, rehabilitation, and resale of eight homes in suburban Hennepin County. West Hennepin Affordable Housing Land Trust will place the homes developed through this project in its community land trust (CLT), Homes Within Reach. Homes Within Reach operates in Suburban Hennepin County communities. The CLT will ensure that the home is not only affordable to the initial buyer but for subsequent buyers as well.

Grantee	Grant Name	Award	Project Summary
City of St. Paul	Emma Norton Residence 2.0	\$1,918,140	This grant supports Emma Norton Residence, which will provide 60 units of supportive housing designed to serve homeless women with histories of trauma, including disabilities of chemical dependence and mental health. All units will be deeply affordable and offer housing support. Emma Norton will be a new construction 5-story, mixed-use building located at the Ford Redevelopment Site.
City of St. Paul	Acquisition, Rehabilitation, Resale + ADU Addition	\$40,000	This grant supports the acquisition and rehabilitation of one home in Saint Paul. The funds will be used for value gap and affordability gap to acquire, rehabilitate, and resell one single-family home in the Railroad Island neighborhood of Saint Paul. This project will include the rehabilitation of a single-family home that will be accompanied by an accessory dwelling unit (ADU), complete with independent living facilities for temporary or permanent occupancy.
Washington County CDA	Own Street Home 2021	\$90,000	This grant supports the purchase, rehabilitation and resale of three community land trust (CLT) homes in Washington County, in the cities of Forest Lake, Oakdale, Woodbury and Cottage Grove.
Washington County CDA	Bethesda Cornerstone Village - Oakdale	\$750,000	This grant supports a new construction, 65-unit mixed income development in Oakdale proposed by Bethesda Lutheran Communities, Inc. Bethesda Cornerstone Village will be a single building split into two legally distinct and separately financed components: a 50-unit affordable component and a 15-unit market rate component.
City of Woodbury	Settler's Ridge Apartments	\$250,000	This grant supports Settler's Ridge, which will be a newly constructed, four-story 84-unit apartment building.

Table 5. Tax Base Revitalization Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Bloomington HRA	Lyndale Flats	Cleanup	\$264,100	Currently vacant, the 1.8-acre site previously included a bowling alley, an American Legion post and home. The site has been vacant for seven years. The site is impacted by trichloroethylene (TCE) and tetrachloroethylene (PCE) in the groundwater and soil vapor contamination within an area known as the Lyndale Avenue Corridor Area-Wide Superfund site. PCE and debris were also found in the fill soil. Expected benefits include 81 affordable apartments.
City of Falcon Heights	Amber Union	Cleanup	\$962,200	The 3.7-acre site currently includes two vacant office buildings. Contaminants of concern include asbestos and lead-based paint within the existing buildings. (Petroleum impacts in the fill soil and related impacts to groundwater; and the soil vapor will be addressed by other grantors). Expected benefits include 125 affordable apartments and 930 square feet of retail space.
City of Hopkins	Vista 44	Cleanup	\$172,300	The vacant 1-acre site has been used for outdoor storage and recreational uses. Contaminants of concern include metals (arsenic, lead), asbestos and Benzo[a]pyrene (BAP)-equivalents within coal ash and demolition debris in the fill soil. Expected benefits include 50 affordable apartments with supportive services and underground parking.
City of Minneapolis	Bimosedaa	Cleanup	\$275,000	The 0.1-acre site includes a mostly vacant, 7-story building. Contaminants of concern include asbestos, lead-based paint, and a fuel oil tank within the building and Volatile Organic Compounds (VOCs) including trichloroethene (TCE) and 1,2-dichloroethane in the soil vapor. Expected benefits include renovation of the existing building into 48 affordable supportive apartments.
City of Minneapolis	Elliot Twins Towers	Cleanup	\$233,600	The 2.2-acre site is currently occupied by two 12-story apartment buildings. Historically, the site included two commercial sites including a chemical company and transportation company. Cleanup began in the spring of 2020. Remaining contaminants of concern include additional asbestos and lead-based paint in the buildings; polynuclear aromatic hydrocarbons (PAHs), metals (mercury, lead) and debris in the fill soil. Expected benefits include the renovation of 174 affordable units, plus 10 new affordable units, and a new single-story addition with amenities and office space for social services linking the two buildings.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Anishinabe Bii Gii Wiin	Cleanup	\$42,600	The 1-acre site has been vacant for over 45 years. The site was originally developed as a roller-skating rink. Later uses included a blacksmith shop, laundry facility, and an electric motor warehouse. Contaminants of concern include metals (arsenic, lead, mercury), and polynuclear aromatic hydrocarbons (PAHs) as well as slag, ash, and debris in the fill soil. Expected benefits include 40 affordable supportive apartments in a new 4-story building addition on the southern 0.3 acres of the site.
City of Minneapolis	Malcolm Yards	Cleanup	\$191,700	The 2.4-acre site includes a vacant warehouse building and the foundations from a former lumber company. Historically, portions of the site were also used for manufacturing, machining, and as a foundry. Expected benefits include 143 market-rate apartments and 30,000 square feet of ground-level commercial space with underground parking. (A future development phase will include affordable housing.)
City of Minneapolis	Snelling Yards	Cleanup	\$207,600	The 3.6-acre site is currently used for storage and was previously a maintenance and public works facility. It has also been used as a hazardous waste drop-off site. Contaminants of concern include diesel-range organics from historic above-ground and underground storage tanks in the fill soil. Concerns about tetrachloroethene (PCE) in the northern portion of the site in the soil vapor are expected to impact a future development phase. Expected benefits include 100 affordable senior housing units in a 4-story building.
City of Minneapolis	Elliot Twins Towers	Cleanup	\$21,100	The 2.2-acre site is currently occupied by two 12-story apartment buildings. Historically, the site included two commercial sites including a chemical company and transportation company. Expected benefits include the renovation of 174 affordable units, plus 10 new affordable units, and a new single-story addition with amenities and office space for social services linking the two buildings.
City of Minneapolis	Olson Towne Homes Phase I	Cleanup	\$610,700	The 7.4-acre site is currently a residential area with six townhome buildings and a community office building. Historically the site included a stucco contractor and a lumber and construction materials business. Contaminants of concern include Polynuclear Aromatic Hydrocarbons (PAHs) and metals (arsenic, lead) as well as slag, metal, glass, bituminous paving, wood chips, and concrete in the fill soil and asbestos in the commercial building. Expected benefits include 92 affordable apartments with underground parking on the vacant northern portion of the site.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	1505 Central Ave NE Redevelopment	Cleanup	\$141,700	The 3.5-acre site was a custom millwork manufacturer. Contaminants of concern include Polynuclear Aromatic Hydrocarbons (PAHs) expressed as benzo(a)pyrene equivalents, metals (lead and arsenic) in the fill soil, and tetrachloroethylene (PCE) in the soil vapor. In addition, there is lead-impacted flooring and asbestos within the buildings. Expected benefits include renovation of the existing buildings into 98,250 square feet of multi-tenant commercial/industrial space.
City of Minneapolis	Currie Commons	Cleanup	\$480,300	The vacant 1.7-acre site historically was used for refining, blending storing and sale of waste oils. The property became tax-forfeit in 1994 and a significant cleanup of above-ground and underground petroleum tanks and piping was completed by Superfund program the following year. Additional buildings and storage tanks were removed, and a partial soil cleanup was conducted in 2004. Remaining contaminants of concern include polyaromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), trichloroethene (TCE), metals (lead, arsenic, mercury) and debris including concrete, ash and slag that were not previously removed and in the fill soil; PCBs, Benzo[a]pyrene (BAP)-equivalents and petroleum impacts in the groundwater; and TCE in the soil vapor. Expected benefits include 187 mixed-income apartments with supportive services and above-grade, enclosed structured parking.
City of Minneapolis	2025 West River Road	Cleanup	\$517,100	The 2.4-acre site with a vacant restaurant historically was used as a rail storage yard. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) measured as Benzo[a]pyrene (BAP)-equivalents, metals (lead, arsenic, mercury) and petroleum impacts in the fill soil. Expected benefits include 163 affordable apartments and 2,000 square feet of commercial space.
City of Minnetonka	Shady Oak Road Redevelopment	Cleanup	\$414,200	The 2.1-acre site currently has a partially occupied multi-tenant retail and commercial building. Historically, the site also included a dry cleaner. A prior additional commercial building on the southern part of the site was destroyed in a fire and demolished. Contaminants of concern include tetrachloroethene (PCE), polychlorinated biphenyls (PCBs), and Diesel-Range Organics (DRO) in the fill soil; PCE in the soil vapor; and asbestos in the building. Expected benefits include 52 market-rate apartments and 23 affordable apartments with underground parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of New Brighton	Former Micom Corp/TGLDC, LLC	Cleanup	\$400,000	The 3.8-acre site includes three vacant connected industrial buildings previously used for manufacturing circuit boards. The site is also directly adjacent to a former wood-treating sites and a former dry cleaner. Prior tenants have also included an auto repair business. Contaminants of concern include asbestos-containing material (ACM) within the building (floor tile and mastic) and dust and debris with elevated levels of metals (lead, copper, mercury, chromium, arsenic) in the interior of the building and contaminated soil and soil vapor impacts below ground. Expected benefits include renovation of the existing building into 62,800 square feet of multi-tenant commercial and industrial space.
City of Shakopee	Shakopee Riverfront Bluff Project	Cleanup	\$458,600	The 1.9-acre site includes a mix of vacant residential and commercial buildings. Historically, the site was part of a limestone quarry and later as a gravel pit before the first commercial building was constructed. Prior tenants have included a printing company and an auto repair business. Contaminants of concern include Polycyclic Aromatic Hydrocarbons (PAHs) measured as benzo(a)pyrene equivalents and metals (lead, mercury) and tetrachloroethylene (PCE), as well as debris with asbestos in the fill soil and asbestos-containing material (ACM) within the buildings. Expected benefits include 170 market-rate apartments with 6,400 square feet of commercial space.
St. Paul Port Authority	United Village at Midway Block B Development Project	Cleanup	\$125,000	The 2.4 -acre site is currently a surface parking lot. Historically the site was used for streetcar construction, maintenance, and staging before becoming a retail site. Contaminants of concern include metals (arsenic, barium, lead, mercury) and tetrachloroethene (PCE), polyaromatic hydrocarbons (PAHs) and debris in the fill soil, 1,2-dichloroethene, PCE in the groundwater, and benzene in the soil vapor. Expected benefits include 234 market-rate apartments and 15,500 square feet of commercial space over structured parking.
City of St. Paul	1845 University Avenue - University/Fairview Apartments	Cleanup	\$111,800	The 3.2-acre site currently includes 4 vacant buildings with surface parking. Historically, the site included a variety of residential, industrial, and commercial uses notably including an iron/wire workshop and a gas station as well as car repair and an auto sales warehouse that may have included some auto salvage. The site is also near documented releases of chlorinated solvents in the groundwater discovered during investigations of former chemical business and while preparing for construction of the Central Corridor Light Rail Transit site. Expected benefits include 280 affordable apartments with 2,440 square feet of commercial space with underground and surface parking.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Link on 21st, The	SEED	\$38,200	The 0.6-acre site is made up of 5 residential parcels. Two of the lots have been vacant for 7 years. Potential contaminants of concern include asbestos and lead-based paint within the homes and in the soil of the vacant lots.
City of Minneapolis	4146 Fremont Avenue N.	SEED	\$107,800	The 0.3-acre site includes 2 buildings that were used for a variety of retail businesses and a 4-unit apartment building. The buildings been vacant for the last eight years and became tax-forfeit in 2014. Potential contaminants of concern are asbestos and lead-based paint within the building and potential soil and groundwater impacts from a former drycleaner nearby.
City of Minneapolis	Resolute, The	SEED	\$37,200	The 0.6-acre site includes a former restaurant and a duplex that have been vacant for three years. Potential contaminant of concern is lead-based paint and possibly asbestos within the buildings and unknown fill soils.
City of Minneapolis	1517 West Broadway Incubator	SEED	\$35,800	The 0.4-acre site has three buildings and an adjacent lot that has been vacant for 20 years. One of the buildings formerly included an automotive repair business. The buildings are currently used for storage. Potential contaminants of concern include lead-based paint, asbestos within the building and petroleum impacts to the soil, groundwater, and soil vapor.
City of St. Paul	1560 White Bear Ave	SEED	\$41,400	The vacant 2.2-acre commercial retail site is located near three former gas stations. Potential contaminants of concern are petroleum-impacts to the soil, groundwater, and soil vapor.
City of Minneapolis	Northrup King	Investigation	\$50,000	The 13.2-acre site includes 13 commercial/industrial buildings historically used for storage and distribution of seeds. Seven of the buildings have been vacant for 30 years. Groundwater and soil vapor contamination from other nearby sites have been found on the property. Additional potential contaminants of concern are asbestos and lead-based paint within the buildings and soil vapor that have not been fully investigated. Potential benefits include the renovation of buildings #2 and #3 into 84 affordable apartments, and renovation of building #8 into 8,120 square feet of creative commercial space. (A future development phase will include renovation of buildings #4 and #10.)

Grantee	Grant Name	Grant Category	Award	Project Summary
St. Louis Park Economic Development Authority	Beltline LRT Station Development Area	Investigation	\$50,000	The vacant 5.6-acre site was previously used for industrial uses including a machine shop, manufacturer, and auto repair and commercial uses. A portion of the site is undeveloped right-of-way. Potential contaminants of concern include contamination in the fill soil and impacts from petroleum and chlorinated solvent from nearby sites to the groundwater and soil vapor on the property. Potential benefits include construction of 482 apartments in three buildings, 20,000 square feet of commercial space, and structured parking.
City of St. Paul	678 N Snelling Ave	Investigation	\$10,000	The 0.2-acre site has been used for retail and commercial office space. Potential contaminants of concern include asbestos within the existing building and impacts from small quantity hazardous storage at an adjacent auto repair business. Potential benefits include 13,240 square feet of varied commercial space use for office, commercial kitchen, business incubator, and workforce development training.

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 2020.

1. The Council's 2020 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 2020 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 "[e]ncouraging redevelopment and infill development across the region."

The 2020 awards are expected to add nearly \$4.6 million in annual net tax capacity to the metropolitan area.

As of December 31, 2020, 97 cities participated in the program for the period of 2011-2020. (Figure 2)

2. The 2020 LCA awards funded projects that offered affordable housing opportunities in the cities of Bloomington, Brooklyn Park, Chaska, Cottage Grove, Falcon Heights, Forest Lake, Hopkins, Maple Grove, Minneapolis, Minnetonka, Oakdale, Saint Paul, St. Louis Park and Woodbury. In total, the 2020 LCA awards will assist with the rehabilitation or construction of over 3,250 housing units, nearly 2,450 of which will be affordable⁵.
3. The 2020 LCA awards will assist with adding over 900 regular jobs and over 1300 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 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 2020, the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant category in the LCDA program 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

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

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

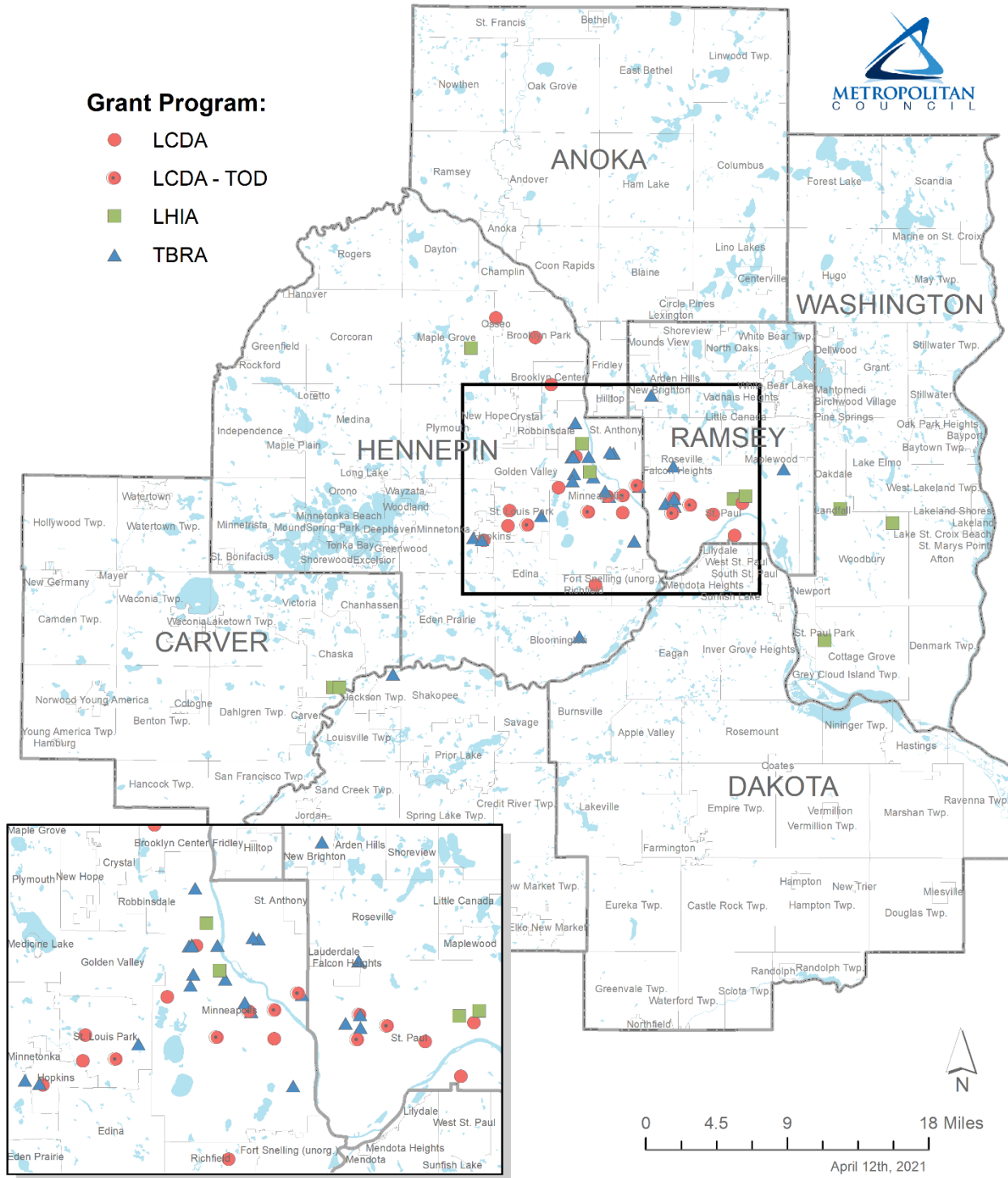
⁵ Housing units for projects that have received previous grant funding (in prior years or in current year) have been excluded to avoid double-counting, the inclusion of those units would increase the totals by almost 200 affordable units.

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 2020, five TBRA SEED grants totaling \$260,400 were awarded, helping further the Thrive Equity outcome.

Figure 1. Map of Livable Communities Act Grants Awarded, 2020

Livable Communities Act Grant Funding 2020





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

Follow us on:
twitter.com/metcouncilnews
facebook.com/MetropolitanCouncil
youtube.com/MetropolitanCouncil