

# 2021 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT



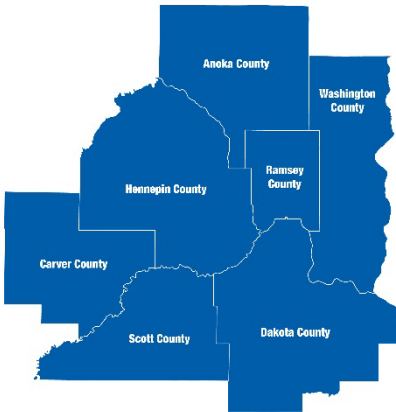
October 2022

# 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 Act<sup>1</sup> (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 2021 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 2021, LCDA awards were made through the regular grant category and the Transit Oriented Development (LCDA-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 2021, TBRA awards included those made through both the regular grant category as well as the 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.

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<sup>1</sup> 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 2021, LCDA -TOD 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 and running between 6:00 AM to 7:00 PM on week days 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 ½-mile radius of a proposed station on the following planned transit corridors:
  - Purple (Rush) Line
  - Riverview

## Grant Amounts Available, Requested, and Awarded in 2021

Table 1A. Livable Communities Demonstration Account (LCDA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LCDA-TOD Development and TOD Pre-Development	\$5,000,000	\$14,159,600	\$4,994,600	17	10
LCDA Development and Pre-Development	\$10,000,000	\$24,306,981	\$10,000,000	26	17
<b>LCDA totals:</b>	<b>\$15,000,000</b>	<b>\$38,466,581</b>	<b>\$14,994,600</b>	<b>43</b>	<b>27</b>

Table 1B. Local Housing Incentives Account (LHIA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA totals:	\$8,000,000	\$8,000,000	\$8,000,000	10	10

Table 1C. Tax Base Revitalization Account (TBRA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation	\$5,500,000	\$8,453,633	\$5,890,200	28	20
Seeding Equitable Economic Development (SEED)	\$500,000	\$168,087	\$109,800	5	4
<b>TBRA totals:</b>	<b>\$6,000,000</b>	<b>\$8,621,720</b>	<b>\$6,000,000</b>	<b>33</b>	<b>24</b>
<b>Total, all funds:</b>	<b>\$29,000,000</b>	<b>\$47,088,301</b>	<b>\$28,994,600</b>	<b>86</b>	<b>61</b>

### Expected Benefits to the Region

Newly funded projects by 2021 LCA grants are expected to help deliver many benefits to the region, including the following<sup>2</sup>:

- Create or retain over 1,000 jobs;
- Create or preserve over 2,900 affordable housing units;
- Create over 1,300 market rate housing units;
- Increase the regional tax base by over \$6.1 million annually.

<sup>2</sup> Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

## Aggregate Awards, 1996-2021

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,261 grant awards totaling \$473,706,565, as shown in the table below.

Table 2. Aggregate Awards, 1996-2021

<b>Fund</b>	<b>Award Total</b>	<b>Grants</b>
LCDA	\$253,162,496	421
LHIA	\$56,333,706	232
TBRA	\$159,632,663	595
IHA (available only in 1999-2000)	\$4,577,700	13
<b>Total</b>	<b>\$473,706,565</b>	<b>1,261</b>

## 2021 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2021

Grantee	Grant Name	Grant Category	Award	Project Summary
Chaska	City Square West	LCDA Development	\$1,914,000	This grant will fund bringing 120 new housing units, 20% affordable and 80% market rate, to Chaska's downtown area along with a new public plaza. The public paseo plaza will celebrate Chaska's diverse culture by connecting to the historic downtown while accommodating inclusive community activities.
Columbia Heights	Affordable Housing and Food Site	LCDA Development	\$1,232,000	This grant will fund the creation of a horizontal mixed-use development that includes an affordable housing development and a food shelf. The housing component will bring all affordable housing to the same site as the SACA food shelf which will be redeveloped into a new facility.
Edina	Cornelia View	LCDA Development	\$661,550	This grant will fund bringing 118 units of senior housing (55+) to a 1.5-acre site that currently contains a vacant building and a large surface parking lot. The 97 1-bedroom and 21 2- bedroom units will serve households with incomes from less than 30% of AMI to 60% of AMI in a transit and amenity-rich area of Edina.
City of Minneapolis	Northrup King	LCDA Development	\$1,907,000	The Northrup King Residential grant will fund the redevelopment of three vacant buildings into 84 units of affordable housing for low-income artists and their families, ranging from 30% - 80% AMI, and 8,120 square feet of creative business space. Artspace will own and oversee operations of the residential buildings that will be managed by a third-party management company. The creative business space will be leased and occupied by Public Functionary, a BIPOC-led nonprofit that prioritizes emerging BIPOC artists and artists who have been under-resourced.



<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Plymouth Avenue Apartments	LCDA Development	\$314,700	This grant will fund a new construction building creating 63 affordable units. 14 will be set aside for Permanent Supportive Housing. The units will be targeted to the Hennepin County Continuum of Care priority of single adults with services provided by Simpson Housing Services. Three of the units with the PBVs will be set aside for Hennepin County's Health and Human Services clients, the remaining four will be general occupancy. The project is being constructed on a currently vacant lot.
City of Minneapolis	Simpson Community Center	LCDA Development	\$1,500,000	This grant will fund the replacement of the Simpson emergency shelter, housed in the basement of the Simpson United Methodist Church. The project will also add 42 units of affordable housing to this parcel. The design of the project includes community gathering space and services for residents.
Oakdale	Bethesda Cornerstone Village	LCDA Development	\$565,000	This grant will fund a mixed-income housing development that will target units to families living with an individual who has an Intellectual or Developmental Disability.
Richfield	Minnesota Independence College and Community	LCDA Development	\$1,210,000	This grant will fund the permanent location for Minnesota Independence College and Community (MICC) and will provide living accommodations for its participants and others from the community that are in need of affordable, stable, and safe housing. The project includes affordable housing units above MICC offices and services.
Brooklyn Park	7701 Brooklyn Boulevard	LCDA Pre-Development	\$75,000	This grant supports pre-development activities to support expanding an existing multi-tenant commercial space and exploring additional development opportunities on the surrounding 5 EDA-owned parcels. Potential future development plans include expanding existing commercial space on the site and to introduce housing.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
Brooklyn Park	Innovation Hub	LCDA Pre-Development	\$50,000	This grant supports a mixed-use space with an aquaponics facility and a small business incubator space as a gathering spot for businesses as well as for other functions. This project aims to create up to 150 jobs and will have the potential to include other opportunities such as: providing fresh food, educating the community about sustainable energy and green technologies, and providing opportunities for 'real community ownership' through credit counseling.
Brooklyn Park	The Villas Townhomes	LCDA Pre-Development	\$75,000	This grant supports a plan to acquire all the existing units on the site and rehabilitate them to improve their livability, functionality, and safety. The majority owner also would like to explore this wealth-building possibility by expanding into development projects and redeveloping the vacant lot on site through the construction of new additional eight to twelve attached townhouses that would also be rental units.
City of Minneapolis	2015-2017 West Broadway Ave	LCDA Pre-Development	\$75,000	This grant supports the redevelopment of four parcels, one that is currently vacant, a parking lot, a two-story structure (commercial/retail), and a single-story strip mall. The plan is to redevelop the site with intense community engagement, to seek out the highest and best use for this site. This project will embrace an outdoor public realm that will connect the residents above 100+ units (mix incomes) and local community residents to beneficial amenities through a number of local small owned and operated businesses that is infused with positive energy and a creative destination.
City of Minneapolis	921 West Broadway	LCDA Pre-Development	\$75,000	This grant will fund the vision for the future development of 921 West Broadway, including the redevelopment of the site into a mixed-use commercial (first floor), office (second floor), and market rate and potentially affordable housing (3-6 stories).

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Chicago-Lake Rebuild	LCDA Pre-Development	\$75,000	This grant supports a mixed-use development with affordable housing and commercial space with Neighborhood Development Center (NDC) small business incubator for restaurant, retail, and office space offering NDC's core programming of training, lending, and technical assistance to neighborhood entrepreneurs
City of St. Paul	East 7 <sup>th</sup> and Rainey	LCDA Pre-Development	\$75,750	This grant supports plans to add affordable housing and options for additional housing unit types such as family supportive townhome units. The redevelopment will also increase the number of full-time living wage jobs within walking distance from the surrounding neighborhood. The project will create 160 new housing units, 100 of which will be affordable, and up to 185 permanent jobs during and/or after construction.
City of St. Paul	Rondo Land Bridge	LCDA Pre-Development	\$150,000	This grant supports the determination of an anti-displacement overlay district to support equitable development on the new Rondo land bridge over I-94.
South St. Paul	Hardman Triangle	LCDA Pre-Development	\$45,000	This grant supports the redevelopment study of the Hardman Triangle area to determine feasible land uses with the goals of including multi-family housing and commercial space.
Brooklyn Park	Tessman Ridge	LCDA-TOD Development	\$1,185,600	This grant will fund the first in a two-phase redevelopment of a vacant site with mixed-income housing and affordable commercial space for a community-serving use. The project includes supportive housing units and a commercial cooperative facility for up to four daycare businesses.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
Hopkins	325 Blake Road	LCDA-TOD Development	\$1,250,000	This grant will fund a high-density mixed-use redevelopment of a vacant underutilized site in proximity to the Blake Road LRT Station and Cedar Lake Regional Trail. The project includes market-rate, mixed-income, and affordable rental units, for-sale townhouses, and senior co-op as well as commercial spaces and amble public realm enhancements between the transit station, regional trail, and Minnehaha Creek
City of Minneapolis	3030 Nicollet	LCDA-TOD Development	\$500,000	This grant will fund a mixed-use community-focused redevelopment of the former Wells Fargo bank on Nicollet Ave in proximity to the I-35W & Lake Street Station Area. The redevelopment includes affordable housing units and ground floor commercial with a rebuilt bank, affordable commercial condos, and business incubator. The project is a result of intensive community engagement.
City of Minneapolis	Seward Commons – Final Phase	LCDA-TOD Development	\$1,500,000	This grant will fund a dense small-site redevelopment including affordable housing and the permanent relocation of a community garden CSA within the area. The project is the last in a coordinated multi-phase redevelopment of land around the Franklin Ave Station Area.
Bloomington	98 <sup>th</sup> Street Station	LCDA-TOD Pre-Development	\$150,000	This grant will support a project study to determine the development potential of several parcels adjacent to the 98th St Station on the METRO Orange Line that are currently land banked for a potential I-35W/98th Street roadway interchange. The study will explore alternative interchange concepts using current mobility and transportation design practices in order to determine if the sites have potential to support new mixed-use development. Potential future developments would include affordable housing, commercial space, shared parking, and public realm improvements adjacent to a transit station.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	3030 Nicollet	LCDA-TOD Pre-Development	\$150,000	This grant will support a mixed-use development with a first phase including a new LEED-certified Wells Fargo branch, approximately 100 units of affordable housing, and commercial space for community-based businesses and/or organizations. Future phases will be informed by the proposed engagement activities but plan to include an additional 100 units of affordable housing.
City of Minneapolis	The Phoenix	LCDA-TOD Pre-Development	\$75,000	This grant will support the commercial redevelopment of a site which was destroyed in the civil unrest of 2020 that will provide space for new and displaced community serving businesses. The project is adjacent to the Chicago-Lake Transit Center BRT Station and aims to preserve 10 jobs and create 40-50 new jobs in a business incubator environment in order to draw entrepreneurs from and offer jobs to the surrounding community.
City of St. Paul	652-58 Sherburne Ave West	LCDA-TOD Pre-Development	\$56,500	This grant will support an affordable housing rehab of a historically significant building utilizing innovative anti-displacement and social responsibility strategies. The project will create six units of various sizes for families near the Green Line Dale Street Station and identify potential ownership models for the residents. An adjacent vacant parcel will also be developed into a community garden and park.
City of St. Paul	892 East 7 <sup>th</sup> Street	LCDA-TOD Pre-Development	\$75,000	This grant will support a mixed-use and sustainable development project in the Rush Line Arcade Street Station Area with 100 units of affordable housing designed for grand-families and extended family living arrangements. The project will also provide ground floor retail and entrepreneurial business incubator space as well as key connections and services for residents and the wider community including a Health and Wellness clinic, Early Childhood Day Care center, Youth Learning center, and an Adult Day Care Center, and a potential Autism Center.

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<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	990 Payne Ave	LCDA-TOD Pre-Development	\$52,500	This grant will support the commercial redevelopment of a small food and retail business entrepreneurship center by Latino Economic Development Center (LEDC). The project aims to create 40 new jobs by incubating new local BIPOC-owned businesses that employ unemployed and underemployed residents.

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**Table 4. Local Housing Incentives Account Awards**

<b>Grantee</b>	<b>Grant Name</b>	<b>Award</b>	<b>Project Summary</b>
City of Edina	Cornelia View Apartments	\$712,714	The grant supports a proposed project that brings 118 units of senior housing (55+) to a 1.5-acre site that currently contains a vacant building and a large surface parking lot. The 97 1-bedroom and 21 2-bedroom units will serve households with incomes from less than 30% of AMI to 60% of AMI in a transit and amenity-rich area of Edina.
Dakota County CDA	Twin Cities Habitat for Humanity 2021	\$500,000	This grant supports the Twin Cities Habitat for Humanity's acquisition and rehabilitation of 10 houses from the Dakota County CDA that were previously scattered site rental units in the cities of Apple Valley, Rosemount, Farmington, Lakeville, West St Paul, Hastings, Inver Grove Heights, Burnsville, Mendota Heights, and Eagan.
Hennepin County HRA	Rise on 7	\$950,000	This grant supports a mixed-use project which will include the new construction of 120 units of housing in one building that's four stories, with approximately 6,600 square feet of commercial space reserved for an early childhood center and connected outdoor play area.
City of Minneapolis	Currie Commons	\$1,250,000	This grant funds an 187 unit mixed-income apartments with supportive services and above-grade, enclosed structured parking.
City of Minneapolis	Minneapolis Public Housing Authority Family Housing Expansion	\$1,400,000	This grant funds an 84-unit project, which will be built on 16 sites within the City of Minneapolis. These small apartment buildings will consist of four or six units each.
City of Minnetonka	Homes Within Reach 2021	\$180,000	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.

<b>Grantee</b>	<b>Grant Name</b>	<b>Award</b>	<b>Project Summary</b>
City of Rogers	Rogers Main Street Senior Housing	\$1,500,000	Rogers Main Street Senior Housing will create 40 new affordable housing units for independent seniors ages 55 and older and will incorporate a new Senior Center.
St. Louis Park Economic Development Authority	Minnetonka Boulevard Redevelopment	\$257,904	This grant will fund the construction, and affordability, for four twin-homes, for a total of eight units, that will be sold to homebuyers approved by Homes within Reach in the City of Saint Louis Park.
City of St. Paul	Mary Hall	\$1,159,382	Mary Hall will include the significant rehabilitation of a 6-story historic building in downtown St. Paul. Half of the building will serve people coming from Ramsey County's Coordinated Entry system, who have complex barriers. The other half of the building will be permanent supportive housing. Mary Hall will have 24/7 on site services.
Washington County CDA	Own Street Home	\$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, Hugo, Oakdale, Cottage Grove, and St. Paul Park.



**Table 5. Tax Base Revitalization Account Awards**

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Burnsville	Capstone 35	Cleanup	\$421,600	The 16.6-acre site has been used as an unpermitted industrial waste dump prior to being used for storing clean topsoil for resale. Contaminants of concern include petroleum impacts and debris in the soil and methane in the soil vapor. Expected benefits include 232,000 square feet of multi-tenant industrial space in two new buildings.
City of Minneapolis	Northrup King Residential	Cleanup	\$457,200	The 3.9-acre site includes 13 buildings that have been historically used for seed storage and distribution, coal storage, a lumber yard and more recently for multi-tenant commercial use. Contaminants of concern include asbestos and lead-based paint within 3 buildings within the site. (Additional concerns regarding petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), arsenic, and diesel range organics (DRO). in the soil and non-petroleum VOCs and gasoline range organics (GRO) and both petroleum and non-petroleum VOCs in the soil vapor are expected to be addressed by other funding). Expected benefits include the renovation of Building 2 and Building 3 into 84 apartments including 69 affordable apartments and 15 market-rate apartments and renovation of Building 8 into 8,120 square feet of creative business space (Buildings 7 & 11 will remain unused in this development phase).
City of Minneapolis	Walker Methodist Raines	Cleanup	\$373,800	The existing building had been used as skilled nursing facility prior to being vacated after operations were consolidated in a newer building. Contaminants of concern include asbestos-containing materials (ACM) within the old building. Expected benefits include the renovation of an existing building into 89 affordable senior apartments.
City of Minneapolis	Hotel Indigo Northstar	Cleanup	\$865,800	The 0.3-acre site includes a vacant hotel. Contaminants of concern include asbestos within the existing building. Expected benefits include the renovation of a 125,526 SF vacant hotel into 218 rooms and two restaurants.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Northeast Business Center	Cleanup	\$74,700	The 7.9-acre site is currently vacant. Before demolition, the site had been used by a linseed oil processing facility with at least four buildings and rail spurs. More recently, portions of the site have been used for community gardens, tree staging, and a compost and recycling drop-off area. Contaminants of concern include metals (arsenic, mercury) and polynuclear aromatic hydrocarbons (PAHs), debris in the soil, and petroleum impacts in the soil and groundwater. Expected benefits include 131,000 square feet of single- or multi-tenant industrial space.
City of Minneapolis	St. Olaf-Exodus	Cleanup	\$233,700	The 0.2-acre site includes an 8-story building that has been used for transitional housing. Contaminants of concern include asbestos and lead-based paint within the existing building. Expected benefits include the renovation of an existing vacant 8-story building into 66 affordable apartments with supportive services & related stormwater improvements. A future development phase will add 250 new units of affordable housing on an adjacent site.
City of Minneapolis	Agra	Cleanup	\$378,000	The 1-acre site includes a vacant restaurant. Historically, the site included a variety of commercial tenants in buildings that were razed before the construction of the restaurant. Contaminants of concern include metals (arsenic, lead, and mercury) and debris in the shallow soil. Expected benefits include 172 affordable apartments with 3,500 square foot rooftop hydroponic greenhouse.
City of Minneapolis	2025 W River Road	Cleanup	\$384,100	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 130 affordable apartments, 33 market-rate units with interior and exterior parking, and 1,684 SF of commercial space.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	2301 California Street	Cleanup	\$193,500	The vacant 2.6-acre site includes some community garden plots, and piles of solid waste and clean sand. Historically, the site included a grain elevator served by a rail corridor prior to a fire and subsequent demolition of the remaining structures. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) measured as benzo(a)pyrene (BaP) equivalents and metal (arsenic) in the soil and chlorinated volatile organic compounds (VOCs) in the soil vapor. Expected benefits include 135 affordable apartments, 25 market-rate apartments, and 23,000 square feet of commercial or industrial production space.
City of Minneapolis	Kyle Garden Square	Cleanup	\$203,100	The 0.7-acre site includes a four and a half story building currently used as a medical office. Contaminants of concern include asbestos within the existing building. Expected benefits include renovation of a 55,700 SF medical office into 55 affordable apartments and supportive services for formerly homeless individuals.
City of Plymouth	Dundee Nursery Redevelopment	Cleanup	\$456,300	The 15.5-acre site has been used for agriculture before use as a nursery and landscaping business. Contaminants of concern include metals (arsenic) and debris in the soil. Benzene was identified in the soil vapor during a heating season sampling event. Additional soil vapor sampling is needed prior to making a decision regarding requirements for soil vapor mitigation for the proposed Site buildings. Expected benefits include 210 market-rate apartments and a 70,000 square foot medical office with structured and surface parking.
Roseville Economic Development Authority	Harbor at Twin Lakes Senior Housing	Cleanup	\$213,700	The 5.2-acre site is vacant. Previously part of the site had been used for truck maintenance. The rest of the site was used for truck and trailer storage and parking, automobile parking, and equipment storage. A fueling area and underground storage tanks (USTs) were removed in 2020. Some illegal dumping occurred along the northern part of the site. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), and debris in the soil and tetrachloroethene (PCE) in the soil vapor. Expected benefits include 277 affordable senior apartments with underground and surface parking.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
St. Louis Park Economic Development Authority	Union Park Flats	Cleanup	\$236,800	The 1.2-acre site includes a partially occupied addition to a church used as a childcare center. Contaminants of concern include lead and debris in the soil and volatile organic compounds (VOCs) particularly benzene in the soil vapor and impacts from a regional contaminated groundwater plume with chlorinated solvents tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene beneath the site. In addition, asbestos was confirmed within the existing building. Expected benefits include the construction of 60 affordable apartments with supportive services and underground parking.
City of St. Paul	Farwell Yards	Cleanup	\$400,700	The 5.1-acre site includes multiple parcels with a partially occupied 6-story warehouse, two vacant slab-on-grade corrugated steel sheds/garages and a vacant brick construction office and warehouse building with gravel storage and parking areas. Historically, the site was used for outdoor equipment maintenance and storage and by a paint and varnish business. More recently, the site has been used for automotive maintenance and leased storage and temporary solid waste transfer site. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO), metals (chromium, barium, lead, arsenic) and debris in the soil, and Trichloroethylene (TCE), in the groundwater and TCE, naphthalene, 1,2,4-trimethylbenzene (1,2,4-TMB) in the soil vapor. In addition, asbestos was confirmed in the building at 75 Bidwell. Expected benefits include construction of 210 apartments (21 affordable; 189 market-rate) and renovation of 60,000 square feet within an existing 210,000 SF building into 30,000 SF of new office space and additional 30,000 SF of artist production studios.
City of St. Paul	Kimball Court	Cleanup	\$147,700	The 4-acre site includes a vacant bakery and grocery and a 3- and one-half story apartment offering supportive housing. Contaminants of concern include asbestos within the buildings and benzene in the soil vapor. Expected benefits include renovation of a 30,000 SF existing building and construction of a 14,000 SF addition into 98 affordable units (24 efficiencies and 74 single-room occupancy (SRO) units) with supportive services for formerly homeless individuals.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	176 South Robert Street	Cleanup	\$551,400	The 2.9-acre site includes a 3-story office building. Historically, the site included a variety of commercial and industrial uses including warehousing, storage of coal and wood, and a junk yard. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO) and metals (lead) and benzene in the soil as well as benzene in the soil vapor. Expected benefits include construction of 174 apartments (35 affordable; 139 market-rate) and 9,500 square feet of commercial space
City of St. Paul	1222 University Avenue	Cleanup	\$174,600	The vacant 1-acre site has been used as a storage warehouse and various businesses including furniture refinishers, sign makers, music studios, and a retail music store. Contaminants of concern include asbestos and lead-based paint within the building materials, metal (arsenic), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyl (PCBs) in the soil and trichloroethene (TCE) in the soil vapor. Expected benefits include the redevelopment of an existing building into 33 affordable apartments and 30 market-rate apartments.
City of Minneapolis	405 East Lake St	SEED	\$27,500	The 0.2-acre commercial site has had multiple retail uses. Potential contaminants of concern include asbestos or other hazardous materials in the buildings and potential petroleum-related impacts from adjacent underground storage tanks.
City of Minneapolis	1108 E Lake Street	SEED	\$24,100	The 0.1-acre commercial site has had multiple retail uses. Potential contaminants of concern include asbestos or other hazardous materials in the building and potential petroleum-related impacts from adjacent underground storage tanks.
City of St. Paul	East 7 <sup>th</sup> & Reaney	SEED	\$37,400	Initially a gravel pit, the 13.8-acre site was later used as a demolition dump. Later disposals also included concrete washout and debris as well as household waste. Potential contaminants of concern include Naphthalene, PAHs, asbestos-containing material (ACM) in the soil.
City of St. Paul	694 Minnehaha Ave	SEED	\$20,800	The proposed investigation focuses on a pre-demolition assessment the former oil storage building (building #15) and limited site assessment of the HRA-owned parcels within a 7-acre site. Potential contaminants of concern include petroleum, solvents, polyaromatic hydrocarbons (PAHs), and agricultural chemicals

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Washburn Flats	Investigation	\$43,800	The 1.4-acre site includes a vacant church. Potential contaminants of concern include asbestos and lead-based paint in the building and volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals and diesel range organics (DRO) in historic fill soil. Potential benefits include the renovation of the existing office building into 12 single-room occupancy (SRO) units for homeless individuals, renovation of an existing vacant church sanctuary into a community youth center and construction of 44 affordable apartments in a new 4-story building.
South St. Paul EDA	Hardman Triangle	Investigation	\$41,300	The 15.9-acre site historically used for slaughter and meat rendering and processing with rail service, has more recently included industrial uses such as semi-truck repair, wood pallet processing, screen printing, as well as for office space. Potential contaminants of concern include Asbestos and lead-based paint within the existing buildings and petroleum, solvents, and debris in the soil. Potential benefits include the development of a mix of 750 apartments and ownership units with retail and restaurant space over multiple phases of development.
City of St. Paul	375 Selby – YWCA Redevelopment	Investigation	\$38,400	The 1.8-site has been used for recreation and office space. Historically, the site has been used for auto repair, dry cleaning as well as metal works, woodworking, and freight services. Potential contaminants of concern include chemical or petroleum spills and, old, imported fill in the soil; Asbestos-Containing Material (ACM) and Lead-Based Paint in the buildings; and solvents in soil vapor and groundwater. Potential benefits include the development of a new 60,000 square foot recreation facility for fitness, community programming, and office space and 60 units of affordable housing. Four of the six buildings within the subject property are expected to be renovated for retail, service, or other community needs.

## Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region<sup>3</sup>. 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). 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 outcomes<sup>4</sup>.

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 2021.

1. The Council's 2021 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 2021 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 2021 awards are expected to add nearly \$6.8 million in annual net tax capacity to the metropolitan area.

59 cities participated in the program for the year 2021. (Figure 2)

2. The 2021 LCA awards funded projects that offered affordable housing opportunities in the cities of Apple Valley, Bloomington, Brooklyn Park, Burnsville, Chaska, Columbia Heights, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Farmington, Forest Lake, Golden Valley, Hastings, Hopkins, Inver Grove Heights, Lakeville, Maple Grove, Mendota Heights, Minneapolis, Minnetonka, Oakdale, Plymouth, Richfield, Rosemount, Roseville, Saint Paul, St. Louis Park, West St. Paul and Woodbury. In total, the 2021 LCA awards will assist with the rehabilitation or construction of over 3,800 housing units, nearly 2,590 of which will be affordable<sup>5</sup>.
3. The 2021 LCA awards will assist with adding over 950 regular jobs and over 230 more construction jobs<sup>6</sup>. 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

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<sup>3</sup> [Visit the Metropolitan Council "Who We Are" webpage](#)

<sup>4</sup> [Visit the Metropolitan Council "Thrive MSP 2040" webpage](#)

<sup>5</sup> Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

<sup>6</sup> Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

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.

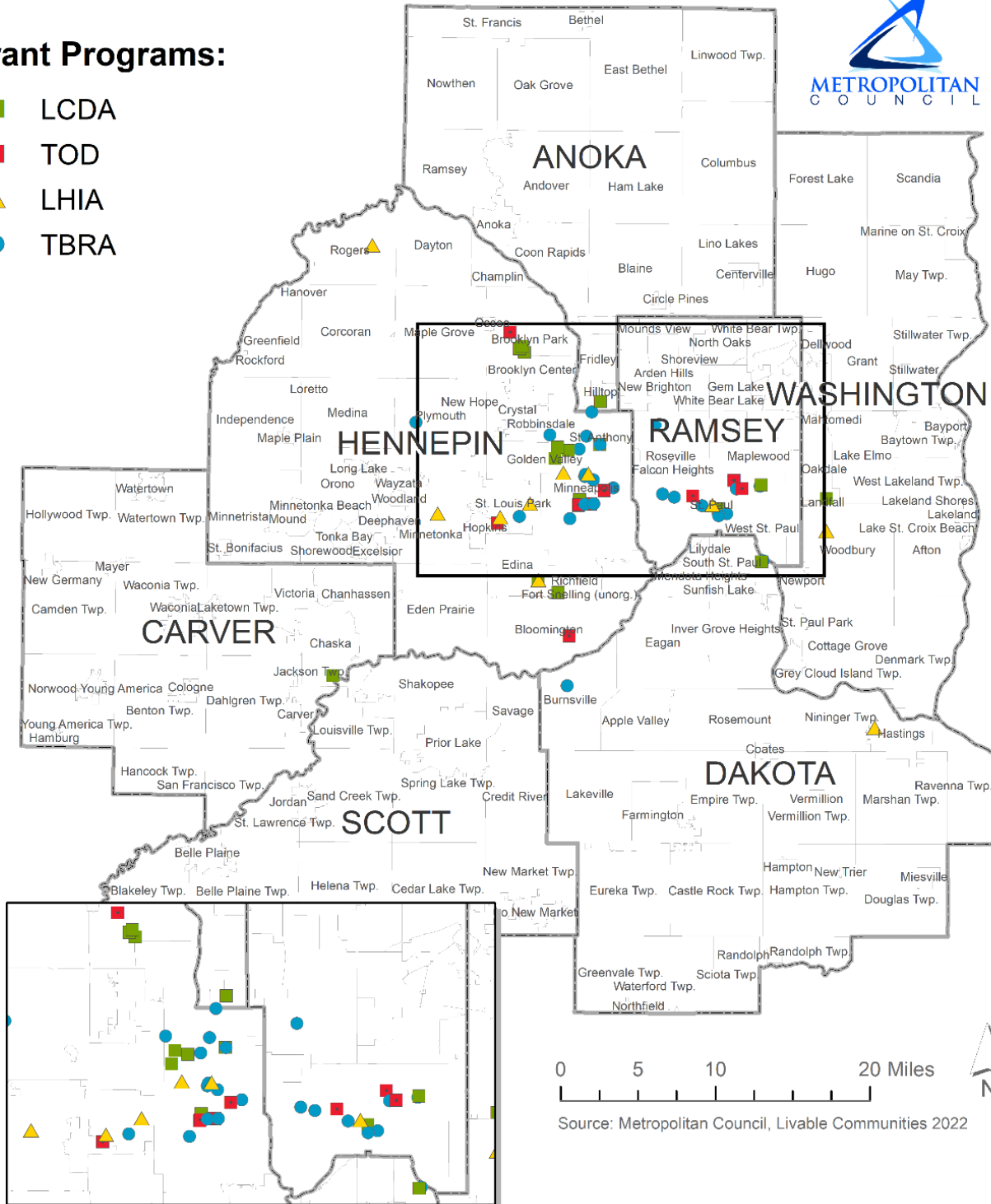
5. During 2021, the Council continued to fund the Livable Communities LCDA-TOD grant category in the LCDA program targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines. Projects within one-quarter 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 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 2021, four TBRA SEED grants totaling \$109,800 were awarded, helping further the Thrive Equity outcome.



Figure 1. Map of Livable Communities Act Grants Awarded, 2021<sup>7</sup>

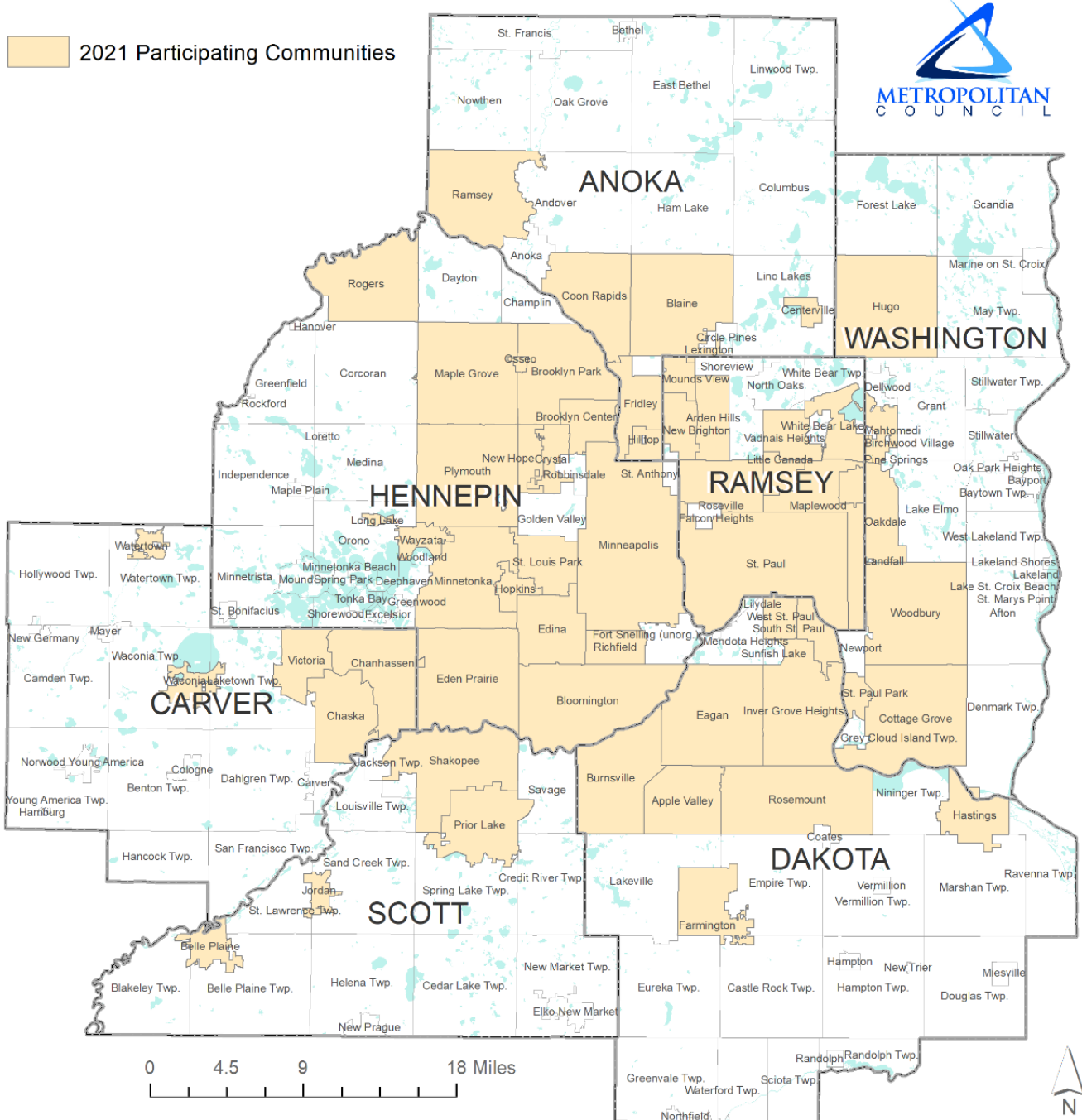
**Grant Programs:**

- LCDA
- TOD
- ▲ LHIA
- TBRA



<sup>7</sup> Scattered site projects are represented as single point at the city hall or office location of the grant recipient.

Figure 2. Livable Communities Act, Participating Communities, 2021



Source: Metropolitan Council, Livable Communities 2021



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