

2022 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

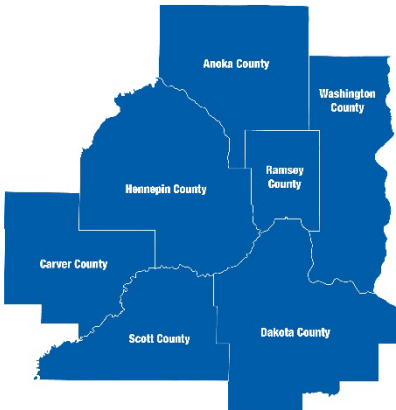


March 2023

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

Metropolitan Council Members

Charles Zelle	Chair	Diego Morales	District 9
Judy Johnson	District 1	Peter Lindstrom	District 10
Reva Chamblis	District 2	Susan Vento	District 11
Dr. Tyronne Carter	District 3	Dr. Gail Cederberg	District 12
Deb Barber	District 4	Chai Lee	District 13
Anjuli Cameron	District 5	W. Toni Carter	District 14
John Pacheco Jr.	District 6	Tenzin Dolkar	District 15
Robert Lilligren	District 7	Wendy Wulff	District 16
Yassin Osman	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 2022.....	5
Expected Benefits to the Region	6
Aggregate Awards, 1996-2022	6
2022 Fund Distribution and Purposes	7
Effectiveness Evaluation	21

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 2022 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 2022, LCDA awards were made through the regular grant category for Development, Pre-Development and Policy Development projects, as well as the Transit Oriented Development (LCDA-TOD) category for Development projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area. In 2022, LHIA awards were made through the regular grant category as well as the Affordable Homeownership category, new in 2022.
- 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 2022, 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 with lower construction activity that are also areas of concentrated poverty, higher amounts of low-wage jobs, or more residents who are black, indigenous or people of color.
- A fourth account, the **Inclusionary Housing Account (IHA)**, **no longer active**, 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 was held in the IHA prior to communities requesting payment of their grant

¹ Minn. Stat. § 473.25

awards, and those interest dollars were awarded through a final round of IHA grants during 2004.

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 Transit-Oriented Development grant competition category for the LCDA funding account. In the regular grant category, funding is available for projects located in any community participating in the LCA. In 2022, 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 Orange Line, 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 Gold Line, Purple Line (formerly Rush 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:
 - Riverview Corridor, B Line and E Line BRT

Grant Amounts Available, Requested, and Awarded in 2022

Table 1A. Livable Communities Demonstration Account (LCDA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LCDA Pre-Development and Policy Development	\$2,000,000	\$1,303,900	\$1,111,900	14	10
LCDA-TOD Development	\$5,000,000	\$10,195,500	\$7,693,100	9	7
LCDA Development	\$9,000,000	\$14,112,000	\$7,195,000	11	6
LCDA totals:	\$16,000,000	\$25,611,400	\$16,000,000	34	23

Table 1B. Local Housing Incentives Account (LHIA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA Affordable Homeownership	\$2,000,000	\$8,217,121	\$2,000,000	16	9
LHIA	\$3,500,000	\$3,500,000	\$3,500,000	9	9
LHIA totals:	\$5,500,000	\$11,717,121	\$5,500,000	25	18

Table 1C. Tax Base Revitalization Account (TBRA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation	\$5,000,000	\$8,935,995	\$4,490,400	14	11
Seeding Equitable Economic Development (SEED)	\$500,000	\$198,090	\$198,000	4	4
TBRA totals:	\$5,500,000	\$9,134,085	\$4,688,400	18	15
Total, all funds:	\$27,000,000	\$46,462,606	\$26,188,400	77	56

Expected Benefits to the Region

Newly funded projects with 2022 LCA grants are expected to help deliver many benefits to the region, including the following²:

- Create or retain over 1,300 jobs;
- Create or preserve over 1,100 affordable housing units;
- Create over 1,200 market rate housing units;
- Increase the regional tax base by over \$5 million annually.
- Clean over 160 contaminated acres.

Aggregate Awards, 1996-2022

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,317 grant awards totaling \$498,919,385, as shown in the table below.

Table 2. Aggregate Awards, 1996-2022³

Fund	Award Total	Grants
LCDA	\$269,015,808	444
LHIA	\$61,623,706	232
TBRA	\$163,702,171	610
IHA (available only in 1999-2000)	\$4,577,700	13
Total	\$498,919,385	1,317

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

³ These totals may differ from award totals at the time of grant approval due to the inclusion of grants that have relinquished funds over time.

2022 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2022

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Mahtomedi	Mahtomedi Sustainability Policies	LCDA Policy Development	\$44,000	The City of Mahtomedi approved their Sustainability Plan that included goals to improve their ecological health; reduce energy use, vehicle miles traveled, and waste generated; and increase community involvement. The City is applying for this grant to implement their Plan through revising their existing ordinances, guidelines, and regulations
City of Minnetonka	Minnetonka Policy Grant	LCDA Policy Development	\$50,000	This grant will fund an updated zoning code for the city which is more reflective of the current community with supportive zoning districts and standards. The update will remove barriers for geographic separation of home and work, thereby reducing auto dependency.
City of Brooklyn Center	International Food Village	LCDA Pre-Development	\$100,000	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 Brooklyn Center	Immigrant Opportunity Center - Center for Asian and Pacific Islanders (CAPI)	LCDA Pre-Development	\$125,000	This grant is funding the potential expansion of the CAPI Immigrant Opportunity Center "campus." CAPI envisions a two-story mixed-use retail / commercial space to become the new home of CAPI's Financial Opportunity and Benefits Enrollment Centers, tenant space for BIPOC-led nonprofit partners, and community event and training spaces. Funding will support the very early stages of CAPI's feasibility study, site planning, and community engagement efforts.
City of Minneapolis	Re+4RM	LCDA Pre-Development	\$150,000	This grant is funding a proposed master plan redevelopment of the damaged US Bank site on Lake Street. The project intends to result in BIPOC and community ownership of up to four separate vertical development projects including affordable commercial and mixed-use developments, each connected to an aquifer thermal energy storage district energy system and linked by a public realm plan including a healing garden.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Jema River	LCDA Pre-Development	\$150,000	This grant will fund the reconstruction of a damaged property on the Lake Street corridor to replace 7 affordable ground floor commercial/retail spaces for local entrepreneurs and add additional density with at least 6 units of affordable housing. The project provides an opportunity for displaced businesses to return to the area and intensify the site with additional housing.
City of Minneapolis	Nic@Lake	LCDA Pre-Development	\$150,000	This grant will provide opportunities for the private sector to create living wage jobs by requiring that new buildings provide commercial space on the first floor of buildings facing Nicollet Ave and Lake St. The project will intensify the land use of the site through the redevelopment of approximately 100,000 square feet of single-story retail. Housing will be included on the upper floors of the building. Affordable housing is required to be included in the housing component.
City of Minneapolis	14 th Ave Townhomes	LCDA Pre-Development	\$60,000	This grant will fund affordable ownership townhomes constructed using Passive House design, a method of construction that reduces energy use by up to 90% (in new construction) through a combination of strategic engineering, meticulous building technique and lots of thermal insulation. The initial affordability for homeowners at 50% AMI is maintained for 99 years by keeping the City of Lakes Community Land Trust (CLCLT) in ownership of the land, with a lease to the townhome owner. When a townhome is sold, the lease requires that the seller keep 25% of the appreciated value, leaving 75% added to the original investment. This allows the townhome to remain affordable to subsequent buyers at the same income level.
City of St. Paul	African American Community Development Center	LCDA Pre-Development	\$75,000	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.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of St. Paul	965 Payne Ave. / Inclusive Design Center	LCDA Pre-Development	\$207,900	This grant supports the development of 965 Payne Avenue by Imagine Deliver into a multipurpose commercial and community hub. They plan for it to be the headquarters for their consulting business, as well as their national center for inclusive design. In addition, they intend for the building to house several other businesses that will be valuable to the day-to-day lives of the local community, as well as meaningful to sparking growth and vitality in the commercial and transit corridor.
City of Brooklyn Center	Opportunity Site – Entrepreneurial Market	LCDA Development	\$1,500,000	This grant supports the development of the Entrepreneurial Market Plaza (EMP), a planned comprehensive business incubator space with support systems for micro- and small- businesses, particularly those owned by BIPOC, women, and immigrants. Planned client support includes affordable physical space, business planning, technical assistance, market development, access to capital, product development, coaching/mentoring, networking opportunities, decision making, and e-commerce/ cybersecurity support. The EMP will be attached to a 278-unit market rate development and is the foundational commercial element of the first 16-acre development phase within the 80-acre future downtown for Brooklyn Center.
City of Minneapolis	Emerson Village	LCDA Development	\$750,000	This grant supports the development of a 40-unit family supportive housing development in North Minneapolis, with homes affordable for families with the greatest barriers to housing often at the intersection of race, poverty, and housing instability. This development will offer a mix of bedroom sizes (2-4 BR) and sets aside 20 of the units for families meeting Minnesota Housing’s definition of High Priority Homeless. At least 15% of the units will be set aside for people with disabilities with incomes at or below 30% AMI. Unit affordability will be 65% restricted to households at or below 30% AMI, and 35% restricted to households between 31-50% AMI, although target populations will have much lower incomes.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Upper Harbor Redevelopment – Parcel 6A	LCDA Development	\$2,000,000	This grant will fund a new construction, mixed-use and mixed-income housing project. Parcel 6A includes a new construction, 7-story apartment building with associated above-ground, structured parking. The project will include 190 units of housing affordable at 30%, 50% and 60% AMI, with a number of units anticipated to be subsidized through MPHA Project-based Vouchers and Housing Supports via Hennepin County. Parcel 6A will also include approximately 9,300 square feet of commercial space and 18 affordable, for-sale townhomes developed in partnership with Twin Cities Habitat for Humanity.
City of Minneapolis	2843 Building	LCDA Development	\$500,000	The 2843 Building will be redeveloped by Black Holdings, LCC, a partnership between Seward Redesign, Chris Montana (Du Nord), and Lachelle Cunningham (Healthy Roots). The building will house three main tenants: a new production brewery, the Du Nord Foundation Community Market, and the Healthy Roots Institute, a culinary education and production space. The project will create 50-75 jobs and serve as a training and launch site for new ideas from inventors and entrepreneurs of color.
City of St. Paul	1351 Arcade Street	LCDA Development	\$495,000	30,000 Feet (30K)'s Black Arts + Tech Center will provide cultural enrichment and workforce readiness skills training to the East Saint Paul community. The project includes access to the outdoors, natural light, and connectivity between program spaces. 30K's Black Arts + Tech Center will contribute to an economically prosperous and equitable region by creating living wage jobs accessible to local workers. Partnering with local employers and workforce boards, 30K will provide computer science certification for career readiness, with the goal of 10-15 youth obtaining permanent employment with local tech employer partners each year.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of St. Paul	512 Humboldt Ave.	LCDA Development	\$1,950,000	This grant supports the capital improvements and renovations of Cerenity-Humboldt's nursing home in order to provide equitable care and affordable housing for low-income seniors. Improvements include: Replacement of a 1960 steam boiler system with hot water heating system with a 90% efficiency; Replacement of all windows, dating back to 1960, with energy efficient windows that help create a tight building envelope; Renovation of first floor reception area, business office, and snack shop to enhance an indoor communal space; Replacement of patio, arbor, and installation of garden to enhance outdoor communal space and stormwater management.
City of Brooklyn Center	Opportunity Site Phase 1	LCDA-TOD Development	\$2,000,000	This grant will fund the initial 'sub-phase' development that will be the start of a 16-acre Phase One for the city's larger 80-acre Opportunity Site redevelopment. This proposal includes an event center with a 24-hour childcare and Academic Learning Center in one building and an adjacent building with 60 units of affordable housing.
City of Maplewood	Gladstone Crossing	LCDA-TOD Development	\$1,000,000	Gladstone Crossing includes 40 units of affordable housing with supportive services provided by Solid Ground that will serve low-income families, with a priority focus on young families. The project includes a mix of bedroom sizes to accommodate different family sizes. Additionally, 20 units are set aside for High Priority Homeless families and 6 units set aside for families who qualify for Persons with Disabilities units. The remaining 14 units are for other families experiencing homelessness.
City of Minneapolis	3030 Nicollet	LCDA-TOD Development	\$1,500,000	3030 Nicollet is a mixed-use redevelopment of the former Wells Fargo bank on Nicollet and Lake Street that was damaged in the civil unrest of 2020. It is the first of a two-phase project. Phase one includes 109 units of affordable family housing, a new anchor tenant branch of Wells Fargo, affordable commercial condominiums, and business incubator for BIPOC entrepreneurs. The project is a result of community-focused equitable development efforts and is expected to create 19 living wage jobs.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	ZaRah	LCDA-TOD Development	\$1,000,000	The ZaRah project is designed as an all-inclusive wellness hub and destination place in North Minneapolis that will provide affordable retail and service spaces for African American Women entrepreneurs and business owners within the wellness, food, and professional services industries. The project will include 20 Commercial Wellness & Service Suites, an event space, and public plaza - and is expected to create 38 living wage jobs.
City of St. Louis Park	Wooddale Station Redevelopment Site	LCDA-TOD Development	\$1,500,000	This mixed-use development is located immediately south of the Green Line LRT Extension Wooddale Station and consists of two buildings with 315 residential units, 13K sq. ft. of affordable commercial space, and outdoor public amenity space. 69 Units are designated senior housing. 10% of units are affordable at 50% AMI and 10% of units are affordable at 60% AMI.
City of St. Paul	Keystone Community Services	LCDA-TOD Development	\$445,500	This grant will support the creation of a 20K sqft Community Food Center by Keystone Community Services to consolidate food shelf operations and mobile food distribution program into a single transit-oriented location. The project includes grocery-store style shopping for culturally specific foods, space for support services and community events, mobile food services, and warehousing. The site will increase efficiencies and streamline processes for annually receiving and distributing over 4 million pounds of food, doubling Keystone's capacity to create economic opportunity and serve over 50,000 people.
City of St. Paul	Kimball Court	LCDA-TOD Development	\$1,500,000	This grant will support the Kimball Court project, which is the renovation and expansion of an existing affordable housing community that will preserve and enhance a critical housing resource for individuals who experience homelessness in St Paul's Midway neighborhood. The redevelopment preserves 76 units and adds 22 new units at 30% AMI while also expanding program, office, and amenity space to serve residents

Table 4. Local Housing Incentives Account Awards

Grantee	Grant Name	Grant Program	Award	Project Summary
Carver County CDA	Carver Place	LHIA	\$450,000	The grant supports the last phase in a master planned development that includes single and multi-family homes connected to transit. The project will prioritize larger families and consist of two components, family workforce general occupancy (60 units) and senior (43 units) with separate legal divisions but in one building. The project incorporates offices and shared community space.
City of Minneapolis	Native American Community Clinic (NACC) Housing	LHIA	\$750,000	This grant supports the expansion of a health clinic owned and operated by the Native American Community Clinic (NACC) and Wellington Management, Inc. The NACC Housing Project (NACC-H) will include an expanded clinic combined with affordable housing, medical exam rooms, dental exam rooms, office/patient areas, and dedicated space for mental and behavioral health.
City of Minneapolis	Whittier Community Housing	LHIA	\$950,000	Whittier Community Housing includes the rehabilitation of the existing 45-unit building and on the same parcel, the new construction of a 40-unit building. The project site is owned by Whittier Community Housing, LLC whose sole member is CommonBond Communities. The existing building was originally built as a school; however, it was converted to an apartment building in 1970, and eventually a cooperative. Existing tenants will remain in place with no permanent or temporary relocation.
City of Minneapolis	Northside Home	LHIA	\$185,000	This grant will support three new homeownership units in North Minneapolis. All three lots have been awarded to Northside Home (NSH) and will be purchased from the City of Minneapolis through the Minneapolis Homes program.
City of Minneapolis	Homeownership Within Reach	LHIA	\$125,000	This grant will support an Urban Homeworks program to develop and sell two homes in North Minneapolis while utilizing small, BIPOC and women-owned businesses for construction, and engaging renters to connect with financial coaching to achieve homeownership goals.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Minnetonka	Homes Within Reach	LHIA	\$200,000	This grant supports the acquisition, rehabilitation, and resale of ten 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.
Ramsey County CED	Twin Cities Habitat for Humanity	LHIA	\$400,000	This grant will fund the addition of 16 sites to Twin Cities Habitat for Humanity's (TC Habitat) existing acquisition, rehabilitation, and resale program. TC Habitat aims to establish an acquisition partnership with an investor landlord who is looking to sell 18 occupied single family rental homes.
Scott County CDA	Prairie Pointe Apartments	LHIA	\$350,000	This grant will fund Prairie Pointe, a 42-unit development planned by Beacon Interfaith Housing Collaborative in the City of Shakopee. Supportive services and case management for the residents of the High Priority Homeless and Persons with Disabilities units will be provided by Volunteers of America-MN
Washington County CDA	Preserving Affordable Tracks to Homeownership (PATH)	LHIA	\$90,000	This grant supports the Preserving Affordable Tracks to Homeownership (PATH) Project, Washington County CDA will acquire and rehabilitate three existing homes to add to its community land trust.
Bloomington HRA	Bloomington Affordable Homeownership	LHIA Affordable Homeownership	\$300,000	The grant supports the outcomes of the current phase of the Bloomington Affordable Homeownership Project, which are to construct single-family homes on vacant lots to market and sell for affordable homeownership to low-to-moderate income households, prioritizing first-time and/or first-generation buyers, with long term affordability requirements; at least 15 years. The vacant parcels are released from the Right-of-Way Loan Acquisition Fund (RALF) and the developer partner is Habitat for Humanity with up to \$150,000 gap funding (\$75,000 Bloomington and \$75,000 LHIA) for deeper affordability; with the potential for down payment assistance for the end buyer.
City of Chaska	Ernst House CLT Project	LHIA Affordable Homeownership	\$189,000	This grant will support the restoration and rehabilitation of the Ernst House from a commercial office back to a 3-bedroom single-family house as well as the addition of three new single-family homes on the vacant lot. Once built, the homes will be sold to qualifying homebuyers at or below 80% Area Median Income (AMI) as part of the Carver County CLT program. The CLT homes will remain permanently affordable for subsequent buyers.

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Eden Prairie	Eden Prairie & Homes Within Reach CLT Program	LHIA Affordable Homeownership	\$160,000	This grant will support the City of Eden Prairie and Homes Within Reach (West Hennepin Affordable Housing Land Trust) program which builds homes to increase high-quality homeownership opportunities for lower income households. This partnership has already brought 18 Eden Prairie homes into the Community Land Trust (CLT).
City of Golden Valley	Home Ownership Program for Equity	LHIA Affordable Homeownership	\$224,000	The Home Ownership Program for Equity (HOPE) will make public land available for the development of homes for affordable and equitable homeownership opportunity in the City of Golden Valley. The project will prioritize applications from organizations that have demonstrated success in building relationships of trust with Black, Indigenous, and people of color and in serving first generation homebuyers. The homes will be affordable at 80% AMI, potentially 60% AMI funding contingent. The homes will remain affordable for 99 years.
City of Minneapolis	Perpetually Affordable Homeownership in Minneapolis	LHIA Affordable Homeownership	\$300,000	The grant funding will assist low-income households achieve affordable homeownership in Minneapolis. The funding requested would only be used in 26 of the 115 Minneapolis census tracts where the census tract has a higher racial disparity in homeownership than the regional average. To achieve this, the CLCLT will utilize its already proven and successful Homebuyer Initiated Program (HIP) to assist low-income buyers purchase homes within these 26 eligible census tracts.
Ramsey County CED	Margaret Street Affordable Homeownership	LHIA Affordable Homeownership	\$50,000	This grant will fund the purchase 735 Margaret Street, St. Paul, MN to convey the property to a non-profit organization that will sell the property to a homebuyer at or below 80% Area Median Income (AMI).
City of Richfield	Woodlawn Terrace	LHIA Affordable Homeownership	\$192,000	This grant will fund the addition of new double-wide manufactured units that will provide an affordable option for families with children earning less than 80% AMI. The units are expected to sell for \$150,000.
Roseville EDA	Roseville Community Land Trust	LHIA Affordable Homeownership	\$300,000	This grant will support Roseville Economic Development Authority (REDA) to build new or acquire housing for families at 80% or less AMI to build community wealth through the Community Land Trust (CLT) model in partnership with Twin Cities Habitat for Humanity (TCHH).

Grantee	Grant Name	Grant Program	Award	Project Summary
Washington County CDA	Scattered Site Acquisition/Rehab 2022	LHIA Affordable Homeownership	\$285,000	This grant will support property acquisition and rehabilitation for homes to be sold to Habitat homebuyers between 30%-80% AMI. These acquisition and rehabilitation projects would open new opportunities for TCHF families to gain access to affordable housing in otherwise difficult to access suburban communities.

Table 5. Tax Base Revitalization Account Awards

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Brooklyn Center	North 100 Business Park	Cleanup	\$863,400	The 15.3-acre site includes a vacant retail store and an auto repair building. Contaminants of concern include asbestos within the existing buildings. Expected benefits include the construction of 230,000 square feet of multi-tenant industrial space in 2 buildings
City of Golden Valley	Business Center	Cleanup	\$464,400	The 28-acre site includes a vacant, functionally obsolete office building formerly used by light industrial businesses. Historically, the site also included a rail spur. Contaminants of concern include asbestos within the existing building. Expected benefits include replacement of the existing building with 99,750 square feet of office space and 299,250 square feet of industrial space in two new buildings.
City of Minneapolis	Northrup King Residential	Cleanup	\$527,400	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 including art studios. Contaminants of concern include 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 within the site. Expected benefits include renovation of buildings #2 and #3 into 84 apartments (69 affordable and 15 market-rate units) and renovation of building 8 into 8,120 square feet of creative business space.
City of Minneapolis	Calvary Apartments	Cleanup	\$678,500	The 0.8-acre site includes two parcels with a partially occupied church with a food shelf attached to a parish education building and a surface parking lot. Contaminants of concern include asbestos, lead-based paint, and lead dust within the existing buildings. Expected benefits include renovation of two existing buildings and construction of a new residential building into 41 affordable units with amenity space, office space, community kitchen, and other community space.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of North St. Paul	7th Ave Redevelopment	Cleanup	\$179,000	The 0.7-acre site includes four parcels with vacant restaurant and apartment on one side and mostly vacant commercial/ industrial buildings on the other. Historically, the western part of the site included a gas station. Remaining tenants include a paint-sprayer assembly business and a barber shop. Contaminants of concern include asbestos within the existing buildings and petroleum-related VOCs in the soil and groundwater and chlorinated VOCs in the soil vapor. Expected benefits include the construction of 75 apartments, 7 live/work units and 1,500 square feet of commercial space.
City of Rogers	Rogers Main Street Redevelopment	Cleanup	\$231,400	The 1.9-acre site has had various historic commercial uses. Currently, the site includes four city-owned buildings (a metal pole barn used for storage by city public works and three single-story buildings that were used for city police, fire, and city hall that later became a senior center), and three multi-use commercial buildings with parking. Contaminants of concern include asbestos within the buildings, petroleum-related volatile organic compounds (VOCs), diesel range organics (DRO), gasoline range organics (GRO), polycyclic aromatic hydrocarbons (PAHs), metals (barium, cadmium, lead) in the soil; and non-petroleum VOCs and 1,2,3-trichloropropane, dissolved barium, and dissolved cadmium above their respective Minnesota Department of Health (MDH) Health Risk Limits (HRLs) in the ground water. Expected benefits include the construction of 40 affordable senior apartments, 3,000 square feet of multi-tenant commercial space, and a 3,700 square foot senior center and new green space with a plaza.
Saint Louis Park Economic Development Authority (EDA)	Wooddale Apartments	Cleanup	\$184,300	The 4-5-acre site includes a church with an addition and a garage. Contaminants of concern include diesel-range organics (DRO) in the soil, and asbestos within the existing buildings. Expected benefits include the construction of 114 affordable apartments.

Grantee	Grant Name	Grant Category	Award	Project Summary
Saint Louis Park Economic Development Authority (EDA)	Wooddale Station Redevelopment	Cleanup	\$477,000	The 3.3-acre site includes an occupied multi-tenant commercial building and a vacant commercial building. Historically, the property has been used for manufacturing and a bulk petroleum retail business. Contaminants of concern include petroleum and chlorinated volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), metals (arsenic, cadmium, lead, and chromium) and diesel-range organics (DRO) in the soil, 1,2-dichloroethylene (cis-1,2-DCE) and trichloroethene (TCE) in the groundwater and 1,3-butadiene, benzene, TCE, and tetrachloroethene (PCE) in the soil vapor. Expected benefits include the construction of 252 market-rate apartments, 63 affordable apartments with 13,000 square feet of retail space, and underground parking in two buildings with a public plaza.
City of St. Paul	115 Plato	Cleanup	\$110,100	The 1.8-acre site includes a vacant 4-story commercial building currently used for document storage. Historically, the site was used by a box manufacturer and lumber company and a food processing company, and more recently used as an office and warehouse. Contaminants of concern include asbestos and lead-based paint within the existing building. Expected benefits include the construction of 63 affordable apartments with surface parking.
Saint Paul Port Authority	Hillcrest	Cleanup	\$750,000	The 112-acre site is a closed 18-hole golf course with clubhouse, maintenance, and other vacant auxiliary buildings. Contaminants of concern include mercury from past fungicide applications in the soil and isolated areas with polynuclear aromatic hydrocarbons (PAHs) and residual petroleum-impacts from prior closed leak sites. Expected benefits include the construction of 323 housing units (including 65 affordable units) and 429,000 SF of industrial space on 35 out of 112 acres with additional open space in Development Phase 1 within a 3-year grant term.
City of Minneapolis	Coliseum	SEED	\$72,500	The 0.9-acre commercial site has a vacant 3-story commercial building formerly used by multiple commercial tenants prior to being damaged in the summer of 2020. The developer has completed an environmental investigation. No evidence of environmental impacts was found in the subsurface soil, groundwater, and soil vapor. Contaminants of concern include asbestos within the current building. Future development is expected to be taxable property to be eligible for grant funding.

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Minneapolis	Native American Community Clinic	SEED	\$50,000	The 2.0-acre site is currently occupied by a single-story, multi-tenant building with an occupied medical clinic and a vacant retail store. Historically, the site included a variety of other commercial uses including auto repair and a drycleaner. Potential contaminants of concern include tetrachloroethene (PCE) and benzene in the soil vapor, and asbestos within the building. Future development is expected to be taxable property to be eligible for grant funding.
City of Minneapolis	2500 East Lake	SEED	\$46,600	The 1.4-acre site is currently part of a large parking lot for adjacent retail stores. Historically, the site included a manufacturing facility with underground storage tanks. Additional investigation is needed to document impacts for a current redevelopment proposal and the requirements of an existing environmental restrictive covenant. Future development is expected to be taxable property to be eligible for grant funding.
City of Minneapolis	1301 W Lake	SEED	\$28,900	The 1-acre vacant parking lot historically was used for auto sales & repair and a laundry service. Potential contaminants of concern include asbestos, metals (mercury), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) in the fill soil and chloroform in groundwater.
City of St. Paul	892 7 th Street East	Investigation	\$24,900	The 2.2-acre vacant site was primarily used for parking for various commercial businesses, and a social club before becoming vacant greenspace in 2013. Potential contaminants of concern include asbestos, polycyclic aromatic hydrocarbons (PAHs), and diesel range organics (DRO) in historic fill soil. Partial soil remediation was completed by the Saint Paul Port Authority for a future industrial use. Additional investigation is required to determine what cleanup is needed to make the property safe for residential use. Potential benefits include the construction of 60 affordable apartments with supportive services, and 40,000 square feet of multi-tenant commercial space

Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region⁴. 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 outcomes⁵.

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 2022.

1. The Council's 2022 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 2022 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 2022 awards are expected to add over \$5 million in annual net tax capacity to the metropolitan area.

76 cities participated in the program for the year 2022. (Figure 2)

2. The 2022 LCA awards funded projects that offered affordable housing opportunities in the cities of Blaine, Bloomington, Brooklyn Center, Carver, Centerville, Chaska, Columbia Heights, Coon Rapids, Cottage Grove, Eden Prairie, Fridley, Golden Valley, Hugo, Maplewood, Minneapolis, Minnetonka, Newport, Oakdale, Ramsey, Richfield, Rogers, Roseville, Saint Paul, St. Paul Park and St. Louis Park. In total, the 2022 LCA awards will assist with the rehabilitation or construction of over 2,300 housing units, over 1,100 of which will be affordable⁶.
3. The 2022 LCA awards will assist with adding or retaining over 1300 regular jobs.⁷ 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.

⁴ [Visit the Metropolitan Council "Who We Are" webpage](#)

⁵ [Visit the Metropolitan Council "Thrive MSP 2040" webpage](#)

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

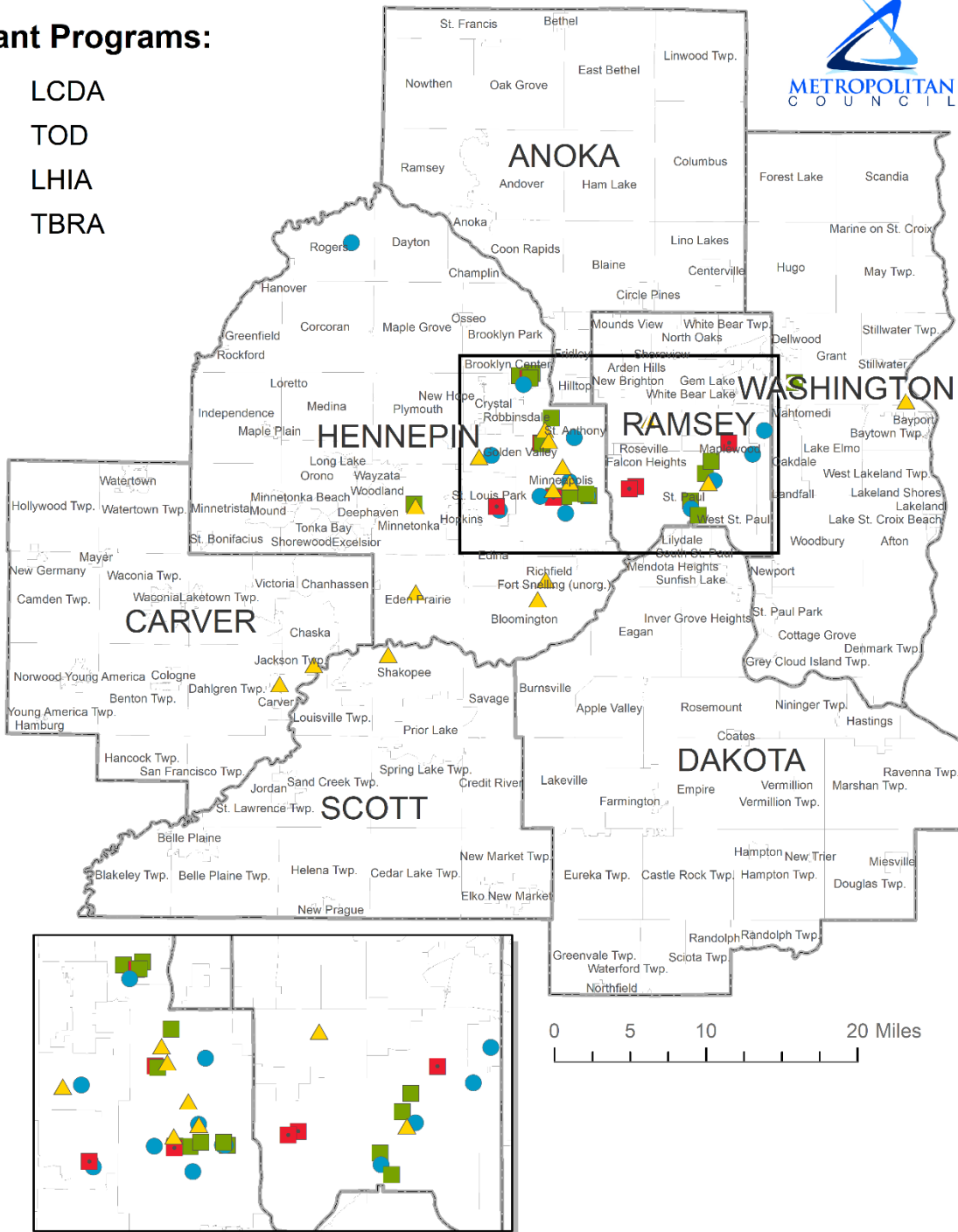
⁷ Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

5. During 2022, 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 with lower construction activity that are also areas of concentrated poverty, higher amounts of low-wage jobs, or more residents who are black, indigenous or people of color. In 2022, four TBRA SEED grants totaling \$198,000 were awarded, helping further the Thrive Equity outcome.
7. In 2022, the Council chose to fund the LHIA Affordable Homeownership program as a pilot. The program aims to address two priorities, homeownership opportunities for Black, Indigenous, and other ethnic or racial groups that own homes at disproportionately lower rates than White households in the region and creating affordable homeownership opportunities in parts of the region where it is most challenging to do so. In 2022 the LHIA Affordable Homeownership program awarded nine grants totaling \$2,000,000 to expand affordable homeownership opportunities in Bloomington, Eden Prairie, Chaska, Golden Valley, Minneapolis, Roseville, Richfield, and Anoka, Ramsey, and Washington counties. These opportunities will help further the Thrive Prosperity and Equity outcomes.

Figure 1. Map of Livable Communities Act Grants Awarded, 2022⁸

Grant Programs:

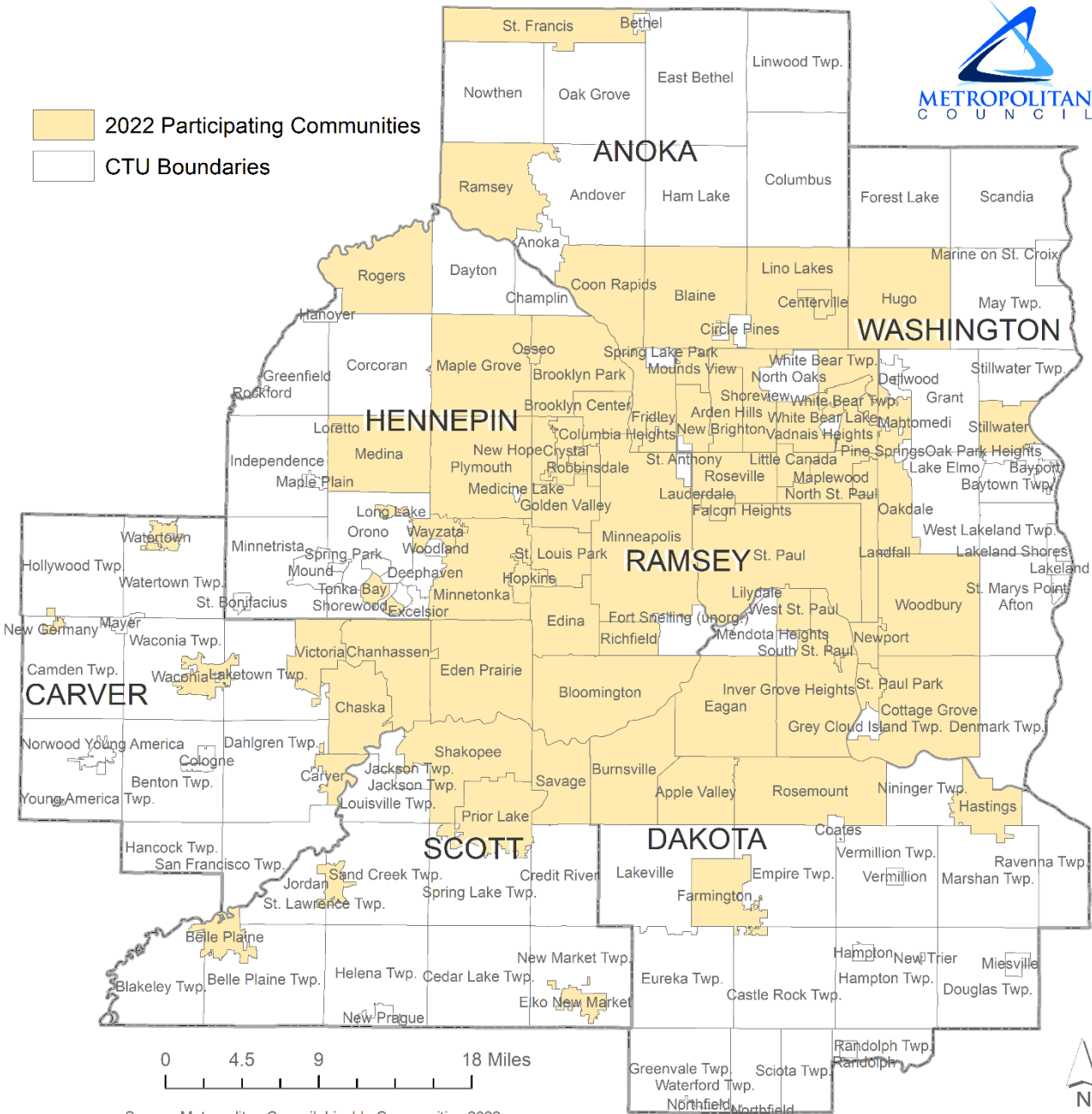
- LCDA
- TOD
- ▲ LHIA
- TBRA



Source: Metropolitan Council, Livable Communities 2023

⁸ 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, 2022





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