

# 2023 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

*A Report to the Legislature Fulfilling Minnesota Statute 473.254 (e)*



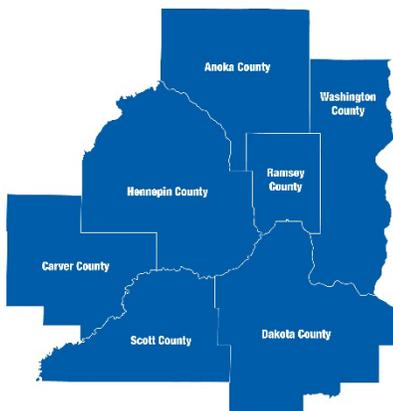
March 2024

# 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 2023 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 2023, 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 2023, LHIA awards were made through the regular grant category as well as the Affordable Homeownership category.
- 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 2023, TBRA awards included grants made through both the regular grant category as well as the Seeding Equitable Economic Development (SEED) for cleanup of sites that may be limited to a project concept but 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 awards, and those interest dollars were awarded through a final round of IHA grants during 2004.

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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 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 2023, 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, C Line and D 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 and B 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.
- Additionally, projects located within a ½-mile radius of proposed stations on the following planned transit corridors must consider their TOD potential when applying to LCA Pre-Development grants: Riverview Corridor, and E Line BRT

## Grant Amounts Available, Requested, and Awarded in 2023

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	\$3,991,900	\$2,290,000	28	15
LCDA-TOD Development	\$5,300,000	\$8,233,750	\$4,863,750	7	4
LCDA Development	\$9,300,000	\$25,035,700	\$9,736,250	16	8
<b>LCDA totals:</b>	<b>\$16,900,000</b>	<b>\$37,261,350</b>	<b>\$16,890,000</b>	<b>51</b>	<b>27</b>

Table 1B. Local Housing Incentives Account (LHIA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA Affordable Homeownership	\$2,900,000	\$3,350,000	\$2,900,000	8	6
LHIA	\$2,500,000	\$2,500,000	\$2,500,000	5	5
<b>LHIA totals:</b>	<b>\$5,400,000</b>	<b>\$5,850,000</b>	<b>\$5,400,000</b>	<b>13</b>	<b>11</b>

Table 1C. Tax Base Revitalization Account (TBRA)

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation	\$5,000,000	\$9,213,542	\$5,041,900	27	20
Seeding Equitable Economic Development (SEED)	\$500,000	\$377,375	\$142,500	6	4
<b>TBRA totals:</b>	<b>\$5,500,000</b>	<b>\$9,590,917</b>	<b>\$5,184,400</b>	<b>33</b>	<b>24</b>
<b>Total, all funds:</b>	<b>\$27,800,000</b>	<b>\$52,702,267</b>	<b>\$27,474,400</b>	<b>97</b>	<b>62</b>

## Expected Benefits to the Region

Newly funded projects with 2023 LCA grants are expected to help deliver many benefits to the region, including the following<sup>2</sup>:

- Create or retain over 1,500 jobs;
- Create or preserve over 2,100 affordable housing units;
- Create over 1,200 market rate housing units;
- Increase the regional tax base by over \$9 million annually<sup>3</sup>.
- Clean over 72 contaminated acres.

## Aggregate Awards, 1996-2023

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,377 grant awards totaling \$526,600,006 as shown in the table below.

Table 2. Aggregate Awards, 1996-2023<sup>4</sup>

<b>Fund</b>	<b>Award Total</b>	<b>Grants</b>
LCDA	\$285,773,137	471
LHIA	\$66,743,706	259
TBRA	\$169,505,463	634
IHA (available only in 1999-2000)	\$4,577,700	13
<b>Total</b>	<b>\$526,600,006</b>	<b>1,377</b>

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

<sup>3</sup> This is only calculated for development projects in the TBRA programs.

<sup>4</sup> 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.

## 2023 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2023

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Chaska	Chaska Zoning Update	LCDA Policy Development	\$50,000	Zoning updates will seek to reduce parking requirements and right-size landscaping for multi-family and industrial projects so that pedestrian amenities can be achieved. Reducing parking requirements minimizes climate impacts by lessening hard cover that contributes to the heat island effect and allows more opportunity for landscaping to combat those issues.
City of Fridley	Fridley Zoning Update	LCDA Policy Development	\$15,000	The City of Fridley’s Community Development Department seeks to update its Zoning Code to support a more efficient, equitable development pattern. Goals of the policy updates are to increase density, implement active transportation standards, and reduce parking requirements.
City of New Brighton	New Brighton ADU Policy	LCDA Policy Development	\$36,400	The new policy will set accessory dwelling unit (ADU) regulations in the city with goals to provide housing units at more affordable price points, offer an aging in place option, and increase density in the city.
City of Brooklyn Center	New Generations	LCDA Pre-Development	\$231,000	The Community Corner project is being developed by New Generations and will provide approximately 32 units of permanent supportive housing. All units are affordable at 30% AMI and target veterans who are experiencing homelessness or may have physical or developmental disabilities. The project plans to include commercial space that will provide a workforce center offering vocational rehabilitation, career, and employment services to the community and tenants. Additional commercial space will be provided for youth programming and a youth led coffee shop.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Brooklyn Center	Brooklyn Center Opportunity Site – RFWM Childcare & Wellness	LCDA Pre-Development	\$300,000	The project is a component of a larger redevelopment effort on the Brooklyn Center Opportunity Site, an 80-acre site that is undergoing a planned redevelopment with several development partners. This project is campus-style development of a Conference/Business Center, 24-Hour Child Care Center, Therapy Wellness Center, and Rental Barber/Beautician Suites.
City of Maplewood	Rice Street Gardens	LCDA Pre-Development	\$150,000	Rice Street Gardens is a proposed acquisition and development by the Rondo Community Land Trust which will include approximately 28 units of homeownership housing, between 110-130 units of multifamily housing, and preservation of a community garden. Rondo CLT will be the landowner and will work with partners including Twin Cities Habitat for Humanity to develop and implement the community vision set forth in the Rice & Larpentour Alliance Vision plan.
City of Minneapolis	The CORA	LCDA Pre-Development	\$150,000	The proposed development for the 0.62-acre site is a five-story mixed-use building with 90+ residential units located on East Hennepin Avenue in the Southeast Como neighborhood. There is 3800 sq. ft. of first floor retail/office space divided into 3-4 units. This intergenerational housing community will be divided into two equal sections. All units will be limited to households with incomes 30-60% AMI, with one section for residents of any age and the other section will be reserved for residents aged 62 and older.
City of Minneapolis	Rodeo Plaza	LCDA Pre-Development	\$150,000	Rodeo Plaza is the redevelopment of a site on Lake Street within Downtown Longfellow that was destroyed in the civil unrest of 2020. The new mixed-use project is being led by an emerging developer and it intends to include 88 units of housing, approximately 20% of which will be affordable to populations at 50% AMI. Ground floor spaces will include small affordable commercial units with target marketing to Latino community serving businesses.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Unity Building	LCDA Pre-Development	\$150,000	The Unity Building will replace two dilapidated mixed-use commercial buildings with a new four-story commercial building celebrating the African and Latine immigrant traditions of Lake Street. The project creates economically accessible office space in a majority BIPOC community.
City of Minneapolis	The LOMA	LCDA Pre-Development	\$190,000	The LOMA will create 62 affordable, culturally appropriate homes for seniors that come from different cultural backgrounds and may have more than one generation living in a household. The project is being developed by VY Management and intends to offer a range of affordable housing including approximately 16 units with income limits at 30% AMI, 42 units at 50% AMI, and 4 units at 60% AMI. Additionally, 7 units will be reserved for people that are experiencing homelessness. Ground floor commercial space will be made affordable and targeted to local BIPOC small business owners. Service providers will be located on site for tenants and offer a range of vocational rehabilitation and job resources.
St. Louis Park Economic Development Authority	Affordable Commercial SLP	LCDA Pre-Development	\$109,000	The City of St. Louis Park Economic Development Authority (EDA) is partnering with Partnership in Property Commercial Land Trust (PIPCLT) on an initiative to create long-term affordable commercial spaces in the city. The EDA purchased an 8,300 sq. ft. commercial building off Excelsior Blvd with the intent of subdividing it into 4 - 7 separate commercial spaces that will support BIPOC businesses. Once completed, the new spaces would be condominiumized and sold at affordable prices to limited income entrepreneurs under a condominium/land trust arrangement.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
St. Louis Park Economic Development Authority	Affordable Commercial SLP	LCDA Pre-Development	\$90,000	The St. Louis Park EDA is partnering with Partnership in Property Commercial Land Trust (PIPCLT) on an initiative to create long-term affordable commercial spaces in the city of St. Louis Park. The EDA purchased an 8,300 SF commercial building off Excelsior Boulevard with the intent of subdividing it into 4 to 7 separate commercial spaces. Once completed, the new spaces would be condominiumized and sold at affordable prices to limited income entrepreneurs under a condominium/land trust arrangement.
City of St. Paul	Hamm's Brewery – JB Vang	LCDA Pre-Development	\$315,000	This development is an adaptive re-use and new construction of the 4.88-acre former Hamm's Brewery Complex by JB Vang. The project will be home to a multicultural artist and residential hub with a thriving marketplace representative of the St. Paul community. It will provide a wide variety of affordable housing options including rental and ownership units, as well as site improvements designed to facilitate place-making.
City of St. Paul	Little Mod	LCDA Pre-Development	\$8,600	The proposed development is a co-living project, combining community and sustainability. This concept features several individually leased private bedroom/bathroom suites surrounding a high-quality, intentionally designed communal kitchen and living area. The project is net-zero with two dwelling units, each with a communal kitchen/living space and 6 bedroom suites (12 total) on a residential urban infill lot within a short walk to a high frequency transit corridor.
City of St. Paul	Hamm's Brewery – JB Vang	LCDA Pre-Development	\$200,000	A new construction building that is one component of JB Vang's multi-phase redevelopment of the 4.88-acre former Hamm's Brewery Complex. The proposed East End Apartments will provide affordable housing options with a focus on family-friendly rental unit mix and multiculturally sensitive design. The building also includes a carve out for ownership row houses.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Bloomington	700 American	LCDA Development	\$1,766,250	700 American Blvd W is a new construction, mixed-use development set to anchor the prominent corner of American Blvd W and Lyndale Avenue S in the City of Bloomington. The development offers 125 units of affordable housing available to those 55+ with 1,500 SF of commercial space. The project is pursuing project-based vouchers for 15 units to allow for deeper affordability. The remaining units will be available to households earning at or below 60% of the area median income.
City of Brooklyn Center	New Generations	LCDA Development	\$1,000,000	Affordable housing targeting Veterans and individuals experiencing homelessness that may have physical or mental disabilities. This mixed-use 4-story development will be one single building, with ground floor commercial space and an entire 4th floor dedicated to amenity space themed around health & well-being. The project will include youth programming and a youth-led coffee shop.
City of Brooklyn Center	Innovation and Catalyst Center	LCDA Development	\$600,000	This full project seeks to create an Innovation & Catalyst Center and sustain an existing majority BIPOC strip mall/shopping center in Brooklyn Center. ACER and Ignite Businesswomen Investment Group Cooperative (IBWIG) have purchased the site to become the 100% owners of Shingle Creek Center, an operating strip mall which is occupied by majority BIPOC and Immigrant owned small businesses. The Center will hold business incubation space and have economic development programming.
City of Edina	5780 Lincoln	LCDA Development	\$1,500,000	New construction affordable housing. 5780 Lincoln will be 100% affordable for individuals and families earning 50% AMI or less. Eighteen of the 89 total units will be set aside as Supportive Housing units - 9 for high-priority homeless, 9 for people with disabilities. An additional five units will have rents and incomes restricted to 30% AMI.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Maplewood	Gladstone Village	LCDA Development	\$1,150,000	65-unit new construction mixed-income affordable rental housing development focused towards family-friendly design and a mix of one-, two-, three-, and four-bedroom units. Amenities will include a large and flexible community gathering space which includes areas for co-working and maker spaces for children, outdoor gathering spaces for adults (grilling and seating) and children (fenced in playground spaces), fitness, and other breakout flex spaces. Seven units are set aside for people with disabilities and another seven units for individuals experiencing homelessness.
City of Minneapolis	Little Earth of United Tribes	LCDA Development	\$2,000,000	Rehabilitation and preservation of the Little Earth affordable housing community. Significant rehabilitation of the interiors, exteriors, and landscaping at Little Earth is proposed upon full funding including replacement/renovation of all major building envelope systems; repair/replacement of unit and common area mechanical systems; new flooring in units and common areas; rehabilitation of unit interiors, including kitchens and baths; and a complete rehabilitation of the parking lot, other hardscape, landscaping, gardens, and play area.
City of Minneapolis	Sabathani Family Housing	LCDA Development	\$1,145,000	Sabathani Family Housing proposes new construction of a six-story, 71-unit, affordable apartment building. The project will be located on Sabathani's campus which houses the community center along with an affordable, senior apartment building. The family housing building will complement the affordable, age-restricted housing and the service-focused community center by providing needed, affordable family units to the campus and by providing physical upgrades to the site – such as a playground, through-block connection, and stormwater retainage upgrades – that will better link the community center, the senior building, the family building, and the surrounding community.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	2260 Bohland Avenue	LCDA Development	\$575,000	The proposed CB Ford Site II is a four-story, 60-unit new construction senior development that will be CommonBond Communities' second of five affordable housing developments at the Highland Bridge development in the Highland Park neighborhood of Saint Paul. The site is located to the south of Ford Parkway at the corner of Bohland Avenue and Mount Curve. This development is one piece of the expansive master planned community of the Ford Site.
City of Minneapolis	Native American Community (NACC) Clinic Housing	LCDA-TOD Development	\$2,000,000	The Native American Community Clinic Housing project will create new affordable housing while integrating the providers physical, mental, and behavioral health services along with administrative space under one roof. Developed in response to an increased demand for health services, the project includes the redevelopment of a 1980s era shopping center with surface parking on an active commercial artery into a new expanded 39,000 square foot medical clinic, 83 units of new affordable housing (30-60% AMI) and a public plaza space. 11 units (8 one-bedrooms and 3 four-bedrooms) will be set aside as supportive housing for individuals and families experiencing homelessness. 9 units (four two-bedroom and five three-bedroom) will be set aside for individuals who qualify for Persons with Disabilities (PWD).
City of Richfield	Aster Commons	LCDA-TOD Development	\$1,000,000	Aster Commons is a new 38 unit deeply affordable multifamily project on Portland Avenue South in Richfield focused on serving young adults living with neurodiverse conditions. Elements of the project intended to support its target community include on-site management and service offices, community room, outdoor patio, and pathways. It includes 20 units at 30% AMI and 18 units at 50% AMI. There are 7 units set aside for High Priority Homeless (HPH) individuals and 6 units set aside for individuals who qualify for Persons with Disabilities (PWD).

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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	2441 University Ave W	LCDA-TOD Development	\$888,750	The 2441 Arts Restoration project is a partnership between Film North and D/O Architects Development to transform a former furniture showroom and warehouse into creative office and a nonprofit film studio headquarters. The project will feature a cinema lab space with a 750sqft 54-seat screening room and film classrooms. The project will also create a 'backyard' plaza as a community gathering space with plantings and infrastructure for outdoor film screenings.
City of St. Paul	892 East 7 <sup>th</sup> Street	LCDA-TOD Development	\$975,000	892 East 7th Street is a mixed-use development focused on providing affordable housing to multigenerational and 'grandfamilies' in the community. Large unit sizes and multi-bedroom configuration allow flexible living for grandfamilies or kinship families - households in which children reside with, and are being raised by grandparents, other extended family members, and adults with whom they have a close family-like relationship such as godparents and close family friends. The housing is coupled with ground floor community integrated supportive services and community reflective retail partners.

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Table 4. Local Housing Incentives Account Awards, 2023

Grantee	Grant Name	Grant Program	Award	Project Summary
City of Brooklyn Center	Brooklyn Center Opportunity Site – PPL & Academic Learning Center	LHIA	\$400,000	PPL BC Family Housing Phase I is a new construction mixed income development in Brooklyn Center being proposed by Project for Pride in Living and Resurrecting Faith World Ministries. Its 60 units will provide both family general occupancy and supportive housing units. The two-, three-, and four-bedroom units will be particularly valuable as there is a critical need for larger units in the community. The development is part of a master plan to redevelop the now vacant Brooklyn Mall. The opportunity site plan has identified a high need for affordable housing as part of the overall redevelopment of the area. The development will include onsite management, indoor and outdoor play areas for children, community garden space, and a large community room for resident gatherings and resident services.
Carver County CDA	Carver Oaks	LHIA	\$400,000	Carver Oaks Senior Residence project is a 43-unit three-story elevator apartment building with underground parking consisting of a mix of one- and two-bedroom units and common use amenities in the City of Carver. The project will be located next to Carver Place, an affordable 60-unit workforce family development, which was selected for funding in the 2022 Consolidated RFP and is anticipated to begin construction in spring 2024. The project will be owned and managed by the Carver County Community Development Agency (CDA).
City of Edina	5780 Lincoln	LHIA	\$450,000	5780 Lincoln is a new construction development in Edina being proposed by Solhem Development, LLC. Its 89 units will provide both family and supportive housing units. The efficiency, one-, two-, three-, and four-bedroom units will be particularly valuable as there is a critical need for larger units in the community. Children living at 5780 Lincoln will attend Hopkins schools. Both the City of Edina and Hopkins school districts have expressed a need for affordable housing that serves large families. The City of Edina is in strong support of the development and will be providing a deferred loan.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Program</b>	<b>Award</b>	<b>Project Summary</b>
City of Maplewood	Gladstone Crossing	LHIA	\$500,000	Gladstone Crossing is a new construction, 40-unit project located in Maplewood, sponsored by Beacon Interfaith Housing Collaborative. Youth-led households and homeless youth families with children are the primary target for this workforce and supportive housing development. Project-based Section 8 funding has been secured from the Metropolitan Council's Metro HRA, making these units deeply affordable to households.
City of Minneapolis	St. Olaf Exodus Apartments	LHIA	\$750,000	St. Olaf-Exodus involves the adaptive reuse of a church owned building and construction of a new addition located in downtown Minneapolis. The building formerly provided transitional housing operated by Catholic Charities. Aeon is the project sponsor of this 66-unit permanent supportive housing project comprised of all studio apartments. This project has considerable community support as evidenced by a below-market-rate 99-year land lease provided by St. Olaf Church, a philanthropic contribution of \$1.12M from Westminster Presbyterian Church, \$1.2M in Hennepin County Supportive Housing Funds, and a \$1.5M loan from Aeon.
City of Edina	Affordable Ownership Preservation	LHIA Affordable Homeownership	\$750,000	The City of Edina will partner with Twin Cities Habitat for Humanity (TCHFH) and Homes Within Reach (HWR) to acquire, rehabilitate, and sell homes through a community land trust (CLT). City staff engaged owners of moderately priced homes in Edina, of which 56 homeowners expressed interest in selling their homes to the CLT for future affordable ownership. The Edina Housing Foundation (EHF) will provide homebuyers up to \$60,000 of down payment assistance which can complement Come Home 2 Edina's \$15,000 forgivable loan for first-generation homeowners.
City of Golden Valley	Home Ownership Program for Equity	LHIA Affordable Homeownership	\$948,000	The Home Ownership Program for Equity (HOPE) makes public land available for affordable and equitable homeownership development opportunities in the City of Golden Valley. The city will provide a land write-down as an incentive for affordable home development at 60-80% of Area Median Income.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Program</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	ReFresh Minneapolis	LHIA Affordable Homeownership	\$74,966	ReFresh Real Estate LLC, in partnership with the City of Minneapolis and City of Lakes Community Land Trust, propose to acquire, rehabilitate, and sell three homes to households earning up to 50% of AMI. One of the homes, 1600 Oliver Ave N, is a 4-bedroom, 2-bathroom home; and the remaining homes will be single-family and/or duplex properties located in Minneapolis.
City of Minneapolis	PPL Greenbelt Homes	LHIA Affordable Homeownership	\$568,400	PPL's Greenbelt Homes development is a part of the larger Hawthorne Ecovillage Redevelopment in North Minneapolis. The development will construct five three-bedroom, two-bathroom homes on seven existing lots located along 6th Street North and 31st Avenue North. The existing lots have been replatted to create the five needed for development. Each unit will have its own patio or deck, backyard space, detached garage, and landscaped front yard with a rain garden.
City of Minnetonka	Minnetonka Affordable Twin Home	LHIA Affordable Homeownership	\$288,634	The city currently owns the parcel at 5432 Rowland Road and aims to sell the properties to a builder with single-household affordable home-building experience. The goal is to build affordable twin homes which will be sold to owner-occupants at or below 80% of Area Median Income (AMI). The homes will consist of three bedrooms on one level and 2.5 bathrooms. Each unit will have an attached garage and plenty of storage space. If it is financially feasible, the units could be constructed to DOE's Zero Energy Ready Home program specifications.
Saint Paul Port Authority	Serenity Townhomes	LHIA Affordable Homeownership	\$270,000	Amani Construction will collaborate with Rondo Community Land Trust to ensure long-term affordability and sustainable homeownership within the community. Serenity Townhouses will include 17 units, of which LHIA funds are requested for four 4-bedroom end units. Amani is committed to ensuring sustainability and energy efficiency in every unit, adhering to the Department of Energy Zero Energy Ready Home (DOE ZERH) program. Energy-efficient homes feature superior insulation, high performance windows, and energy-efficient appliances, not only reducing utility costs but also leaving a smaller carbon footprint for a more sustainable future.

**Table 5. Tax Base Revitalization Account Awards, 2023**

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Bloomington	Bloomington Senior Living and Daycare Facility	Cleanup	\$228,000	The vacant 7-acre site was historically used by successive commercial fitness centers. Contaminants of concern include asbestos-containing demolition materials that were crushed and spread thinly across the shallow soil as well as metals (lead, cadmium, chromium, and mercury), benzene, ethylbenzene, and Freon-12 in soil vapor. Expected benefits include the construction of 201 mixed-income apartments including 19 affordable units and an 11,000 square foot daycare
City of Excelsior	339 Third Street	Cleanup	\$250,300	The 1.6-acre site formerly included two commercial buildings and a parking lot. Historically, prior commercial buildings started as a cosmetic manufacturing facility and later changed to civic uses. An adjacent property formerly included a bulk oil storage facility. Contaminants of concern include volatile organic compounds in the groundwater and soil vapor, and metals (lead) and polycyclic aromatic hydrocarbons (PAHs) in the soil. Expected benefits include 38 market-rate apartments and 11 row homes with underground parking & new public park space.
City of Maplewood	Gladstone Crossing	Cleanup	\$196,100	The 1.2-acre site currently includes a vacant building previously used as a church, school, caterer, and a furniture store. The property includes a prior closed leak site. Contaminants of concern include polycyclic aromatic hydrocarbons (PAHs) in the shallow soil and benzene in the soil vapor. Expected benefits include the construction of 40 affordable apartments
City of Maplewood	Gladstone Village	Cleanup	\$100,000	The 1.6-acre site currently includes a funeral home. Historically, the site included a gas station and a power equipment business. Contaminants of concern include asbestos in the existing building; metal (Arsenic), benzene, and diesel-range organics (DRO) in the soil. Expected benefits include the construction of 65 affordable apartments with underground parking.
City of Minneapolis	Agate Housing	Cleanup	\$213,500	The mostly vacant 0.7-acre site includes one vacant residence and formerly included various commercial uses and a gear manufacturing company before the last building was demolished 11 years ago. Contaminants of concern include asbestos in the remaining building, metals (lead, arsenic) and polycyclic aromatic hydrocarbons (PAHs) in the soil likely from prior unregulated fill soils. Expected benefits include 48 affordable apartments and a 54-bed emergency shelter.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Kyle Garden Square	Cleanup	\$172,000	The 0.7-acre site includes a 4½ story building recently used as a medical office. Contaminants of concern include asbestos within the existing building. Expected benefits include conversion of an existing building into 59 affordable apartments. Expected benefits include conversion of an existing building into 59 affordable apartments with supportive services.
City of Minneapolis	Stinson Apartments	Cleanup	\$259,600	The 0.3-acre site currently includes a vacant commercial building. The site historically was used as a gas station. Contaminants of concern include diesel-range organics (DRO), metals (arsenic and lead), petroleum volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) in the soil; DRO in the ground water and benzene, toluene, and tetrachloroethene (PCE) in the soil vapor. Expected benefits include the construction of 24 mixed-income apartments including 5 affordable units.
City of Minneapolis	O'Shaughnessy Distillery Expansion Project	Cleanup	\$125,100	The vacant 1.2-acre site adjacent to the existing distillery historically included machinery storage, a blacksmith and auto repair shop and rail tracks. Surrounding properties included a variety of past industrial uses including linseed storage and processing facility and a transport business. Contaminants of concern include metal (arsenic), polycyclic aromatic hydrocarbons (PAHs), diesel-range organics (DRO), polychlorinated byphenols (PCBs), and debris in the soil. A partial soil cleanup of the site was conducted in 1993, 1994 and 1996. Expected benefits include the construction of a 24,200 square foot warehouse addition with office space, a delivery area, and open space.
City of Minneapolis	Unity Building	Cleanup	\$296,500	The 0.2-acre site currently includes two buildings with four retail tenant spaces and two apartments. Historically, the property included a paint store. The adjacent property included an auto repair business and a dry cleaner. Contaminants of concern include diesel-range organics (DRO), metals (arsenic, lead), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) in the soil and VOCs in the soil vapor. Expected benefits include the construction of a 25,000 square foot multi-tenant commercial building

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Newport	Red Rock Villas	Cleanup	\$88,100	The 8.4-acre site currently includes a single-family home, and a commercial transportation business. Historically, the site included an auto repair shop and outdoor storage. Contaminants of concern include diesel-range organics (DRO) in the soil and groundwater; and ethylbenzene, trichloroethene (TCE), tetrachloroethene (PCE), and benzene in the soil vapor. Expected benefits include the construction of 143 market-rate single-story and rowhouse apartments in 4 buildings. (Nearly half of the units are intended for tenants 55+ years old.)
City of North St. Paul	7 <sup>th</sup> Avenue Redevelopment	Cleanup	\$191,300	The 0.7-acre site is currently being used to construct a mixed-use building. Recently the site included a variety of retail businesses and a commercial printing facility. Historically, the site included a gas station. Contaminants of concern include additional polycyclic aromatic hydrocarbons (PAHs), arsenic, and petroleum in the soil on the west half of the site and debris in the fill soil in the east half of the site. Expected benefits include the construction of 82 market rate apartments with underground and surface parking
City of Shoreview	Rice Street Crossings	Cleanup	\$147,800	The vacant 11-acre site currently was previously used as a public maintenance and storage facility. Contaminants of concern include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals (chromium, cadmium, arsenic, and lead), and diesel-range organics (DRO) in the soil; petroleum gasoline-range organics (GRO) and DRO in the groundwater; and VOCs in the soil vapor. Expected benefits include the construction of 253 mixed-income apartments including 51 affordable units and 202 market-rate units and 9,000 square feet of retail space.
South St. Paul EDA	Wakota Logistics Center	Cleanup	\$814,700	The vacant 15.6-acre site historically included a wastewater collection and treatment system and was temporarily used as a demolition landfill. Contaminants of concern include metals, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) diesel-range organics (DRO) and debris in the soil; VOCs and DRO in the groundwater; and methane in the soil vapor. Expected benefits include the construction of 182,700 square feet of multi-tenant industrial space.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
St. Louis Park Economic Development Authority	Wooddale Station Project	Cleanup	\$428,000	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 and 12,000 square feet of commercial space in two buildings and a public plaza with access to the transit station.
City of St. Paul	176 South Robert	Cleanup	\$394,300	The 2.9-acre site is currently being used to construct a mixed-use building. Previously the site included an office, and educational building with a donation center. Historically, the site included a variety of industrial and storage uses including warehouses, rail ice houses and a junk yard with rail lines. Contaminants of concern include additional removal of lead, benzene, polycyclic aromatic hydrocarbons (PAHs) both individual and BaP equivalents, and diesel-range organics (DRO) in the soil. Expected benefits include the construction of 178 affordable apartments.
City of St. Paul	Prior Works Creative Enterprise Zone	Cleanup	\$174,900	The 8.8-acre site includes a partially-occupied 411,200 square foot multi-tenant commercial-industrial building. Historically, the site was used for a variety of industrial uses including for warehousing by a harvesting machine company, and two can manufacturers. Contaminants of concern previously addressed include metal (lead) in soil. Current contaminants of concern are chlorinated volatile organic compounds (VOCs) in the groundwater and VOCs in the soil vapor. Expected benefits includes the renovation of approximately 100,000 square feet of vacant space within the existing buildings into added commercial, office and industrial multi-tenant spaces and retention of current tenants.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
St. Paul Port Authority	United Village Phase 1	Cleanup	\$652,400	The mostly vacant 7.4-acre development phase is occupied by a fast-food restaurant. Historically, the site was part of a larger streetcar manufacturing and maintenance facility before becoming a retail center. A portion of the retail center adjacent to the subject property included a former drycleaner. Contaminants of concern include diesel-range organics (DRO) in the soil and volatile organic compounds (VOCs) in the soil vapor. Expected benefits include construction of an 87,800 square foot four-story office building with 24,000 square feet of retail space with underground and surface parking, a 170-unit hotel.
City of Minneapolis	The LOMA	SEED	\$12,400	The 0.3-acre site includes a vacant, damaged convenience store that was historically used as a gas station and may also have been used for auto repair. Potential contaminants of concern include petroleum-related volatile organic chemicals (VOCs) and asbestos containing materials (ACM) within the building. Expected development is a mixed-use building, with 6,200 SF of commercial space and 62 affordable rental units serving low-income seniors and their families
City of Minneapolis	East Plymouth Heights	SEED	\$30,100	The 0.5-acre vacant, publicly-owned site was once used as a gas station and included petroleum underground storage tanks. Potential contaminants of concern include volatile organic compounds (VOCs), diesel-range organics (DRO), gasoline-range organics (GRO), polycyclic aromatic hydrocarbons (PAHs), metals and possibly asbestos in the soil and VOCs in the soil vapor. The development concept includes up to 50-units and the retail portion will include approximately 15,000 square feet of retail space
City of St. Paul	Hamm's Brewery – JB Vang	SEED	\$50,000	The 4.9-acre site was historically used as a brewery and briefly for warehouse storage. More recently the site includes a micro-brewery, a distillery and a privately-owned vacant building most recently used for aquaponics. The part of the site included in the current proposal (areas 2,3, 6, the Main Brewery complex (buildings areas 18, 23, 24, 25 and 56) and surface lot (area 20)) have been vacant for over 25 years. Potential contaminants of concern include asbestos and lead-based paint within the buildings, other hazardous materials or universal wastes in the historic structures, petroleum and non-petroleum contaminants in soil or groundwater, and/or soil vapor. The development concept includes 248 affordable apartments and 11 owner occupied units split between a new building and adaptive re-use of existing vacant buildings.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	Hamm's Brewery – JB Vang	SEED	\$50,000	(Same project as described above)
Fridley Housing and Redevelopment Authority	Northern Stacks 9	Site Investigation	\$50,000	The 29-acre site has been used by many industrial, manufacturing and auto repair tenants for over 60 years. In addition, part of the site included over 450,000 gallons of above-ground and underground storage tanks of petroleum products and small containers of petroleum and other hazardous materials. The site is also adjacent to a former Superfund site that impacted soil, groundwater, and soil vapor with chlorinated solvents. Potential contaminants of concern include polycyclic aromatic hydrocarbons (PAHs) and metals in the soil, diesel-range organics (DRO) and volatile organic compounds (VOCs) in the groundwater, and VOCs in the soil vapor. Potential benefits include 342,300 square feet of new multi-tenant industrial space in 3 buildings
City of Minneapolis	753 Washington Ave N	Site Investigation	\$35,500	The 0.7-acre vacant parking lot historically was used as a dump and included deposits of fill soils from unknown origins when the underlying creek was re-routed through an underground culvert. The site was also used as a metal scrap yard and later used for outdoor storage. Potential contaminants of concern based on recent investigations of adjacent parcels include metals (arsenic, lead, mercury) and polycyclic aromatic hydrocarbons (PAHs) in the soil and barium and PAHs in the groundwater, and volatile organic compounds (VOCs) in the soil vapor. Potential benefits include a 165,000 square foot mixed-commercial development with retail, office, and structured parking.

## Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region<sup>5</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>6</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 2023.

1. The Council's 2023 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 2023 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 2023 TBRA awards are expected to add over \$9 million in annual net tax capacity to the metropolitan area.

76 cities participated in the program for the year 2023. (Figure 2)

2. The 2023 LCA awards funded projects that offered affordable housing opportunities in the cities of Bloomington, Brooklyn Center, Carver, Edina, Golden Valley, Maplewood, Minneapolis, Minnetonka, Richfield, St. Louis Park, St. Paul and Shoreview. In total, the 2023 LCA awards will assist with the rehabilitation or construction of over 3,300 housing units, over 2,100 of which will be affordable<sup>7</sup>.
3. The 2023 LCA awards will assist with adding or retaining over 1500 regular jobs.<sup>8</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 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.

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<sup>5</sup> [Visit the Metropolitan Council "Who We Are" webpage](#)

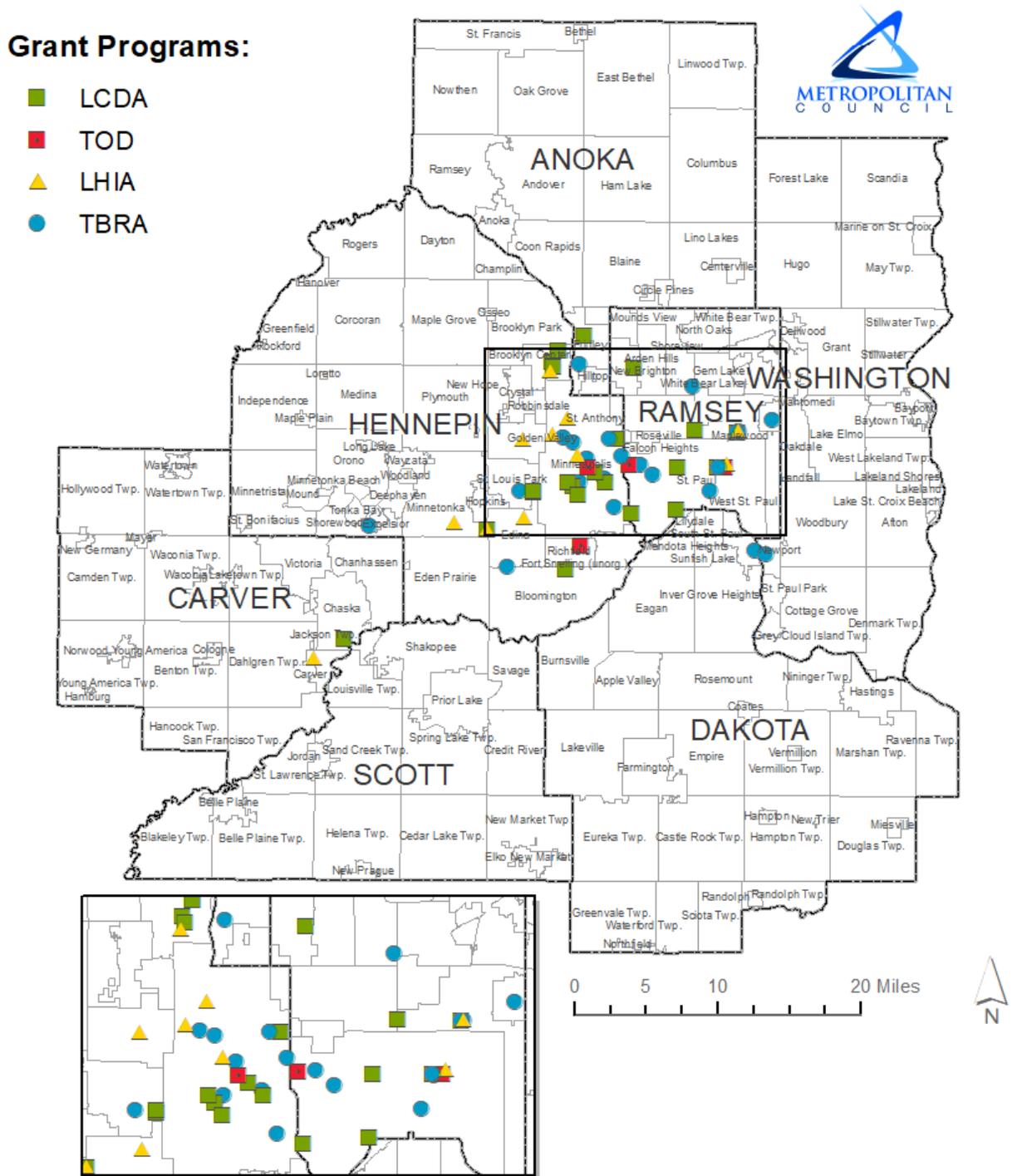
<sup>6</sup> [Visit the Metropolitan Council "Thrive MSP 2040" webpage](#)

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

<sup>8</sup> Only development projects have been included in these totals. These numbers may include projects that have been awarded funding in previous years.

5. During 2023, 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 with and 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 2023, four TBRA SEED grants totaling \$142,500 were awarded, helping further the Thrive Equity outcome.
7. In 2022, the LHIA Affordable Homeownership program was created. 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 2023 the LHIA Affordable Homeownership program awarded five grants totaling \$2,900,000 to expand affordable homeownership opportunities in Edina, Golden Valley, Minneapolis, Minnetonka and St. Paul. These opportunities will help further the Thrive Prosperity and Equity outcomes.

Figure 1. Map of Livable Communities Act Grants Awarded, 2023<sup>9</sup>



Source: Metropolitan Council, Livable Communities 2024

<sup>9</sup> Scattered site projects are represented as single point at the city hall or office location of the grant recipient.





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