

# 2019 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT



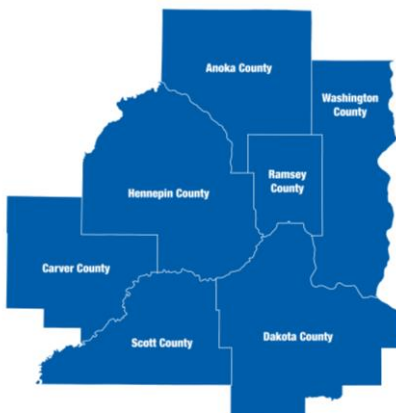
August 2019

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

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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**Contents**

About This Report .....4  
Enabling Legislation .....4  
Grant Categories.....5  
    Grant Amounts Available, Requested and Awarded in 2019 .....6  
Expected Benefits to the Region.....7  
Aggregate Awards, 1996-2019 .....7  
2019 Fund Distribution and Purposes.....8  
Effectiveness Evaluation.....22

## 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 2019 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 2019, LCDA awards were made through the regular grant category and the TOD category for development and pre-development projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.
- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial, or housing opportunities. Restoring the tax base, developing more jobs near existing housing and services, and adding affordable housing to the region are primary objectives of this account. In 2019, TBRA awards included those made through both the regular grant category as well as a category called Seeding Equitable Economic Development (SEED) for cleanup of sites without an associated redevelopment project in areas of concentrated poverty.
- A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the IHA prior to communities requesting payment of their grant awards, and those interest dollars were awarded through a final round of IHA grants during 2004. This account is no longer active.

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<sup>1</sup> Minn. Stat. § 473.25

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

- negotiating long-term affordable and lifecycle housing goals with the Council;
- adopting a Housing Action Plan to identify and give direction to the city's use of programs, official controls, and fiscal devices to help accomplish these negotiated goals; and
- making at least the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula is based on each community's share of the tax levy supporting the Livable Communities Demonstration Account and determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

## Grant Categories

In 2011, the Council adopted a second grant category for the TBRA and LCDA funding accounts. In the regular grant category, funding is available for projects located in any community participating in the LCA. The TBRA TOD grant category was discontinued in 2019. In the LCDA -Transit Oriented Development (TOD) grant category, in 2019, funding was available for communities located within a TOD area, described as within:

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

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

- A 1/2-mile radius of a proposed station on the following planned transit corridors:
  - METRO Gold Line
  - Rush Line

## Grant Amounts Available, Requested, and Awarded in 2019

Table 1A. Livable Communities Demonstration Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
TOD Development and TOD Pre-Development	\$5,000,000	\$ 3,799,800	\$2,953,800	7	6
Development and Pre-Development	\$7,500,000	\$13,343,866	\$6,939,266	16	14
LCDA totals:	\$12,500,000	\$17,143,666	\$9,893,066	23	20

Table 1B. Local Housing Incentives Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
LHIA totals:	\$2,500,000	\$2,500,000	\$2,500,000	11	11

Table 1C. Tax Base Revitalization Account

Category	Funding Available	Funding Requested	Award Total	Applications	Awards
Cleanup and Site Investigation*	\$5,900,000	\$12,750,975	\$6,287,800	34	23
Seeding Equitable Economic Development (SEED)	\$500,000	\$74,473	\$55,500	2	2
TBRA totals:	\$6,400,000	\$12,825,448	\$6,343,300	36	25
<b>Total, all funds:</b>	<b>\$21,400,000</b>	<b>\$32,469,114</b>	<b>\$18,736,366</b>	<b>70</b>	<b>56</b>

## Expected Benefits to the Region

Newly funded projects by 2019 LCA grants are expected to help deliver many benefits to the region<sup>2</sup>:

- Create or retain nearly 1,400 jobs;
- Nearly 1,600 new affordable housing units;
- Over 850 market rate housing units;
- An increase to the regional tax base of over \$4.5 million annually.

## Aggregate Awards, 1996-2019

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 1,142 grant awards totaling \$419,315,845, as shown in the table below.

Table 2. Aggregate Awards, 1996-2019

Fund	Award Total	Grants
LCDA	\$224,271,776	373
LHIA	\$42,833,706	211
TBRA	\$147,632,663	545
IHA (available only in 1999-2000)	\$4,577,700	13
<b>Total</b>	<b>\$419,315,845</b>	<b>1,142</b>

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<sup>2</sup> Expected benefits for projects that have received previous grant funding (in prior years or in current year) have been excluded to avoid double-counting

## 2019 Fund Distribution and Purposes

Table 3. Livable Communities Demonstration Account Awards, 2019

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Saint Paul	SpringBOX	Development	\$392,500	This grant funds the redevelopment of a vacant car showroom and vacant surface parking lot on University Avenue into a shared community arts space, public gathering space outdoors, and main office location for Springboard for the Arts.
City of Minneapolis	Bloom Lake	Development	\$1,600,000	This grant funds 42 units of affordable, supportive housing to people living with HIV/AIDS. Outdoor greenspace and an indoor flex space provide wellness and community gathering opportunities. Supportive services will be offered through a partnership between Clare Housing, Project for Pride in Living, and the Family Partnership.
City of Minneapolis	Amber Apartments	Development	\$548,500	This grant funds an 81-unit affordable housing project close to the METRO Blue Line 46th Street station. The project will provide supportive services to individuals recovering from drug and alcohol dependency by providing a sober living environment.
City of Minneapolis	927 Project	Development	\$981,816	This grant funds a three-story addition to an existing commercial building on West Broadway Avenue. The addition and building redevelopment will make space for the offices of the Jay and Rose Phillips Family Foundation, Tri-Construction, and New Rules as well as retail and shared workspace, community event space, and room for pop up events. The site plan includes amenities for community gatherings, electric vehicle charging stations, and public art.



<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Rogers	Main Street Rogers Downtown Redevelopment	Development	\$942,500	This grant funds a mixed-use, mixed-income development bringing retail, affordable senior, and workforce housing to Rogers. The existing senior center in the city will also relocate to the senior housing building. In addition to the two housing developments and retail space, the project includes two public plaza gathering spaces.
City of Eden Prairie	Paravel/Castle Ridge	Development	\$885,000	This grant will fund 246 units of mixed-income housing as a component of a larger development plan for the area. The project sits next to a new continuum of care development and a commercial development.
City of Edina	4100 Edina	Development	\$493,950	This grant will fund the redevelopment of the former Flyte Tyme Studios building into a 70-unit affordable housing development with units available at several levels of affordability.
City of Roseville	Owasso Gardens	Development	\$645,000	This grant will fund the redevelopment of several parcels in Roseville to bring a new affordable senior housing development to the city. The building will include an indoor community space for residents as well as an outdoor seating area. The project team is including Universal Design Guidelines to support aging in place.
City of Saint Paul	Ford Site Redevelopment	LCDA Pre-Development	\$100,000	This grant supports pre-development activities for the 122-acre site previously home to the Ford plant. The project proposes a mix of affordable, market rate, rental, and ownership housing options. A proposed street network will connect residents to the new uses on the site and to the natural areas along the Mississippi River. The stormwater system will serve as a central amenity water feature and will restore Hidden Falls Creek.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Chaska	Market Study in Historic Downtown Chaska for Affordable Artist Housing	LCDA Pre-Development	\$30,000	This grant supports pre-development activities to determine demand for affordable artist housing in the area.
City of Saint Paul	Little Saigon Plaza	LCDA Pre-Development	\$100,000	This grant supports pre-development activities that support a mix of commercial and residential uses with a mix of market rate and affordable housing units. The project team seeks to maintain minority ownership of the uses on the site and to both retain and attract local businesses to the site.
City of South Saint Paul	Grand Avenue Gateway Residential	LCDA Pre-Development	\$60,000	This grant supports pre-development activities that support creating mixed-use developments on two sites. The developments would be pieces of a larger mixed-use district in the area. This project would be the first new development in the district since the 1980s.
City of Minneapolis	Bimosedaa	TOD Development	\$1,000,000	This grant funds an adaptive reuse of the former Film Exchange building in the Warehouse District of Minneapolis. The project will provide 48 units of permanent supportive housing for people experiencing homelessness, mental illness, and/or chemical dependency. Priority will be given to individuals with Native American tribal affiliation. The City and the developer are partnering with the Red Lake Nation to provide supportive services to residents.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	L&H Station Phase III	TOD Development	\$431,800	This grant funds the third phase of a four-phase project at the METRO Blue Line Midtown/Lake Street Station. Phase III will add 114 units of age-restricted affordable senior housing. The project also includes green roofs and a stormwater management system.
City of Saint Paul	River Balcony Schematic Design	TOD Pre-Development	\$100,000	This grant supports pre-development activities that seek to better connect downtown Saint Paul to the Mississippi River. The project will include both rental and housing units, office space, a hotel, restaurant space, outdoor public gathering space, and an urban promenade.
City of Saint Paul	422 West University Avenue	TOD Pre-Development	\$100,000	This grant supports pre-development activities that support the Asian Economic Development Association's (AEDA) redevelopment of this site to replace failing buildings and construct a mixed-use project anchored by an indoor/outdoor market with a food hall, community commissary, and retail vendors. The concept includes new buildings surrounding a public outdoor performance/gathering space with offices and apartments on the upper floors.
City of Hopkins	Hopkins Artspace	TOD Pre-Development	\$72,000	This grant supports pre-development activities that will continue community engagement efforts and begin site plan design for 8th Street, aka "the Artery". The project is adjacent to the Lake Minnetonka LRT Regional Trail which connects directly into the Artery and the future METRO Green Line Downtown Hopkins Station.

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

<b>Grantee</b>	<b>Grant Name</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Bloom Lake Flats	\$350,000	This project is the construction of a 42-unit permanent supportive housing development in Minneapolis. The units will be available to people living with HIV/AIDS and 21 units will serve high priority homeless adults.
City of Inver Grove Heights / Dakota County Community Development Agency	Prairie Estates	\$350,000	The project is the renovation and preservation of a 100% project-based Section 8 development at risk of loss due to threat of market conversion.
City of Saint Paul	American House Recapitalization	\$350,000	American House Recapitalization will rehabilitate and preserve 69 single room occupancy units. They will provide housing for single High Priority Homeless and People with Disabilities.
City of Edina	4100 Apartments	\$500,000	This project will construct 70 new mixed-income housing units. The units will serve single, family High Priority Homeless, and People with Disabilities.
City of Plymouth	Element	\$500,000	The project will construct 58 new mixed-income units. It will provide general occupancy and supportive housing for 58 households including single, family, High Priority Homeless, People with Disabilities households, and Long Term Homeless.
City of Minneapolis	Build Wealth MN	\$20,000	The project will consist of the redevelopment of two city-owned vacant lots spread across three city blocks. The new homes include 5 bedrooms and 3 bathrooms and are targeted toward larger families. This project aims to provide homes for people seeking sustainable housing opportunities and provide down payment assistance to immigrant communities that need to have non-interest-bearing financing products.
City of Minnetonka	Homes Within Reach/West Hennepin Affordable Housing Land Trust	\$120,000	West Hennepin Affordable Housing Land Trust (WHAHLT) proposes to acquire, rehabilitate, and resell ten single family homes in western suburban Hennepin County.

<b>Grantee</b>	<b>Grant Name</b>	<b>Award</b>	<b>Project Summary</b>
Carver County Community Development Authority with a focus on Chaska, Watertown, and Waconia	Carver County CDA Land Trust Expansion	\$20,000	Carver County Community Development Authority (CDA) through its Community Land Trust program proposes to acquire, rehabilitate, and resell eight single family, detached units in Carver County to increase the affordable housing stock available through the land trust.
Washington County Community Development Authority and Cities of Forest Lake, Cottage Grove, Woodbury, and Oakdale	Two Rivers Community Land Trust - Own Sweet Home	\$130,000	Two Rivers Community Land Trust proposes to acquire, rehabilitate, and resell four single family, detached units in Washington County to increase the affordable housing stock available through the land trust.
City of Saint Paul	Oakdale Avenue Project Phase II	\$120,000	Neighborhood Development Alliance proposes to build six new 3-bedroom townhomes.
City of Shoreview	Shoreview/Rondo CLT Townhomes	\$55,000	The City of Shoreview and Rondo Community Land Trust propose 7 new 3-bedroom townhome units that will be available through the land trust.

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

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Saint Paul	605-617 Stryker Ave.	Investigation	\$24,100	The 1-acre site currently has a vacant store and vacant residential lots. Raised garden beds have been added for community gardening on a portion of the site. Potential contaminants of concern include petroleum impacts in the soil from historic underground storage tanks. Expected benefits include the development of 57 affordable apartments for seniors.
City of Saint Paul	1433 University	SEED	\$19,300	The 0.4-acre site is currently being leased to adjacent businesses for surface parking. Potential contaminants of concern include volatile organic compounds in the soil vapor from prior historical commercial operations in the immediate area.
City of Saint Paul	Powerhouse at Hamms; Phase I, ARMS, Phase II	SEED	\$36,200	The 0.8-acre site was historically used for central heating for the adjacent brewery buildings. The building has been vacant for over 21 years. Potential contaminants of concern include asbestos within the building and contaminants within surface fill soils.
City of Minneapolis	Leef South Lot fka Currie & Irving	Cleanup	\$37,300	The 1.2-acre site is mostly vacant except for a small storage shed. Recent uses include parking, accessory storage, and as a construction-staging area. A former commercial drycleaner was located adjacent to the site. Contaminants of concern include polyaromatic hydrocarbons, diesel-range organic compounds, and metals (arsenic, lead, mercury) in the shallow soils. Additional petroleum-impacts were found in the groundwater as well as volatile organic compounds in the soil vapor. Expected benefits include the development of a three-story 94,800 square foot office building with surface and structured parking.
City of Minneapolis	Calhoun Towers Building C	Cleanup	\$272,400	A 1.8-acre portion of a 4.6-acre site was part of a former historic unpermitted dump. The contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals in the fill soil. Additional petroleum-impacts were found in the groundwater. Expected benefits include the development of 100 market-rate apartments and 25 affordable apartments with structured parking.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	907 Winter Street NE	Cleanup	\$122,400	The 0.5-acre site was most recently used by metal finishing company and was previously used by different tool and die and machining companies. The finishing company closed and began removing containers of hazardous wastes from the facility in June 2018. Contaminants of concern include polyaromatic hydrocarbons and metals (arsenic, copper, lead, mercury) and petroleum impacts in the soil, volatile organic compounds in the groundwater, and asbestos containing materials within the building. Expected benefits include the development of 16 market-rate apartments and 4 affordable apartments with surface parking.
City of Minneapolis	Checkerboard	Cleanup	\$600,000	The 2-acre site was previously used for grain storage. Contaminants of concern are asbestos-containing material on the cement coating on the existing silos, window caulk, and floor tiles. Additional environmental investigation of the soil, soil vapor, and groundwater will be required for development. Expected benefits include the redevelopment of 375 market-rate apartments and 125 affordable apartments with 19,000 square feet of commercial space.
City of Minneapolis	Malcolm Yards Market	Cleanup	\$103,900	The 1.3-acre site has two vacant buildings historically used for machining. Expected benefits include the redevelopment of an existing building shell into a 18,500 square foot food hall. Activities include asbestos abatement, soil remediation, stabilization, and disposal of hazardous waste tank, additional soil vapor sampling, and environmental oversight.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Saint Paul	204-211 4 <sup>th</sup> Street	Cleanup	\$175,000	The currently vacant three-story building on a 0.2-acre site was most recently used as entertainment and recording space. Historically, the building was used for a variety of commercial uses including printing, electrical supply, storage, and manufacturing. Contaminants of concern include asbestos- containing materials and lead-based paint within the building. Additional assessment of potential soil vapor impacts is required. Expected benefits include the redevelopment of an existing building into 23 market-rate apartments and 20,000 square feet of commercial and storage space.
City of Saint Paul	441-453 Snelling Av.	Cleanup	\$199,700	The 0.6-acre site includes three vacant one-story buildings. Recent uses included retail and a construction-staging office. Historical uses included a gas station and various retail shops with space used by multiple dry cleaners. Contaminants of concern include petroleum impacts to the soil and asbestos- containing materials within the buildings. Expected benefits include the development of 134 market-rate apartments and 3 affordable apartments with 7,000 square feet of retail and underground and ground-level structured parking.
City of Maple Grove	Arbor Lakes Corporate Center (fka Hilger Transfer)	Cleanup	\$143,500	The 13-acre site was formerly used as a sand and gravel mine that was later used as an unpermitted dump before becoming a waste transfer site. The site has been vacant since 2002. Contaminants of concern include additional untreated hazardous wastes with volatile organic compounds, polychlorinated biphenyls (PCBs), and metals in the soil that require on-site treatment prior to disposal and volatile organic compounds in the soil vapor. Expected benefits include the development of 204,000 square foot multi-tenant office-warehouse building.



<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	3120 Excelsior	Cleanup	\$98,996	The 0.3-acre site includes a vacant building formerly used by multiple auto service businesses and is located on a portion of a historical unpermitted dump. Contaminants of concern include metals (arsenic, mercury), petroleum impacts to the soil, and a storage tank within the building. Expected benefits include the redevelopment of an existing building into 3,200 square foot retail space.
City of Ramsey	River Walk Village	Cleanup	\$902,800	The 4.8-acre site is vacant and was foreclosed in 2011. Historical uses include an unpermitted dump. Contaminants of concern include polyaromatic hydrocarbons, asbestos-containing materials and metals mixed with debris in the soils, and petroleum-impacts to the soil and groundwater. Additional soil vapor sampling is required. Expected benefits include the development of 11 market-rate homes and 3 affordable homes.
City of Hastings	Panache Cidery	Cleanup	\$270,000	Currently vacant, the 1.5-acre site historically was used for bulk petroleum storage. Contaminants of concern include volatile organic compounds, polyaromatic hydrocarbons, metal (arsenic) and petroleum impacts in the soils, and volatile organic compounds in the ground water and soil vapor. Expected benefits include the development of 4 market-rate apartments and a 2,000 square foot cidery and cider bar.
City of Saint Paul	1222 University	Investigation	\$49,200	The existing building was historically used by a casket-making business and more recently included a furniture refinishing business and a lighting recycling business prior to becoming a warehouse. Expected benefits include the redevelopment of the existing building into 62 affordable apartments.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	14th and Central	Cleanup	\$370,500	The 2.7-acre site has a 7,800 SF commercial building with 3 storage sheds, a vacant residential lot and a vacant home. Recent uses include freight vehicle maintenance and repair and was historically used by a lumber company and later by a bulk fuel transfer company. Contaminants of concern include arsenic, tetrachloroethylene (PCE), polynuclear aromatic hydrocarbons (PAHs), and petroleum impacts in the fill soil and PCE in the soil vapor. Expected benefits include the development of a 6-story building with 175 affordable apartments as well as 1,000 square feet of gallery space and a 1-story building with 5,700 square feet of light manufacturing space.
City of Minneapolis	RBC Gateway	Cleanup	\$425,000	The 1.7-acre site was historically used as a hotel with adjacent printing business and later gas station and dry-cleaning businesses. The site is under construction. It was most recently used for surface parking. The contaminants of concern include additional petroleum-impacts to soil and bedrock. Expected benefits include the development of a 36-story mixed-use tower with 590,000 square feet of office; a 240-unit hotel; 9,100 SF of retail; and 20 market-rate condos with underground parking.
City of Roseville	Twin Lakes Station	Cleanup	\$722,500	The 21.4-acre site includes 120,000 square feet of industrial space in three buildings occupied by multiple tenants conducting vehicle maintenance and repair as well external truck, trailer, and equipment storage. A fuel dispenser is also present. Contaminants of concern include diesel range organics (DRO) and petroleum and non-petroleum volatile organic compounds (VOCs) in the soil and tetrachloroethylene (PCE) in the soil vapor as well as asbestos-containing material (ACM) in one of the existing buildings. Expected benefits include the development of 480 affordable apartments in two 4-story buildings. A future development phase will include 56,000 square feet of commercial space.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Edina	Amundson Flats	Cleanup	\$400,500	The 1.2-acre site includes a vacant commercial building previously used by a dry-cleaning business. Contaminants of concern include tetrachloroethene (PCE) and trichloroethene (TCE) in the soil and the sub-slab soil vapor as asbestos-containing materials within the building. Expected benefits include the development of 62 affordable apartments in a 4-story building.
City of Minneapolis	907 Winter Street NE	Cleanup	\$185,000	The 0.5-acre site was most recently used by metal finishing company and was previously used by different tool and die and machining companies. The finishing company closed and began removing containers of hazardous wastes from the facility in June 2018. However, significant wastes remained in vats, trench drains, process floor pits, and contaminated process equipment and HVAC units after a roof collapse. Contaminants of concern include polyaromatic hydrocarbons and metals (arsenic, copper, lead, mercury) and petroleum impacts in the soil, volatile organic compounds in the groundwater, and asbestos containing materials within the building. Expected benefits include the development of 16 market-rate apartments and 4 affordable apartments with surface parking.
City of Minneapolis	Amber Apartments	Cleanup	\$180,700	The 1-acre site has a 24,800 square foot office/warehouse used for light manufacturing. A prior heating oil underground storage tank (UST) was closed in-place recently. Historically the site was part of a former coal and fuel yard. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs) and arsenic in the soil, and metals (arsenic, lead, mercury, barium, cadmium and selenium) and PAHs measured as Benzo(a)pyrene equivalents in the groundwater, as well as asbestos-containing materials (ACM) in the building. Expected benefits include the development of 81 affordable apartments with supportive services.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Stonehouse Square Apartments	Cleanup	\$140,700	The 2.3-acre site is currently developed with affordable multi-family apartments. Historically, the site a streetcar coal and oil house. Contaminants of concern include metals (arsenic, lead, mercury) and petroleum impacts in the soil during installation of a drain tile system along the perimeter of the larger building. Expected benefits include the renovation and preservation of 71 affordable apartments.
City of Minneapolis	Creekside at Van White	Cleanup	\$367,000	The 3.4-acre property is currently vacant and used for semi-trailer storage. A portion of the site previously had a freight house with a rail segment that used to transport materials to adjacent bulk petroleum and chemical storage companies. The remaining portion of the site was previously used by a scrap metal processing facility and had many bulk oil and chemical storage tanks on site. Historically adjacent properties also included bulk chemical and petroleum facilities, a manufactured gas plant site, an unpermitted dump, and a paving company. Contaminants of concern include petroleum-related contaminants in the soil and groundwater as well as polynuclear aromatic hydrocarbons, and metal, debris, and ash in the historical fill soils. Petroleum-related volatile organic compounds were also found in the soil vapor on the site. Expected benefits include the development of 90,000 square foot office building over two levels of structured, open air parking.
City of Saint Paul	Waterford Bay	Cleanup	\$316,900	The 9.6-acre site is currently vacant but was previously used as a coal-fired power plant. Contaminants of concern include polynuclear aromatic hydrocarbons (PAHs), expressed as the benzo(a)pyrene equivalent and metals (arsenic, lead) and diesel-range organics (DRO) in the fill soils as well as chlorinated solvents in the groundwater from a former adjacent off-site source. Expected benefits include the development of 242 market-rate apartments.

Grantee	Grant Name	Grant Category	Award Project Summary
City of Saint Paul	Stryker Av.	Cleanup	\$179,800 The 0.8-acre site is currently used as a community garden and a vacant retail building. Previously a part of the site included a gas station and auto repair business. Contaminants of concern include metals (lead, arsenic) and diesel-range organics (DRO), gasoline-range organics (GRO) in the soil, and volatile organic compounds (VOCs) in the groundwater. Expected benefits include the development of 57 affordable senior apartments.

## Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region<sup>3</sup>. Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. Between 2011 and 2014, the Council developed its new plan, *Thrive MSP 2040*. Thrive has five outcomes that define our shared regional vision: stewardship, prosperity, equity, livability, and sustainability. Thrive's principles of integration, collaboration, and accountability guide how the Council carries out its policies to advance those outcomes<sup>4</sup>.

The Livable Communities Act programs make awards consistent with criteria set in the enabling statute and implements *Thrive* through Council investments. The following is a list of Livable Communities program accomplishments for 2019<sup>5</sup>.

1. The Council's 2019 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 2019 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 2019 awards are expected to add over \$4.5 million in annual net tax capacity to the metropolitan area.

As of December 31, 2019, 97 cities elected to begin or continue their participation in the program for the period of 2011-2020. (Figure 2)

2. The 2019 LCA awards funded projects that offered affordable housing opportunities in the cities of Shoreview, Eden Prairie, Inver Grove Heights (through the Dakota County CDA), Edina, Minneapolis, Minnetonka (for an apartment project and a home ownership project serving several Hennepin County suburbs), Roseville, Ramsey, Forest Lake and Saint Paul. In total, the 2019 LCA awards will assist with the rehabilitation or construction of nearly 3,000 housing units, nearly 2,000 of which will be affordable.
3. The 2019 LCA awards will assist with adding over 1,400 regular jobs and thousands more construction jobs. These jobs will help further the Thrive Prosperity and Equity outcomes.
4. Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that not only manage stormwater but also mitigate a portion of the inner-city heat-island effect. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants

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

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

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

also help to reduce the vehicle miles traveled in the metropolitan area, thereby reducing air pollution and congestion. Together, these factors help further the Thrive Stewardship outcome.

5. During 2019, the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant category in the LCDA program targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation, helping further the Thrive Equity and Livability outcomes.
6. In 2015, the Seeding Equitable Economic Development (SEED) grant category was created. TBRA SEED grants help fund the cleanup of sites without an associated redevelopment project in areas of concentrated poverty. In 2019, four TBRA SEED grants totaling \$55,500 were awarded, helping further the Thrive Equity outcome.

Figure 1. Map of Livable Communities Act Grants Awarded, 2019

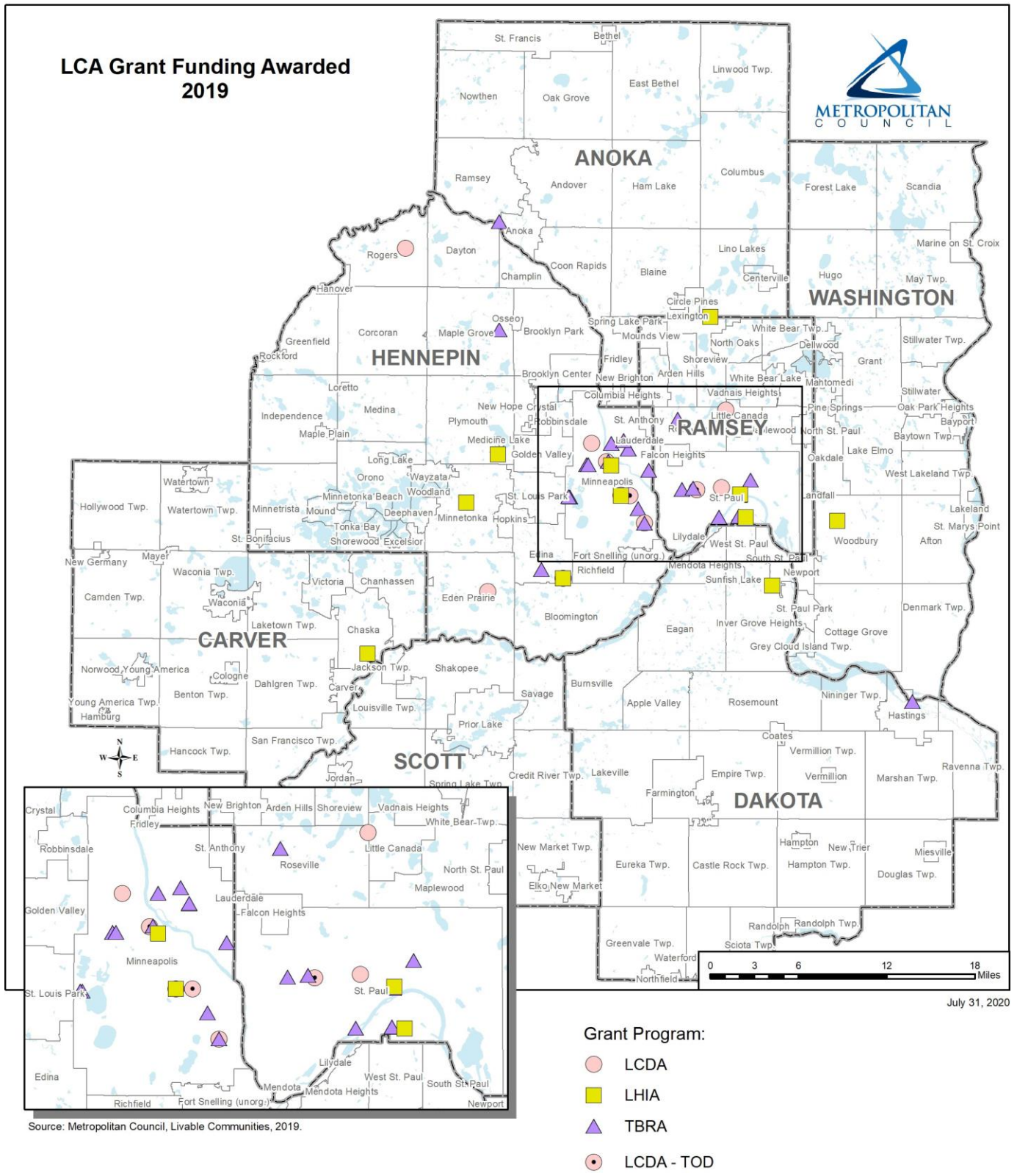
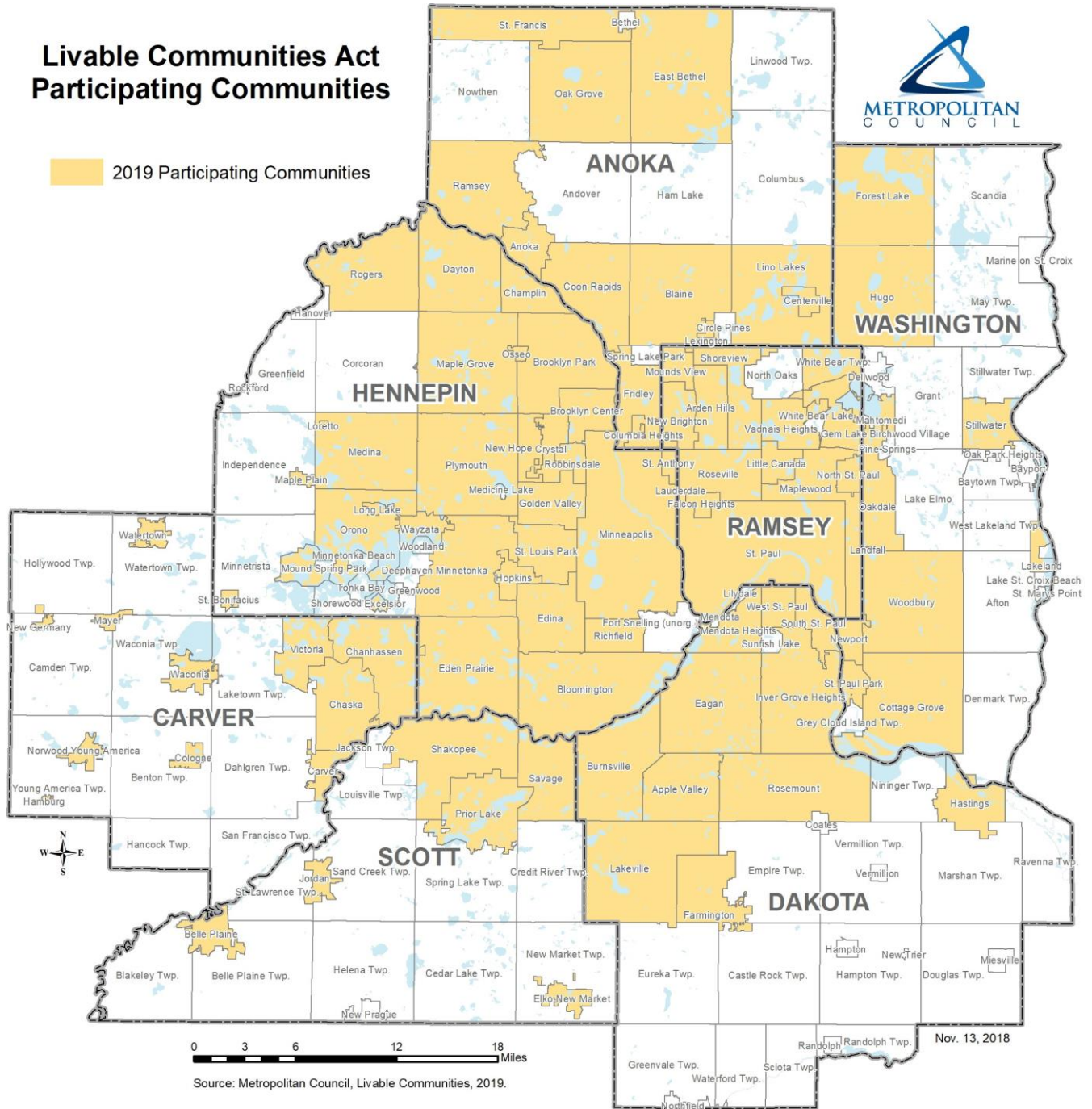




Figure 2. Livable Communities Act, Participating Communities



Source: Metropolitan Council, Livable Communities, 2019.



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