

# 2017 Livable Communities Update



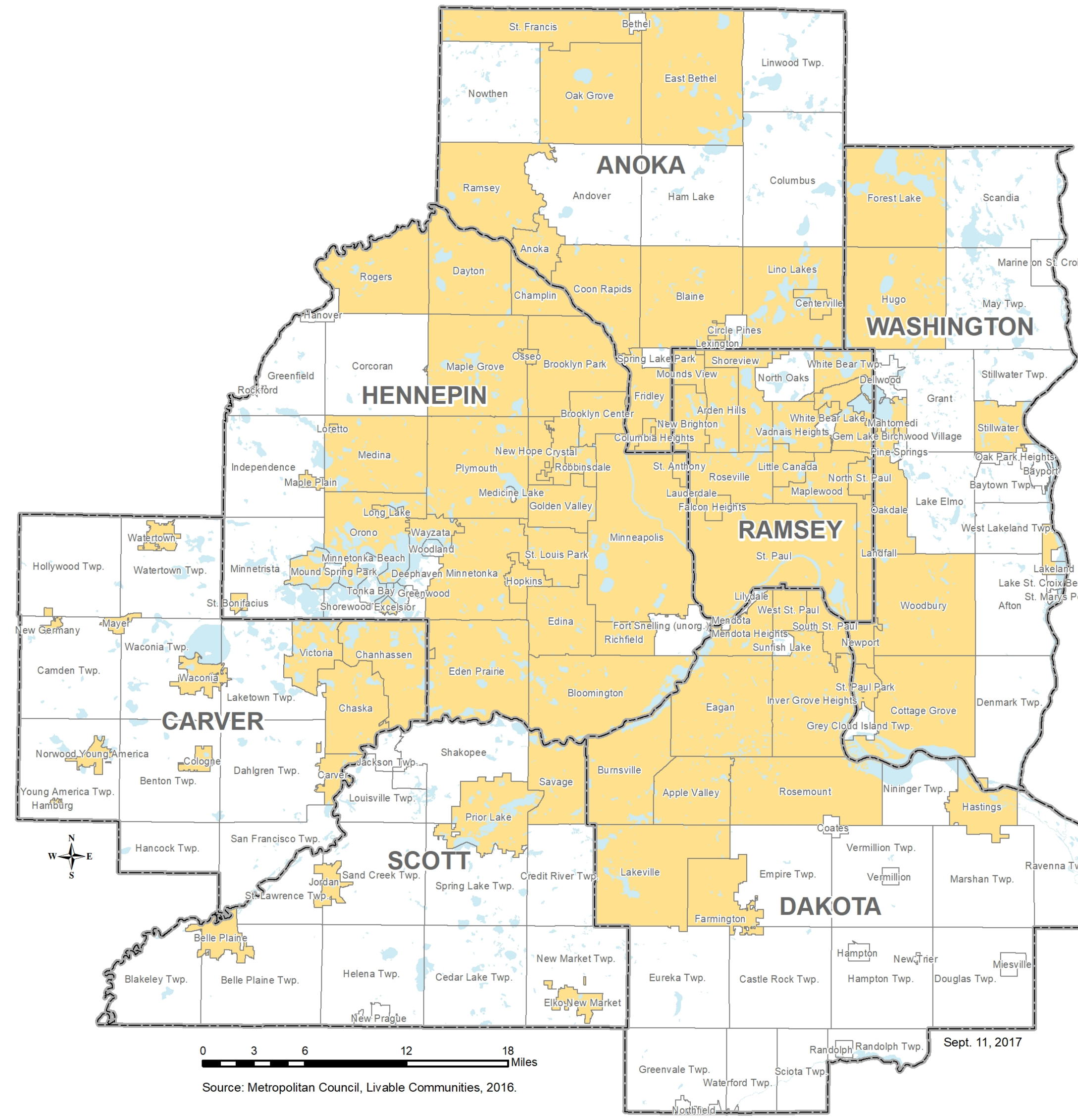
# Metropolitan Council Livable Communities Act

Voluntary, incentive-based approach for communities to:

- Expand housing choices (LHIA)
- Clean-up polluted lands for jobs and tax base (TBRA)
- Achieve connected development patterns that link housing, jobs and services; and maximize the development potential of existing infrastructure and regional facilities (LCDA)
- promote moderate to high density development projects located within walking distance of a major transit stop that typically include a mix of uses such as housing, jobs, restaurants, shops, and entertainment (TOD category)

# Participating Communities

95  
Participating  
Communities





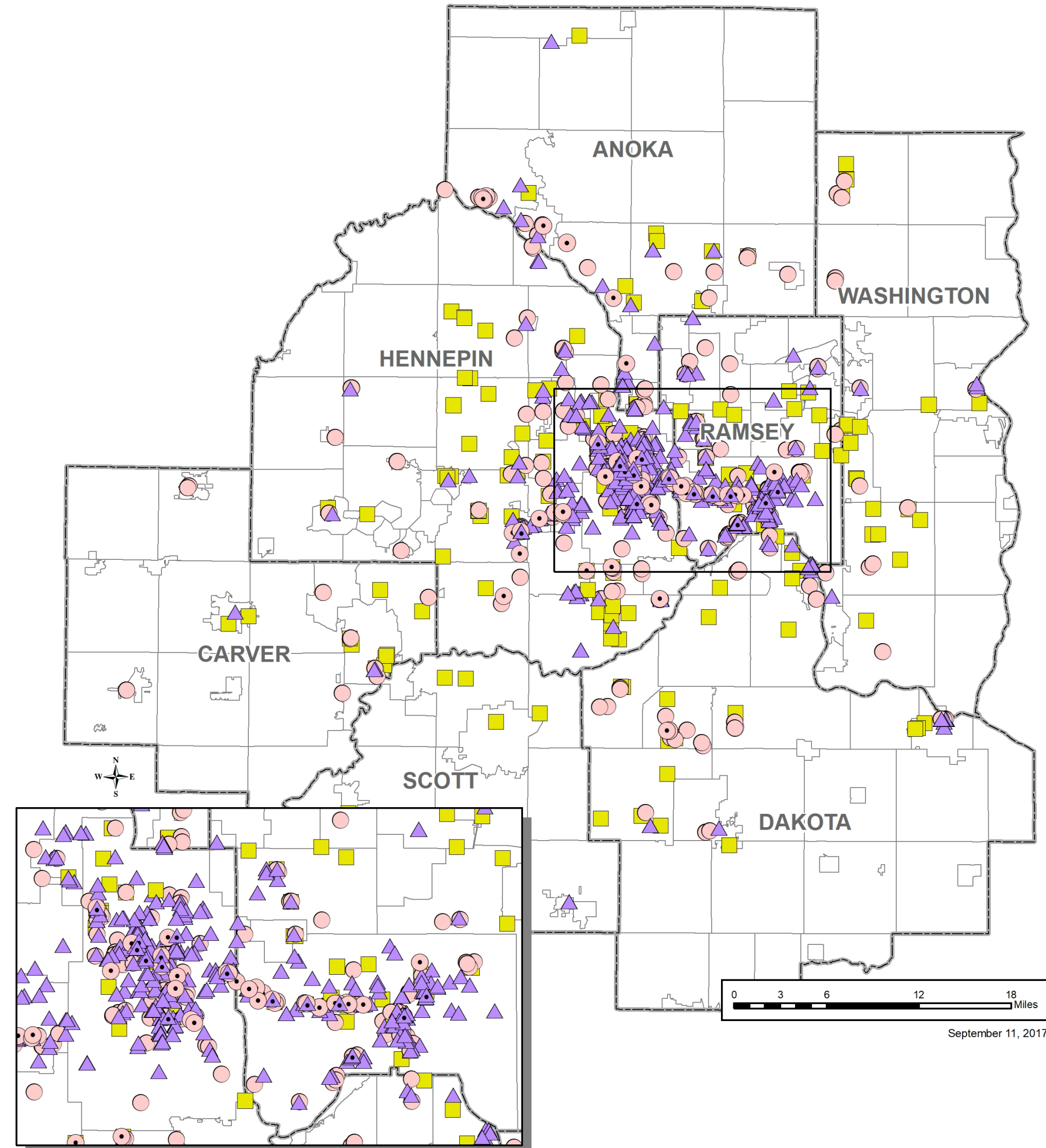
# What we've done so far

Since 1996, the Council has awarded:

- \$117.5 million for polluted site clean-up
- \$35.3 million for affordable housing, through LHIA
- \$142.7 million for affordable housing, community development and redevelopment, through LCDA
- \$47.6 million for Transit-Oriented Development



# LCA Awards 1996-2016



## Grant Program:

- ▲ TBRA
- LCDA
- LHIA
- ▲● TBRA - TOD
- LCDA - TOD

Source: Metropolitan Council, Livable Communities, 1996-2016.  
 Note: County-wide and community-wide scattered site grants are centrally located in their geography.

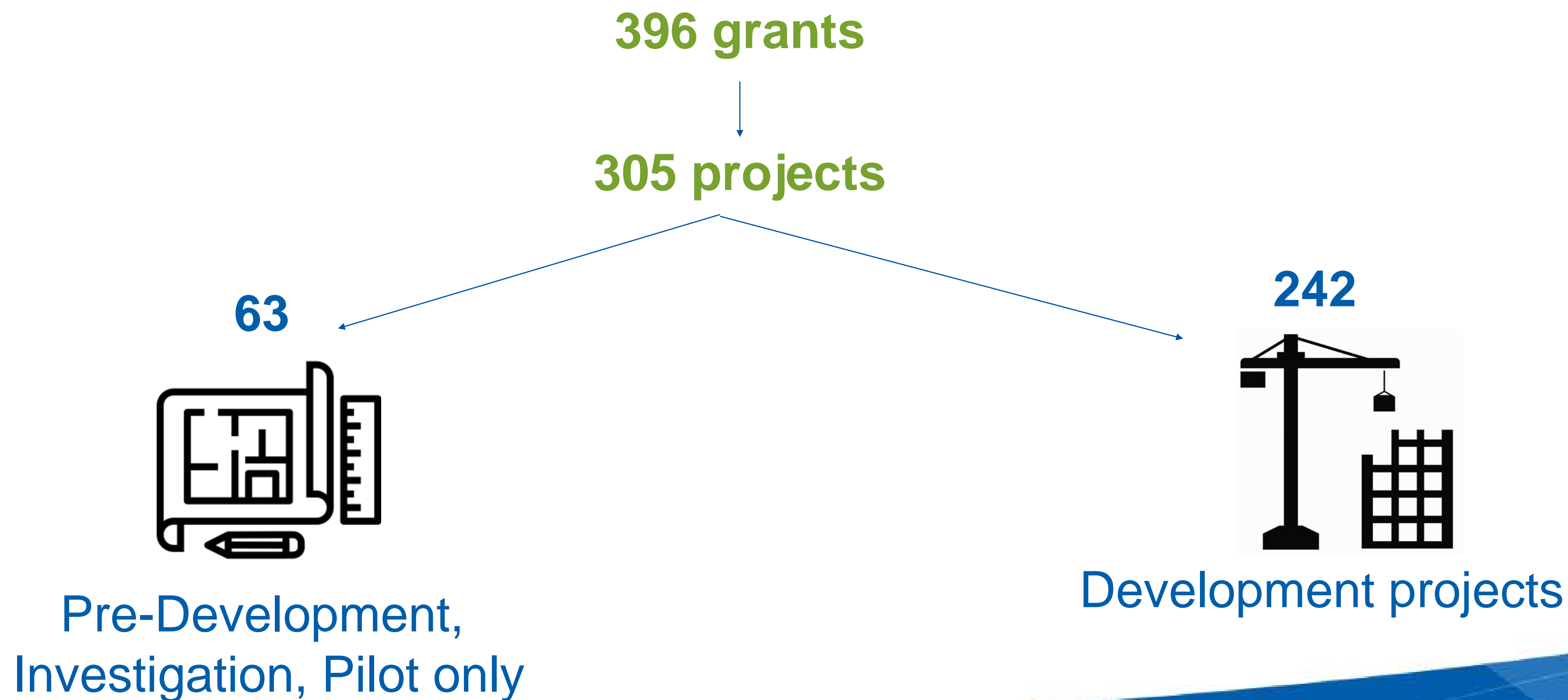
September 11, 2017

# **Livable Communities Act Grants During This Council's Tenure (2010-2016)**



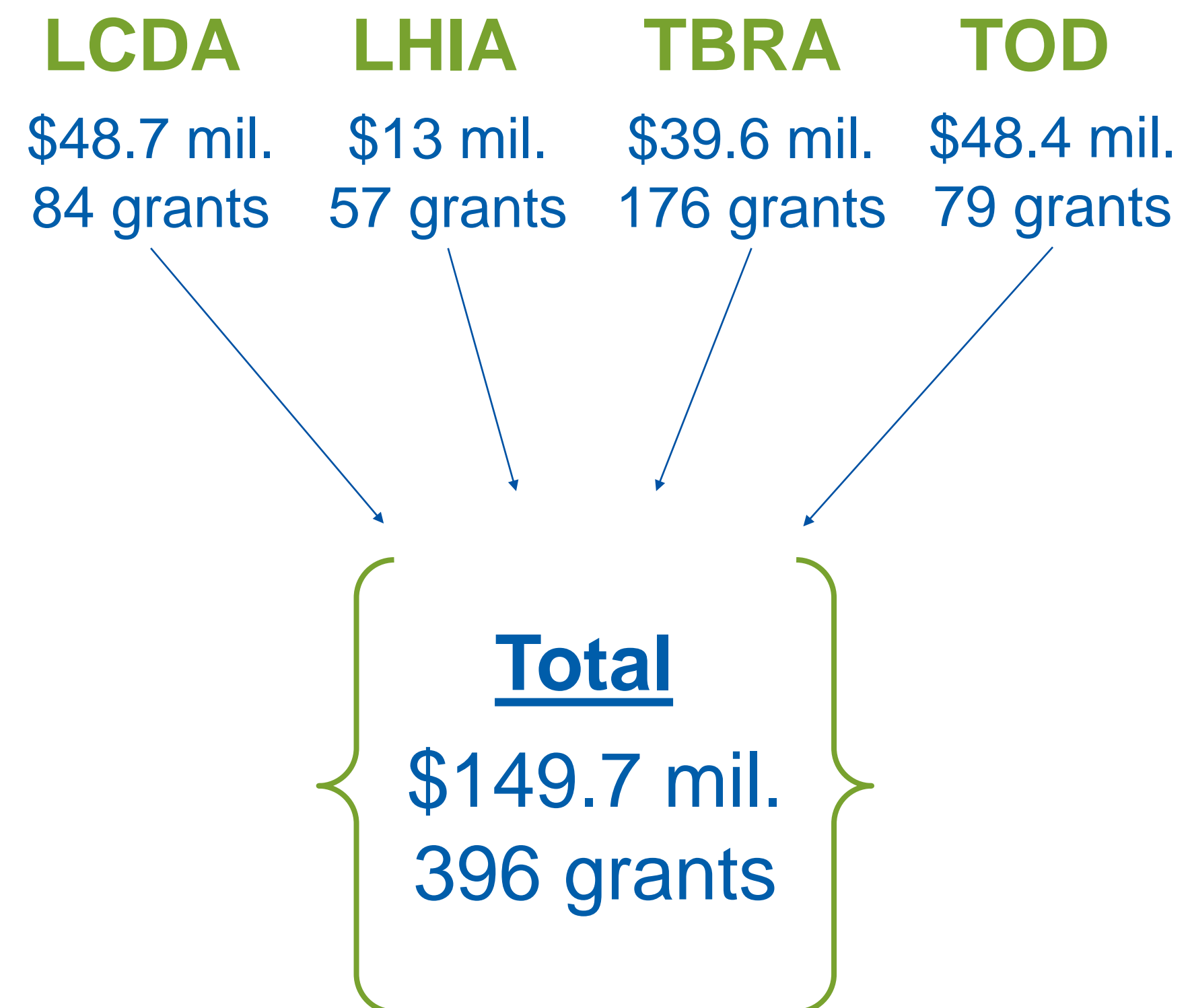
# Grant Awards versus Projects

2010-2016



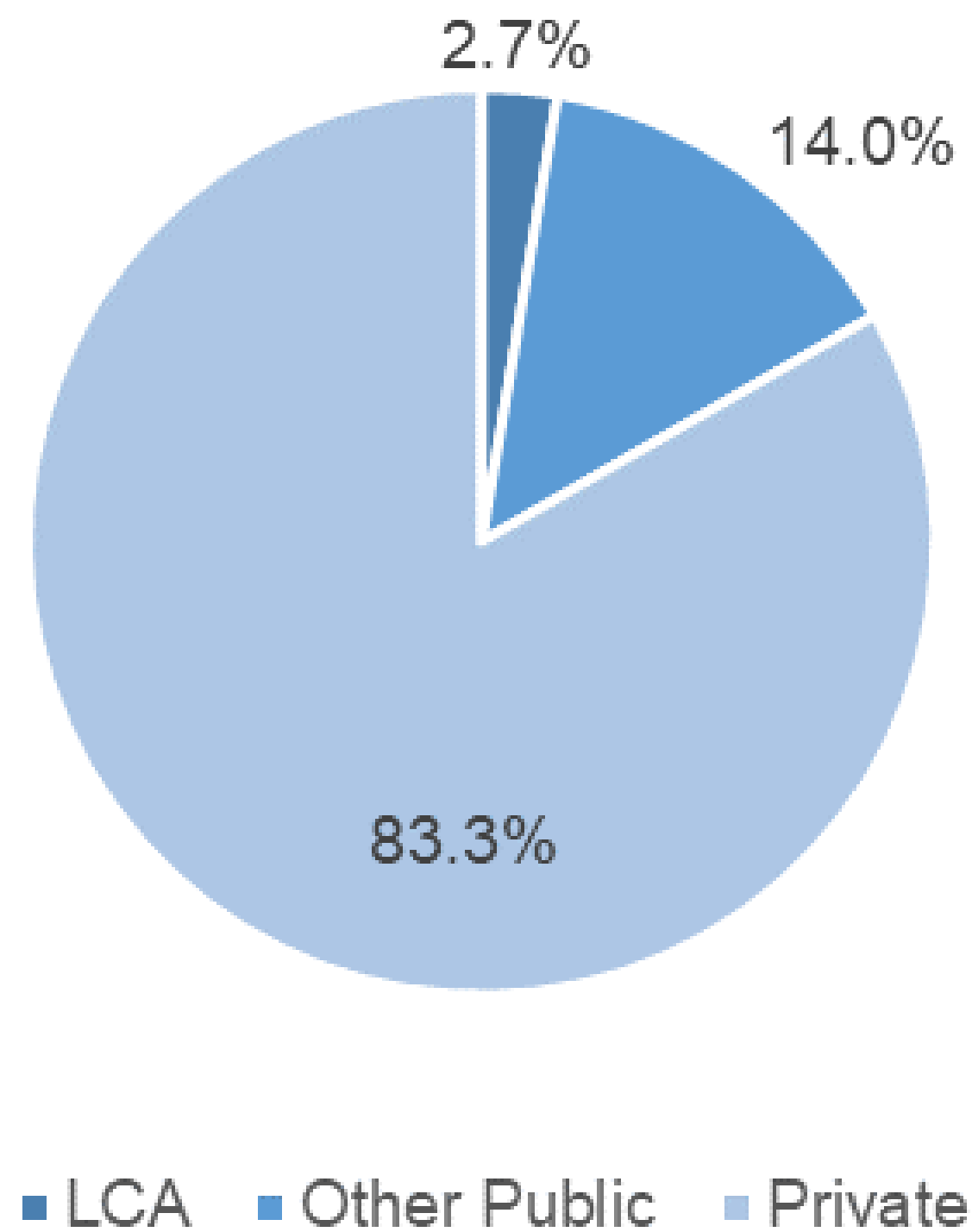


# 2010-2016 Awards



# LCA funds are typically 2.7% of development costs

LCA Percent of Total Development Cost



# Outcomes-Projected and Actual

Some outcomes rarely vary from the grant application:

- Housing units
- Acres of contamination cleanup

Reasons:

- Grant agreements require notification of project changes
- Significant changes must be approved by the Community Development Committee

Occasionally, a project doesn't move forward

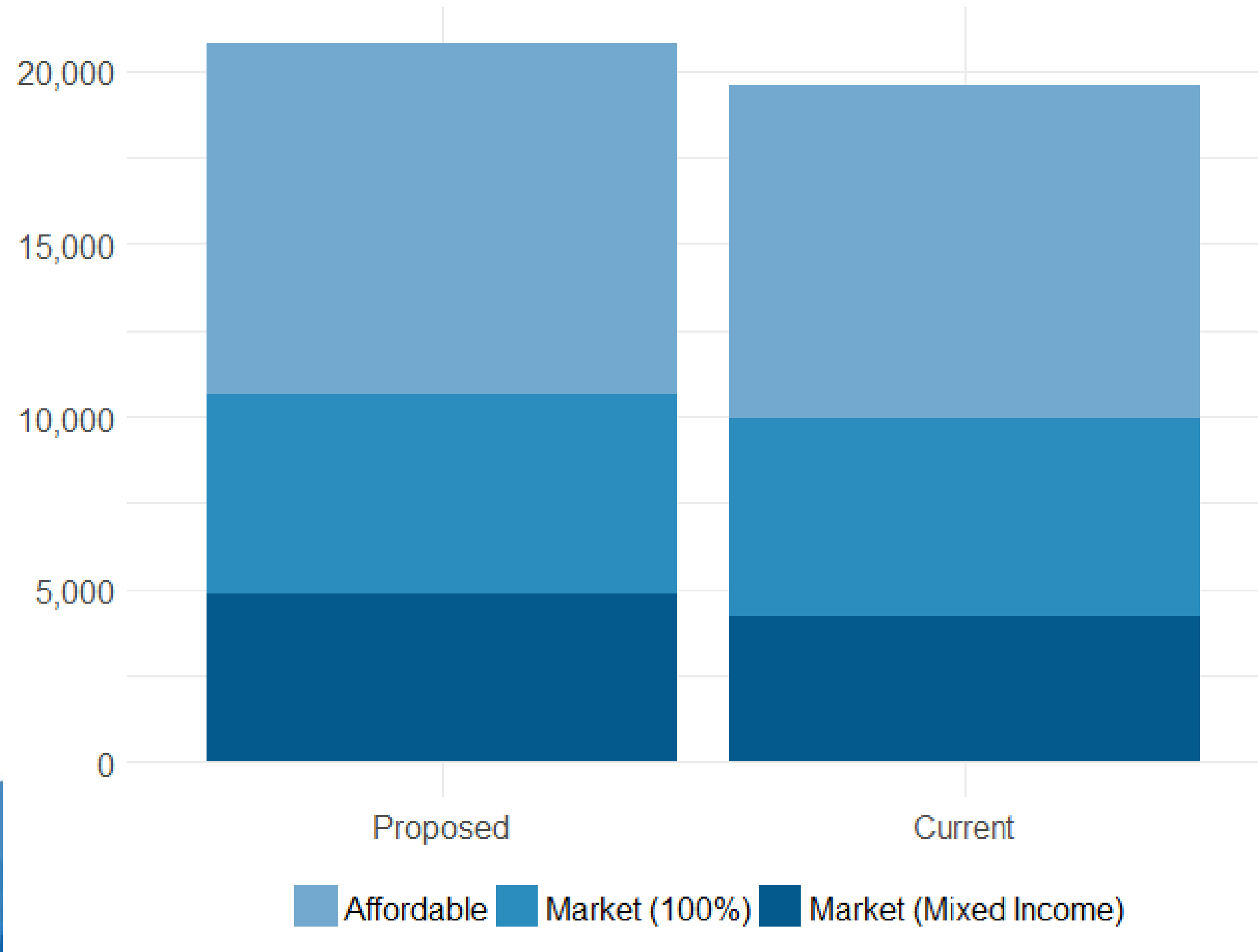


# Outcomes-Projected and Actual

- Out of 396 grants, 28 have been cancelled (93%)
- Sampling of 67 past completed projects provides rates for projected versus actual outcomes

# Current housing progress is 94% of proposed total-after subtracting projects that didn't go forward

Proposed and current housing totals for projects funded from 2010-2016



# Projected v. Actual – Jobs & Net Tax Capacity

Based on a recent sampling of 67 completed projects from 2007 to 2013:

- 86% of projected jobs were realized
- 100% of projected net tax capacity increase was realized



# When applied to current totals...

**17,100**



**Jobs**

**\$35.7 mil.**



**Net Tax Capacity  
Increase**



# LCDA Grant Highlights



**Artspace Hastings  
River Lofts, Hastings**



**Commons @ Penn, Minneapolis**



# The Rose





# LHIA Grant Highlights



**66 West, Edina**



**Clare Terrace,  
Robbinsdale**



# TBRA Grant Awards



**Surly Brewing,  
Minneapolis**



**Gallery Flats, Hopkins**



# TOD Grant Highlights



**Mill City Quarter, Minneapolis**



**Vandalia Tower, Saint Paul**



# Community Feedback

- “This project, particularly the gateway between Excelsior [Boulevard] and Main Street, couldn’t have happened without an LCDA grant”  
*-Meg Beekman, City of Hopkins, The ARTery*
- “It’s not a huge project but the impact has been huge. One smaller infill project in the right location can make a huge difference”  
*-Kari Gill, Cambrian Commons, Dakota County CDA*
- “The Met Council was extremely helpful and supportive during the development process, there were no hurdles”  
*-Cary Teague, 66 West, City of Edina*



# Developer Feedback

- “My job is to fill a gap- but it’s not like developing in the North Loop. I need partnerships like LCDA to fill this gap”  
*-Devean George, Commons @ Penn*
- “Without LCDA funding, many project elements would have been implemented on a much smaller scale if not at all”  
*-Becky Carlson St. Clair, Artspace Hastings River Lofts*
- “The project wouldn’t have been financially feasible without LCDA funding.”  
*-Shane LaFave, Director of Multifamily Development, Sherman Associates, Villages at Frost & English*

# Developer Feedback

- “Our projects do not happen without LCA. We realize we won’t get every grant we apply for, but we respect the process and are big believers in what [LCA does]. LCA funding doesn’t just make a big difference in our communities, but a big difference for everyone in the region. Whether it’s been New Hope, Edina, or Minneapolis, communities don’t get the benefit without supporting this program.”  
*-Scott Tankenoff, Hillcrest Development*