

# Livable Communities Overview

April 1, 2019

Community Development Committee



# Metropolitan Livable Communities Act programs

- Voluntary, incentive-based approach for communities
- Created by state statute in 1995 to fund cities in creating compact, connected development patterns
- Over \$21 million to be awarded in 2019



*Heart of the City, Burnsville*

# Metropolitan Livable Communities Act

<b>Tax Base Revitalization Account</b>	Clean up polluted land for jobs and local tax base
<b>Local Housing Incentives Account</b>	Expand affordable housing choices
<b>Livable Communities Demonstration Account</b>	Achieve interrelated development patterns that link housing, jobs and services; mix incomes of residents in housing; and encourage infrastructure investments that connect neighborhoods, attract private investment, and provide expanded employment opportunities
<b>Transit-Oriented Development</b>	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



# Statutory Guidelines required for all Livable Communities accounts (Minn. Stat. § 473.25)

- Consistent with Metro Development Guide (*Thrive MSP 2040*)
- Create & preserve living wage jobs
- Create incentives for a full range of housing opportunities
- Create opportunities for affordable housing
- Create incentives for compact & efficient development



4<sup>th</sup> Street Infrastructure (Prospect Park Station)

# Local Housing Incentives Account Statutory Guidelines (Minn. Stat. § 473.254)

- Expand housing choices
- Increase affordable owner and rental housing
- Preserve existing affordable housing



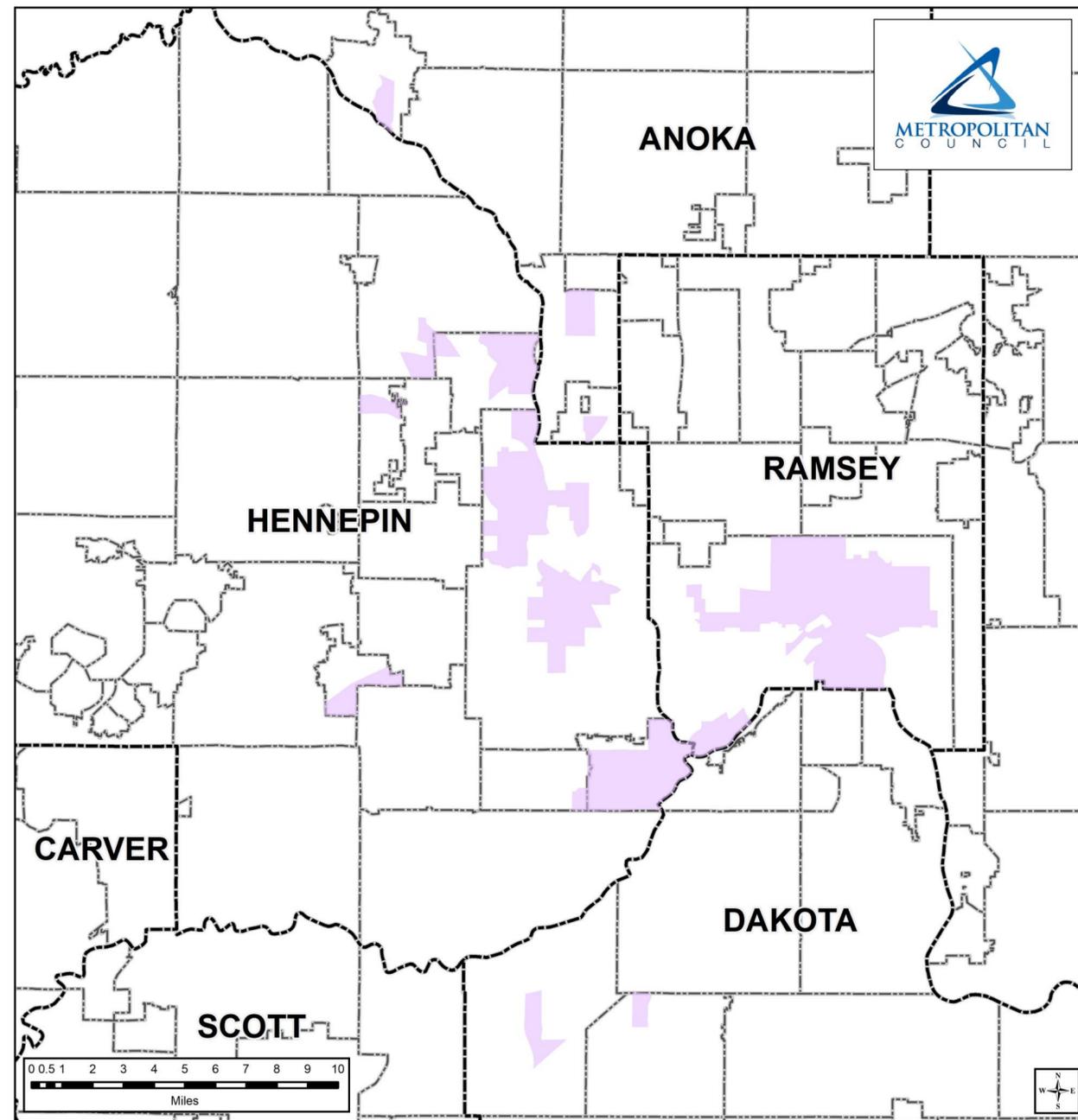
Falcon Heights Town Center

# Tax Base Revitalization Account Statutory Guidelines (Minn. Stat. § 473.252)

- Clean up polluted land in the metro area
- Provide the highest return in public benefits for the public costs incurred
- Preserve or create living-wage jobs and/or affordable housing
- Enhance the municipality's tax base

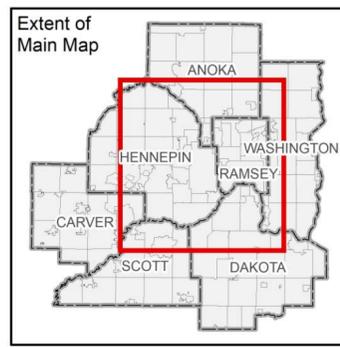


Lee's Wrecking/Blaine Medical Center



Areas of Concentrated Poverty

- Areas of Concentrated Poverty
- County Boundaries
- City and Township Boundaries



# Areas eligible for TBRA Seeding Equitable Environmental Development (SEED) Grants

- Targeted to Areas of Concentrated Poverty (Census tracts where 40% or more of residents incomes are below 185% of the federal poverty threshold)
- Pollution Investigation and/or cleanup, without a redevelopment project

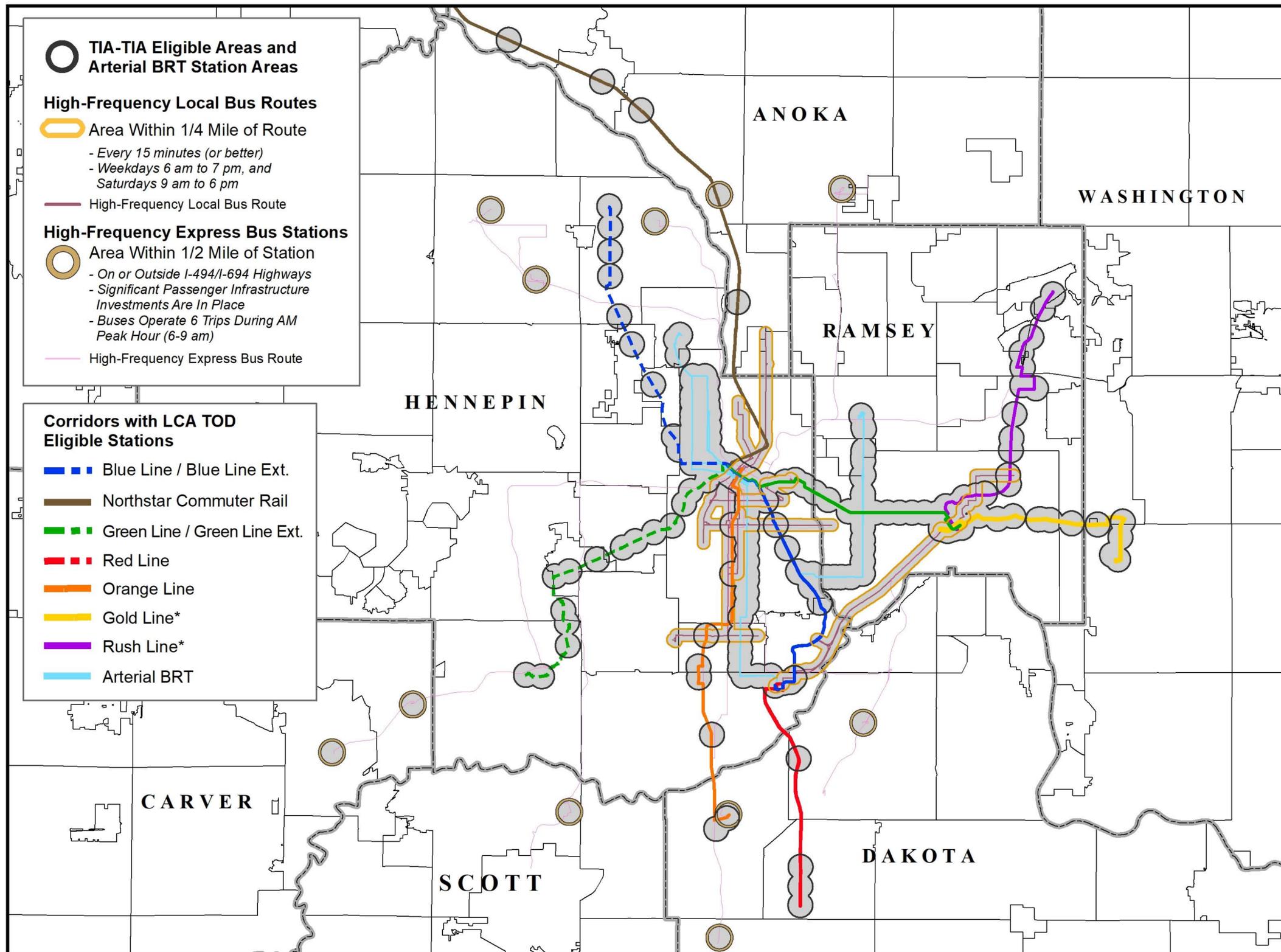
# Livable Community Demonstration Account Statutory Guidelines (Minn. Stat. § 473.253)

- Connect development with transit
- Connect housing and employment
- Achieve compact development
- Mix housing types
- Provide infrastructure to connect communities and attract investment



Hopkins Artery

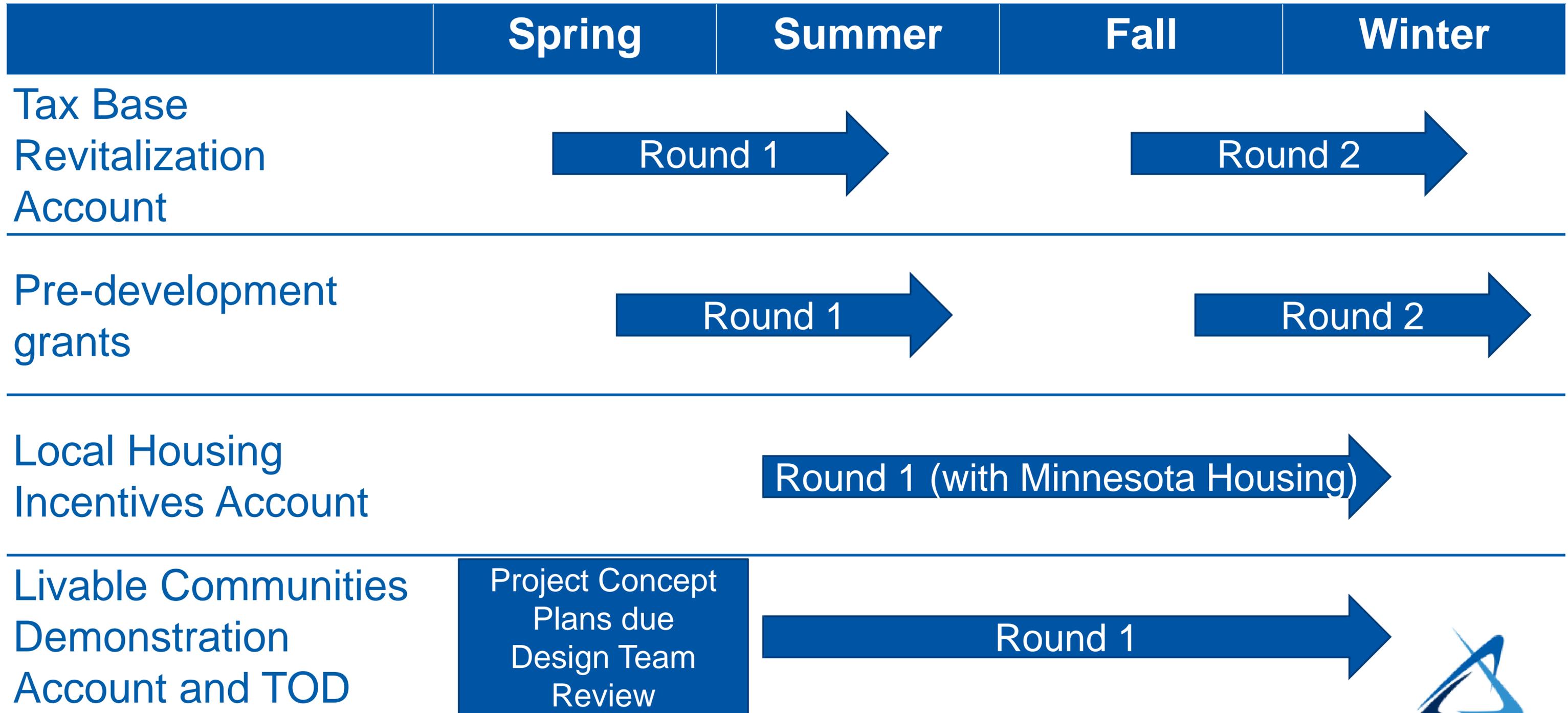
# Areas eligible for Transit-Oriented Development grants



# 2019 Livable Communities Funding

Fund	2019 Funding
Tax Base Revitalization Account regular program	\$5.9 M
TBRA Seeding Equitable Environmental Development program	\$0.5 M
Livable Communities Demonstration Account regular program	\$7.5 M
Local Housing Incentives Account	\$2.5 M
Livable Communities Demonstration Account – Transit Oriented Development program	\$5 M
<b>Total</b>	<b>\$21.4 M</b>

# Livable Communities Annual Calendar



# Livable Communities since 1996

Since 1996, the Council has awarded:

- Over \$400 million, through 1,086 grants, to 83 communities
- \$40.3 million through LHIA for affordable housing
- \$132.4 million for polluted site clean-up
- \$160.6 million for affordable housing, community development and redevelopment, through LCDA
- \$53.7 million for Transit-Oriented Development (since 2011)
- \$8.8 million for polluted site clean-up as part of a TOD project

# What we've done so far

Since 1996, LCA funding has helped produce:

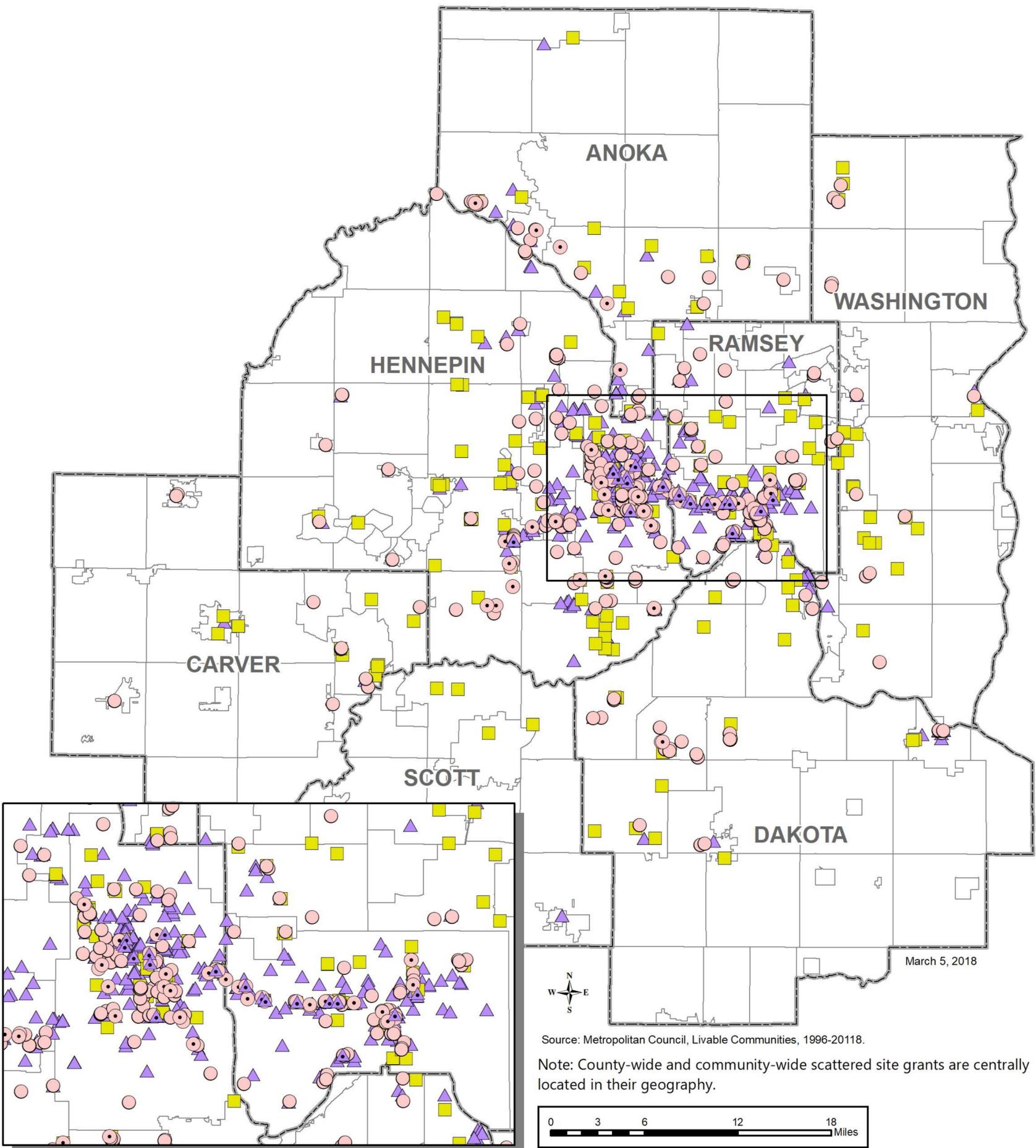
- Nearly 47,000 housing units
  - 24,318 are affordable
- Over \$124 million increase in annual property tax revenues
- Over 2,400 acres of contamination land cleaned
- Over 55,000 jobs

Helped leverage

- \$10 billion in private investment
- Nearly \$1.5 billion in other public investment

# Livable Communities Awards 1996-2018

- ▲ Tax Base Revitalization Account (TBRA)
- Livable Communities Demonstration Account (LCDA)
- Local Housing Incentives Account
- LCDA - Transit-Oriented Development



METROPOLITAN  
COUNCIL

# Livable Communities Demonstration Account Grant Highlights



**Artspace Hastings  
River Lofts, Hastings**



**Commons @ Penn, Minneapolis**

# Transit-Oriented Development Grant Highlights



**Mill City Quarter, Minneapolis**



**Vandalia Tower, Saint Paul**

# Local Housing Incentives Account Grant Highlights



**66 West, Edina**



**Clare Terrace,  
Robbinsdale**

# Tax Base Revitalization Account Grant Awards



**Surly Brewing,  
Minneapolis**



**Gallery Flats, Hopkins**

# Local Government 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*

# 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*

# Livable Communities Advisory Committee

- Reviews applications for innovation and demonstration value, catalytic values and readiness
- Recommends awards to the Community Development Committee
- 15 members representing:
  - local government
  - development finance
  - development
  - transportation
  - environment
  - site design
  - community-based planning, economic and community development /engagement

**Questions?**

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