



# LCA Program Changes

Housing Work Group



# Consultant Engagement Goals

**Aims** Conduct assessment of LCA strengths, identify strategies for increased regional participation, and alignment with Imagine 2050 goals.

## **Components**

- Understand historic trends in participation
- Understand perceived barriers to participation (both program design and policy/philosophical)
- Develop common understanding across stakeholder groups of the program intent
- Work with stakeholders to align program goals.

# Consultant Engagement Process

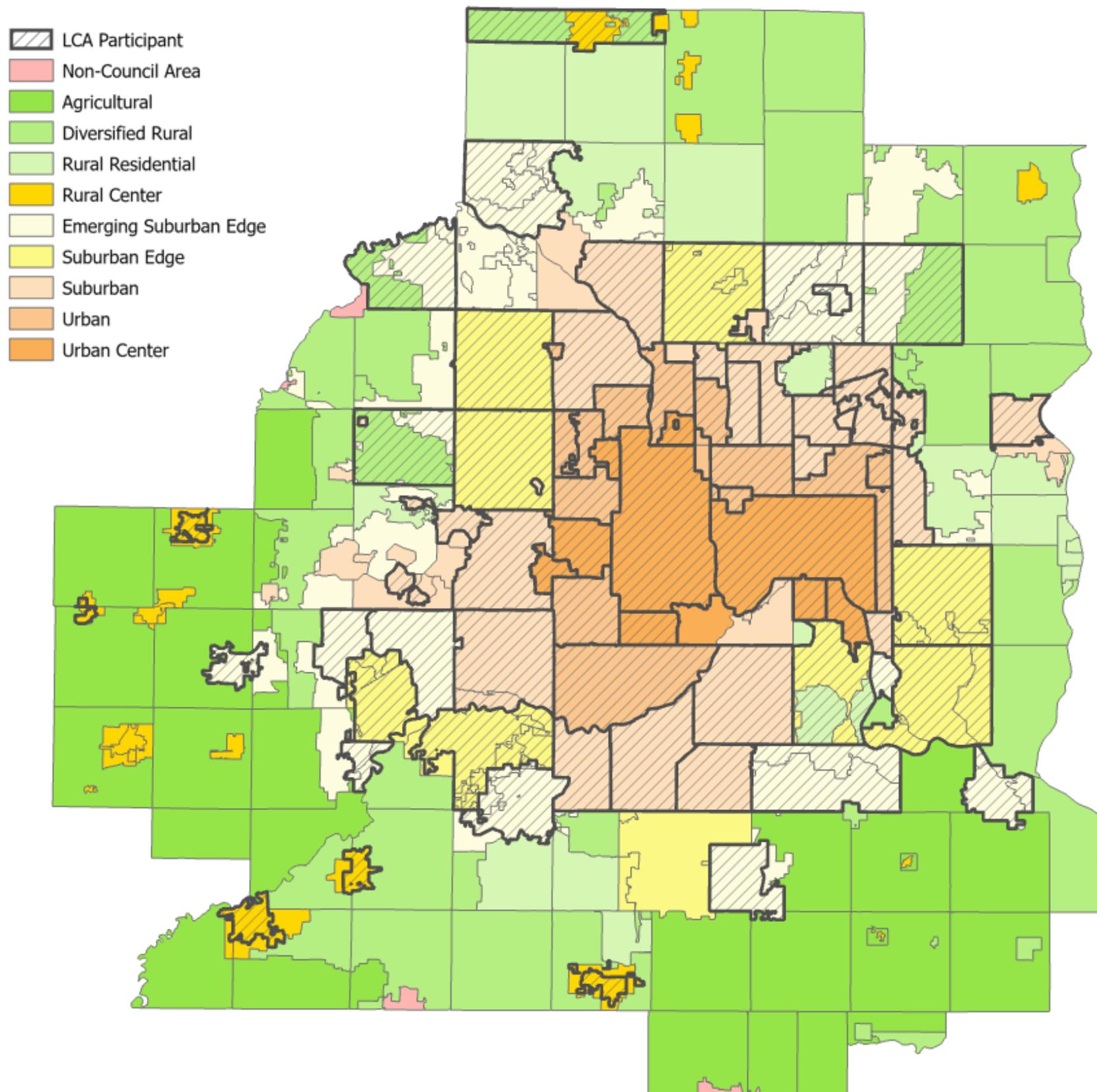
## Components (continued)

- Review existing qualitative and quantitative data and identify trends and findings
- Engage Councilmembers and gather their insights

## Deliverable

- Develop written report including assessment and recommendations to develop and align program outcomes and adjust program process and design

# 2023 LCA Participants

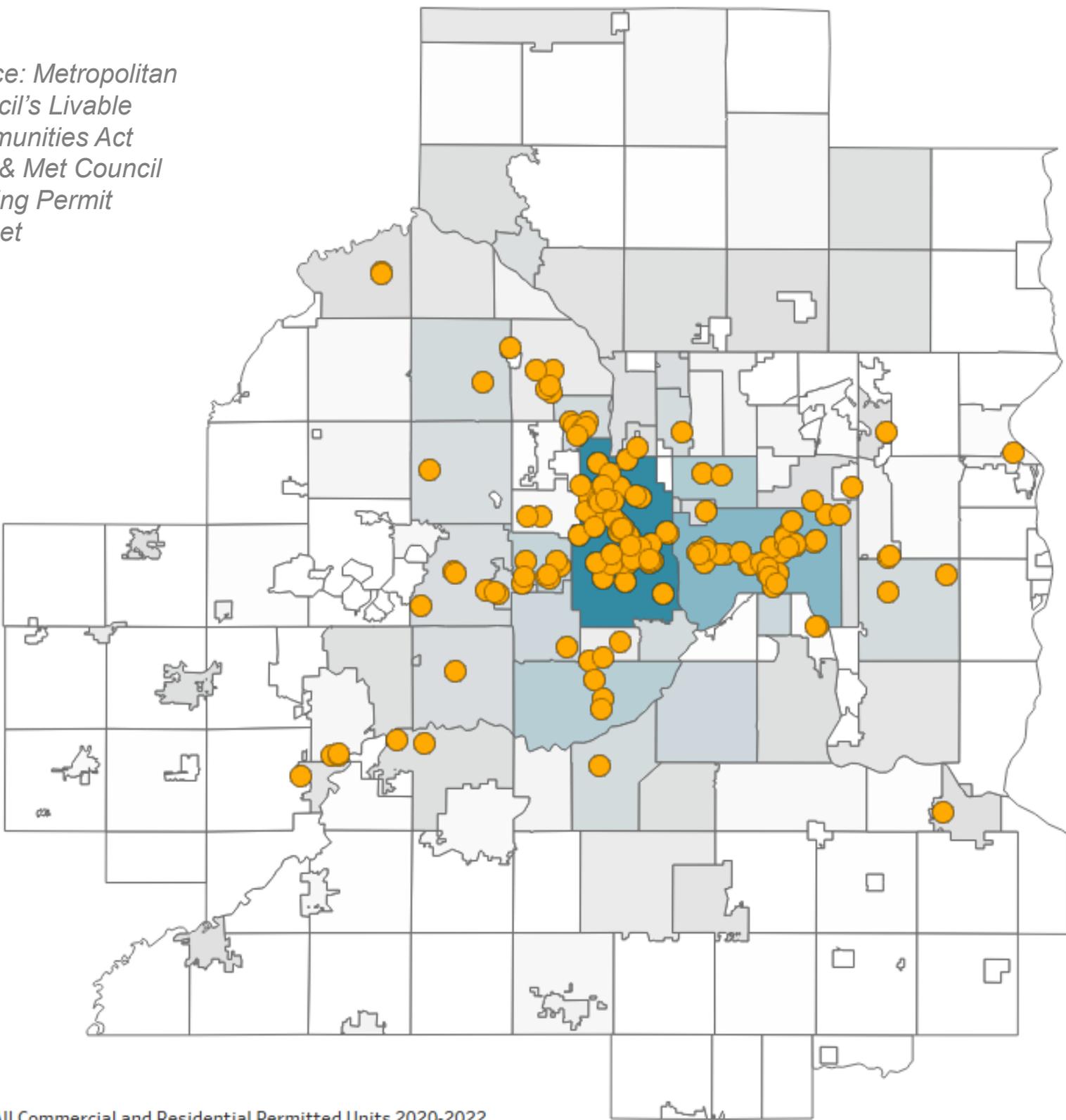


# Awarded LCA Grants from 2020-2023

## 173 Awarded Grants 2020-2023

- More than 30 cities awarded grants
  - Scattered site projects not represented
- More than \$79,000,000 dollars awarded

Source: Metropolitan Council's Livable Communities Act Data & Met Council Building Permit dataset



All Commercial and Residential Permitted Units 2020-2022 (except market rate single family detached)

1 2,874

# Top 10 Net Beneficiaries of LCA per capita

## Awards 2020-2022

- 9 out of 10 are under the regional median net tax capacity
- Only 3 of these cities are on track to meeting their Allocation of Affordable Need for units at 30% AMI or less

Falcon Heights

Rogers

Hopkins

Carver

Chaska 

Brooklyn Center 

Minneapolis

Columbia Heights

Brooklyn Park 

Oakdale

# Regional Goals



## **Our region is equitable and inclusive.**

Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and all people feel welcome, included, and empowered.

## **Our communities are healthy and safe.**

All our region's residents live healthy and rewarding lives with a sense of dignity, and wellbeing.

## **Our region is dynamic and resilient.**

Our region meets the opportunities and challenges faced by our communities and the economy including issues of choice, access, and affordability.

## **We lead on addressing climate change.**

We have mitigated greenhouse gas emissions and have adapted to ensure that our communities and systems are resilient to climate impacts.

## **We protect and restore natural systems.**

We protect, integrate, and restore natural systems to protect habitat and ensure a high quality of life for the people of our region.

# Housing Policy Plan Objectives

## Proximity & Choice

### Fair Housing & Geographic Choice

People regardless of ability, age, financial status, race, and family size, can live in a community they choose

### Options to Own or Rent

Rental and ownership options are available to all households regardless of income

## Dignity & Safety

### Quality

Affordable housing is built to a high standard and maintained, safe, and accessible for all residents

### Stability

Stable, affordable, and dignified places to live are available to everyone, especially those experiencing housing insecurity and homelessness

## Connection & Wellbeing

### Cultural Connection & Wellbeing

Everyone has access to homes, not just housing

### Equity

Repair historic and ongoing injustice in housing practices and outcomes

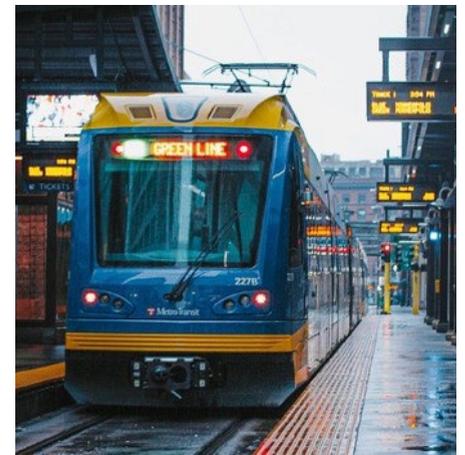
### Environmental Justice

Housing in our region is resilient to climate change impacts and furthers environmental justice

# Metro Cities Workshops

## Who Participated

- Columbia Heights
- Hopkins
- Lauderdale
- Little Canada
- Mayer
- Rogers
- Rosemount
- St. Francis
- Richfield
- Burnsville
- Hastings
- Rogers
- Lakeville
- Eagan
- Council Member Wulff
- Council Member Chamblis



# Metro Cities Workshops

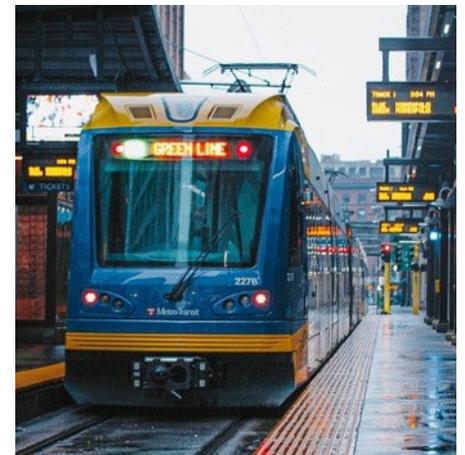
## Survey Priorities

### City Development

1. Affordable housing preservation and rehab
2. Building commercial space
3. Commercial preservation/rehab

### Regional Development

1. Affordable housing rehab/preservation
2. Affordable homeownership
3. Brownfield cleanup



# Metro Cities Workshops

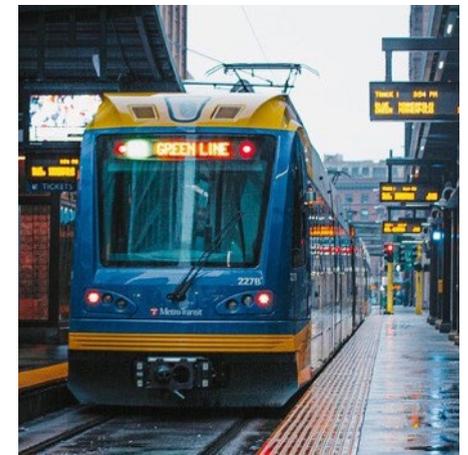
## Survey Priorities

### Most Impactful Projects

1. Affordable housing
2. Commercial development
3. Policy, Small area planning, Predevelopment

### LCA Changes

1. Application length
2. Application requirements, Reporting requirements, Review process length



# Metro Cities Workshops

## Conversation Themes - Housing

- Need for NOAH rehab and preservation
  - Home rehab for older homes and residents making 80% AMI and above
  - Want to see more townhomes
- Hard to get deeply affordable (<30% AMI) housing development because gap is so large and LCA money doesn't cover enough of it
  - Additional costs to have services on site
  - Affordable housing takes longer to build, developers don't want to wait
  - Want livable communities so people not on streets – need deeply affordable housing
- It is hard for cities to create new housing programs because SAHA and LAHA money doesn't cover staff or operations costs
- Need for workforce housing
  - 80% AMI doesn't fit well into funding categories

# Metro Cities Workshops

## Conversation Themes - Commercial

- Need for affordable commercial space
  - Especially an issue for immigrant businesses
  - Hard to have mixed use in smaller cities as infill development
  - Developers are not interested in commercial spaces right now
  - Commercial rehab/preservation
  - Suburban edge community is looking at commercial CLT model
- Want to have more commercial space so don't have to raise taxes



# Metro Cities Workshops



## Conversation Themes – Program Structure & Operations

- The application process is too long. Developers can't wait the amount of time it takes the Council to award and release funds
  - Applications themselves are too long
- Application timing doesn't work well.
- Need different pockets of funding for different things

# Metro Cities Workshops

## Conversation Themes – Suggestions for Improvement

- Rolling applications would be helpful and would support projects when something unexpected comes up
- More focused funding
- More coordination across funders
- More support for ADUs
- Prioritize first ring suburbs trying to do infill development
- Make it easier for smaller projects to get funded
- Connect more with Open to Business programs



# Metro Cities Workshops



## Conversation Themes – Perceptions

- Fear that taking money from Met Council will result in additional requirements being added. Don't want to be told what to do by the Council.
  - Some cities don't want more to do with the Met Council so the city won't participate in LCA
- Perception that money is being funneled into the core
  - Reinforces idea that suburbs are treated differently by the Council
  - Core cities need more coordination and Met Council involvement
- Perceptions influenced by past grant awards can be long lasting

# Discussion Questions

- What additional information do you need to know? What is missing?
- Who else should we be talking to?
- What stands out to you in the results from the workshops?