

Livable Communities Act

# Program Overview

Land Use Advisory Committee

July 16, 2020





# Who are we?

- Tara Beard, Livable Communities Manager
- Marcus Martin, Senior Planner, Tax Base Revitalization Account (TBRA)
- Hannah Gary, Senior Planner, Livable Communities Demonstration Account (LCDA)
- Stephen Klimek, Senior Planner, LCDA – Transit Oriented Development (LCDA- TOD)
- Hilary Lovelace, Senior Planner, Housing
- Ashleigh Johnson, Senior Planner, Housing – Local Housing Incentives Account (LHIA)





# What will we cover today?

- Background: brief overview of LCA programs
  - Tax Base Revitalization Account (TBRA)
  - Livable Communities Demonstration Account (LCDA)
  - LCDA – Transit Oriented Development (LCDA-TOD)
  - Local Housing Incentives Account (LHIA)
- Update on LCA re-enrollment efforts
- Conversation on equity in LCA
  - What inequitable development patterns can LCA address?
  - How can we evaluate applications using an equitable lens?
  - What kinds of uses could we fund to support equitable processes and projects?
  - How do we communicate and engage with those under-represented and most affected?
  - How do we measure and monitor projects for equitable outcomes?
  - Who else should we be hearing from?





# Livable Communities Act Overview

- State legislation adopted in 1995
- Voluntary program for Cities to have access to for various types of (re)development grants
- To participate, cities must:
  - Adopt affordable and life-cycle housing goals
  - Create a Housing Action Plan that articulates how those goals will be met
  - Expend a minimum amount of local budget on affordable and life-cycle housing opportunities

# Livable Communities Act Overview

- Overarching goals of program:
  - Compact, efficient development
  - A full range of housing choices throughout the region
  - Creation and preservation of living-wage jobs
- Programs guided by annual adoption of a Fund Distribution Plan, which sets:
  - Award amounts
  - Application deadlines
  - Scoring criteria

# Tax Base Revitalization Account (TBRA)

- Funding for the cleanup of polluted land
- Spring and Fall grant rounds
- Three types of grants:

Investigation

•Up to \$250,000 per year

Cleanup

•\$4.5M - \$5M per year

SEED

•\$250,000 per year



# Livable Communities Demonstration Account (LCDA)

- Funding for the projects that efficiently link housing, jobs, transit and communities
- Spring and Fall grant rounds for *pre-development*
- Summer round for regular *development*

Pre-development

•\$500,000 per year

Development

•\$7M - \$9M per year

# LCDA- Transit Oriented Development (LCDA-TOD)

- Funding for the projects that efficiently link housing, jobs, transit and communities
- Spring and Fall grant rounds for *pre-development*
- Summer round for regular *development*

Pre-development

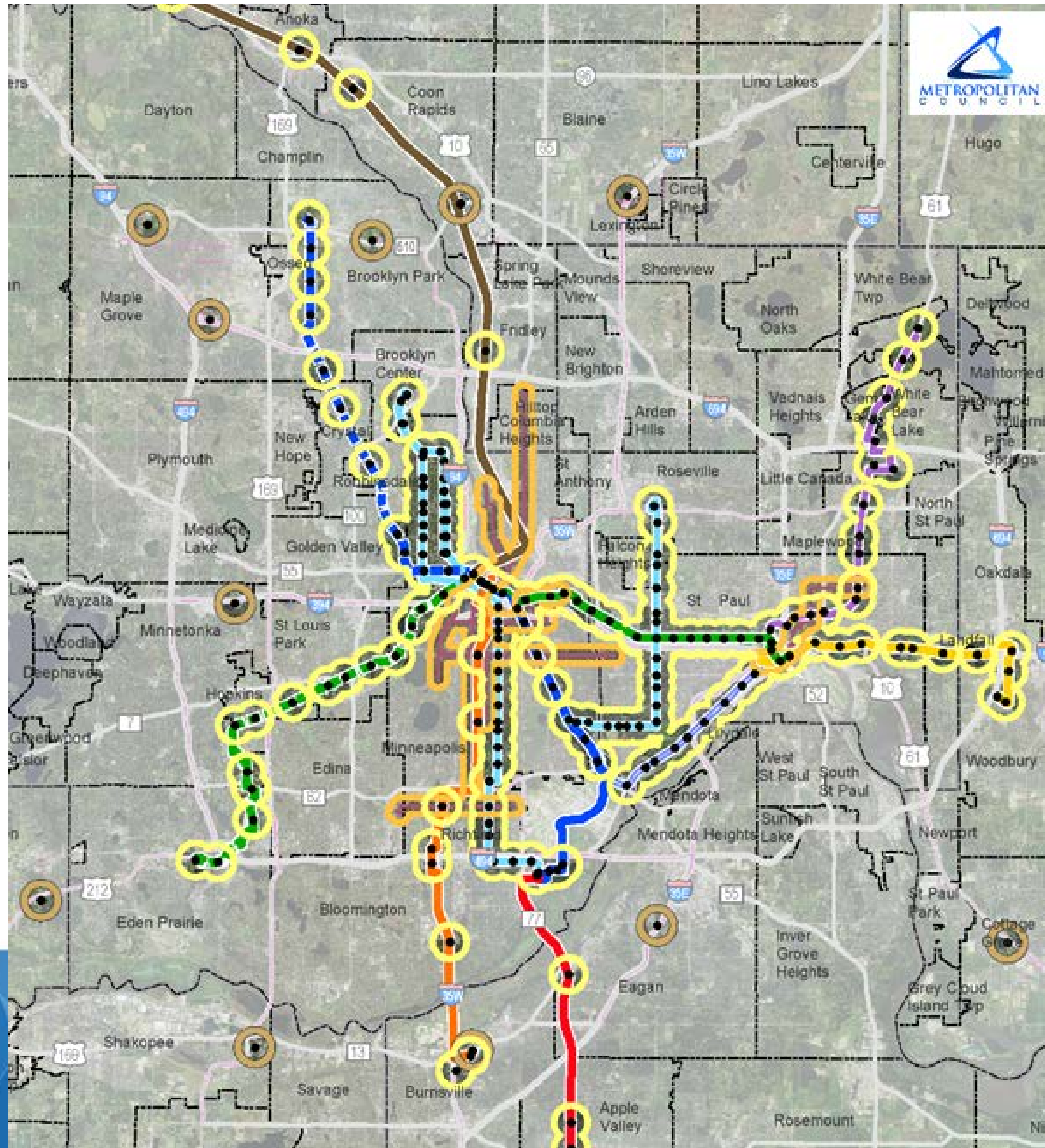
•\$250,000, twice per year

Development

•\$4.5M per year



# LCDA-TOD Eligible Areas



## Corridors with LCA TOD Eligible Stations

- ■ ■ Blue Line / Blue Line Ext.
- Northstar Commuter Rail
- ■ ■ Green Line / Green Line Ext.
- ■ ■ Red Line
- Orange Line
- Gold Line
- Rush Line\*
- Riverview (Modern Streetcar)\*
- Arterial BRT

## LRT and BRT Stations

- Transit Station (Existing or Planned)
- Area Within 1/2 Mile of Station

## High-Frequency Local Bus Routes

- Area Within 1/4 Mile of Route
- Every 15 minutes (or better)
- Weekdays 6 am to 7 pm, and Saturdays 9 am to 6 pm
- High-Frequency Local Bus Route

## High-Frequency Express Bus Stations

- Area Within 1/2 Mile of Station
- Significant Passenger Infrastructure Investments Are In Place
- Buses Operate 6 Trips During AM Peak Hour (6-9 am)
- High-Frequency Express Bus Route

\* Only eligible for pre-development grants.

# Local Housing Incentives Account (LHIA)

- Apply through Minnesota Housing RFP, intent to apply letters due May 14
- 4.5M Allocated for this funding cycle
- Can fund acquisition, demolition, site preparation, and general construction
- Awarded on a dollar-for-dollar basis with a local match (can be County)
- Priority for:
  - Units affordable at 30% Area Median Income or below
  - Units with two or more bedrooms
  - Proposals that serve people experiencing long-term homelessness



# LCA (re)Enrollment Update



- December 2019 – May 2020: Staff worked with current LCA participants, LUAC, Council Members, and Metro Cities to determine 2021-2030 affordable and life-cycle housing goals
- June 2020: All eligible communities were sent letters reminding them of the need for (re)enrollment and requirements for participation.
  - Cities with complete or authorized comprehensive plan updates
  - Cities without complete or authorized comprehensive plan updates
  - Cities not anticipating sewer serviced growth in 2021-2030
- Follow up letters will be sent in late August/early September

# Equity and Livable Communities Act

- What inequitable development patterns can LCA address?
  - Affordable housing is less than 20% of all new housing construction, while more than 30% of the region's households are housing cost burdened
  - Less than 20% of the region has sufficient housing options for households earning 30% of the Area Median Income (AMI) or less – this is true for transit station areas as well
  - Less than 10% of new housing built between 2012 and 2016 was in Areas of Concentrated Poverty
  - Black and American Indian residents have longer travel times to work than any other race
- What other inequitable development patterns do you see?



# Equity and Livable Communities Act

- Evaluating applications with an equity lens
  - How do we value and promote equity?
  - What types of scoring criteria can help us measure equitable processes and projects?
- Expanding eligible uses of funds
  - What kinds of uses could we fund to support equitable processes and projects?

# Equity and Livable Communities Act

- Communicating and engaging with those under-represented and most affected
  - How can we administer LCA in an equitable way?
  - Who isn't applying for LCA funds and why?
  - How can we broaden our outreach?
- Measuring and monitoring projects for equitable outcomes
  - What data should we collect/track?
  - What monitoring should we do?
- Who else should we be hearing from?



# Future discussions with LUAC

- September: LCDA-TOD and LHIA
- November: TBRA and 2021 Fund Distribution Plan

# Thank you!

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