

Livable Communities Grants

Tax Base Revitalization Account Seeding Equitable Environmental Development (SEED)

November 19, 2020

Land Use Advisory Committee



For today's discussion:

- Overview to Tax Base Revitalization Account (TBRA) grants
- Introduction to place-based equity at the Metropolitan Council
- Discussion Questions

What is TBRA?

TBRA offers financial support (*grants*) for real estate projects that meet *public goals*.

Public Goals:

- Cleanup of contamination
- Increase the tax base
- Add jobs OR affordable housing

- MN Statutes 473.252

What type of sites qualify for TBRA?

We only work with project sites that are

- Contaminated
- Perceived as contaminated

To make them safe for redevelopment.

= Brownfields

We don't work with

- Emergency spills
- Non-point pollution (e.g., exhaust / contaminated waters)
- Workplace safety (OSHA)



Investigation



Cleanup



Brownfield Investigation Grants

Financial help for finding out

- Type
- Severity
- Location

of contamination.

Liability Assurances for
cleanups conducted according
to state standards

Brownfield Cleanup Grants

Financial help for

- removing & disposing of contaminated soil
- Keeping indoor air safe by mitigating contaminated soil vapors
- Removal or encapsulation of hazardous building materials
- Pre-Treating contaminated groundwater prior to disposal



SEED Grants

SEED grants are intended for sites that

- do not have a planned or identified redevelopment project located within or near a current or former area of concentrated poverty, and
- are seeking public funding for site investigation, partial cleanup, or both.

Thrive Outcome - Equity

Promoting Equity means:

- Using our influence and investments to build a more equitable region.
- Creating real choices in where we live, how we travel, and where we recreate for all residents, across race, ethnicity, economic means, and ability.
- Investing in a mix of housing affordability along the region's transit corridors.
- Engaging a full cross-section of the community in decision-making

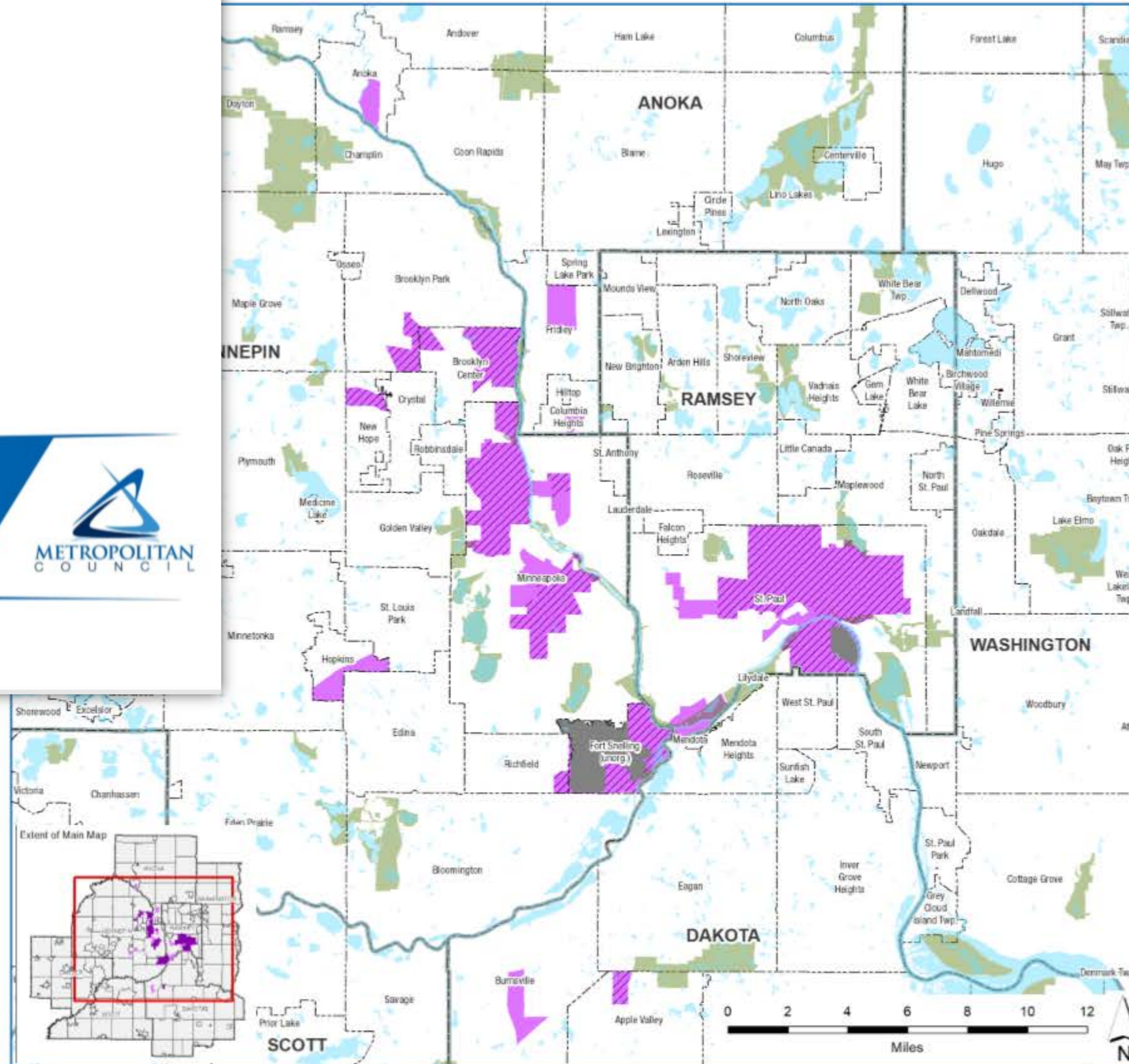


CHOICE, PLACE AND OPPORTUNITY: AN EQUITY ASSESSMENT OF THE TWIN CITIES REGION

EXECUTIVE SUMMARY



March 2014



Areas of Concentrated Poverty (ACPs)

- Census tracts where at least 40% of residents have incomes below 185% of the federal poverty threshold*
 - \$45,510 for family of four in 2017
- ACP subset: where majority are residents of color
- 2013-2017 mapped

* - This is the definition of poverty used throughout unless otherwise noted.



Areas of Concentrated Poverty

- Equity - Disparities
- Research staff have been re-visiting the Council's approach to poverty.

Rethinking Areas of Concentrated Poverty

Place is an important dimension of equity, but how we frame this discussion matters.

Matt Schroeder, Krysten Ryba-Tures & Amy Plambeck
Community Development Research Team | October 8, 2020



How are SEED grants impacting equity?

- Encourages investment in Areas of Concentrated Poverty
- Easier access to grants
- Flexible outcomes
- Focus on needs that occur early in a development process

Discussion Question #1

- What do you consider 'equitable' real estate redevelopment?

Discussion Questions #2

- Should we continue to use a place-based approach (e.g., Areas of Concentrated Poverty) as part of our approach to equity?
- How could we encourage more brownfield redevelopment in Areas of Concentrated Poverty?

For more information on LCA TBRA grants:

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