

# Livable Communities Act Programs

Alignment with Imagine 2050 & Program Update



Land Use Advisory Committee | May 15, 2025



# Livable Communities Act Overview

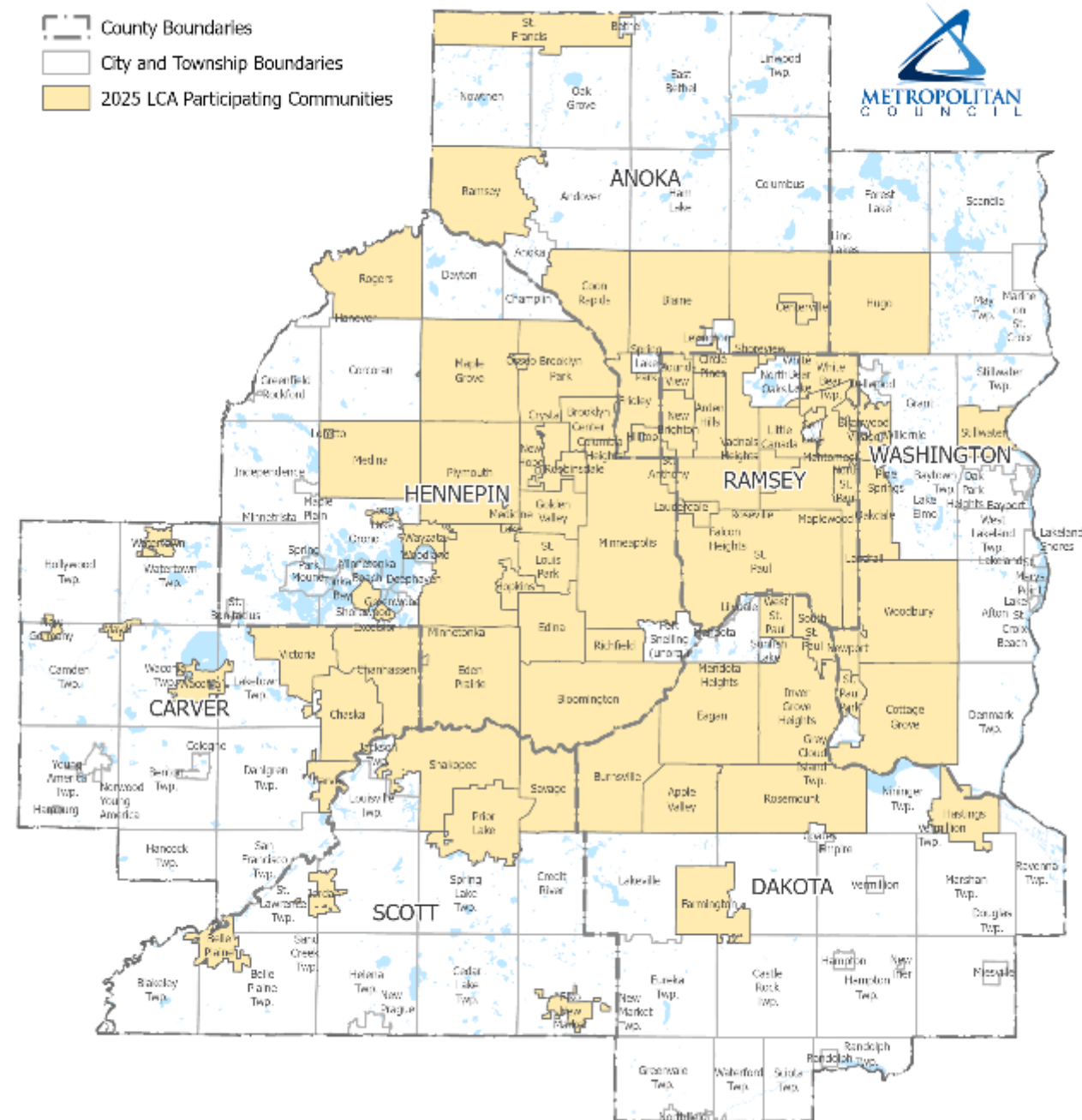
## Celebrating 30 Years!

### What we do

- Competitive grants given to cities, counties, development authorities, or port authorities
- Incentivizes and support cities implement regional policy goals
- Cities must adopt affordable housing goals to participate

### Program goals

- Housing choice and affordability
- Living wage jobs and economic opportunity
- Connect housing, jobs, and amenities
- Equitable development outcomes



# Livable Communities Act Programs

## LCA: Investing along the development continuum

**Policy Development:** helps communities plan for development consistent with LCA goals

**TBRA Site Investigation** helps to determine contamination on a site and develop a clean up plan

**LCDA Pre- Development** helps explore project feasibility and supports site planning, financial modeling and other early-stage costs.

**TBRA Clean Up:** supports the clean up of contaminated sites for new development

**LCDA-Development:** provides capital for projects that will begin construction within 3 years

**LCDA-TOD:** provides capital for projects that will begin construction within 3 years

**LHIA:** supports hard costs related to the construction and rehab of affordable housing via MN Housing

**Affordable Homeownership** supports hard costs related to the construction and rehab of affordable housing

**TBRA SEED:** helps to prepare a contaminated site in an equitable development area for development via site assessments or environmental remediation

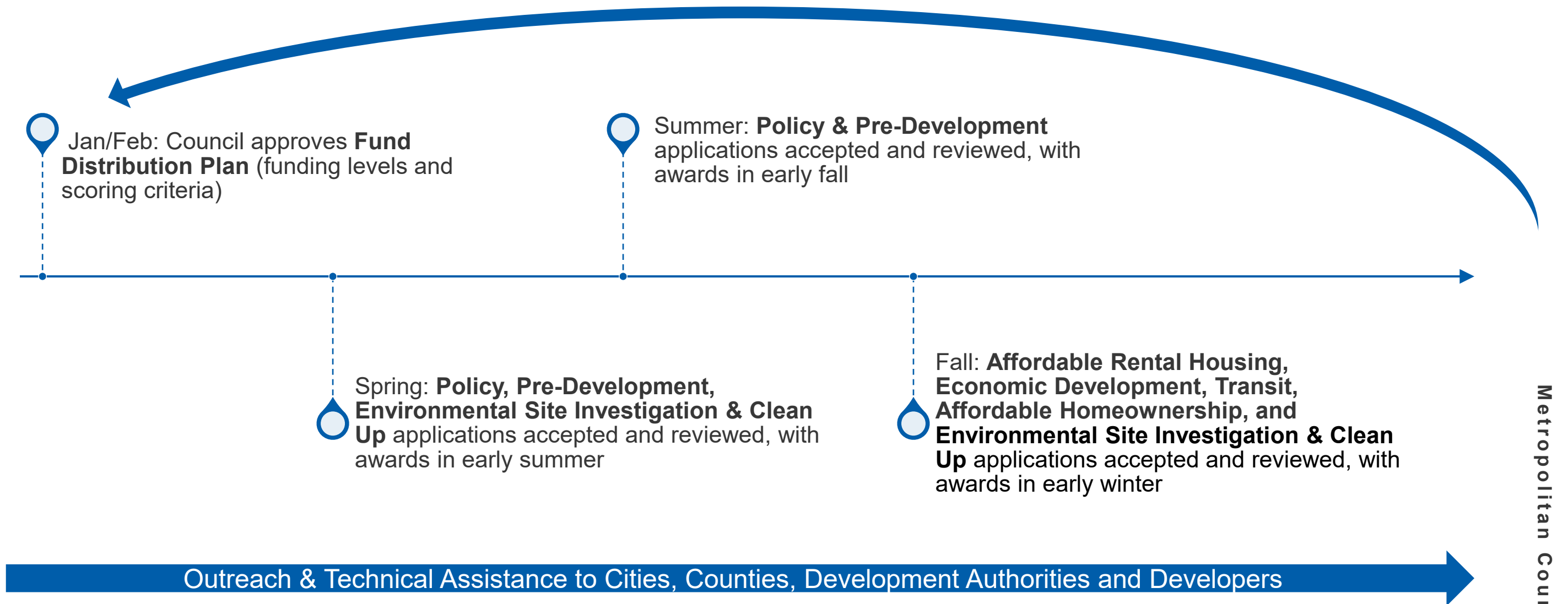
Planning

Project Feasibility + Pre-Development

Site Preparation

Project Construction

# LCA Annual Cycle





# Example: LCA Funded Project

## Emerson Village

*City of Minneapolis + Beacon  
Interfaith Housing Collaborative  
+ Project for Pride in Living*

- 40 deeply affordable apartments for families (2-4 bedroom) with services including job search support
- Engagement work started early with intentional partners connected to project
- Working to meet specific need identified in the community with services tailored to each family





# Example: LCA Funded Projects

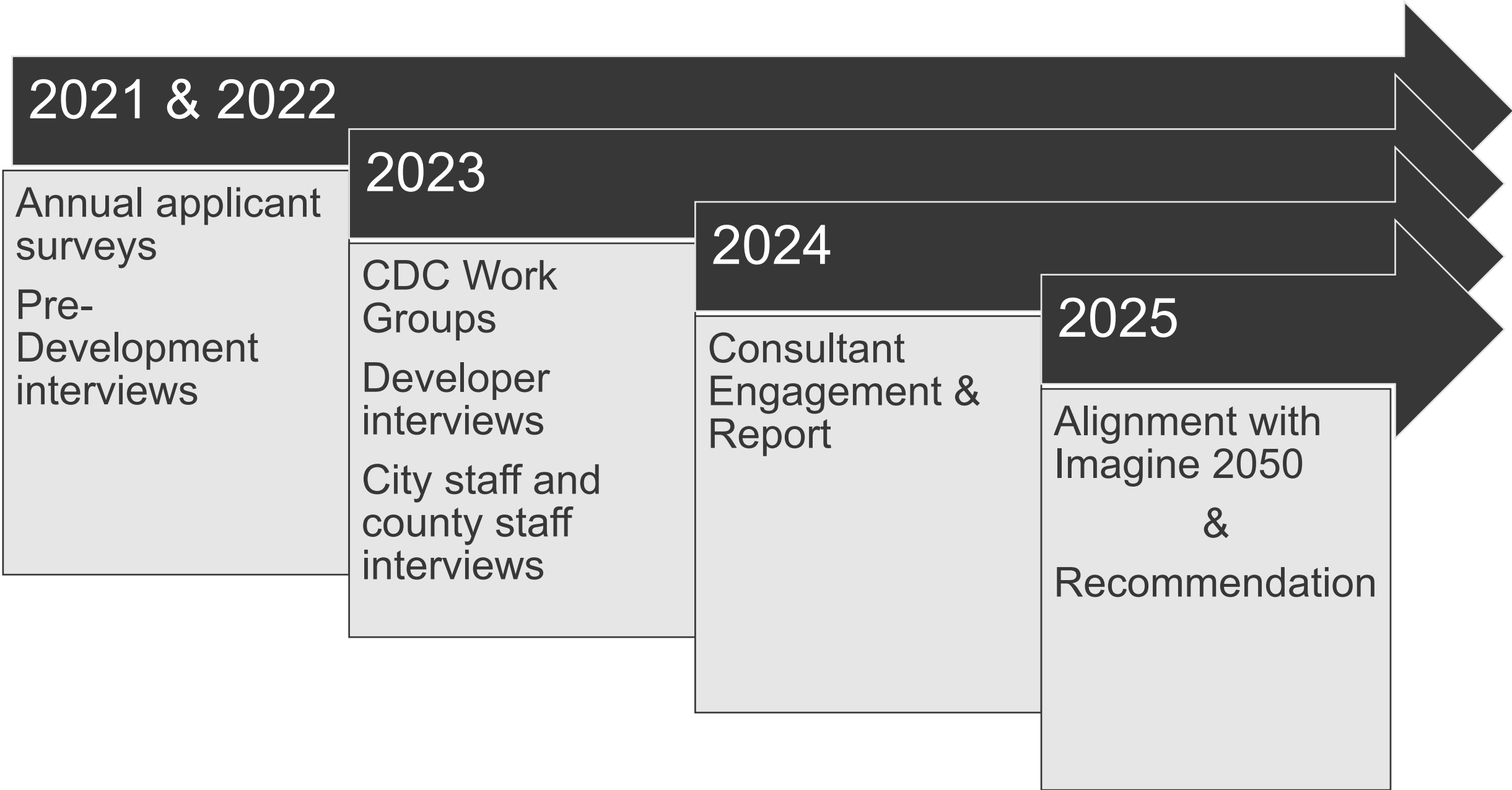
## Opportunity Site

*City of Brooklyn Center +  
Alatus LLC*

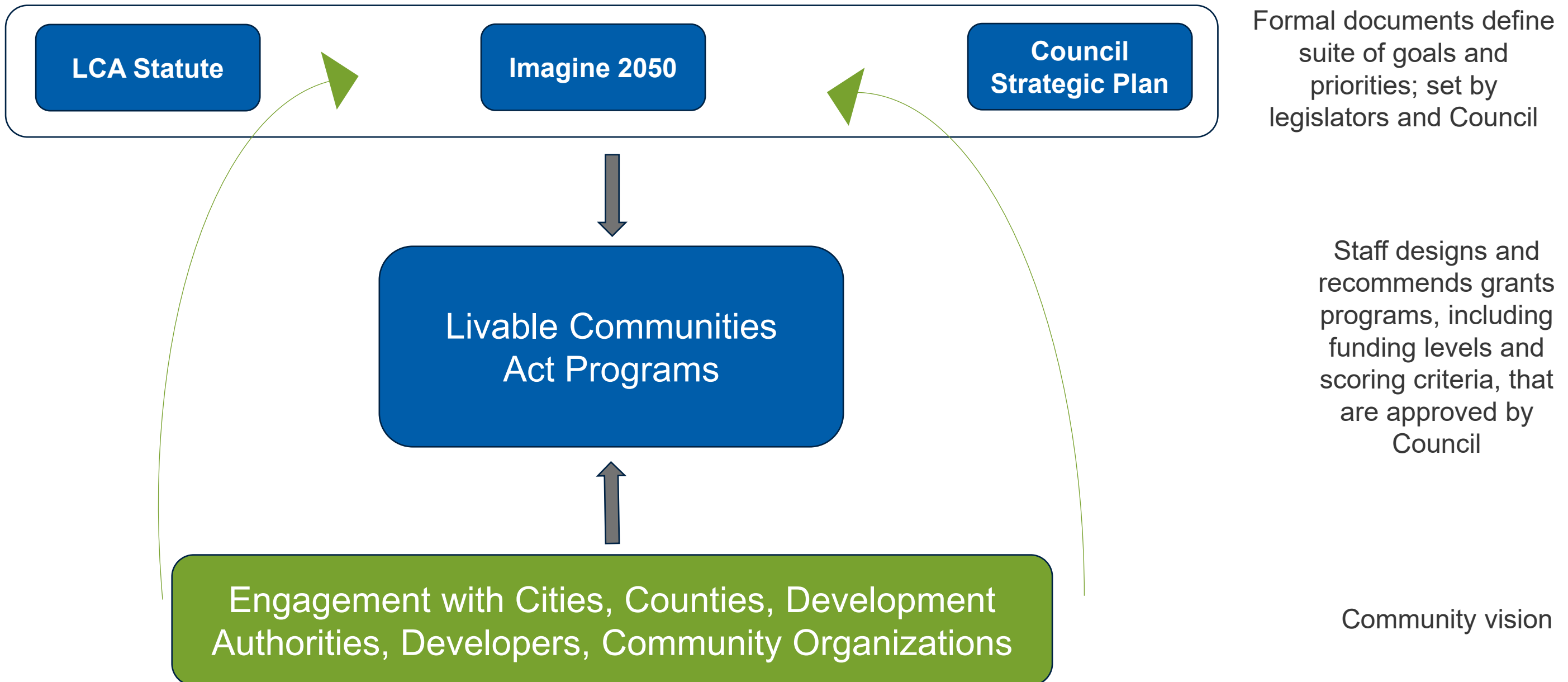
- C Line - Brooklyn Center Transit Center Station
- Helped launch the first subphase of 16-acre development
- Plans include event Center, 24-hour childcare, and Academic Learning Center
- 60 units of deeply affordable housing



# Multi-Year Process



# How Do We Design LCA Programs?





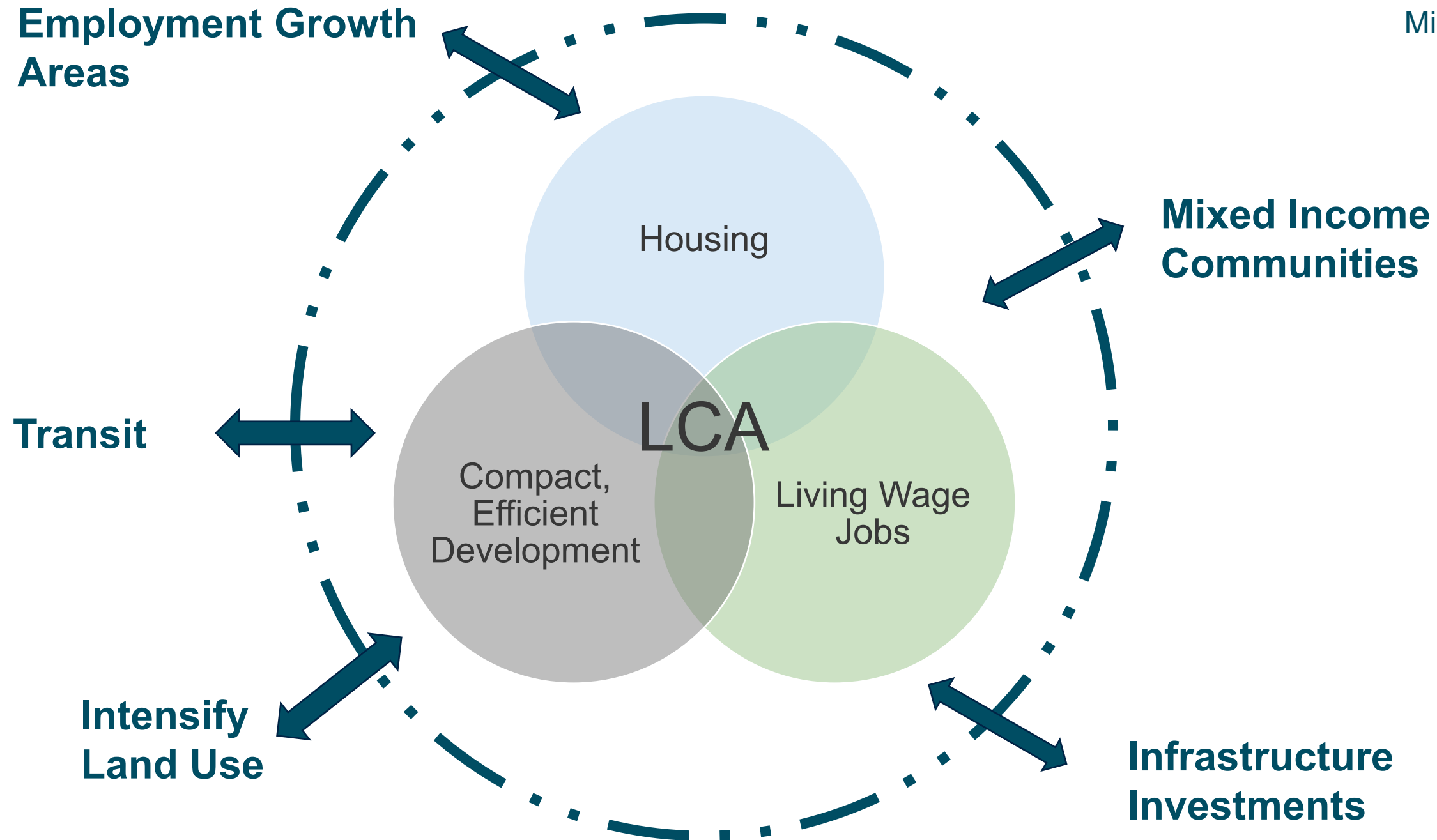
**The Livable  
Communities  
Act Program  
funds local  
action and  
projects make  
communities  
more livable\* in  
alignment with  
regional goals**





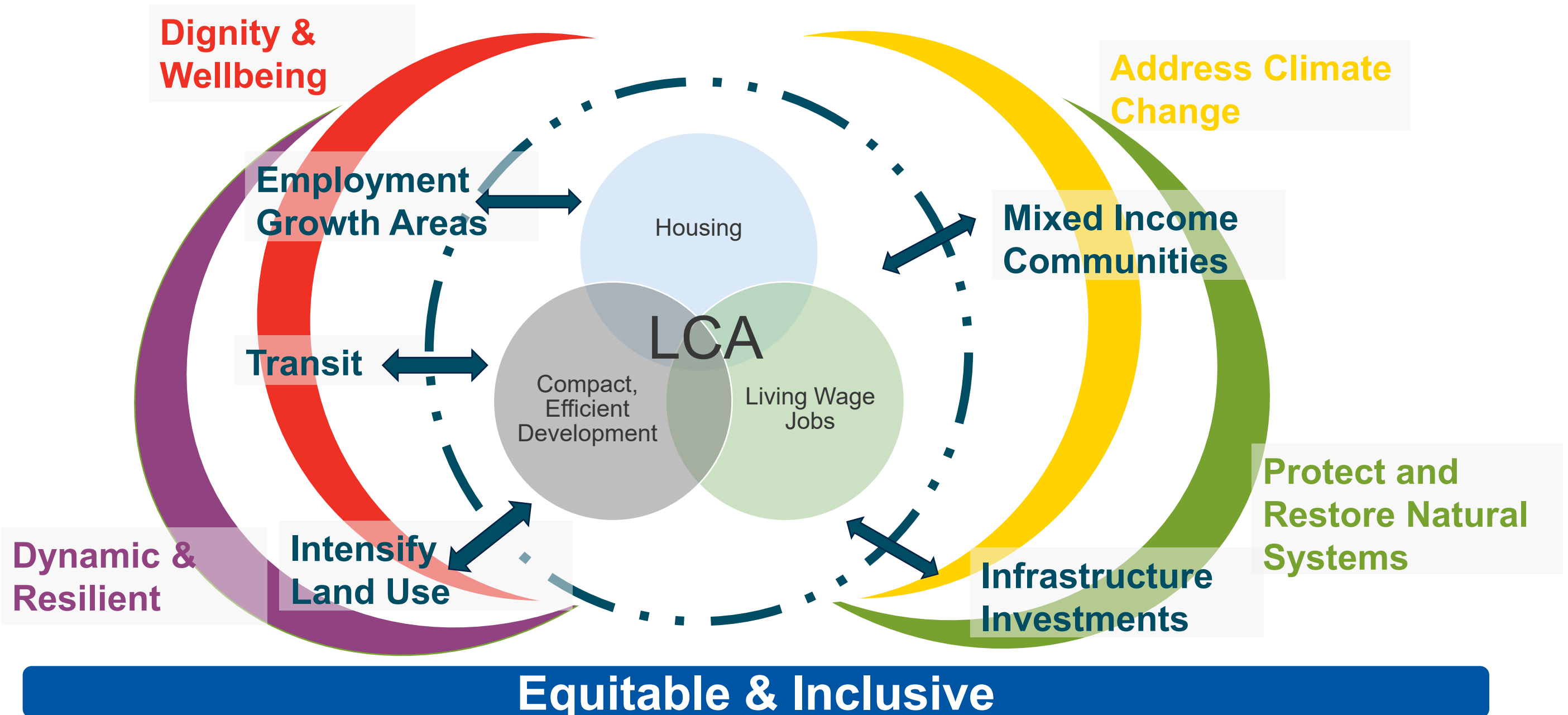
# Statute Definition of a Livable Community

Minn Stat 473.25





# Layer with Imagine 2050



# External Input



## April: Refining Elements of a Livable Community

### What We're Doing

Working in partnership with city staff, county staff, and developers to understand how LCA can best fill existing gaps.

This was a desire that came out of the first CDC workshop with Council Members in 2023.

### How We're Doing It

4 engagement sessions with mix of city staff, county staff, and developers.

Representatives from all 16 Council districts were invited.

Focused conversations on visions for a livable community and how LCA can support realizing those visions.



# Refining the Elements for LCA

Set  
conditions

Choice in housing and  
transportation

Physical, mental, and  
cultural safety

Ability to meet daily needs  
in community

Tailored  
solutions to  
meet local  
needs

Racial Equity and Justice

# Recommending a Program Design

## Internal processes

- We are dedicated to creating systems, policies, and programs that repair and heal past harm, foster an equitable future, and eliminate disparities (Imagine 2050)
- We will be transparent and flexible so that we can change course when needed (Imagine 2050)

## What we fund

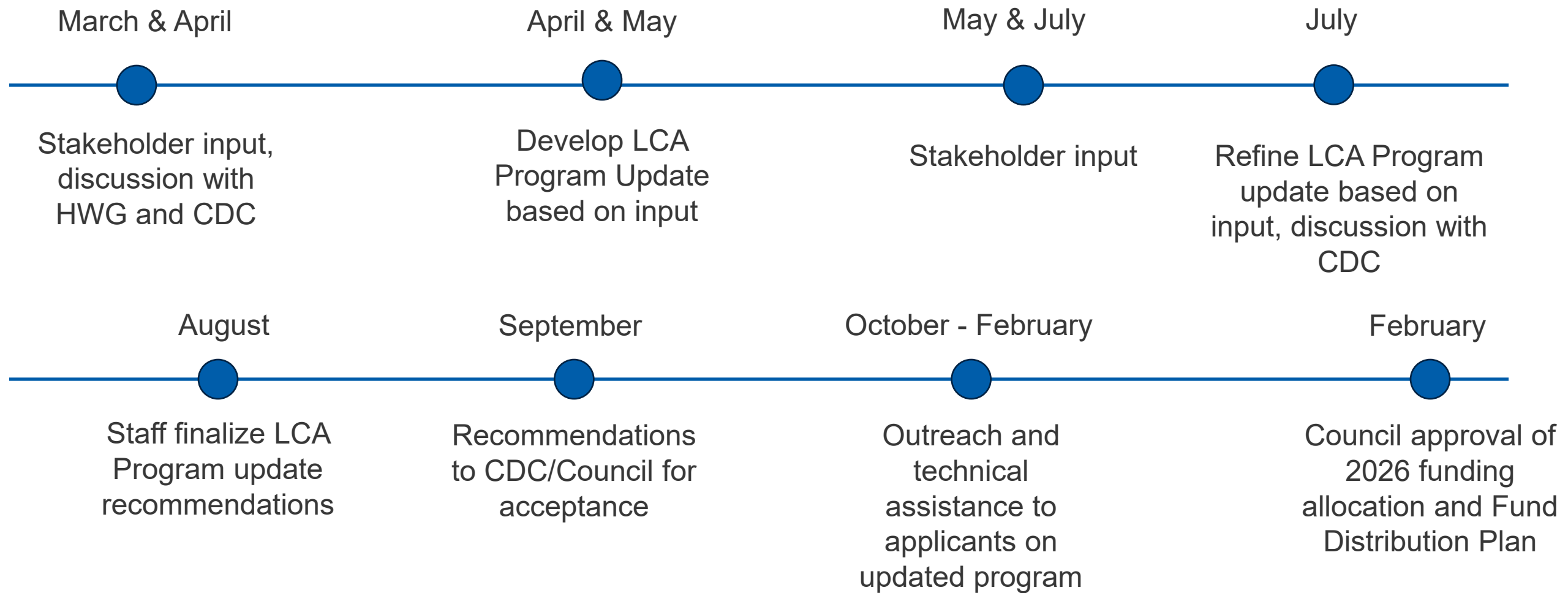
- We intend to continue to fund activities along the development continuum (Community Feedback)
- We will fund affordable housing every year (Minn Stat 473.25)
- We will fund environmental cleanup activities every year (Minn Stat 473.25)
- Activities identified in Imagine 2050

## How we fund

- In alignment with other Council grant programs
- Simpler for grantees to access (Fall 2024 Consultant Report)
- Data driven with focus on continuous improvement (2023 Council Direction)
- Responsive to potential applicant needs (2023 Council Direction)



# Project Timeline



# Discussion

- **Elements of a Livable Community for the LCA Programs:**
  - Does this align with your community's needs?
  - What's missing?
  - What could be more narrowly defined?
- **Program Design:**
  - Are the broad goals and guardrails in alignment with your goals for the program?
  - What's missing?

# Questions?

## **Hannah Gary**

Planning Analyst, Livable Communities

[Hannah.Gary@metc.state.mn.us](mailto:Hannah.Gary@metc.state.mn.us)

## **Emily Seddon**

Senior Planner, Livable Communities

[Emily.Seddon@metc.state.mn.us](mailto:Emily.Seddon@metc.state.mn.us)

