Today’s Topics

• Call to Order & Public Invitation
• Approval of March 14 Meeting Summary
• Community and Business Advisory Committee Reports
• Project Update
• Anti-Displacement Update
• Transit Oriented Development
• Design Update 10th Avenue

The public can submit written comments to Kjerstin Yager (Kjerstin.Yager@metrotransit.org)
Approval of March 14 Meeting Summary
Public Invitation

• 15 minutes allotted to receive public comments
  ▪ Up to 3 minutes per speaker

• Speakers who have pre-registered will be called in order

• If there are more speakers than the time allotted, comments may be submitted in writing to Kjerstin.Yager@metrotransit.org
Community and Business Advisory Committees Report
Project Update
## Update on Funding Grant Applications

<table>
<thead>
<tr>
<th>Grant Program</th>
<th>Purpose</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. DOT Thriving Communities Regional Pilot Program</td>
<td>Technical assistance for corridor cities, capacity building, shared learning, and corridor studies</td>
<td>2024 – 2026</td>
</tr>
<tr>
<td>$ 1,998,725 (pending)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reconnecting Communities and Neighborhood Community Planning Grant</td>
<td>Analysis for extending 21st Avenue over I-94 in North Minneapolis</td>
<td>2024 – 2025</td>
</tr>
<tr>
<td>No Award Granted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pilot Program for Transit-Oriented Development (TOD) Planning</td>
<td>Multimodal transportation plan, economic development strategy, housing and development strategy, visioning, climate change and resiliency strategy, community and stakeholder engagement</td>
<td>2025 – 2026</td>
</tr>
<tr>
<td>$ 700,000 (Awarded)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program</td>
<td>Reconstruction of West Broadway between Lyndale and West River Parkway</td>
<td>2028 – 2033</td>
</tr>
<tr>
<td>$ 8,470,000 (pending)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Legislative update

• Anti-displacement community prosperity bills progressing through House and Senate

• April 3 Senate Transportation Committee hearing
  ▪ Strong community testimony
  ▪ Unanimous vote to send to State Government Committee

• Next steps: House hearing, Senate State Government Committee hearing
## 2024 Schedule

### CMC Key Topics

<table>
<thead>
<tr>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safety &amp; Network Now</td>
<td>Cost &amp; Ridership</td>
<td>CMC Member Community Updates</td>
<td>SDEIS Update</td>
<td></td>
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### Environmental

**Supplemental Environmental Impact Statement & 4(f) Evaluation**

- **SDEIS:**
  - Jan
  - Feb
  - Mar
  - Apr
  - May
  - Jun
  - Jul
  - Aug
  - Sep
  - Oct
  - Nov
  - Dec

- **SFEIS:**
  - Jan
  - Feb
  - Mar
  - Apr
  - May
  - Jun
  - Jul
  - Aug
  - Sep
  - Oct
  - Nov
  - Dec

### Design

- **30% Design**
- **30% Design Review**
- **Design Coordination**
- **60% Design**
- **Met Council & Henn Co Authorize Hearings**
- **Municipal Consent**

### Cost & Ridership

- **Ridership/Cost Data**
- **30% Cost Est. & Ridership Updates**
- **60% Cost Est.**

### Anti-Displacement

- **Draft CAP**
- **Engage on Draft CAP**
- **Publish CAP 1.0**

### Public Engagement

- **Consult and Involve**

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*WE ARE HERE*
Anti-Displacement Update
Coordinated Action Plan Topics

- Access to places
- Accountability metrics
- Business support
- Community ownership – land subsidy
- Development and preservation
- Cultural placemaking and station architecture
- Safety design
- Infrastructure improvements
- Relocation
- Right of way acquisition
- Workforce planning and recruitment
- Engagement plan
- Environmental justice
Coordinated Action Plan Outline

Interventions are actions that government policymakers or staff, community organizations, community members, businesses, and other stakeholders may take. Interventions include policies, programs, funding, strategies, or other actions.

- Interventions to achieve the recommended outcomes
- Interventions currently utilized
- Supplementary interventions to support the outcomes
- Delivery methods and organizations to implement
- Implementation timeframe
Small Business Support

• Current interventions
  - Elevate Hennepin
  - Great Streets program

• Supplementary interventions
  - Marketing and business support services
  - Operating subsidies – Expansion on Central Corridor Funders Collaborative

<table>
<thead>
<tr>
<th>Highlighted Action</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide eligible small businesses with forgivable loans to cover basic operating costs during construction</td>
<td>Under development</td>
</tr>
</tbody>
</table>

Lead
- Philanthropy/non-profit partners
Community Ownership

• Current interventions
  ▪ Commercial and Residential Land Trusts
  ▪ Inclusionary Zoning
  ▪ Naturally Occurring Affordable Housing Preservation

• Supplementary interventions
  ▪ Tenant Opportunity to Purchase
  ▪ Land Disposition Policy

<table>
<thead>
<tr>
<th>Highlighted Action</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt or strengthen inclusionary zoning policies to support development of affordable housing</td>
<td>In progress</td>
</tr>
</tbody>
</table>

Lead

• Cities
Environmental Justice

• Current interventions
  ▪ Elevate Hennepin no-cost services
  ▪ Relocation Assistance
  ▪ Naturally Occurring Affordable Housing

• Supplementary interventions
  ▪ Tenant Opportunity to Purchase
  ▪ Community Land Trusts
  ▪ Forgivable Small Business Loans

Highlighted Action
Create virtual space or storefront that would assign a navigator to community members in need of anti-displacement resources and knowledge

Status
• Under development

Lead
• Blue Line Project Office
Cultural Placemaking/Architecture

• Current interventions
  • Minneapolis Cultural Districts
  • Great Streets/Business District Initiative
  • Cultivate Arts

• Supplementary interventions
  ▪ Joint Powers Agreement
  ▪ Commercial Memorandums of Understanding
  ▪ Community Benefit Agreements

Highlighted Action
Establish cultural placemaking and architecture working groups

Status
• Under consideration

Lead
• Blue Line Project Office
## Workforce

### Current interventions
- Workforce programs managed by Hennepin County Office of Workforce Development
- Metropolitan Council's DBE Program, Minneapolis' Small and Underutilized Business Program

### Supplementary interventions
- Expanding upon current workforce programs
- Universal Basic Income

<table>
<thead>
<tr>
<th>Highlighted Action</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Expand existing county workforce programs to address the needs of the BLE project</td>
<td>In progress</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lead</th>
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</thead>
<tbody>
<tr>
<td>Hennepin County</td>
</tr>
</tbody>
</table>
Engagement

- Anti-Displacement Work Group
- Community Engagement Cohort
- Cultivate Arts
- Project Advisory Committees
- Project Engagement
How to provide your feedback on the Draft Coordinated Action Plan

• Available for viewing and feedback **late April 2024**

• English and Spanish versions available at [yourblueline.com/anti-displacement](http://yourblueline.com/anti-displacement)
  - Translation to other languages can be requested

• Provide your feedback via the website through **June 2024**
  - The Coordinated Action Plan will continue to be developed
  - August 2024 expanded Coordinated Action Plan will be communicated
Hennepin County BLE Anti-Displacement Update
Eric Gustafson, Senior Department Administrator - Disparity Reduction
Community Context

Map Legend

- Light Rail Transit
  - Target Field Station
  - Blue Line (Existing)
  - Blue Line Extension (Proposed)
- West Broadway Roadway Updates
- Parcels with Historical Racial Covenants
- Historic HOLC Neighborhood Appraisal - Red Line Areas*
- Residential Land Use - 1959
- Water Bodies

*Classified by Home Owners Loan Corporation (HOLC) as "Definitely Declining" or "Hazardous"
Hennepin County’s Strategic Framework

Vision
The light rail extension contributes to a more vibrant, stable, safe, and connected corridor.

Mission
Prevent displacement and maximize benefits of light rail for current residents and businesses in the corridor.

Goals

Our People
Ensure current residents have long-term access to affordable housing, meaningful economic opportunity, and safe, healthy neighborhoods.

Our Businesses
Increase investment and support for existing small businesses and improve the small business climate.

Our Culture and Community
Increase support for cultural and community assets, focusing on the needs of existing organizations and preservation of current assets.
Hennepin County’s approach

Expand, focus existing programs + Identify, fill gaps in programming + Support partner leadership =

Coordinated Action Plan for Anti-Displacement
Hennepin County corridor investments

Housing and Economic Development investments:

• $24M invested in 32 affordable housing projects, supporting 2900 affordable units in last 10 years

• $3.4M invested in 7 affordable commercial, community developments near future stations since 2022

• Repaired hundreds of single-family homes, including removing health risks
Highlighted Hennepin County investments

$500k awarded to Swank Eatery on West Broadway through Affordable Commercial Incentive Fund dedicated to projects in BLE corridor

Connecting BLE businesses to Elevate Hennepin Services, geographically focused topical workshops
## Built environment-focused actions

<table>
<thead>
<tr>
<th>Actions Hennepin County is taking</th>
<th>Actions the County is planning</th>
<th>Desired Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide relocation options for directly-impacted businesses</td>
<td>Timely permanent relocation plan for directly-impacted businesses</td>
<td>Existing small businesses remain and thrive in the corridor</td>
</tr>
<tr>
<td>Provide business advising, legal, marketing help (Elevate Hennepin)</td>
<td>Expand business advising capacity</td>
<td></td>
</tr>
<tr>
<td>Learn from COVID-focused business support programs</td>
<td>Develop grants, loans, operating subsidies for small businesses</td>
<td></td>
</tr>
<tr>
<td>Provide capital and support for CDCs and Land Trusts</td>
<td>Identify public land sites for redevelopment RFPs</td>
<td>Built outcomes driven by residents; Cultural placekeeping, placemaking</td>
</tr>
<tr>
<td>Fund programs to create affordable business space and homes</td>
<td>Gather user input to improve programs, develop new resources to support the work</td>
<td>New affordable business spaces and homes</td>
</tr>
<tr>
<td>Fund programs to help existing residents become homeowners</td>
<td></td>
<td>New affordable homeownership opportunities for existing residents</td>
</tr>
<tr>
<td>Fund programs to repair homes and preserve affordability (NOAH)</td>
<td></td>
<td>Preserve existing affordable housing stock</td>
</tr>
</tbody>
</table>
Public land use

- Timely relocation for directly-impacted small businesses
- Redevelopment to achieve:
  - Affordable business space, ownership
  - Affordable housing, homeownership
  - Community-driven development
## People-focused actions

<table>
<thead>
<tr>
<th>Actions Hennepin County is taking</th>
<th>Actions the County is planning</th>
<th>Desired Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create Workforce Development strategy for BLRT and Corridor jobs</td>
<td>Offer workforce training to residents</td>
<td>Increase income and employment opportunities for existing residents</td>
</tr>
<tr>
<td>Learn from existing Guaranteed Basic Income (GBI) pilot program</td>
<td>Collaborate to develop Guaranteed Basic Income (GBI) for the corridor</td>
<td>Improve stability of existing households</td>
</tr>
<tr>
<td>Learn from COVID-focused / other Housing Cost Assistance programs</td>
<td>Develop Housing Cost Assistance program for the corridor</td>
<td>Improve income, wealth building opportunities for existing residents</td>
</tr>
<tr>
<td>Provide limited Right to Counsel to renters</td>
<td>Gather user input to improve Right to Counsel, other existing programs</td>
<td>Protect renters from involuntary displacement</td>
</tr>
<tr>
<td>Develop capacity-building program to support community-based orgs</td>
<td>Help communities build capacity to organize, influence outcomes</td>
<td>Community guides and influences human and built outcomes</td>
</tr>
<tr>
<td>Hire funded staff to drive the work</td>
<td>Develop new resources to support this work</td>
<td>(See above)</td>
</tr>
</tbody>
</table>
Workforce development

Train corridor residents for:

• LRT construction + Admin jobs
• Operations + Maintenance Jobs
• Non-LRT jobs in the corridor
# Community engagement actions

<table>
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<tr>
<th>Actions Hennepin County is taking</th>
<th>Actions the County is planning</th>
<th>Desired Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partner with Anti-Displacement Work Group and other community members on actions and planning</td>
<td>Continue to involve community on actions, planning</td>
<td>Community-guided Coordinated Action Plan evolves with the work</td>
</tr>
<tr>
<td>Seek feedback on Coordinated Action Plan for Anti-Displacement</td>
<td>Use feedback to strengthen Coordinated Action Plan</td>
<td></td>
</tr>
<tr>
<td>Implement Navigator program to provide direct support to residents and businesses</td>
<td>Deploy Navigators to deliver Anti-Displacement programs</td>
<td>Build awareness &amp; participation in Anti-Displacement programs (see prior slides)</td>
</tr>
<tr>
<td>Hire funded staff to drive the work</td>
<td></td>
<td>Identify and address unmet needs driving displacement of residents and small businesses</td>
</tr>
</tbody>
</table>
Navigator program

• Build awareness and participation by existing residents in Anti-Displacement programs

• Build awareness and participation by existing businesses in Anti-Displacement programs

• Identify and address unmet needs driving displacement of residents and small businesses
## Fundraising and governance actions

<table>
<thead>
<tr>
<th>Actions Hennepin County is taking</th>
<th>Actions the County is planning</th>
<th>Desired Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Champion funding appropriation from State and Federal government</td>
<td>Continue to advocate for resources from all levels of government</td>
<td>Secure new resources to support Anti-Displacement implementation and build community prosperity</td>
</tr>
<tr>
<td>Pursue Federal grants to support Anti-Displacement implementation</td>
<td>Leverage Federal and local lobbying efforts to identify opportunities</td>
<td>Establish external entity to develop and deploy financial resources</td>
</tr>
<tr>
<td>Identify steward organization for Corridor Funders Collaborative</td>
<td>Stand-up a Corridor Funders Collaborative</td>
<td>Maximize quantity and flexibility of resources to support implementation</td>
</tr>
<tr>
<td>Leverage subject matter experts to support the work</td>
<td>Identify resources to support fundraising by Corridor Funders Collaborative</td>
<td></td>
</tr>
</tbody>
</table>
Corridor funders collaborative

Inform decision-making based on:

• Existing disparities + vulnerabilities
• Impact of proposed interventions
• Critical timing of action
• Local + national precedents
## Policy development actions

<table>
<thead>
<tr>
<th>Actions Hennepin County is taking</th>
<th>Actions the County is planning</th>
<th>Desired Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support MN Legislation to limit investor ownership of homes</td>
<td>Support investor divestment and transition to homeownership</td>
<td>Protect affordable housing stock for existing residents</td>
</tr>
<tr>
<td>Encourage City policymaking on Inclusionary Zoning and renter protections</td>
<td>Work with corridor partners to champion MN Legislation to protect existing residents and affordable housing stock</td>
<td>Create affordable homes within new development; Help existing residents remain in their homes and/or neighborhood; Protect renters and applicants from discrimination</td>
</tr>
<tr>
<td>Provide Cities with technical assistance / sample ordinance, other assistance TBD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Metropolitan Council
Anti-Displacement Update
Met Council Anti-Displacement Update

Blue Line Extension contracting and workforce efforts

- Disadvantaged Business Enterprise (DBE) workshops
- Contracting options for increased flexibility
Met Council Anti-Displacement Update cont.

- Regional Development Guide: seeking to include anti-displacement policies as part of Imagine 2050

  Ensures solutions are addressing a systemic inequity

  Creating solutions that are commensurate with what caused the inequity

  We are working with the population negatively affected by said inequity to co-create solutions
Met Council Anti-Displacement Update cont…

• Applied for U.S. DOT Thriving Communities Regional Pilot Grant Program
  o Technical assistance, planning, and capacity building
    • For disadvantaged and under-resourced communities
  o Support community-driven economic development, health, environment, mobility, and access goals
Transit Oriented Development

Michael Krantz | Senior Manager, TOD Office

metrotransit.org/tod
Overview

• What is TOD
• Benefits
• Development Trends Along Transit
What is TOD?

- Moderate to high-density development served by frequent transit and pedestrian-friendly streets in a neighborhood with a mix of uses, that allows people to live and work without a car.
Transit Oriented Communities

- Mix of uses: residential, commercial, retail, services, etc.
- Transit Connection
- Walkable streets
- Bike access
- Child care and health care facilities
- Community assets/connections
- Mix of housing affordability
Benefits of TOD

• Improve health
• Improve safety
• Increase economic development
• Protect natural systems
• Reduce GHG emissions
• Advance equity
Improve Health

Walking  Biking  Transit
Improve Safety
Reduce GHG Emissions

Source: CoolClimate Network, University of Berkeley
Advance Equity

• Access to opportunity
  – Jobs, housing, health care, food, etc.

• Housing + transportation affordability

• Health and safety
FTA TOD Pilot Planning Grant

• Purpose: Station Area Planning

• Work Plan:
  – Visioning
  – Housing Strategy
  – Economic Development Strategy
  – Multimodal Transportation Strategy
  – Climate Change Strategy

• Advance Equity & Anti-Displacement

• Budget: $700k
High Frequency Transitway station areas and buffers make up just 3.2% of the 7-county metropolitan region by land area.

Since 2009, 34% of regional development & 43% of multifamily development has been permitted along high frequency transitways.
2022 Trends Near High-Frequency Transit

- $2.4 Billion permitted near high-frequency transit
- 8,300 multifamily units
- 40% of regional development
- 51% of multifamily development
Affordable Housing Near Transit

• 50% of units affordable at 60% AMI built near transit

• 79% of units affordable at 30% AMI built near transit
<table>
<thead>
<tr>
<th>Development Types</th>
<th>Permitted Development</th>
<th>Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (Units)</td>
<td>21,300</td>
<td>10,379</td>
</tr>
<tr>
<td>Residential (Value)</td>
<td>$3,777,000,000</td>
<td>$487,100,000</td>
</tr>
<tr>
<td>Commercial (Value)</td>
<td>$3,091,200,000</td>
<td>$136,200,000</td>
</tr>
<tr>
<td>Public/Inst. (Value)</td>
<td>$861,300,000</td>
<td>$857,500,000</td>
</tr>
<tr>
<td>Industrial</td>
<td>$35,600,000</td>
<td>$20,000,000</td>
</tr>
<tr>
<td>Mixed Use (Value)</td>
<td>N/A</td>
<td>$3,355,800,000</td>
</tr>
<tr>
<td>Total (Value)</td>
<td>$7,765,000,000</td>
<td>$4,856,600,000</td>
</tr>
</tbody>
</table>
“Compared to previous years, 2023 shows the biggest advantage for denser more walkable communities.”

-National Association of Realtors
“Chain of moves” creates vacancies across metropolitan areas

100 new market-rate units lead to 70 new vacancies in lower-income neighborhoods

Increasing the housing supply is a strategy to increasing housing affordability

*How new apartments create opportunities for all, Federal Reserve Bank of Minneapolis*
Design Update
Utility Coordination

Design coordination is advancing from 30 percent

• Utilities are a key coordination issue along the whole alignment

• Field work to verify existing conditions and underground utilities has been underway

• Public utilities
  ▪ Water, sewer, storm

• Private utilities
  ▪ Electric (Transmission and Distribution), Gas, Telecom, etc.
Utility Coordination cont.

- Identify conflicts with the rail project

- Determine facilities that need to be relocated, upgraded or replaced
  - Public utility conflicts are relocated with the project
  - Private utilities are given notice to relocate prior to or coordinated with LRT construction
Utility Coordination – 10th Avenue

• Dual underground Xcel transmission lines run on 10th Avenue between 7th Street and Washington Avenue

• Coordination with Xcel has begun
  ▪ Project will issue notice and orders to Xcel for relocation of the transmission line after receipt of the record of decision
  ▪ We anticipate this relocation can be accomplished within our construction timeline
  ▪ Exploring opportunities to accelerate the timeline for planning relocation route prior to environmental record of decision
Utility Coordination – 10th Avenue (existing)
Utility Coordination – 10th Avenue (build)

10th Ave - Conceptual Utility Construction Relocation Phasing
Utility Coordination

Next Steps

• Continue coordination with all utilities

• Regular Utility coordination meetings specific to Cities
  ▪ Includes city engineering staff and private utility providers
  ▪ Determine design
  ▪ Evaluate and coordinate construction timelines
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  • Connect with staff for your questions or schedule a presentation

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  • Facebook: MetroBlueLineExtension