

**2013**

# **METROPOLITAN LIVABLE COMMUNITIES ANNUAL REPORT TO THE MINNESOTA STATE LEGISLATURE**



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## *About this report*

The Livable Communities Act<sup>1</sup> (LCA) requires the Metropolitan Council (Council) to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This report provides an overview of LCA programs and activities included in the 2013 Fund Distribution Plan (as amended) and specific information required by the law about:

- the amount of money in the fund;
- the amount of money distributed;
- to whom funds were distributed and for what purpose; and
- an evaluation of the effectiveness of the projects funded in meeting the policies and goals of the Council.

The legislation states the report may also include recommendations to the legislature on changes to the LCA. This year's report includes no such recommendations.

## *Enabling legislation*

The LCA created a voluntary, incentive-based approach to address the metropolitan area's affordable and lifecycle housing issues and to help communities grow and succeed. It established the Metropolitan Livable Communities Fund, including three ongoing accounts from which eligible communities may apply for funding:

- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial or housing opportunities. Restoring the tax base, developing more jobs near existing housing and services, and adding affordable housing to the region are primary objectives of this account. In 2013, TBRA included awards made through the regular grant category and the Transit-Oriented Development (TOD) category, for cleanup and contaminated site investigation.
- The **Livable Communities Demonstration Account (LCDA)** awards grants to cities for development and redevelopment projects that achieve connected development patterns linking housing, jobs and services and maximizing the development potential of existing or planned infrastructure and regional facilities. In 2013, LCDA awards were made through the regular grant category and the TOD category, for development and pre-development projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.

A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the IHA prior to communities requesting payment of their grant awards, and those interest dollars were awarded through a final round of IHA grants during 2004.

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<sup>1</sup> <https://www.revisor.mn.gov/statutes/?topic=263706>

Communities are required by the LCA to establish eligibility before competing for funding, by:

- negotiating long-term affordable and lifecycle housing goals with the Council;
- adopting an LCA Housing Action Plan to identify and give direction to the city’s use of programs, official controls and fiscal devices to help accomplish these negotiated goals; and
- contributing to affordable housing activities at least the minimum annual amount required by a formula provided in the law. The formula is based on each community’s share of the tax levy supporting the Livable Communities Demonstration Account and determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

### *Grant categories*

In 2011, the Council adopted a second grant category for the TBRA and LCDA funding accounts.

In the “regular grant category,” funding is available for projects located in any community participating in the LCA. In the “Transit Oriented Development (TOD)” grant category, funding is available in LCA communities for projects that are located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines that are or will be operational by 2020. Projects within one-quarter mile of high frequency local bus routes are also eligible.

### *Amounts available, requested and awarded*

<b>Fund</b>	<b>Category</b>	<b>Amount Available</b>	<b>Total amount requested</b>	<b>Total amount awarded</b>	<b># Appli-cations</b>	<b># Awards</b>
<b>TBRA</b>	Regular program*	\$8,000,000	\$8,926,785	\$6,571,700	31	23
<b>TBRA</b>	Transit-Oriented Development (TOD)*	0	0	0	1	0
<b>LCDA</b>	Regular program	7,500,000	6,582,000	5,592,000	7	5
<b>LCDA</b>	TOD	5,000,000	3,982,000	3,982,000	9	6
<b>LHIA</b>	Regular program	1,500,000	1,500,000	1,500,000	8	8
<b>Totals</b>		<b>\$22,000,000</b>	<b>\$20,990,785</b>	<b>\$17,645,700</b>	<b>67</b>	<b>42</b>

\*The single TBRA-TOD application was withdrawn by the applicant, after which \$3 million was transferred from TBRA-TOD to the regular TBRA program.

*Expected benefits to the region*

The 2013 LCA grants are expected to help deliver to the region:

- nearly 4,300 jobs, including 2,412 regular (non-construction) jobs;
- 924 affordable housing units;
- 1,532 market rate housing units;
- an increase to the regional tax base of over \$6.6 million annually; and
- leverage of over \$139 million in other public funds and over \$664 million in private funds.

*Aggregate awards since program inception*

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 818 awards:

Fund	Count	Award Total
<b>TBRA grants</b>	383	\$104,451,323
<b>LCDA grants</b>	267	147,505,623
<b>LHIA grants</b>	155	29,145,706
<b>IHA grants</b>	13	4,577,700
<b>Total</b>	<b>819</b>	<b>\$285,680,352</b>

*Amount of LCA funds distributed in 2013*

The Council issued 144 payments totaling \$19,206,856 for Livable Communities grants in 2013:

Fund	Paid in 2013
TBRA	\$7,381,818
LCDA	\$9,792,987
LHIA	\$2,032,051
<b>Total</b>	<b>\$19,206,856</b>

## 2013 Fund Distribution and Purposes

### Tax Base Revitalization Account Awards in 2013

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Edina</b>	<b>Pentagon Park North Phase II</b>	<b>Cleanup</b>	<b>\$535,100</b>
<p>Expected benefits include the renovation of three existing buildings into approximately 199,000 square feet of office space, 319 new and 276 retained jobs, and an annual net tax capacity increase of \$213,550. Funds will be used for asbestos and lead-based paint abatement.</p>			
<b>City of Fridley</b>	<b>Northern Stacks Phase I</b>	<b>Cleanup</b>	<b>\$547,000</b>
<p>Expected benefits include the development of two buildings with a total of 345,000 square feet of office and warehouse space, 721 new and retained jobs, and an annual tax capacity increase of \$537,549. Funds will be used for asbestos abatement, soil and ground water remediation, soil vapor mitigation and lining of storm water ponds.</p>			
<b>City of Golden Valley</b>	<b>The Xenia</b>	<b>Cleanup</b>	<b>\$92,400</b>
<p>Expected benefits include the development of 372 market-rate apartments in a five-story building with adjacent structured parking, 11 jobs, and an annual net tax capacity increase of \$566,725. Funds will be used for soil remediation.</p>			
<b>City of Minneapolis</b>	<b>129 Plymouth</b>	<b>Cleanup</b>	<b>\$21,800</b>
<p>Expected benefits include the development of 10,000 square feet of multi-tenant retail space with surface parking, 18 jobs, and an annual net tax capacity increase of \$29,250. Funds will be used for soil remediation.</p>			
<b>City of Minneapolis</b>	<b>807 Broadway Revival</b>	<b>Cleanup</b>	<b>\$576,700</b>
<p>Expected benefits include the redevelopment of three brick buildings into 170,000 square feet of multi-tenant office/production space, 400 jobs, and an annual net tax capacity increase of \$239,250. Funds will be used for asbestos and lead-based paint abatement.</p>			
<b>City of Minneapolis</b>	<b>Miller Bag Building</b>	<b>Cleanup</b>	<b>\$125,000</b>
<p>Expected benefits include the renovation of the existing building on the south end of the site and the construction of new office and warehouse space. The project will provide a total of 31,000 square feet of office space and 11,500 square feet of production/retail space with adjacent parking, 137 jobs, and an annual net tax capacity increase of \$91,977. Funds will be used for asbestos and lead-based paint abatement and soil remediation.</p>			
<b>City of Minneapolis</b>	<b>Plymouth Building</b>	<b>Cleanup</b>	<b>\$500,000</b>
<p>Expected benefits include the renovation of the building into a 273-unit hotel with a ballroom, a 7,335 square foot restaurant and enclosed parking, 243 jobs, and an annual net tax capacity increase of \$446,000. Funds will be used for asbestos and lead-based paint abatement.</p>			

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>Praxis Marketplace</b>	<b>Cleanup</b>	<b>\$179,300</b>
Expected benefits include the development of a 30,000 square foot grocery store with one level of underground parking and additional surface parking, 123 jobs, and an annual net tax capacity increase of \$80,250. Funds will be used for soil remediation.			
<b>City of Minneapolis</b>	<b>Shapco Printing (2 awards)</b>	<b>Cleanup</b>	<b>\$732,300</b>
Expected benefits include the development of an 8-story, 250,000 square foot single-tenant office building with underground parking, 950 jobs, and an annual net tax capacity increase of \$792,750. Funds will be used for an asbestos survey, asbestos abatement, soil and ground water remediation and soil vapor mitigation.			
<b>City of Minneapolis</b>	<b>Thorp Building</b>	<b>Site Investigation</b>	<b>\$24,300</b>
Potential future benefits include the renovation of 160,000 out of 250,000 square feet for creative and light industrial uses within the next five years, 280 jobs and a \$176,717 increase in annual net tax capacity. Funds will be used for a hazardous materials assessment.			
<b>City of Minneapolis</b>	<b>VÉLO Flats</b>	<b>Cleanup</b>	<b>\$108,200</b>
Expected benefits include the development of a six-story building with 101 market-rate apartments and 11,200 square feet of retail space with underground parking, 35 jobs, and an annual net tax capacity increase of \$195,500. Funds will be used for soil remediation.			
<b>City of Minneapolis</b>	<b>WaHu Student Housing</b>	<b>Cleanup</b>	<b>\$136,700</b>
Adding to previous TBRA grant, the expected benefits include the development of a mixed use development with 333 market-rate apartments and 30,500 square feet ground level retail and commercial space as well as surface and underground parking, 210 new and 30 retained jobs, and an annual net tax capacity increase of \$863,150. Funds will be used for soil and ground water remediation.			
<b>City of New Hope</b>	<b>Winnetka Learning Center</b>	<b>Cleanup</b>	<b>\$200,000</b>
This grant was relinquished in full.			
<b>City of Ramsey</b>	<b>Old Municipal Center</b>	<b>Site Investigation</b>	<b>\$14,800</b>
Potential future benefits include the development of 47 market-rate single-family ownership homes and the additional annual net tax capacity increase of \$76,329. Funds will be used for environmental investigation and development of a Response Action Plan.			
<b>City of Roseville</b>	<b>Twin Lakes Apartments</b>	<b>Site Investigation</b>	<b>\$43,300</b>
Potential benefits include the development of 125 market-rate apartments, 80 units of mixed-income housing (including 16 affordable units) and 6,000 square feet of office/retail space. Funds will be used for environmental investigation and development of a Response Action Plan.			



<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>324 Johnson</b>	<b>Cleanup</b>	<b>\$719,400</b>
<p>Expected benefits include renovation of the existing buildings into 70 affordable apartments, six jobs, and an increase in annual net tax capacity of \$196,971. Funds will be used for environmental investigation, asbestos and lead-based paint abatement, cleaning and/or handling of mercury-impacted surfaces and limited demolition to access contaminated areas.</p>			
<b>City of Saint Paul</b>	<b>Custom House</b>	<b>Cleanup</b>	<b>\$850,000</b>
<p>Expected benefits include the redevelopment of the former post office into 200 market rate apartments, a 150-room hotel with 10,000 square foot restaurant, 94,500 square feet of office/flex space, 31,500 square feet of public space and enclosed parking, 66 jobs and an annual net tax capacity increase of \$860,000. Funds will be used for asbestos and lead-based paint abatement.</p>			
<b>City of Saint Paul</b>	<b>Hamm's</b>	<b>Cleanup</b>	<b>\$124,600</b>
<p>Expected benefits include renovation of three buildings into a micro-brewery and distillery with a courtyard, surface parking, an interior access road, 53 jobs, and an annual net tax capacity increase of additional \$52,500. Funds will be used for asbestos abatement.</p>			
<b>City of Saint Paul</b>	<b>Lowertown Ballpark</b>	<b>Cleanup</b>	<b>\$748,100</b>
<p>Expected benefits include the development of a 7,000 seat baseball stadium, 59 jobs and an increase in annual net tax capacity via payments in lieu of taxes of \$250,000. Funds will be used for environmental investigation and soil and ground water remediation.</p>			
<b>City of Saint Paul</b>	<b>Western University Plaza (2 awards)</b>	<b>Cleanup</b>	<b>\$284,500</b>
<p>Expected benefits include the renovation of the existing building into 58 affordable apartments, ground level commercial space and seven affordable ownership townhomes, eight jobs, and an annual net tax capacity increase of \$35,000. Funds will be used for asbestos and lead-based paint abatement, soil remediation and soil vapor mitigation.</p>			
<b>City of Saint Paul</b>	<b>Gross Given</b>	<b>Site Investigation</b>	<b>\$8,200</b>
<p>Potential benefits include the renovation of the existing building as office and storage and manufacturing space, 70 jobs and an annual net tax capacity increase of \$18,178. Funds will be used for an asbestos assessment and abatement specifications.</p>			

## Livable Communities Demonstration Account Awards in 2013

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Hopkins</b>	<b>Oxford Green</b>	<b>TOD Development</b>	<b>\$1,600,000</b>
<p>Oxford Green will be a 51-unit, fully affordable multifamily housing development located north of the Blake Road station on the Green Line Extension Light Rail line, adjacent to Cottageville Park. The park will include recreational opportunities and multiple devices to manage stormwater in the local watershed before it reaches nearby Minnehaha Creek. Funding will be used to build a pedestrian walkway, a raingarden and pervious hardscape areas, demonstrating the potential to incorporate private and public stormwater improvements into a district-wide system.</p>			
<b>City of Maplewood</b>	<b>Villages at Frost and English</b>	<b>Development</b>	<b>\$1,900,000</b>
<p>The Villages at Frost and English is a three-phase residential and commercial mixed-use redevelopment of the Maplewood Bowl site. The first phase will consist of 55 - 65 units of affordable housing, with the second phase adding 65 - 100 units of senior affordable or senior assisted living housing and the third phase adding 6,000 - 10,000 square feet of commercial space. In addition to the redevelopment work, this project will improve local streets, sanitary sewer, water mains and storm sewer drainage systems, and add streetscaping and placemaking elements. Funds will be used for site assembly; sidewalks and lighting; stormwater management and reconstruction of Frost Avenue.</p>			
<b>City of Minneapolis</b>	<b>4<sup>th</sup> Street Infrastructure</b>	<b>TOD Development</b>	<b>\$1,000,000</b>
<p>Adding to previous grants from TBRA and LCDA, funding for this project will assist in redeveloping the Boeser site into a 201-unit, six-story apartment building just steps from the station platform, 20% of which will be affordable. The site has been cleared, and the developer is working with the neighborhood group to create a master plan for a walkable, arts-centered cultural district with a vibrant mix of uses in the 29th Avenue station area. Funds will be used to support the reconstruction of a section of 4th Street SE; stormwater and pedestrian improvements, streetscape furniture, build a green roof and utilize other stormwater filtration techniques within the development site.</p>			
<b>City of Minneapolis</b>	<b>Anishinabe Bii Gii Wiin</b>	<b>TOD Development</b>	<b>\$1,045,000</b>
<p>Anishinabe Bii Gii Wiin will be a 32-unit permanent supportive housing facility as part of a campus that currently includes Anishinabe Wakiagun and is within walking distance of the Franklin Avenue LRT station. With a pow-wow arbor, farmers' market staging area, and improvements along Franklin Avenue, the project will be a catalyst for the emerging American Indian Cultural Corridor, which is supported through a collaboration of the Native American Community Development Institute, local businesses, neighborhood groups, and the city. The campus has been designed using efficient land use principles to accommodate potential future development along Franklin Avenue. Funding will be used for stormwater management improvements, streetscape elements and sidewalk improvements to facilitate connections to the LRT station, and a transit plaza for buses along Franklin Avenue.</p>			

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>Commons @ Penn</b>	<b>Development</b>	<b>\$1,000,000</b>

Adding to an earlier TBRA grant, funding will assist the Commons @ Penn project in developing a 45-unit affordable multifamily apartment building with 4,500 square feet of commercial space that will house retail tenants, bringing goods and services lacking in this area. Most units have two or three bedrooms to accommodate families, including four two-story walk-up units with front porches. A combination of underground and street-level parking will serve the residential and commercial uses, respectively. Funds will be used for demolition and site preparation, lighting, stormwater, utility extensions, sidewalks, and improvements to the existing bus shelter.

<b>City of Minneapolis</b>	<b>Hawthorne EcoVillage</b>	<b>Development</b>	<b>\$1,000,000</b>
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Hawthorne EcoVillage will be a 75-unit apartment building at the intersection of Lowry and Lyndale Avenues North that will be a demonstration of sustainability and energy efficiency with architectural design setting it apart. Funds will be used for stormwater; site preparation; overhead utility line relocation; bike racks, benches, hardscape and a stormwater daylight feature; lighting; design and engineering; and project coordination.

<b>City of Minneapolis</b>	<b>MoZaic II</b>	<b>Development</b>	<b>\$750,000</b>
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MoZaic II will add approximately 150,000 square feet of office space that will include retail/service space along with office space to an existing development. This phase will expand an Art Park to include more public seating, add flexible space for small public events, add wayfinding signage improve walking/biking connections through the site; and likely add a bike center that will include significant indoor bike storage and amenities. The building will use a forward design, with atriums to bring light into the center of the floor plate to improve quality of life for employees and conserve energy. The building will be split into three horizontal bars rising four-, six- and eight-stories that will step back from the Midtown Greenway trail, as desired by the community. Funds will be used for site preparation; stormwater management; utility relocation; demolition; public art; design and engineering; and bike storage, showers, lockers, racks, a fix-it station, signage and security system.

<b>City of Saint Paul</b>	<b>BROWNstone</b>	<b>TOD-Development</b>	<b>\$160,000</b>
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Adding to an earlier LCDA regular-program grant to this project, the BROWNstone project will feature one floor of commercial/office space and three floors of affordable housing, interrelating transit with housing and jobs. The redevelopment of this site will also include the conversion of an adjacent parking lot into a pocket park with areas for building residents, restaurant patrons, and the neighborhood, consistent with the neighborhood priority in Saint Paul's Victoria Station Area Plan. Funding will be used for sidewalk reconstruction, relocation of utility lines, grading, and design and engineering.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>Central Exchange</b>	<b>TOD Development</b>	<b>\$77,000</b>

Adding to an earlier LCDA-regular program grant to this project, Central Exchange, located one block from the Victoria Station platforms, will feature 30 units of affordable housing, ground floor retail, and office space for the future headquarters of project developer Model Cities. Its design is sensitive to low-density conditions across the alley to the north; the building rises up only one story in the center of two three-story "towers" to allow air and sunlight penetration. A green roof, permeable pavers, and an underground detention system will process stormwater using the latest techniques. Funds will be used to enhance the effectiveness of the green roof by adding an underground detention vault and permeable pavers and for publically-accessible bike racks.

<b>City of Saint Louis Park</b>	<b>Saint Louis Park Station Area Zoning Study</b>	<b>TOD Pre-Development</b>	<b>\$100,000</b>
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This project will create form-based code for the Louisiana, Beltline, and Wooddale station areas in Saint Louis Park to guide development by enforcing architectural and landscape standards, as opposed to traditional or performance zoning, which prescribes metrics such as floor-area ratio, dwelling units per acre, etc. The project will include a synoptic survey of the station areas to identify existing development patterns and build off of the density and design standards recommended by previously completed planning studies. Since the form-based code represents a new approach to zoning, consultants will facilitate training across City departments and with elected officials to ensure that the process for enforcing architectural and landscape/thoroughfare standards is coordinated. Once adopted, the form-based code will provide developers with more certainty about the City's expectations for higher density, well-connected, and pedestrian-friendly development near three future Green Line stations. Funds will be used to support the creation of the form-based code.

<b>City of Rosemount</b>	<b>Downtown Senior Housing</b>	<b>Development</b>	<b>\$942,000</b>
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The Downtown Senior Housing project is a partnership between the City and the Dakota County CDA and will develop a 60-unit senior housing project 54 of which are affordable. The senior housing will be located on the northern half of the city-owned site, which also requires acquisition of four single family homes. The project will contain a three-story building, new access, surface parking, a rain garden, public improvements such as sidewalks and lighting, and rerouted utilities. The remaining 1.3 acres of the city-owned site will be available for about 13,000 square feet of commercial development and is being actively marketed. The city acquired a portion of the project site as part of its downtown redevelopment efforts. Funds will be used for land acquisition, sidewalks, replacement of a sewer line, demolition, and stormwater improvements.

## Local Housing Incentives Account Awards in 2013

<b>Grantee</b>	<b>Project</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>PPL DECC Recapitalization Project</b>	<b>\$200,000</b>
<p>The Project for Pride in Living (PPL) Recapitalization project will aggregate, acquire, and rehabilitate 51 scattered-site units that are currently owned by four separate entities, controlled by PPL, and located in south Minneapolis. Many of the buildings require extensive renovation of both systems and interior and exterior finishes. There has been no extensive rehab or updating to any of these buildings for 20 years or more. Funds will be used to reduce the funding gap to preserve affordable housing.</p>		
<b>City of Minneapolis</b>	<b>The Cameron</b>	<b>\$200,000</b>
<p>The Cameron project is an adaptive re-use that converts a former cold storage warehouse facility into 44 units of affordable housing in the North Loop neighborhood. The existing building was built in 1919 and is currently vacant, with historical designation pending. Planned amenities include a laundry room, fitness center, storage and outdoor patio. Funds will be used to reduce the funding gap to build affordable housing.</p>		
<b>City of Minnetonka</b>	<b>Homes Within Reach</b>	<b>\$100,000</b>
<p>West Hennepin Affordable Housing Land Trust (WHAHLT) will acquire, rehabilitate, and resell three, single family, detached units in western Hennepin County to increase the affordable housing stock available through the land trust in New Hope, St. Louis Park and Richfield. This Community land Trust model is designed to provide low and moderate income homebuyers access to affordable homeownership while maintaining long-term affordability of homes within the Trust. Funds will be used to reduce the funding gap to add or preserve affordable housing.</p>		
<b>City of Richfield</b>	<b>Lyndale Gardens</b>	<b>\$200,000</b>
<p>Adding to earlier grants through the LCDA and LCDA-TOD programs, this grant to Lyndale Gardens will help to transform a vacant blighted site in Richfield into a community town center overlooking Richfield Lake Park. The housing project is a new construction six-story elevator building with underground parking, townhomes and commercial space. Thirty-five of its 151 housing units will be affordable. The housing will be mixed-income, serving a variety of populations, including the local workforce and recipients of Hennepin County Human Services. Funds will be used to reduce the funding gap to build affordable housing.</p>		

<b>Grantee</b>	<b>Project</b>	<b>Award</b>
<b>City of Robbinsdale</b>	<b>Clare Terrace</b>	<b>\$200,000</b>
<p>Clare Terrace will build a new, 36-unit affordable supportive housing development for people living with HIV/AIDS. The project is being developed by Clare Housing, a local non-profit with a successful track record of development permanent supporting housing and providing services for persons living with HIV/AIDS. At least seven of the units will serve persons experiencing long-term homelessness. Funds will be used to reduce the funding gap to build affordable housing.</p>		
<b>City of Saint Paul</b>	<b>Hamline Station Family Housing</b>	<b>\$200,000</b>
<p>Adding to earlier grants from the LCDA and LCDA-TOD programs, funding will assist the Hamline Station project with new construction of two, four-story buildings that will include 108 units of affordable workforce housing over first floor commercial space and underground parking on a currently vacant parcel that was a former car dealership site. This 1.6 acre mixed-use project is adjacent to the Hamline central Corridor LRT Station, a SuperTarget, Walmart, police station and is part of the city's efforts to remove blighted conditions within the Midway neighborhood. Funds will be used to reduce the funding gap to build affordable housing.</p>		
<b>City of Saint Paul HRA</b>	<b>Neighborhood Investment Fund</b>	<b>\$200,000</b>
<p>The St. Paul Housing and Redevelopment Authority (HRA) will oversee the acquisition, rehabilitation and resale of 13 units and new construction of eight units in the Saint Paul neighborhoods of Dayton's Bluff, Frogtown and Payne-Phalen, all of which are designated as Foreclosure Priority Areas. The HRA hopes to stimulate economic activity and investment in the Dayton's Bluff and Payne-Phalen neighborhoods due to new commercial developments and the completion of the Green Line light rail that will attract new residents to Frogtown. Funds will be used to reduce the funding gap to build affordable housing.</p>		
<b>Dakota County CDA</b>	<b>Lakeshore Townhomes</b>	<b>\$200,000</b>
<p>Lakeshore Townhomes will be a new 50-unit affordable development of 10 townhome buildings with a mix of bedroom sizes. The project is targeted primarily to families with children. The site is adjacent to a small lake and green space. Funds will be used to reduce the funding gap to build affordable housing.</p>		

## Effectiveness Evaluation

The mission of the Metropolitan Council is to develop, in cooperation with local communities, a comprehensive regional planning framework, focusing on transportation, wastewater, parks and aviation systems, that guides the efficient growth of the metropolitan area<sup>2</sup>. Towards that mission, the Council has adopted the 2030 Regional Development Framework, which has four policies that are supported by several general strategies<sup>3</sup>. The Livable Communities program makes awards consistent with criteria set in the enabling statute and the following Regional Development Framework policies:

1. *Work with local communities to accommodate growth in a flexible, connected and efficient manner.*

The Council's 2013 LCA grant awards continue to reflect both the communities' and the Council's emphasis on development and redevelopment in compact, mixed-use projects with convenient access to a variety of transportation modes, including transit. The 2013 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas.

The 2013 awards are expected to add over \$6.6 million in annual net tax capacity to the metropolitan area.

The Council's grantees work with public and private partners to make these projects happen. In 2013 alone, LCA grants leveraged more than \$664 million in private investment and \$139 million in other public funds.

As of December 31, 2013, 94 cities elected to begin or continue their participation in the program for the period of 2011 – 2020.

2. *Plan and invest in multi-modal transportation choices, based on a full range of costs and benefits, to slow the growth of congestion and serve the region's economic needs.*

During 2013 the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant categories in the LCDA and the TBRA, targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines that are currently operational or will be operational by 2020. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation.

3. *Encourage expanded choices in housing locations and types, and improved access to jobs and opportunities.*

The 2013 LCA awards funded projects that offered affordable multi-family housing or foreclosure remediation of single-family homes in the cities of Eagan, Golden Valley, Hopkins, Maplewood, Minneapolis, New Hope, Richfield, Robbinsdale, Rosemount, Roseville, and Saint Paul. In total, the 2013 LCA awards will assist with the rehabilitation or construction of over 2,450 housing units, including over 900 affordable units.

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<sup>2</sup> <http://www.metrocouncil.org/about/mission.htm>

<sup>3</sup> <http://www.metrocouncil.org/planning/framework/overview.htm>

The 2013 LCA awards will assist with adding nearly 4,300 regular jobs and thousands more construction jobs.

4. *Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.*

Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that not only manage stormwater but also mitigate a portion of the inner city heat-island effect. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants also help to reduce the vehicle miles traveled in the metropolitan area, thereby reducing air pollution and congestion.

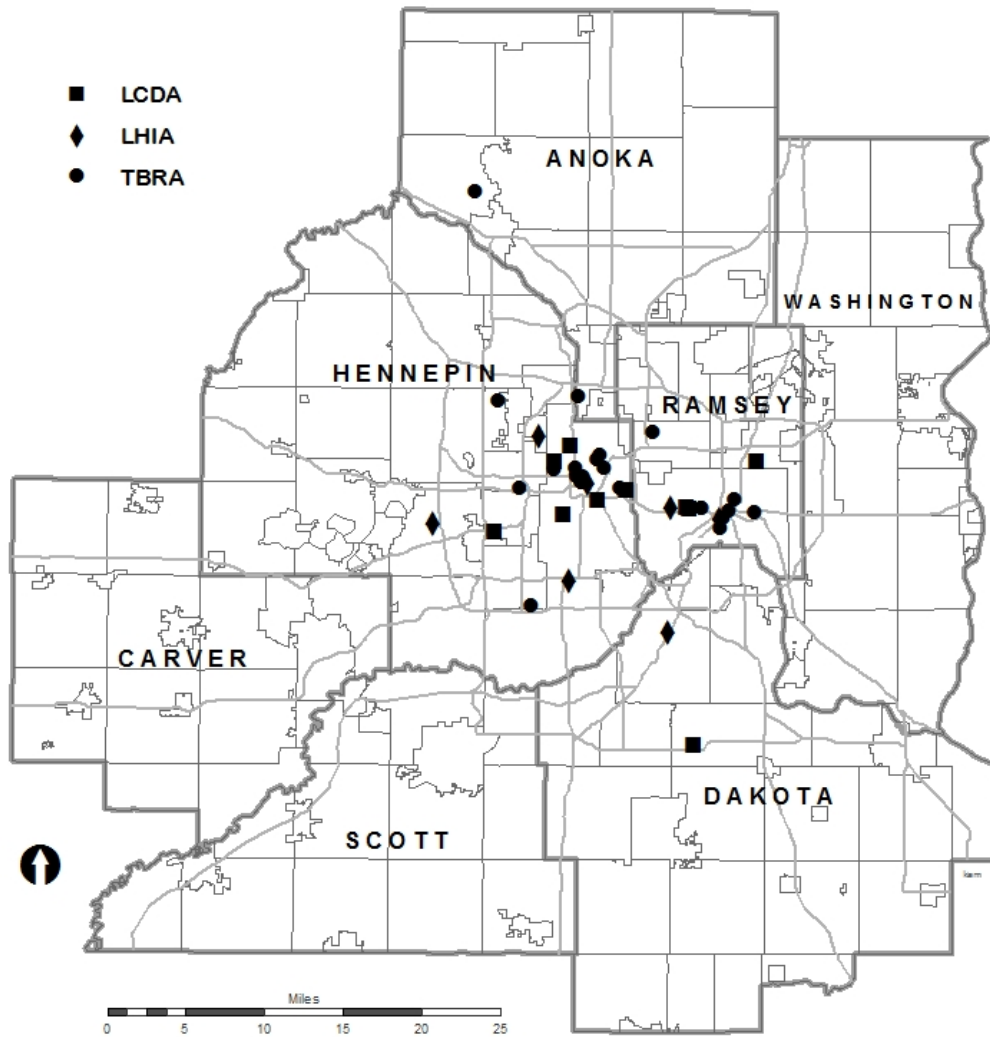


# Appendix A – Map of 2013 LCA-Funded Projects

Twin Cities Metropolitan Area

## Livable Communities Awards in 2013

April 2014



## *Appendix B – List of participating communities*

<b><u>City</u></b>	<b><u>City</u></b>	<b><u>City</u></b>	<b><u>City</u></b>
Anoka	Excelsior	Maple Plain	Rogers
Apple Valley	Falcon Heights	Medina	Roseville
Arden Hills	Farmington	Mendota Heights	Savage
Belle Plaine	Forest Lake	Minneapolis	Shoreview
Blaine	Golden Valley	Minnetonka	South St. Paul
Bloomington	Fridley	Mound	St. Anthony
Brooklyn Center	Hastings	Mounds View	St. Bonifacius
Brooklyn Park	Hilltop	New Brighton	St. Francis
Burnsville	Hopkins	New Germany	St. Louis Park
Carver	Hugo	New Hope	St. Paul
Centerville	Inver Grove Heights	Newport	St. Paul Park
Champlin	Jordan	North St. Paul	Stillwater
Chaska	Lake St. Croix Beach	Norwood Young America	Vadnais Heights
Cologne	Lakeland	Oakdale	Victoria
Columbia Heights	Lakeville	Oak Grove	Waconia
Coon Rapids	Lauderdale	Oak Park Heights	Watertown
Cottage Grove	Lexington	Orono	Wayzata
Crystal	Lino Lakes	Osseo	West St. Paul
Dayton	Long Lake	Plymouth	White Bear Twp.
Eagan	Loretto	Prior Lake	White Bear Lake
East Bethel	Mahtomedi	Ramsey	Willernie
Eden Prairie	Maple Grove	Richfield	Woodbury
Edina	Mayer	Robbinsdale	
Elko New Market	Maplewood	Rosemount	



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