

2014

METROPOLITAN LIVABLE COMMUNITIES ANNUAL REPORT TO THE MINNESOTA STATE LEGISLATURE



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*The cover illustration is the City of Hastings' **Great River Landing** project, funded by the LCDA and TBRA grant accounts in 2014.*

CONTENTS

Contents

About this report	1
Enabling legislation	1
Grant categories	2
Amounts available, requested and awarded in 2014	2
Expected benefits to the region	3
Aggregate awards since program inception	3
Amount of LCA funds distributed in 2014	3
2014 Fund Distribution and Purposes	4
Tax Base Revitalization Account Awards in 2014	4
Livable Communities Demonstration Account Awards in 2014	8
Local Housing Incentives Account Awards in 2014	11
Effectiveness Evaluation	12
Appendix A – Map of 2014 LCA-Funded Projects.....	14
Appendix B – Participating communities	15

About this report

The Livable Communities Act¹ (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 2014 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 could 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 2014, 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 2014, 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

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

dollars were awarded through a final round of IHA grants during 2004. This account is no longer active.

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
- making at least the minimum annual contribution or expenditure on affordable housing activities 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 for communities participating in the LCA 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 currently operational 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 in 2014

Fund	Category	Amount Available	Total amount requested	Total amount awarded	# Appli-cations	# Awards
TBRA	Regular program*	\$5,000,000	\$9,317,833	\$5,875,300	36	23
TBRA	Transit-Oriented Development (TOD)	3,000,000	2,124,625	2,124,625	4	4
LCDA	Regular program*	7,500,000	9,275,000	7,500,000	10	8
LCDA	TOD*	5,000,000	7,690,000	4,970,000	17	12
LHIA	Regular program	1,500,000	1,500,000	1,500,000	9	9
Totals		\$22,000,000	\$29,907,458	\$21,969,925	76	56

*The 2014 Fund Distribution Plan was amended to allow unused funds from the TBRA TOD grant category to be transferred to the TBRA Regular program, which was over-subscribed.

Expected benefits to the region

The 2014 LCA grants are expected to help deliver to the region:

- Over 1,600 jobs;
- 840 affordable housing units;
- 1450 market rate housing units;
- An increase to the regional tax base of over \$5.3 million annually; and
- Leveraged funds of over \$137.8 million in other public funds and over \$666.2 million in funds from private sources.

Aggregate awards since program inception

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 873 awards, as shown in the table below.

Fund	Count	Award Total
TBRA grants	410	\$112,749,349
LCDA grants	286	159,627,522
LHIA grants	164	30,645,706
IHA grants	13	4,577,700
Total	873	\$307,600,277

Amount of LCA funds distributed in 2014

The Council issued 125 payments totaling \$13,886,791 for Livable Communities grants in 2014:

Fund	# Payments	Paid in 2014
TBRA	60	\$4,480,876
LCDA	53	8,185,613
LHIA	12	1,220,302
Total	125	\$13,886,791

2014 Fund Distribution and Purposes

Tax Base Revitalization Account Awards in 2014

Grantee	Project	Category	Award
City of Brooklyn Center Economic Development Authority	MBC II	Cleanup	\$400,000
<p>This grant will assist with funding soil remediation and soil vapor mitigation, with benefits expected to include development of a 60,000 square foot multi-tenant light industrial building.</p>			
City of Edina	Pentagon Park South	Cleanup	\$448,100
<p>This grant will assist with funding asbestos abatement, with benefits expected to include the development of a 375-room hotel, 250,000 square feet of office, 25,000 square feet of retail, and structured parking.</p>			
City of Fridley Housing & Redevelopment Authority	Northern Stacks II	Cleanup	\$600,000
<p>This grant will assist with funding soil remediation and soil vapor mitigation, with benefits expected to include rehabilitation of an existing building into 561,000 square feet of office and industrial space.</p>			
City of Hastings	Hudson Manufacturing/Great River Landing	Cleanup	\$171,400
<p>This grant will assist with funding asbestos abatement, with the benefits expected to include a mixed-use redevelopment of the historic Hudson Manufacturing Building on the Mississippi River in downtown Hastings. The 100,000 square foot project include 56 units of rental and for-sale housing, community events space, arts-related uses, recreational outfitters, food service, and a major public riverfront landing connecting to the river's trail system and the Hastings Station of the planned Red Rock Corridor. This project also received an LCDA award in 2014.</p>			
City of Minneapolis	602 Residences	Cleanup	\$60,100
<p>This grant will assist with funding asbestos abatement and soil remediation, with benefits expected to include development of 30 condominiums in an 8-story building with two levels of underground parking.</p>			
City of Minneapolis	729 Washington Avenue North	TOD Site Investigation	98,000
<p>This grant will assist with funding environmental investigation, with benefits expected to include mixed-use development that will include market rate apartments, retail and a structured parking ramp with ground-floor office space.</p>			

Grantee	Project	Category	Award
City of Minneapolis	800 West Broadway	Cleanup	\$205,800
This grant will assist with funding asbestos- and lead-based paint abatement, with benefits expected to include the renovation of the existing commercial building into 47,000 square feet of office, restaurant and retail space.			
City of Minneapolis	Downtown East	TOD Cleanup	\$1,000,000
This grant will assist with funding asbestos abatement, with benefits expected to include a 133-unit apartment building and a dynamic four-acre world-class park that will serve as the "front yard" to the stadium and nearby offices and residential buildings.			
City of Minneapolis	East Side Station (former Superior Plating)	Cleanup	\$712,200
This grant will assist with funding soil and ground water remediation, with benefits expected to include the phased development of 450 market-rate apartments and 25,000 square feet of retail/commercial space with underground parking.			
City of Minneapolis	Leef Park	Cleanup & Site Investigation	\$691,000
These two grants will assist with funding environmental investigation, asbestos- and lead-based paint abatement, soil remediation and soil vapor mitigation, with benefits expected to include the development of 47 market-rate condominiums and 13 affordable condominiums.			
City of Minneapolis	Manufacturer's Building	Cleanup	\$106,200
This grant will assist with funding asbestos- and lead-based paint abatement, with benefits expected to include renovating the existing building into 54,190 square feet of office space.			
City of Minneapolis	Miller Bag	Cleanup	\$23,600
This grant will assist with funding soil remediation, with benefits expected to include the development of 38,138 square feet of office and 8,425 square feet of warehouse/light industrial space.			
City of Minneapolis	New Horizon Academy	Cleanup	\$35,900
This grant will assist with funding soil remediation and soil vapor mitigation, with benefits expected to include the development of a 12,127 square foot child care and early education center.			
City of Minneapolis	Plymouth Building	TOD Cleanup	\$1,000,000
This grant will assist with funding asbestos- and lead-based paint abatement, with benefits expected to include the rehabilitation of the historically significant Plymouth Building into a 264-room hotel complete with ballroom and restaurant facilities.			

Grantee	Project	Category	Award
City of Minneapolis	Target Field Station Pad A	TOD Site Investigation	\$26,625
<p>This grant will assist with funding environmental investigation and development of a Response Action Plan, with benefits expected to include an 11-story mixed-use building on a vacant parcel directly adjacent to Target Field Station that is anticipated to house a 160-room hotel, 40,000 square feet of office, and over 5,000 square feet of restaurant and other retail.</p>			
City of Minneapolis	Washington Chicago Redevelopment	Cleanup	\$423,400
<p>This grant will assist with funding a hazardous materials assessment, asbestos- and lead-based paint abatement and soil remediation, with benefits expected to include 175 market-rate apartments with 25,000 square feet of commercial space and underground parking.</p>			
City of Saint Louis Park	Wolfe Park Recreation Center Expansion	Site Investigation	\$50,000
<p>This grant will assist with funding for environmental investigation and development of a Response Action Plan, with benefits expected to include a 180,700 square foot addition to the park including recreational and community space, an outdoor ice rink and three levels of structured parking.</p>			
City of Saint Louis Park Economic Development Authority	Nestlé	Cleanup	\$365,700
<p>This grant will assist with funding asbestos- and lead-based paint abatement, with benefits expected to include renovation of existing buildings into 256,465 square feet of multi-tenant office and industrial space.</p>			
City of Saint Paul	Hamm's Brewery Redevelopment	Cleanup	\$385,700
<p>This grant will assist with funding asbestos abatement, with benefits expected to include the renovation of vacant industrial buildings into a 38,000 square foot hydroponic farm and 41 live-work apartments (21 of which will be affordable).</p>			
City of Saint Paul	Mississippi Market	Cleanup	\$92,000
<p>This grant will assist with funding environmental investigation, soil remediation and soil vapor mitigation, with benefits expected to include the development of a 23,500 square foot, 2.5-story commercial retail building with parking.</p>			
City of Saint Paul	Schmidt Keg House	Site Investigation	\$24,300
<p>This grant will assist with funding environmental investigation and development of a Response Action Plan, with benefits expected to include the restoration of the Keg House into 27,000 square feet of restaurant/entertainment space and a multi-tenant market.</p>			

Grantee	Project	Category	Award
City of Saint Paul	University and Vandalia Mixed Use	Site Investigation	\$28,200

This grant will assist with funding a hazardous materials assessment and environmental investigation, with benefits expected to include at least 60 affordable units and 15,000 square feet of commercial space.

City of Saint Paul Port Authority	Midway Stadium	Cleanup	\$750,000
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This grant will assist with funding soil remediation, soil vapor mitigation and concrete crushing, with benefits expected to include the development of a 189,000 square foot multi-tenant industrial building with surface parking.

City of Saint Paul Port Authority	Phalen Park Office Center	Cleanup	\$200,000
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This grant will assist with funding asbestos- and lead-based paint abatement, with benefits expected to include the renovation of the vacant building into 76,500 square feet of office space.

City of White Bear Lake	The Waters Senior Living	Cleanup	\$101,700
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This grant will assist with funding a hazardous materials assessment, soil remediation and soil vapor mitigation, with benefits expected to include the development of 136 market-rate senior apartments in a new 4-story building with underground and surface parking.

Livable Communities Demonstration Account Awards in 2014

Grantee	Project	Category	Award
City of Apple Valley	Village Pointe Plaza	Development	\$1,148,639
<p>This grant will assist with funding site acquisition, with benefits expected to include the development of 78 units of senior-owned housing, retail, office space, and a boutique grocery.</p>			
City of Carver	Carver Crossing	Development	\$1,190,000
<p>This grant will assist with funding site acquisition, trails and sidewalks, bicycle racks, and engineering and construction of a pedestrian underpass, with benefits expected to include the first high-density multi-family housing component of a neighborhood designed around a Park & Ride transit facility in the City of Carver.</p>			
City of Hastings	Hudson Manufacturing / Great River Landing	Development	\$980,000
<p>This grant will assist with funding site preparation, a trail, lighting, bike racks, and placemaking, with the benefits expected to include a mixed-use redevelopment of the historic Hudson Manufacturing Building on the Mississippi River in downtown Hastings. The 100,000 square foot project include 56 units of rental and for-sale housing, community events space, arts-related uses, recreational outfitters, food service, and a major public riverfront landing connecting to the river's trail system and the Hastings Station of the planned Red Rock Corridor. This project also received a TBRA award in 2014.</p>			
City of Hopkins	Shady Oak Zoning Station Area	TOD Pre-Development	\$50,000
<p>This grant will assist with funding the development of a new zoning ordinance to be adopted by the cities of Hopkins and Minnetonka, with benefits expected to include new zoning categories for higher density, mixed development uses that are more supportive of transit. In addition, funding will be used to examine the entitlement processes of each city to identify opportunities for streamlining the approvals process, leading to more certainty for developers.</p>			
City of Hopkins	The ARTery	TOD Development	\$1,325,000
<p>This grant will assist with funding utilities, street work, bicycle amenities, sidewalks, and placemaking, with the benefits expected to include the reconstruction of 8th Avenue into the "ARTery," a pedestrian corridor that draws people from the Downtown Hopkins Station through the site into Hopkins' historic Mainstreet. The City is working towards a development that includes a 100 room hotel, 225 housing units, bicycle facilities and ground floor restaurant and retail uses.</p>			
City of Minneapolis	Aeon Prospect Park	TOD Development	\$1,445,000
<p>This grant will assist with funding site acquisition, holding costs, and demolition, with benefits expected to include development of a 65-unit affordable apartment building.</p>			

Grantee	Project	Category	Award
City of Minneapolis	Broadway Flats	Development	\$500,000
<p>This grant will assist with funding utility relocation, soil correction, grading, project coordination and civil engineering, with benefits expected to include development of a four-story, mixed-use project consisting of 19,000 square feet of retail on the ground floor with up to 103 units of affordable rental housing on three floors above. This project also received LHIA funding in 2014.</p>			
City of Minneapolis	Downtown East Park Design – Blocks 74 & 75	TOD Pre-Development	\$60,000
<p>This grant will assist with funding the development of a schematic design, with benefits expected to include a 4-acre world class urban park that will serve as the "front yard" to the Vikings/People's Stadium and nearby offices and residential buildings. A 2,000 square foot park-oriented restaurant space will also be included.</p>			
City of Minneapolis	Glendale Redevelopment	TOD Pre-Development	\$100,000
<p>This grant will assist with funding development scenarios, stormwater concepts, design workshops, cost analysis and soil assessments, with benefits expected to include the major renovation into opportunities for public art, accessible health care and basic needs amenities including neighborhood retail, grocery, child-care and educational and recreational activities.</p>			
City of Minneapolis	Mill City Quarter	TOD Development	\$500,000
<p>This grant will assist with funding a sheet pile system for a parking structure and relocation of utility lines, with benefits expected to include two senior buildings providing 300 senior continuum-of-care units. This project also received LHIA funding in 2014.</p>			
City of Minneapolis	MoZaic East	Development	\$1,250,000
<p>This grant will assist with funding stormwater, lighting, placemaking, fiber optic lines, street work, and electric car charging, with benefits expected to include several hundred office jobs.</p>			
City of Ramsey	Sunwood Village	TOD Development	\$580,000
<p>This grant will assist with funding site acquisition, stormwater, bicycle amenities, sidewalks, furnishings and lighting, with benefits expected to include the construction 47-unit housing community in the heart of downtown Ramsey. All units will be available to those at 60% of area median income, with four of the units set aside for people experiencing long-term homelessness.</p>			
City of Roseville	Twin Lakes Apartments	Development	\$1,181,361
<p>This grant will assist with funding street work, demolition and stormwater, with benefits expected to include the redevelopment of a blighted, underutilized semi-industrial section of Roseville into 190 units of mixed-income apartment complex with 6,000 square feet of retail/office space. This project also received an LHIA grant in 2014.</p>			

Grantee	Project	Category	Award
City of Saint Louis Park	PLACE	TOD Pre-Development	\$100,000
<p>This grant will assist with funding design research, market studies, and development of pro formas, with benefits expected to include a landmark mixed-use, mixed-income community that integrates affordable housing, a transit hub, urban aquaponics, and on-site energy generation through wind, solar, geothermal, and anaerobic digestion. More than 60% of the 324 housing units will be affordable at 60% AMI.</p>			
City of Saint Paul	72 Cesar Chávez	Development	\$550,000
<p>This grant will assist with funding stormwater, grading and soil correction, two plazas, lighting, sidewalks, signage and benches, with benefits expected to include 40 units of affordable housing in a mixed-use project intended to contribute to the revitalization of District del Sol, the main commercial area on St. Paul's West Side.</p>			
City of Saint Paul	New Phalen Village	Development	\$700,000
<p>This grant will assist with funding site acquisition, with benefits expected to include a new physical center for Phalen Village and a new social center and identity for the community. The project will consist of three phases that will reestablish the street grid; relocate utilities; add affordable townhomes and apartments, a new mixed-use building, and commercial/retail/office space; and construct a pedestrian mall.</p>			
City of Saint Paul	Northwest University and Dale	TOD Pre-Development	\$40,000
<p>This grant will assist with funding financial and legal analysis, a housing plan and design services, with benefits expected to be expanded opportunities for existing businesses and bring affordable housing and retail amenities to the Frogtown and Rondo neighborhoods. The residential space is envisioned to include two floors of affordable housing. Over 11,000 square feet of retail space, 2,000 square feet of restaurant space, and office space totaling over 17,000 square feet will offer a diverse mix of job opportunities for the neighborhood.</p>			
City of Saint Paul	Payne and Bush Street Pre-Development	TOD Pre-Development	\$20,000
<p>This grant will assist with funding renderings, outreach and engagement, and pro forma development, with benefits expected to include a 72-unit, four-story affordable family apartment building at Bush Street and Payne Avenue, with limited street-level commercial space.</p>			
City of Saint Paul	River Balcony	TOD Pre-Development	\$100,000
<p>This grant will assist with funding master planning and development of Phase I concept alternatives, with benefits expected to be construction of the River Balcony, a continuous public walkway along the downtown river bluff from the Science Museum to Union Depot, providing a public edge to private development and uninterrupted visual access to the river valley.</p>			
City of Saint Paul	Vandalia Tower	TOD Development	\$650,000
<p>This grant will assist with funding stormwater, sidewalks, excavation, lighting, utilities and bicycle amenities, with benefits expected to be the restoration of the seven factory buildings surrounding the Vandalia water tower into a new pedestrian and community focal point: a 30,000 square foot outdoor plaza.</p>			

Local Housing Incentives Account Awards in 2014

Grantee	Project	Award
Carver County Community Development Authority	Waconia Townhomes	\$31,000
<p>This grant will assist with affordability gap funding for the new construction of four townhome units on infill lots in the City of Waconia. They will serve borrowers earning incomes up to 50-80% of Area Median Income.</p>		
City of Minneapolis	Broadway Flats	\$200,000
<p>This grant will assist with affordability gap funding for the new construction of a four-story, mixed-use redevelopment consisting of 19,000 square feet of retail on the ground floor with up to 103 units of affordable rental housing on three floors above. This project also received LCDA funding in 2014.</p>		
City of Minneapolis	City of Lakes Community Land Trust	\$150,000
<p>This grant will assist with affordability gap funding for foreclosure remediation of several single family homes throughout Minneapolis.</p>		
City of Minneapolis	Hawthorne EcoVillage	\$200,000
<p>This grant will assist with affordability gap funding for the new construction of 75 units of affordable housing at the intersection of Lowry and Lyndale Avenues North.</p>		
City of Minneapolis	Mill City Quarter	\$214,000
<p>This grant will assist with affordability gap funding for the construction of 300 senior continuum-of-care units, 150 of which will be affordable. This project also received LCDA funding in 2014.</p>		
City of Ramsey	Sunwood Village	\$200,000
<p>This grant will assist with affordability gap funding for new construction of 47 units of affordable housing. This project also received LCDA funding in 2014.</p>		
City of Roseville	Twin Lakes Apartments	\$200,000
<p>This grant will assist with affordability gap funding for the new construction of 190 affordable rental units. This project also received LCDA funding in 2014.</p>		
City of Saint Paul Housing & Redevelopment Authority	Inspiring Communities Program	\$160,000
<p>This grant will assist with affordability gap funding to acquire, rehabilitate and re-sell 10 housing units in the Payne-Phalen and Dayton's Bluff neighborhoods.</p>		
Dakota County Community Development Authority	Morgan Square Townhomes	\$145,000
<p>This grant will assist with affordability gap funding for the new construction of 36 units of affordable housing in seven townhome buildings.</p>		

Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region². Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. Between 2011 and 2014, the Council developed its new plan, *Thrive MSP 2040*. *Thrive* has five outcomes that define our shared regional vision: stewardship, prosperity, equity, livability, and sustainability. *Thrive's* principles of integration, collaboration, and accountability guide how the Council carries out its policies to advance those outcomes³.

The Livable Communities 2014 Annual Fund Distribution Plan was approved by the Council prior to the adoption of *Thrive*, but the two are substantially aligned due to coordination during the preparation period. The Livable Communities program makes awards consistent with criteria set in the enabling statute and implements *Thrive* through Council investments. The following is a list of Livable Communities Act program accomplishments for 2014.

1. The Council's 2014 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 2014 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas.

The 2014 awards are expected to add over \$5.3 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 2014 alone, LCA grants leveraged more than \$666 million in private investment and \$139 million in other public funds.

As of December 31, 2014, 95 cities elected to begin or continue their participation in the program for the period of 2011-2020, with the Council formally welcoming the City of Chanhassen to the program in January 2015.

2. The 2014 LCA awards funded projects that offered affordable multi-family housing or foreclosure remediation of single-family homes in the cities of Apple Valley, Carver, Hastings, Hopkins, Lakeville, Minneapolis, Ramsey, Roseville, Saint Louis Park and Saint Paul. In total, the 2014 LCA awards will assist with the rehabilitation or construction of 2,300 housing units, including 850 affordable units.
3. The 2014 LCA awards will assist with adding 1,600 regular jobs and thousands more construction jobs.
4. 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

² <http://www.metrocouncil.org/About> -Us/Who-We-Are.aspx

³ <http://www.metrocouncil.org/planning/Projects/Thrive-MSP-2040-Plan.aspx?source=child>

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.

5. During 2014 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.

Appendix B – Participating communities

<u>City</u>	<u>City</u>	<u>City</u>	<u>City</u>
Anoka	Elko New Market	Maplewood	Rosemount
Apple Valley	Excelsior	Medina	Rogers
Arden Hills	Falcon Heights	Mendota Heights	Roseville
Belle Plaine	Farmington	Minneapolis	Savage
Blaine	Forest Lake	Minnetonka	Shoreview
Bloomington	Golden Valley	Mound	South St. Paul
Brooklyn Center	Fridley	Mounds View	St. Anthony
Brooklyn Park	Hastings	New Brighton	St. Bonifacius
Burnsville	Hilltop	New Germany	St. Francis
Carver	Hopkins	New Hope	St. Louis Park
Centerville	Hugo	Newport	St. Paul
Champlin	Inver Grove Heights	North St. Paul	St. Paul Park
Chanhassen (January 2015)	Jordan	Norwood Young America	Stillwater
Chaska	Lake St. Croix Beach	Oakdale	Vadnais Heights
Cologne	Lakeland	Oak Grove	Victoria
Columbia Heights	Lakeville	Oak Park Heights	Waconia
Coon Rapids	Lauderdale	Orono	Watertown
Cottage Grove	Lexington	Osseo	Wayzata
Crystal	Lino Lakes	Plymouth	West St. Paul
Dayton	Long Lake	Prior Lake	White Bear Twp.
Eagan	Loretto	Ramsey	White Bear Lake
East Bethel	Mahtomedi	Richfield	Willernie
Eden Prairie	Maple Grove	Robbinsdale	Woodbury
Edina	Mayer		



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