

# 2016 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT



December 2017

# The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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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 2016 Fund Distribution Plan 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 help communities achieve their community development, redevelopment and affordable and lifecycle housing goals. It established the Metropolitan Livable Communities Fund, including three ongoing accounts from which eligible communities could apply for funding:

- The **Livable Communities Demonstration Account (LCDA)** gives 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 2016, 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.
- 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 2016, TBRA awards included those made through the regular grant category, a new pilot category for cleanup of sites without an associated redevelopment project in areas of concentrated poverty and the Transit-Oriented Development (TOD) category for cleanup and contaminated site investigation.

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. This account is no longer active.

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<sup>1</sup> Minn. Statutes 2015 473.25

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 a 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 located within a TOD area, described as within:

- ½ mile radius of an existing station on the Blue Line, Green Line, Red Line, A Line or Northstar Line
- ½ mile radius of stations in design on the Blue Line Extension, Green Line Extension (excluding deferred stations), C Line (excluding temporary stations and stations outside of the Minneapolis Central Business District), and the Orange Line (stations outside the Minneapolis Central Business District)
- ½ mile radius of a bus stop or station on a high-frequency express route
- Any spot ¼ mile along a high frequency local bus line

## Grant Amounts Available, Requested and Awarded in 2016

### Tax Base Revitalization Account

Category	Funding Available	Funding Request	Award Total	Applications	Awards
Cleanup and Site	\$6,508,135	\$12,358,409	\$5,336,200	34	19
Investigation Pilot	\$1,000,000	\$109,936	\$89,800	2	2
TOD Cleanup and TOD Site Investigation	\$491,865	\$1,106,865	\$491,865	4	3
<b>TBRA totals:</b>	<b>\$8,000,000</b>	<b>\$13,575,210</b>	<b>\$5,917,865</b>	<b>40</b>	<b>14</b>



## *Payments Dispersed, 2016*

The Livable Communities statute requires that the payments dispersed each year be included in the annual report to the legislature. Payments differ from the total award amount granted. Once a grant is given, payments are dispersed to the grantee on a reimbursement basis as the grant funded activities are completed. The grantee has the full grant term to draw down the grant amount.

The Metropolitan Council issued 145 payments totaling \$16,901,088.25 for Livable Communities grants in 2016.

<b>Fund</b>	<b>Payment Total</b>	<b>Payments</b>
LCDA	\$9,755,819.95	71
TBRA	\$6,413,467.10	64
LHIA	\$731,801.20	10
<b>Total</b>	<b>\$16,901,088.25</b>	<b>145</b>

## *Aggregate Awards, 1996-2016*

Since the start of the Livable Communities program in 1996, the Metropolitan Council has made 972 grant awards totaling \$347,129,494, as shown in the table below.

<b>Fund</b>	<b>Award Total</b>	<b>Grants</b>
TBRA	\$125,703,714	463
LCDA	\$181,502,374	314
LHIA	\$35,345,706	182
IHA	\$4,577,700	13
<b>Total</b>	<b>\$347,129,494</b>	<b>972</b>



## 2016 Fund Distribution and Purposes

### Livable Communities Demonstration Account Awards, 2016

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Apple Valley	TOD Pre-Development & Repositioning at 147th Street and Garrett Avenue and Glazier Avenue	TOD Pre-Development	\$35,000	This grant will help fund a housing study, stormwater management plan and placemaking plan for the 147th St. Station area on the Red Line. The eventual goal is to redevelop the car-centric super block into a pedestrian friendly area that will include office, retail, multi-family housing and area-wide stormwater and placemaking elements.
City of Bloomington HRA	Knox & American	Development	\$1,400,000	This grant supports stormwater management, the extension of 80 1/2 street, demolition and site preparation. The proposal includes the construction of 248 units of rental housing (50 affordable) and an enhanced pedestrian environment.
City of Coon Rapids	Riverdale Station Redevelopment	TOD Development	\$985,000	This grant will help fund stormwater improvements, public walking trail, public plaza with public art, and permanent benches, tables, and electronic transit schedule monitors. The proposed project includes transit-oriented development design features, trail connects to existing commercial space, and 245 apartment units (55 affordable at or below 50% area median income.)
City of Hastings	Artspace Hastings River Lofts	Development	\$236,891	This grant supports stormwater management, placemaking elements, connections to regional trail, bike racks and site preparation. The proposal includes the creation of a mixed-use building offering residential, commercial and live-work space with preference for artists and their families. 37 affordable housing units are planned.
City of Minneapolis	Great River Landing	TOD Development	\$638,500	This grant will help fund site acquisition, site prep, stormwater improvements, and utility relocation. The proposed project includes 72 supported housing units affordable at or below 30% area median income for adults experiencing homelessness, unemployment or previous incarceration.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Hook & Ladder (fka The Siwek Development)	Development	\$1,300,000	This grant supports stormwater management, utility relocation, a solar array, site acquisition, and demolition activities. The proposal includes the construction of 115 affordable units, enhanced pedestrian connections to transit, and 'passive haus' construction.
City of Minneapolis	L & H Station Phase I	TOD Development	\$1,361,500	This grant will help fund site acquisition, stormwater management (including green roof) and utility relocation. The proposed project includes 114 units of housing affordable at 80% or less area median income, transit-oriented development design features, and a private street with pervious pavers and tree trenches that will serve as a pedestrian connection to the Lake St. Station.
City of Minneapolis	Sabathani Senior Housing	Development	\$516,109	This grant supports placemaking elements, stormwater management, utility extension, and architectural and engineering costs related to funded activities. The proposal includes the creation of 50 units of senior housing, and senior programming space.
City of North St. Paul	Commerce Park Apartments - North St Paul	Development	\$600,000	This grant supports site acquisition and site preparation. The proposal includes the development of 286 housing units (57 affordable).
City of Richfield	Cedar Point South	Development	\$1,360,000	This grant supports the construction of Richfield Parkway, a sidewalk, and site acquisition. The proposal includes the development of three mixed-income multifamily buildings with 204 housing units (41 affordable.)
City of St. Paul	Dorothy Day Opportunity Center	Development	\$662,000	This grant supports stormwater management, demolition, and site acquisition activities. The project proposal includes the construction of 171 affordable units for people experiencing homelessness with social services.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	Lexington Station Apartments	TOD Development	\$800,000	This grant was given to help fund site acquisition. Expected benefits included transit-oriented development and green design features, increased pedestrian connectivity, a program to support residents seeking to advance their education, and 242 affordable at or below 60% area median income. The City relinquished the grant after the developer experienced funding challenges due to uncertainty in the low-income housing tax credit market. This project also received TOD Pre-Development funds.
City of St. Paul	Lexington Station Apartments	TOD Pre-Development	\$40,000	This grant was given to help fund a design charrette, appraisal, and the creation of a stormwater management plan. The City relinquished the grant after the developer experienced funding challenges due to uncertainty in the low-income tax credit market.
City of St. Paul	Sanctuary at Vandalia	TOD Development	\$716,500	This grant was to help fund site acquisition. The project proposal included 151 rental units for seniors affordable at 60% area median income or less, supportive services for seniors, and green design features. The grant was relinquished by the City after the developer experienced funding challenges due to uncertainty in the low-income housing tax credit market. This project also received TOD Cleanup funds.
City of St. Paul	Union Flats (fka 2300 Territorial)	TOD Development	\$965,000	This grant will help fund soil remediation, abatement, monitoring/testing, and Response Action Plan implementation. The proposed project includes 216 units of housing affordable at 60% area median income or below, a public connection to Territorial Road from Charles Avenue, bicycle amenities, two small pocket parks and an enhanced pedestrian environment. This project also received TOD Cleanup funds.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	West Side Flats Greenway	Development	\$800,000	This grant supports construction of phase I of the greenway and design and engineering related to the greenway. The greenway is a regional, stacked-function stormwater management area that provides both functional stormwater management as well as an amenity to the area.
City of St. Paul	West Side Flats Phase III	Development	\$800,000	This grant supports public placemaking elements, stormwater management, and public pathways connecting to the riverfront. The proposed project consists of 264 housing units (64 affordable), restaurant space, and 'passive haus' green construction.

## Local Housing Incentives Account Awards, 2016

Grantee	Grant Name	Award	Project Summary
City of Minnetonka	Homes Within Reach	\$335,000	This grant will support the acquisition and rehabilitation of 9 single family, detached homes in western Hennepin County to increase the affordable housing stock through a land trust. Homes will be affordable at 80% area median income or below.
City of Ramsey	Ramsey Apartments	\$100,000	Grant funds will support the construction of 54 units affordable at 50% area median income or below within the Ramsey station area on the Northstar line. The project includes 4 units serving people experiencing long-term homelessness.
City of St. Paul	Como by the Lake	\$400,000	Grant funds will support the acquisition and rehabilitation of a 99-unit development (89 affordable at 60% area median income or below) serving seniors and people with disabilities.
City of St. Paul	Model Cities Supportive Housing	\$100,000	This grant supports the rehabilitation and preservation of two scattered-site developments which total 37 units (35 affordable at 30% area median income or less.) All sites are near the Green Line and preserve existing supportive housing units.
City of St. Paul	Inspiring Communities	\$160,000	This grant supports the targeted construction of 14 new homes affordable at 60% area median income in the Payne-Phalen district planning area.
City of Minneapolis	Indian Neighborhood Club Expansion	\$300,000	This grant provides gap financing for 20 units of housing affordable at 50% or less area median income. The project includes sober, supportive housing primarily for Native American men experiencing long-term homelessness.

<b>Grantee</b>	<b>Grant Name</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Minnehaha Townhomes	\$400,000	This grant helps with gap financing for the acquisition and redevelopment of 16 townhomes affordable at 30% area median income or below. The project includes supportive services for families experiencing homelessness.
Hennepin County	Tax Forfeit to Affordable Home Ownership	\$105,000	This grant supports the acquisition, rehabilitation and resale of two tax-forfeited properties in Minneapolis and Bloomington. The homes will be rehabilitated by Sentence to Serve then sold by land trusts to qualified buyers earning up to 80% area median income.
Washington County CDA	The Glen at Valley Creek	\$400,000	This grant supports the acquisition and new construction of a senior housing development. The project consists of a 3-story elevator building providing 42 units affordable at 50% area median income or less.
Washington County CDA	Twin Cities Habitat	\$200,000	This grant supports Twin Cities Habitat for Humanity's partnership with several metro area cities to construct 9 new single-family homes affordable at 60% area median income or below.

## Tax Base Revitalization Account Awards, 2016

Grantee	Grant Name	Grant Category	Award	Project Summary
City of Edina	Proposed Medical Office and Parking Structure	Cleanup	\$73,200	This grant will support environmental investigation, soil remediation and lining a stormwater pond. The proposed project includes the development of a 68,000 square foot medical office building on the vacant western part of the site and construction of a structured parking lot in the center of the site.
City of Fridley	Northern Stacks Phase IV	Cleanup	\$1,023,700	This grant will support soil remediation, active soil vapor mitigation, ground water extraction system and limited demolition. The proposed project includes the development of 303,000 square feet of new industrial space in two buildings.
City of Hastings	Artspace Hastings Lofts	Cleanup	\$29,100	This grant supports soil remediation. The proposed project includes the development of 37 affordable apartments on a 1-acre site currently used as a surface parking lot.
City of Minneapolis	1215 2nd Ave N	Pilot	\$55,600	This grant supports hazardous materials assessment, asbestos abatement, and preparing a response action plan for a potential future project in an area of concentrated poverty.
City of Minneapolis	California Street Apartments Area	Site Investigation	\$50,000	This grant supports phase II environmental site assessment, hazardous materials assessment and preparing a Response Action Plan. The proposed project includes the development of 73 market rate apartments.
City of Minneapolis	The Foundry	Cleanup	\$406,400	This grant will support environmental investigation, asbestos abatement, lead-based paint abatement, and active soil vapor mitigation. The proposed project includes the renovation of two existing buildings into over 50,000 square feet of office space and 150 market-rate apartments with ground level retail and underground parking.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of Minneapolis	Hook & Ladder Apartments	Cleanup	\$211,600	This grant will support environmental investigation, asbestos abatement, and soil remediation. The proposed project includes the development of 118 affordable apartments.
City of Minneapolis	Ironclad Minneapolis	Cleanup	\$262,300	This grant will support environmental investigation and soil remediation. The proposed project includes the development of a 148-unit hotel with 31,000 square feet of retail, office and banquet space and 175 market-rate apartments with structured parking.
City of Minneapolis	NordHaus (fka Superior Plating)	Cleanup	\$488,500	This grant supports soil remediation. The proposed project includes the development of 280 market-rate apartments and 22,000 square feet of commercial space with structured parking.
City of Minneapolis	Penn Avenue Union	Cleanup	\$122,100	This grant will support asbestos surveys, asbestos abatement, and soil remediation. The proposed project includes the development of 43 apartments (39 affordable) and nearly 10,000 square feet of retail space with underground and surface parking.
City of Minneapolis	The Quarry (Outlots A and B)	Site Investigation	\$36,000	This grant will assist with Phase I and II environmental assessments and Response Action Plan preparation. The proposed development includes 25,500 square feet of retail space.
City of Minneapolis	Theater Garage Marquee Apartments	Cleanup	\$132,000	This grant supports environmental investigation, asbestos abatement, and soil remediation. The proposed project includes the development of 113 market-rate apartments and 8,000 square feet of commercial space with structured parking.



<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	428 Minnesota Street (former Woolworth's Building)	Cleanup	\$340,800	This grant supports an asbestos survey and abatement plan, asbestos abatement, lead-based paint abatement and disposal of PCB-caulk, and limited demolition. The proposed project includes the renovation of an existing building into over 58,000 square feet of office space.
City of St. Paul	Ain Dah Yung Center Supportive Housing	TOD Site Investigation	\$28,500	This grant will help fund a site assessment, environmental investigation and Response Action Plan preparation. The proposed project includes 42 housing units for Native youth experiencing homelessness, and several culturally-specific opportunities.
City of St. Paul	Empire Building	Cleanup	\$99,900	This grant supports asbestos abatement. The proposed project includes the renovation of an existing building into a 96-room hotel and 10,000 square feet of retail space in an adjacent retail building.
City of St. Paul	Goodwill University Avenue Properties	TOD Site Investigation	\$50,000	This grant will help fund a multi-parcel Phase I environmental site assessment (ESA), Phase II ESA, and Response Action Plan preparation. The proposed project includes 80 senior housing units (40 affordable at 50% area median income or less), education and employment services, joint-use facilities, and retail space.
City of St. Paul	Hamm's Brewery	Cleanup	\$128,200	This grant supports asbestos abatement. The proposed project includes the renovation of several existing buildings into nearly 100,000 square feet of commercial space and 21 affordable live-work apartments.
City of St. Paul	Lexington Library	Pilot	\$34,200	This project supports hazardous materials assessment and asbestos abatement for potential future redevelopment in an area of concentrated poverty.

<b>Grantee</b>	<b>Grant Name</b>	<b>Grant Category</b>	<b>Award</b>	<b>Project Summary</b>
City of St. Paul	Sanctuary at Vandalia	TOD Cleanup	\$615,000	This grant was to help fund soil remediation, tank removal, asbestos abatement, and final reporting. The project proposal included 151 rental units for seniors affordable at 60% area median income or less, supportive services for seniors, and green design features. The City relinquished the grant after the developer experienced funding challenges due to uncertainty in the low-income housing tax credit market.
City of St. Paul	Union Flats (fka 2300 Territorial)	TOD Cleanup	\$413,365	This grant will help fund site acquisition. The proposed project includes 216 units of housing affordable at 60% area median income or below, a public connection to Territorial Road from Charles Avenue, bicycle amenities, two small pocket parks and an enhanced pedestrian environment.
City of Vadnais Heights	Garceau Corner	Cleanup	\$106,200	This grant supports asbestos abatement and soil remediation. The proposed project includes the development of 145 affordable senior apartments.
St. Louis Park EDA	Morrie's Dealership	Cleanup	\$53,000	This grant supports environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation. The proposed project includes the development of a 30,000 square foot auto sales and service facility.
St. Louis Park EDA	Parkway 25	Cleanup	\$245,600	This grant supports environmental investigation, asbestos abatement, and soil remediation. The proposed project includes the development of 105 market-rate apartments with 14,500 square feet of commercial space.
St. Louis Park EDA	The Parkdales	Cleanup	\$277,600	This grant supports asbestos abatement and lead-based paint abatement. The proposed project includes the renovation of the existing building into 196,000 square foot multi-tenant office space.
St. Paul Port Authority	Major League Soccer	Cleanup	\$1,250,000	This grant supports environmental investigation, limited demolition, soil remediation, and soil vapor mitigation on property adjacent to the former Metro Transit bus garage site.

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Grantee	Grant Name	Grant Category	Award	Project Summary
	Stadium Complex			The proposed project includes the development of a 20,000-seat soccer stadium, 350,000 square feet of office space, 106,200 square feet of new retail and 400 hotel rooms.

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## Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region<sup>3</sup>. 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 outcomes<sup>4</sup>.

The Livable Communities Act programs make awards consistent with criteria set in the enabling statute and implements *Thrive* through Council investments. The following is a list of Livable Communities program accomplishments for 2016<sup>5</sup>.

1. The Council's 2016 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 2016 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas. These factors help further the Thrive Prosperity outcome of "Encouraging redevelopment and infill development across the region."

The 2016 awards are expected to add approximately \$9.8 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 2016 alone, LCA grants leveraged over \$1 billion in private investment and nearly \$150 million in other public funds. This also helps further the Thrive Stewardship outcome.

As of December 31, 2016, 95 cities elected to begin or continue their participation in the program for the period of 2011-2020.

2. The 2016 LCA awards funded projects that offered affordable housing opportunities in the cities of St. Paul, Bloomington, Minneapolis, Minnetonka (for a project serving several Hennepin County suburbs), and several other north suburban locations. In total, the 2016 LCA awards will assist with the rehabilitation or construction of over 3,600 housing units, including more than 1,800 affordable units.
3. The 2016 LCA awards will assist with adding nearly 4,000 regular jobs and thousands more construction jobs. These jobs will help further the Thrive Prosperity and Equity outcomes.
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

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<sup>3</sup> [Visit the Metropolitan Council "Who We Are" webpage](#)

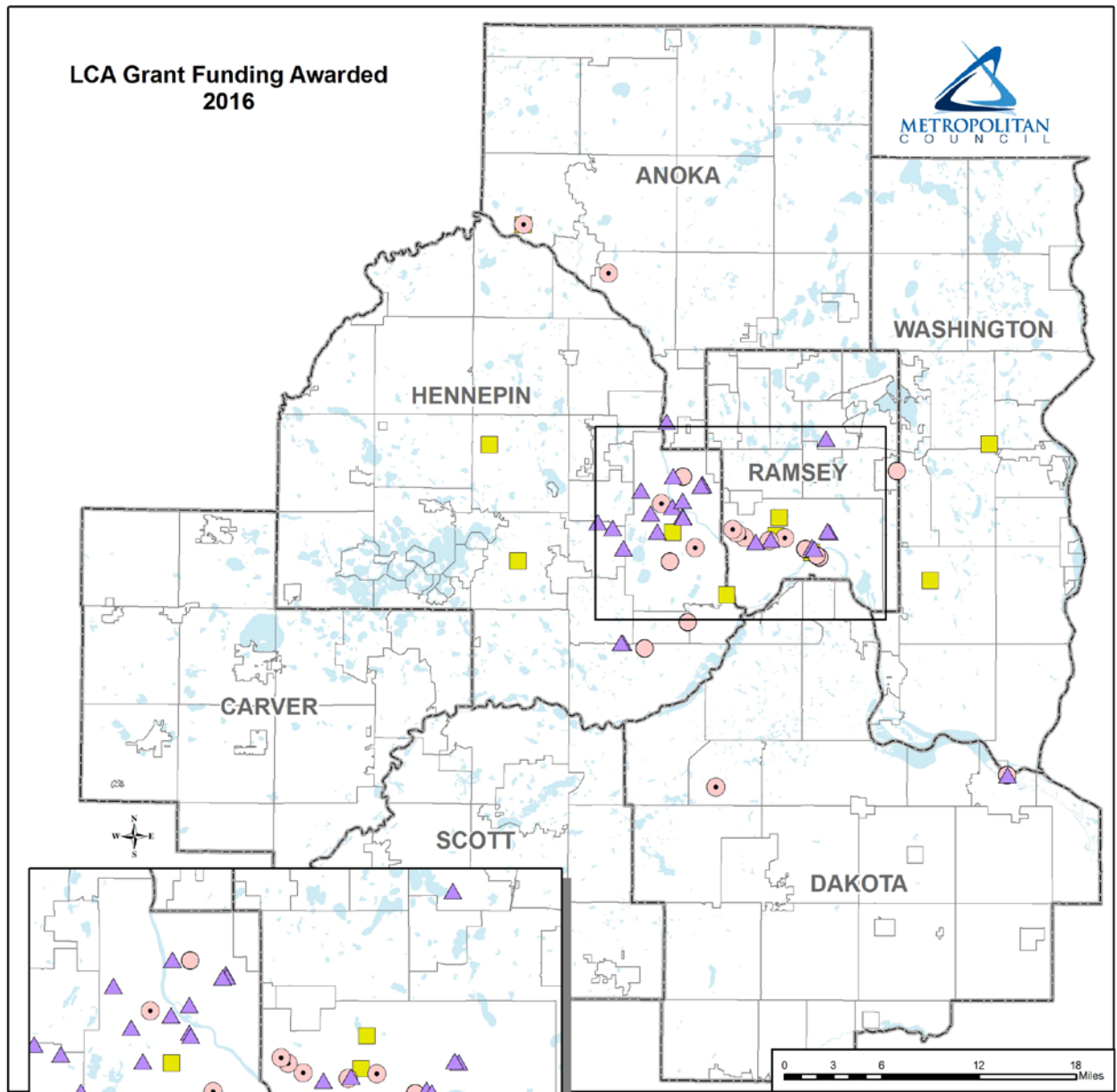
<sup>4</sup> [Visit the Metropolitan Council "Thrive 2040" webpage](#)

<sup>5</sup> Expected benefits for projects that have received previous grant funding have been excluded, to avoid double-counting

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. Together, these factors help further the Thrive Stewardship outcome.

5. During 2016 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. 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, helping further the Thrive Equity and Livability outcomes.
6. In 2015, the TBRA Pilot grant category was created. TBRA Pilot grants help fund the cleanup of sites without an associated redevelopment project in areas of concentrated poverty. In 2016, two TBRA Pilot grants totaling \$89,800 were awarded, helping further the Thrive Equity outcome.

Appendix A – Map of Livable Communities Grant Funding Awarded, 2016



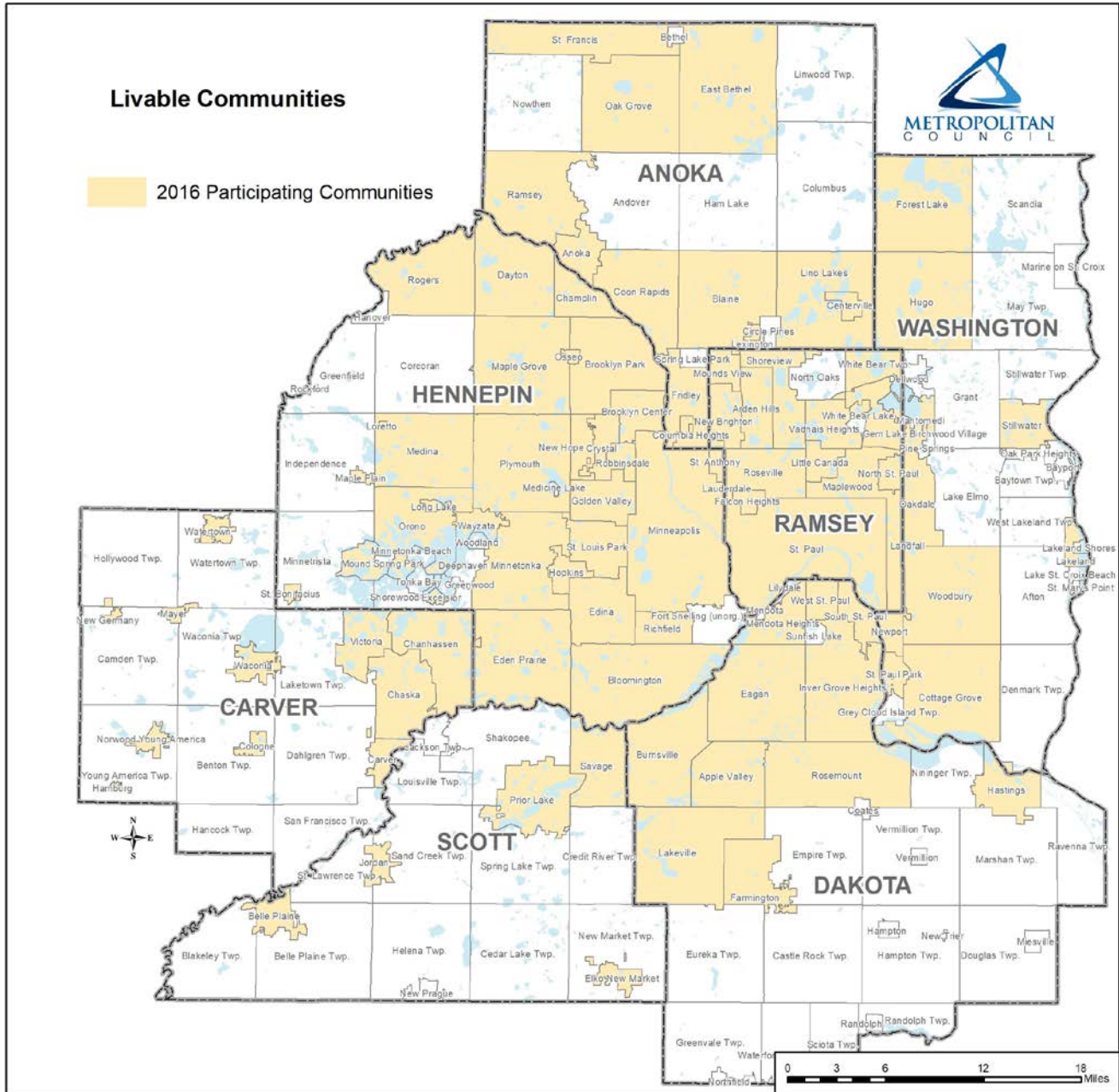
September 11, 2017

Source: Metropolitan Council, Livable Communities, 2016.

- Grant Program:
- ▲ TBRA
  - LCDA
  - LHIA
  - LCDA-TOD

Note: Centrally located LHIA grants in Hennepin and Washington Counties and the City of Minnetonka are county-wide / community-wide scattered site grants.

# Appendix B – Participating Communities



Source: Metropolitan Council, Livable Communities, 2016.

September 11, 2017



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390 Robert Street North  
Saint Paul, MN 55101-1805

651.602.1000  
TTY 651.291.0904  
[public.info@metc.state.mn.us](mailto:public.info@metc.state.mn.us)  
[metro council.org](http://metro council.org)

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