

Metropolitan Livable Communities Act (LCA)

Expected Results for LCA Grants and Loans Awarded 1996 – 2009

NOTE: The information provided offers an account-by-account estimate of anticipated results. Since some projects received multiple grants and others received grants from more than one account, the information may include some duplication. Information from all the accounts should not be combined and represented cumulatively as expected LCA outcomes. These numbers also have been adjusted to reflect projects that did not move forward and have relinquished all or a majority of their award.

Local government and regional commitment to housing

Affordable and life-cycle housing goals were in place with 105 communities in 2009. [See the entire list.](#)

Local government and market place investment

Tax Base Revitalization Account (TBRA)

The Council has awarded 265 TBRA grants totaling \$77,710,606 to 40 cities and counties. Twenty-seven TBRA grants have been relinquished (either a majority of or the entirety of the grant award), for a net of 238 TBRA grants totaling \$69,303,836 to 38* cities and counties. These net grants are expected to:

- Leverage \$3.68 billion in private investment;
- Leverage nearly \$1 billion in public investment;
- Increase annual net tax capacity by over \$62.5 million;
- Create or retain over 31,000 jobs; and
- Redevelop over 1,600 acres of former brownfields.

Awardees of TBRA funds include:

Anoka	Edina	Minnetonka	St. Anthony
Arden Hills	Falcon Heights	Mound	St. Francis
Blaine	Farmington	New Brighton	St. Louis Park
Bloomington	Fridley	Osseo	St. Paul
Brooklyn Center	Golden Valley	Plymouth	Stillwater
Brooklyn Park	Hastings	Ramsey	Wayzata
Champlin	Hopkins	Robbinsdale	West St. Paul
Chaska	Lauderdale	Roseville	Dakota County
Columbia Heights	Loretto	Shoreview	Hennepin County
Coon Rapids	Minneapolis	South St. Paul	Ramsey County

* The cities of Edina and Loretto relinquished their sole TBRA grants.

Livable Communities Demonstration Account (LCDA)

The Council has awarded 170 LCDA grants totaling \$90,697,447 million in 55 communities or counties and two multi-city coalitions. Fifteen LCDA grants have been relinquished (all or a majority of their LCDA awards*), resulting in a net of 155 LCDA grants totaling \$81,838,630 to 52 separate grantees. These projects are expected to:

- Leverage nearly \$2.95 billion in private development investment;
- Leverage over \$1.1 billion in other public investment;
- Provide over 21,500 new housing units;
- Rehabilitate over 600 housing units;
- Offer replicable examples of:
 - redevelopment and infill development including revitalized inner-city communities with additional housing and job opportunities; redeveloped older suburban downtowns and neighborhoods with additional housing opportunities linked to neighborhood retail and commercial services and public spaces;
 - development in newer suburban communities, including town centers, that connects jobs, a choice of housing types, retail and commercial services, and community activities in close proximity;
- Provide better jobs/housing/transportation connections through added housing and services in locations well served by transit;
- Assist projects in the predevelopment stage that show potential to evolve into projects that could be funded with LCDA development grants; and
- Engage communities in working together to solve issues of regional and subregional concern.

Awardees of LCDA funds include:

Anoka	Cottage Grove	Lino Lakes	Robbinsdale
Apple Valley	Crystal	Long Lake	Rosemount
Arden Hills	Dayton	Loretto	Roseville
Blaine	Eden Prairie	Maple Grove*	Shoreview
Bloomington	Excelsior	Maplewood	St. Louis Park
Brooklyn Center	Falcon Heights	Mendota Heights	St. Paul
Brooklyn Park	Farmington	Minneapolis	Stillwater*
Burnsville	Forest Lake	Minnetonka	Watertown
Centerville	Golden Valley	Mound*	West St. Paul
Champlin	Hastings	New Brighton	White Bear Lake
Chanhassen	Hilltop	New Hope	Anoka County
Chaska	Hopkins	Norwood Young America	Carver County
Circle Pines	Hugo	Ramsey	Hennepin County
Columbia Heights	Lauderdale	Richfield	
I-35W Corridor Coalition (Arden Hills, Blaine, Circle Pines, Mounds View, New Brighton, Roseville and Shoreview)			
Anoka County Housing Opportunities along the Northstar Commuter Rail Corridor (Anoka, Coon Rapids, Fridley)			

* The cities of Maple Grove, Mound and Stillwater each relinquished all or a majority of their sole LCDA awards.

Local Housing Incentives Account (LHIA)

The Council has awarded 125 LHIA grants totaling \$21,745,706 million to 51 communities and counties to assist with financing gaps. LHIA grantees have relinquished all or a majority of 10 grants, for a net of 115 LHIA grants to 50 cities and counties for a net total of \$20,439,782.

These grants are expected to:

- Leverage over \$191 million in estimated other public investment;
- Leverage nearly \$304 million in estimated leveraged private investment;
- 1,888 new affordable rental units;
- 717 affordable, rehabilitated rental units;
- 462 new affordable ownership units;
- 352 affordable, rehabilitated ownership units; and
- Over 1,100 home improvement loans to homeowners.

Awardees of LHIA funds include:

Apple Valley	Golden Valley	Oakdale	St. Paul
Blaine	Hastings	Orono	Stillwater
Bloomington	Jordan	Plymouth	Vadnais Heights
Brooklyn Park	Lakeville	Prior Lake*	Waconia
Burnsville	Lexington	Ramsey	Wayzata
Chanhassen	Lino Lakes	Richfield	West St. Paul*
Chaska	Maple Grove	Rosemount	White Bear Lake
Columbia Heights	Maplewood	Roseville	Woodbury
Coon Rapids	Mendota Heights	Shakopee	Carver County
Cottage Grove	Minneapolis	Shoreview	Dakota County
Eden Prairie	Minnetonka	South St. Paul	Ramsey County
Falcon Heights	New Hope	St. Francis	
Forest Lake	North St. Paul	St. Louis Park	

* Prior Lake and West St. Paul relinquished all or a majority of their sole LHIA grants.

Some cities have participated in one or more awards made to multi-city projects through organizations such as the Center for Energy and the Environment; the Greater Metropolitan Housing Corporation of the Twin Cities; the Washington County Housing and Redevelopment Authority; the Dakota County Community Development Agency; the West Hennepin Affordable Housing Land Trust; and Two Rivers Community Land Trust. These additional beneficiaries of LHIA funds include the cities of Arden Hills, Brooklyn Center, Circle Pines, Crystal, Farmington, Fridley, Inver Grove Heights, Mounds View, New Brighton, Robbinsdale, and St. Paul Park.

Land Acquisition for Affordable New Development (LAAND loan program)

In 2008 and 2009, the Council made 5 LAAND loans to 5 separate awardees, for a total of \$4 million. The awardees were Hopkins, Minneapolis, Saint Paul, the Carver County Community Development Agency, and the Washington County Housing and Redevelopment Authority.

Inclusionary Housing Account (IHA)

In 2000 and 2004, the Council awarded 13 grants totaling almost \$4.6 million to 8 communities that were expected to provide:

- \$125 million in total development investment;
- 134 new affordable condominiums and townhomes;
- 307 new rental units; and
- 271 affordable new rental units.

Awardees of IHA funds include Apple Valley, Blaine, Bloomington, Chaska, Golden Valley, Minneapolis, Plymouth and Saint Paul.

Total LCA Grant and Loan Awards

The Metropolitan Council has awarded a total of \$198,731,459 in 578 grants and loans since the inception of the Livable Communities program in 1996. Over 90% of LCA awards have moved forward to project completion, with 52 awards having been relinquished in full or in the majority, for a net of 526 grants totaling \$175,682,248. LCA awards have leveraged over \$9 billion in private and other public investment, created over 24,000 housing units and nearly 31,000 jobs while adding over \$62 million to the metro area tax base.

Conclusion

The Livable Communities Act funding has been a valuable tool to help metropolitan area communities by:

- building stronger communities through infill redevelopment of brownfields, tax base growth, and new jobs;
- providing neighborhoods throughout the region with more housing opportunities linked to a mix of neighborhood retail and commercial services, and public spaces; and
- increasing public/private investment to develop, improve and preserve affordable and lifecycle housing.

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