

Livable Communities Act

News

July 2010

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2010 LCA funding cycle

Fund	Next steps
Local Housing Incentives Account (LHIA)	Applications were due in June; awards will be made in December / January
Land Acquisition for Affordable New Development (LAAND)	Applications were due in June
Livable Communities Demonstration Account (LCDA)	Applications are due July 19 th and awards will be made in December/ January
Tax Base Revitalization Account (TBRA)	Fall round applications are due November 1 st with awards in December / January

Spring round TBRA awards

Eight Tax Base Revitalization Account (TBRA) grants totaling over \$1.3 million were awarded on July 14th to Minneapolis and Saint Paul.

Grantee	Project	Award
Minneapolis	4 th Street Flats	\$347,500
Minneapolis	Linden Hills	\$35,900
Minneapolis	New French Bakery	\$137,100
Minneapolis	New Millennium Charter School	\$50,000
Minneapolis	North Loop Gateway	\$213,500
Saint Paul	Renaissance Box III	\$84,200
Saint Paul Port Authority	Pelham Business Center	\$100,000
Saint Paul Port Authority	Beacon Bluff	\$350,000

LCA affordable and lifecycle housing goals for 2011 - 2020

Livable Communities grants and loans are available to cities participating in the Livable Communities Act (LCA) Local Housing Incentives Account. Cities must soon take action to continue their participation in the LCA.

Cities must take two formal actions to remain eligible for LCA awards:

First, eligibility for LCA is dependent upon the participating city adopting a set of goals for affordable and lifecycle housing in the city. These goals were last negotiated in 1995 for the 15 year period 1996 - 2010. Cities electing to continue their participation in the LCA must establish new goals for affordable and lifecycle housing and adopt a City Council resolution containing the new goals. A copy of the resolution must be submitted to the Metropolitan Council by September 1, 2010.

The goals negotiation process began during the 2030 comprehensive plan update, with each city acknowledging its fair share of the region's affordable housing need. The process continued last month, when Council staff sent letters to most city managers, administrators or clerks detailing the Council's proposed affordable and lifecycle housing goals. Cities with incomplete comp plan updates will be contacted shortly.

To acknowledge limited levels of available funding, the affordable housing goals were presented as a range where the low end of the range represents the number of housing units that can be accomplished at currently available funding levels region-wide and the high end of the range is the city's share of the regional affordable housing need. For lifecycle housing, the low end of the range represents the community's total share of the region's affordable housing need. The high end of the lifecycle housing range is the potential number of units permitted by the land use guiding in the city's 2030 Comp Plan for medium, high, mixed-use,

redevelopment, TOD or similarly named residential development, or the total forecasted household growth for the community to 2020, whichever number is lower.

Second, by December 1, 2010 the City must develop and submit to the Council a Housing Action Plan (HAP) outlining the steps the city will take to help meet its LCA goals. The Council expects that most, if not all, of the HAP steps have been identified in the city's recent comp plan update.

Cities may direct questions regarding this goal update process to their Council Sector Representatives (see <http://www.metrocouncil.org/planning/assistance/sectorreps.htm>) or to Paul Burns, Manager of Livable Communities.

New TBRA Cleanup-Site Investigation grant category

For sale or lease signs are a common sight in many communities. A long vacancy might be due to more than just tough economic times. If you think a redevelopment site may have problems with contamination, consider applying for a TBRA cleanup site investigation grant this fall.

The new investigation grant category is intended to encourage an early start to the environmental remediation process. TBRA contamination cleanup site investigation funds will be awarded on a competitive basis to redevelopment projects that demonstrate strong potential for future cleanup and redevelopment starting in the year following a grant award.

For more information, see the TBRA Contamination Cleanup Site Investigation Grant Application at <http://www.metrocouncil/grants/tbra/invstapp2010.doc>. Applications for environmental investigations or cleanups are due on November 1.



TBRA program participation feedback opportunity

The Council is working on increasing the levels of participation in the TBRA program through program outreach and welcomes your feedback - no matter what your level of involvement! You may have received an email recently with our outreach survey. Please take a few moments to fill it out if you haven't done so already. As potential grant recipients, we value your input. In addition, any general comments and improvement ideas are welcome. Send comments or questions to Joanna Lau: Joanna.lau@metc.state.mn.us

You can find the survey here: <https://www.surveymonkey.com/s/MetCouncilOutreach>

Grants expiring in December

Do you have a grant expiring in December? Will you be unable to complete the LCDA or LHIA Grant-Funded Activities AND the Project before the expiration date? Will you be unable to complete your TBRA-funded remediation AND begin the Project redevelopment by December 31st? If so, now is the time to contact Deb Jensen regarding an amendment to extend the term of the grant agreement. Grants awarded prior to February 2009 are eligible for one, 12-month administrative amendment to extend the term of the grant agreement. Subsequent extensions must be approved by the full Council, as must **all** extensions to grants awarded after March 2009.

The Council will not extend expired grants.

It is the grantee's responsibility to request amendments in advance to accommodate any necessary processing and approval steps. Depending upon the nature of the amendment, the approval steps may include:

- presentation of the amendment request to a Review Panel;
- presentation to the Council's Community Development Committee; and/or
- presentation to the Metropolitan Council.

The Council's web site provides guidance on amendment procedures and the information required when an extension amendment is requested. Please see <http://www.metrocouncil.org/services/livcomm/LCAGrantAmendmentProcedures.htm> or call Deb for more information at (651) 602-1554.

Grant administration tips

Periodic check-in. All grantees are required to report periodically on the progress of their Projects.

For Projects that are underway, progress reports are an intrinsic part of the payment request form, which is available online at <http://www.metrocouncil.org/grants/LCAPaymentRequest.xls>. The payment request separates reporting on the *Project* (the two-year project as defined in the grant application that will deliver the outcomes upon which the application was scored and the grant was awarded) and the *Grant-Funded Activities* that are a part of the Project. Milestone reports are required for both the Grant-Funded Activities and the Project.

For Projects that are not currently submitting payment requests, grantees may report the project status to LCA staff via email or telephone. Be prepared to provide details and updates on overall project funding and schedule.

Notification of changes. Grantees must also notify LCA staff immediately of important changes to their Projects. These include but are not limited to changes that may require budget reallocations, affect Project financing, or delay Project timelines past the end of the grant term.

Other changes that must be reported promptly are those that have an impact on the Project *deliverables* that were represented in the grant application. All of the following changes in deliverables require notification:

- For LCDA Projects, changes in the mix and type of land uses or a reduction in overall Project density, overall housing units, or affordable units.
- For LHIA and LAAND, changes in the number of affordable housing units.
- For TBRA, a reduction in the overall net tax capacity increase, a reduction in jobs, or a reduction in total housing units and/or affordable housing units.

For more information on changes to Projects and their deliverables, please see our website, at <http://www.metrocouncil.org/services/livcomm/AmendEndProjects.htm>.

LCA Staff

Paul Burns Manager, Livable Communities paul.burns@metc.state.mn.us	651.602.1106
Joanne Barron LCDA program coordinator joanne.barron@metc.state.mn.us	651.602.1385
Marcus Martin TBRA program coordinator marcus.martin@metc.state.mn.us	651.602.1054
Joanna Lau TBRA program intern joanna.lau@metc.state.mn.us	651.602.1555
Linda Milashius LHIA program coordinator linda.milashius@metc.state.mn.us	651.602.1541
Deb Streets Jensen Grants Administration deb.jensen@metc.state.mn.us	651.602.1554
Jan Bourgoin Grants Administration jan.bourgoin@metc.state.mn.us	651.602.1633
Beth Reetz Director, Housing and Livable Communities beth.reetz@metc.state.mn.us	651.602.1060

This news update is provided to you as a city participating in the Metropolitan Council's Livable Communities program. Please pass it on to other interested staff. For additional information, visit our website:

<http://www.metrocouncil.org/services/livcomm.htm>