

City of East Bethel
Housing and Redevelopment Authority
Regular Meeting – 6:30 p.m.
Date: June 16, 2010



	Item	
6:30 PM	1.0	Call to Order
6:31 PM	2.0	Adopt Agenda
6:32 PM	3.0	Approve Minutes May 5, 2010
6:35 PM	4.0	Livable Communities Act Presentation
7:25 PM	5.0	Adjourn



City of East Bethel Housing & Redevelopment Authority Agenda Information

Date:

June 16, 2010

Agenda Item Number:

Item 3.0

Agenda Item:

Meeting Minutes, May 5, 2010 HRA Meeting

Requested Action:

Review and approve meeting minutes from May 5, 2010.

Background Information:

Meeting minutes from the May 5, 2010 Housing and Redevelopment Authority meeting are attached for your review and approval.

Attachment(s):

- 1. HRA Minutes 050510

Fiscal Impact:

None

Recommendation(s):

Review and approve meeting minutes from May 5, 2010.

East Bethel Housing and Redevelopment Authority Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____



City of East Bethel Housing & Redevelopment Authority Agenda Information

Date:

June 16, 2010

Agenda Item Number:

Item 4.0

Agenda Item:

Livable Communities Act Presentation

Requested Action:

Informational Only

Background Information:

At its last meeting, the East Bethel Housing and Redevelopment Authority directed staff to invite a representative from Metropolitan Council to discuss the Livable Communities Program. Mr. Guy Peterson, Community Development Director for Metropolitan Council, will provide the details for the Livable Communities Act by making a presentation to the HRA and respond to your questions.

To participate in the Livable Communities Act, the following steps need to be taken:

- The City Council elects to participate in the program by passing a resolution to participate in the Local Housing Incentives program.
- The Metropolitan Council and the City of East Bethel negotiate affordable and life-cycle housing goals for the City.
- The City invests annually its Affordable and Life-Cycle Housing Opportunities Amount (ALHOA) representing the minimum amount of local discretionary expenditures or contributions to assist the development or preservation of affordable and life-cycle housing for the community as determined by a formula in the law.
- The City prepares a Housing Action Plan identifying how it will address its housing goals.
- The City would then be eligible to apply for funding from any or all of the three LCA grant programs.

Attachment:

1. Livable Communities Program Fact Sheet

Fiscal Impact:

None

Recommendation(s):

Staff is recommending the Housing and Redevelopment Authority request the City Council consider passing a resolution to participate in the Livable Communities Act.

East Bethel Housing and Redevelopment Authority Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____

Livable Communities Program

FACTS FACTS FACTS FACTS FACTS

Investments in community vitality

Thriving job centers stand on once-polluted land. Workers like teachers, police officers and health care aides can find affordable housing in the communities where they work. Residents can shop, get on a bus to go to work, and enjoy a local park all within walking distance of their front door.

These opportunities are supported by the Livable Communities Act (LCA), adopted by the Minnesota Legislature in 1995 and administered by the Metropolitan Council.

The LCA provides funding for communities to invest in local economic revitalization, affordable housing initiatives, and development or redevelopment that connects different land uses and has good access to transportation.

Voluntary program, based on incentives

The LCA reflects the Legislature's preference for a voluntary, incentive-based approach to help communities grow and to address the region's affordable and lifecycle housing needs.

Grants from three funding accounts

The Council establishes criteria for evaluating proposals and makes grant awards from three separate accounts:

- **Tax Base Revitalization (TBRA)** - Clean up brown-fields for redevelopment, job creation and affordable housing in areas already served by transit.
- **Livable Communities Demonstration (LCDA)** - Support development and redevelopment that demonstrates efficient and cost-effective use of land and infrastructure, and achieves connected development patterns linking housing, jobs and services.
- **Local Housing Incentives (LHIA)** - Produce and preserve affordable housing choices for households with low to moderate incomes.

To compete for LCA funding, communities must negotiate long-term affordable and life-cycle housing goals with the Council, and develop an action plan to accomplish these goals. Participating communities (105 communities in 2009) are then eligible to compete for funding from all three LCA accounts.

The LCA's emphasis is on cooperation and incentives to achieve regional and local goals. Local communities are well positioned to make decisions about how their cities and towns will grow and develop, but the LCA recognizes it will take partnerships and shared resources to move from community plans to "on-the-ground" results.

Investments reap impressive results

From 1996 through 2008, the Council awarded 557 grants totaling more than \$189 million in Livable Communities funds. The grants are expected to leverage billions of dollars in private and other public investments. Following is a summary of grants made and expected results:

- 263 TBRA grants totaling over \$77.5 million were made to 36 communities. The projects will produce an almost \$80 million increase in net tax capacity, and more than 34,000 new and retained jobs.
- 162 LCDA grants totaling over \$87.4 million were made to development and redevelopment projects that link housing, jobs, and

services, and maximize efficient infrastructure in 50 older and developing cities.

- 119 grants to 57 cities were to provide affordable housing opportunities, including more than 2,100 affordable new rental units; more than 720 rehabilitated affordable rental units; and more than 950 affordable new and rehabilitated ownership units.

Other benefits are restored natural resources, improved transportation options, new community amenities and thriving new neighborhoods.

Advisory Committee helps select projects

The Livable Communities Advisory Committee reviews and recommends funding awards to the Council for the Livable Communities Demonstration Account. The

committee reviews complex development and redevelopment proposals against the program's criteria for connected development patterns that link housing, jobs and services.

The committee's 13 members represent and have expertise in development as it relates to local government planning, economic or community development; public and private finance; new development and redevelopment; transportation; environment; and site design.

Cooperative efforts reduce 'red tape'

Communities applying for LHIA funding to produce affordable multi-family rental housing, as well as other public affordable housing funds in the region, need only fill out one application through Minnesota

Housing. A group of representatives from the Council, the Family Housing Fund and Minnesota Housing reviews the applications and make grants from a variety of public funding sources.

TBRA funding is coordinated with complementary programs at the Minnesota Pollution Control Agency, the Minnesota Department of Employment and Economic Development, Hennepin County and Ramsey County.

For more information

- Visit the [Council's website page on the Livable Communities program](#).
- [Frequently asked questions about LCA](#).
- Related Fact Sheet: [- Affordable Housing](#)

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