



SOUTHWEST LRT
community works

green means go.

connecting people to jobs, housing, shopping, and fun

Southwest Community Works Steering Committee Meeting

July 20, 2017



Committee Updates:

- Technical Implementation Committee
- Construction Communications Committee



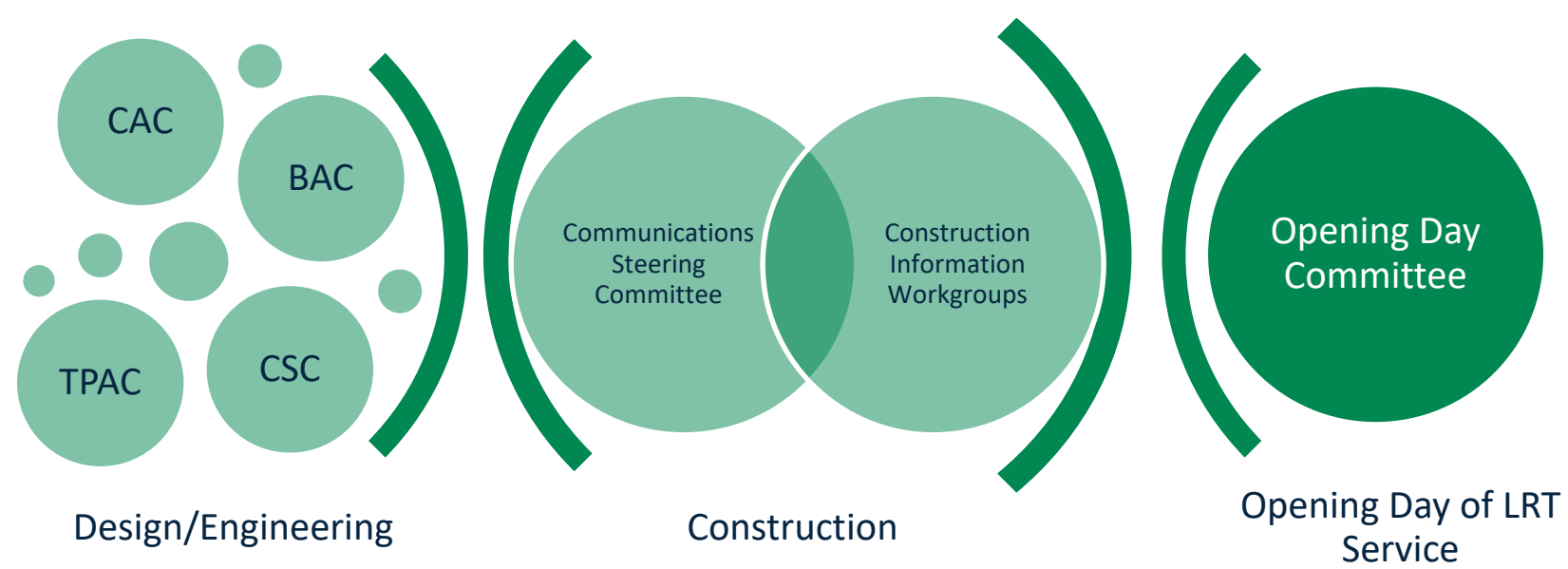
SWLRT Project Update

July 20, 2017



Construction Communications Committee

Construction Outreach & Communications



Moving into Construction

- Communications Steering Committee
 - Membership: city, county, MnDOT, Met Council, watershed/park district staff
 - Role/function:
 - Cross-promote construction information through multi-platforms to the public
 - Coordinate with SPO to provide project updates to local officials on a regular basis

Moving Into Construction

- Construction Information Workgroups (CIWs)
 - Membership: advisory committee members, community/neighborhood groups, city staff
 - Role/function:
 - Ensure construction outreach/communications are being coordinated/shared in a timely and user-friendly manner
 - Assist SPO in evaluating construction outreach and communication efforts
 - CAC/BAC members have been invited to participate if interested

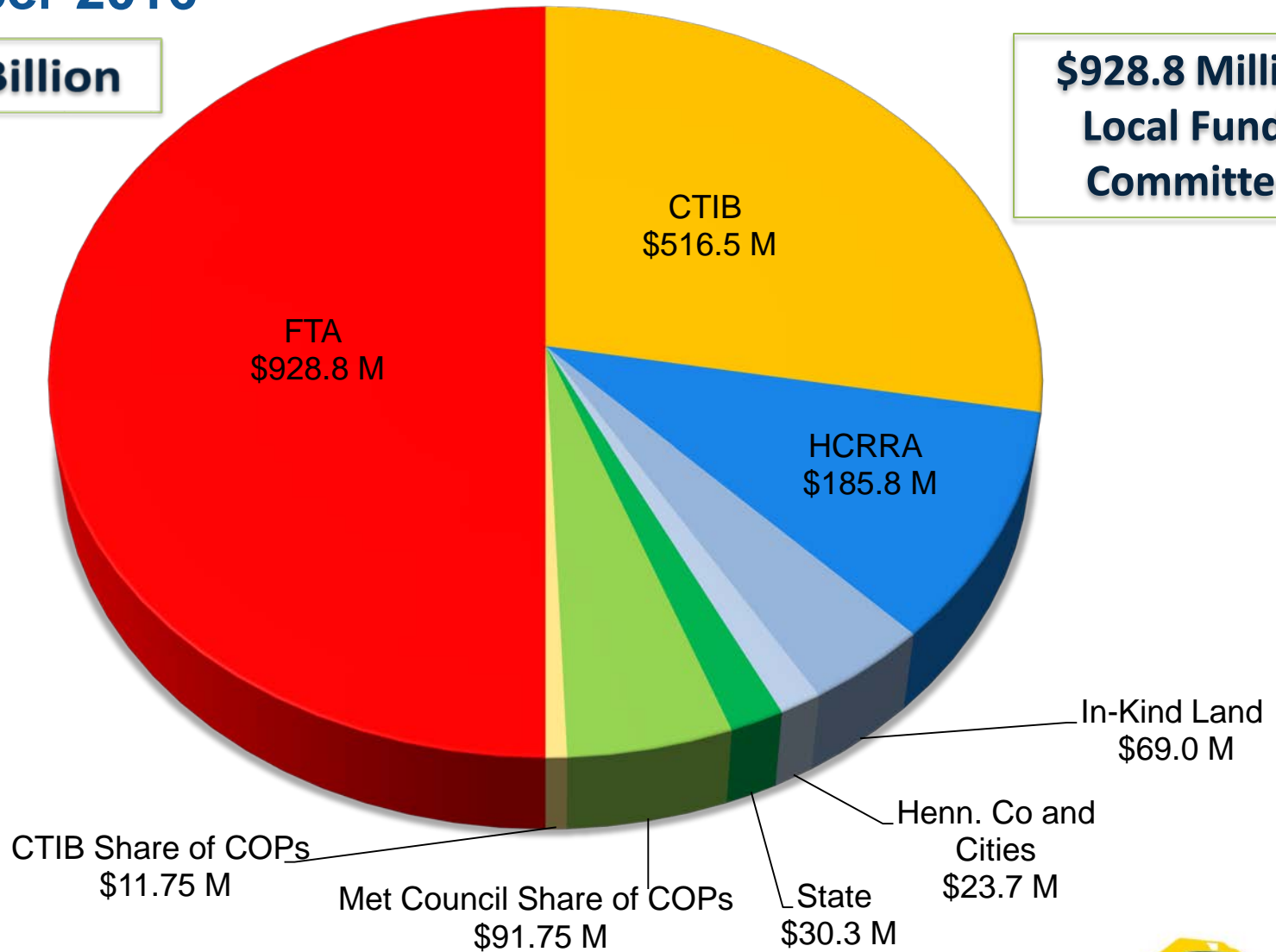
Project Update

Funding Sources with CTIB

September 2016

\$1.858 Billion

**\$928.8 Million
Local Funds
Committed**

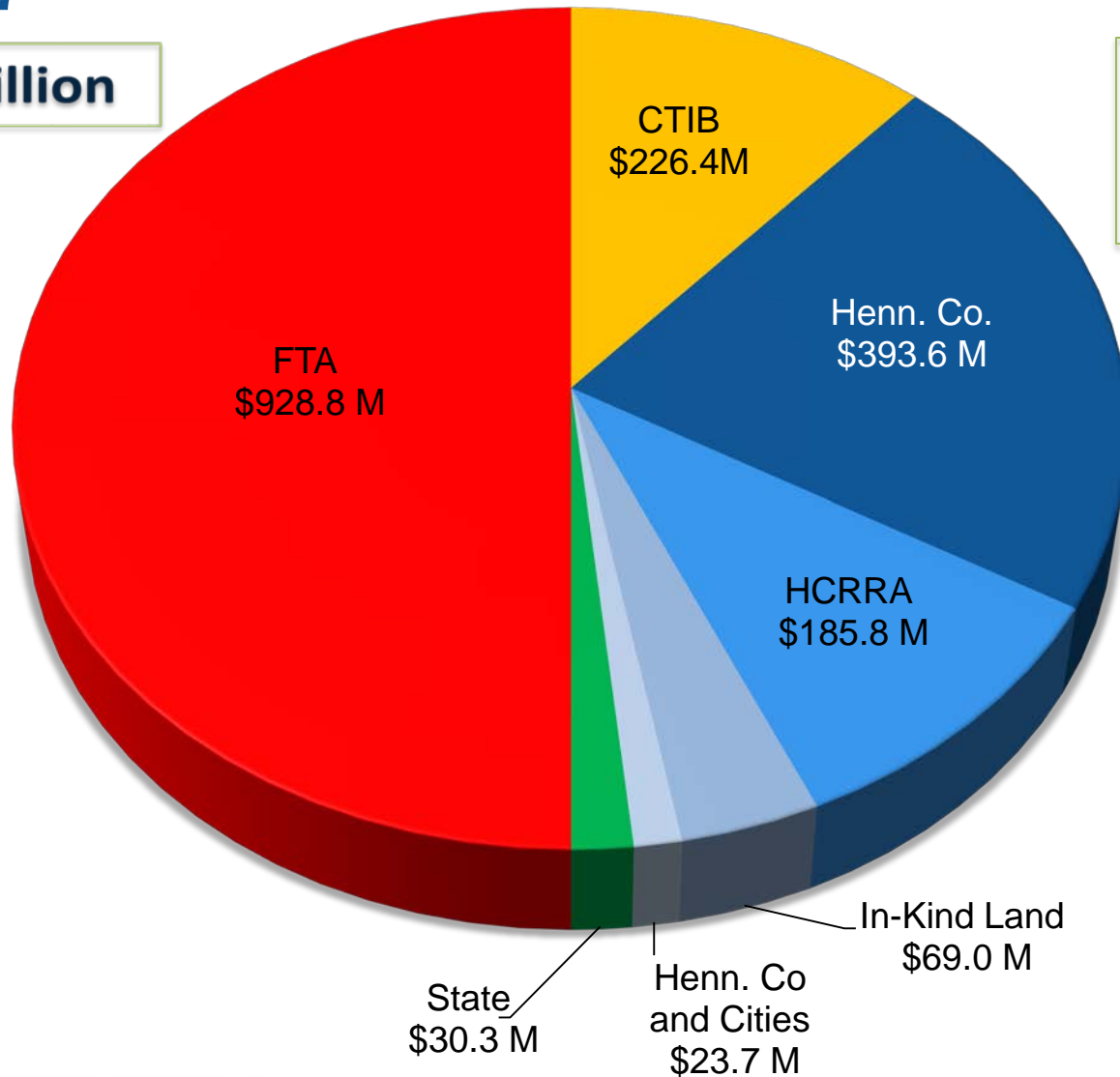


Funding Sources

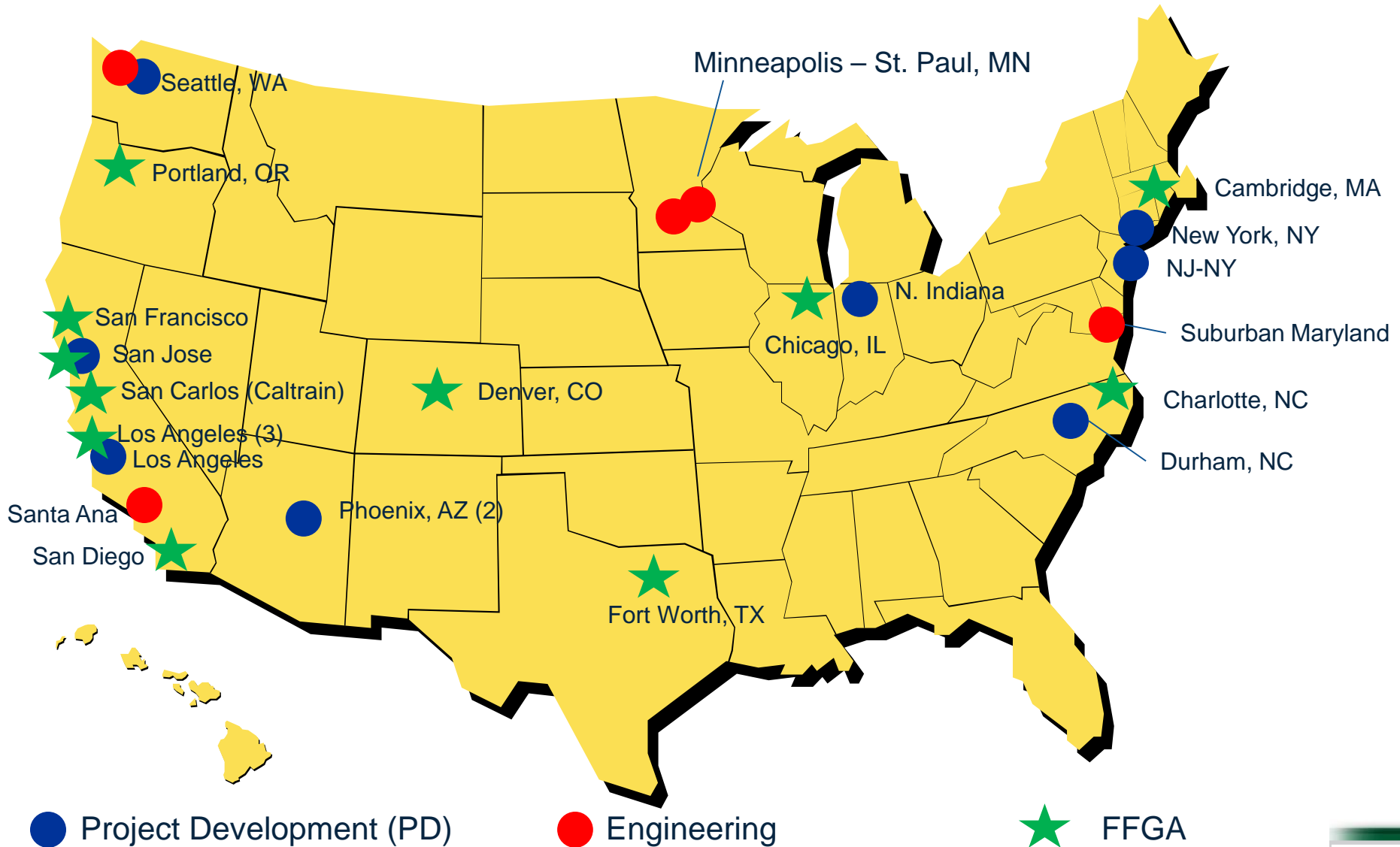
June 2017

\$1.858 Billion

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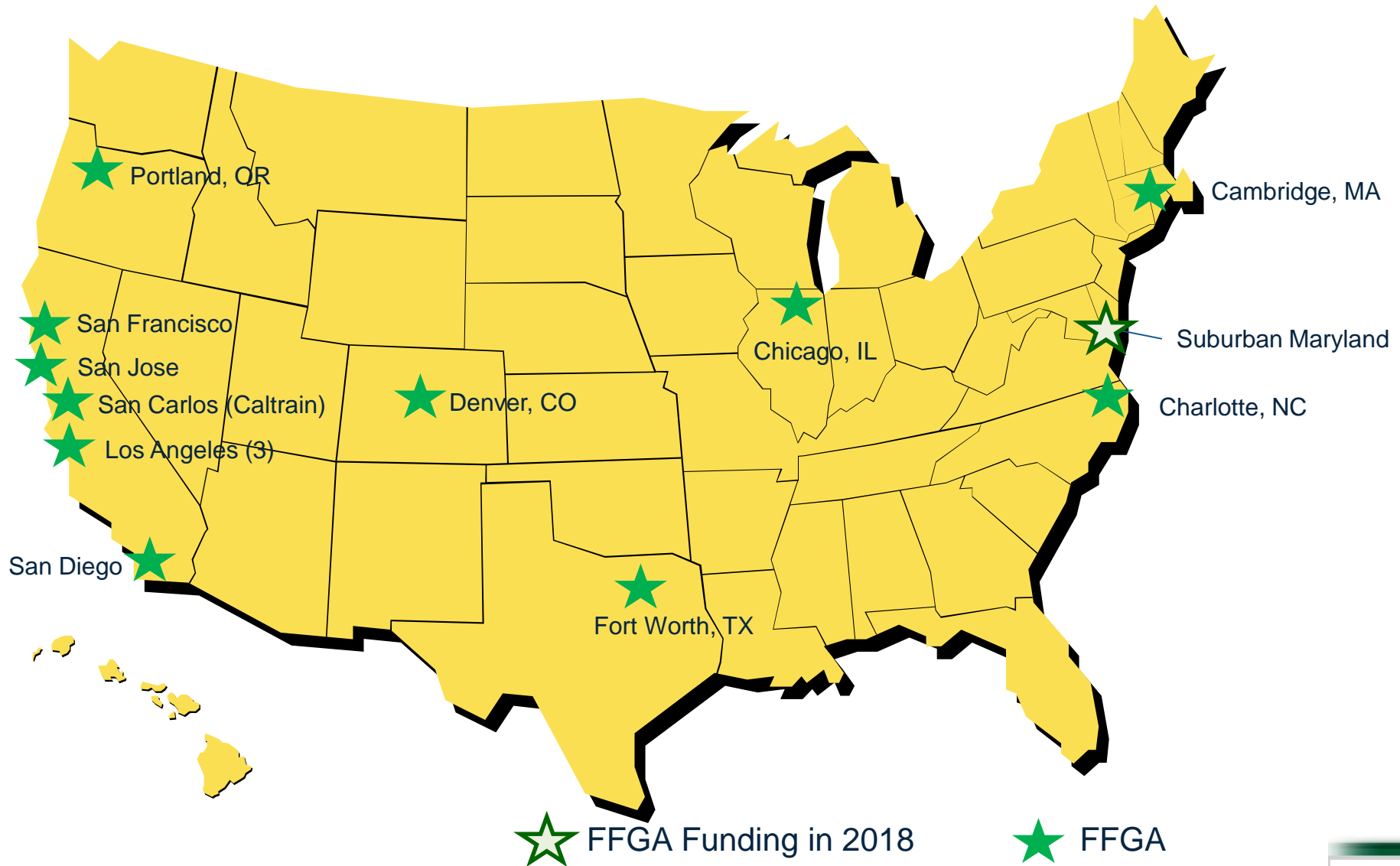
Peer “New Starts” Projects (June 2017)



Source: May 2017 FTA CIG report

Peer “New Starts” Projects (June 2017)

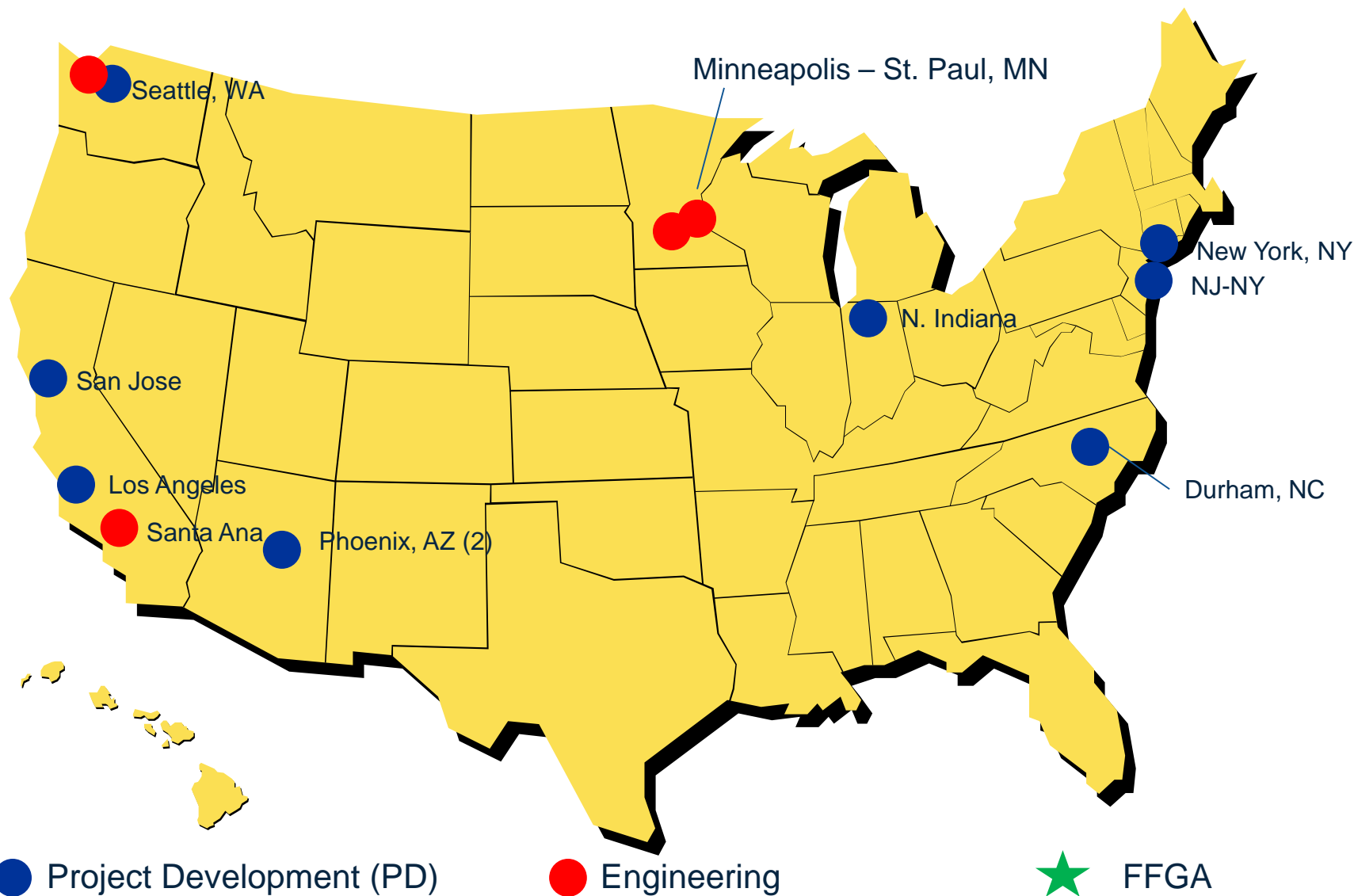
Projects with Funding In Administration’s Proposed FY18 Budget



Source: May 2017 FTA CIG report

Peer “New Starts” Projects (June 2017)

Projects without Funding In Administration’s Proposed FY18 Budget



Source: May 2017 FTA CIG report

Construction Contracts

- Civil Construction
 - Advertise: Feb 14, 2107
 - Award contract: Nov 2017
- Upcoming Contracts:
 - Operations & Maintenance Facility
 - Advertise: Q3 2017
 - Systems
 - Advertise: Q3 2017

More Information

Online:

www.SWLRT.org

Email:

SWLRT@metrotransit.org

Twitter:

www.twitter.com/southwestlrt





SOUTHWEST LRT
community works

Southwest Corridor Housing Strategy Update

July 20, 2017

Cathy Bennett, ULI MN/RCM



Steering Committee Agenda

- Why Now?
- Corridor-wide Housing Strategy Implementation Steps - Update
- Corridor-wide Housing Unit Summary & Progress
- Corridor City Housing Policies to Support Affordable/Mixed Income Housing (City Panel)




Tower Light, Wooddale Station

What & Why Now?

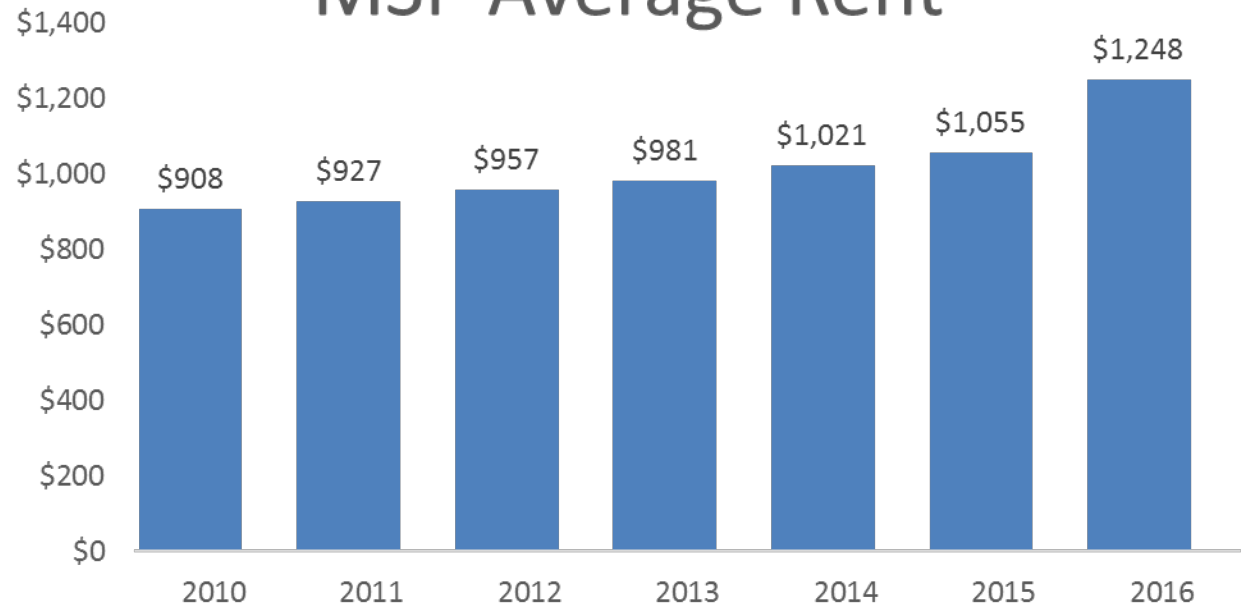
Increase Rent, Decrease Households Income

**MSP 7-County
2000 - 2015**

 **Rent
3%**

 **Income
-13%**

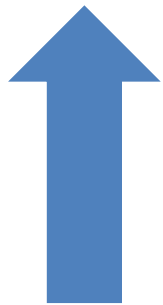
MSP Average Rent



Source: US Census, NAI Everest

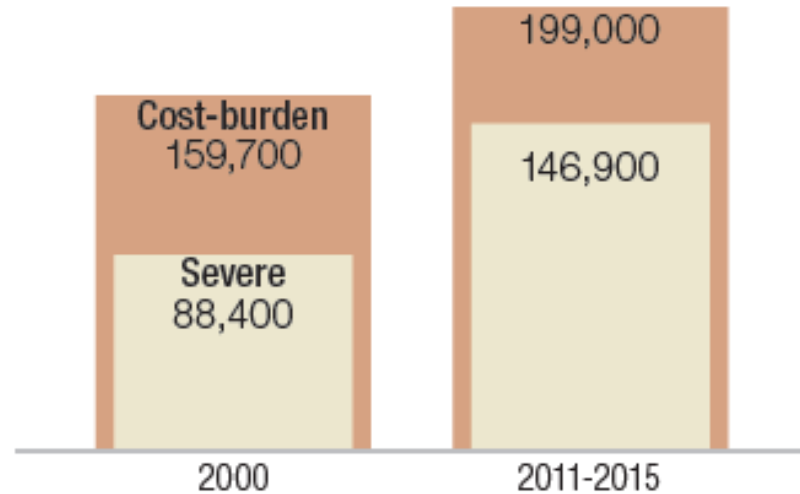
Source: Metropolitan Council, US
Census

What & Why Now?



Need

COST-BURDENED HOUSEHOLDS



Source: U.S. Census Bureau, Public Use Microdata 5% Sample (via Integrated Public Microdata Series), 2000 and U.S. Census Bureau, American Community Survey Five-Year Public Use Microdata Sample, 2011-2015. Rounded to nearest 100 households.



Availability

TWIN CITIES REGION

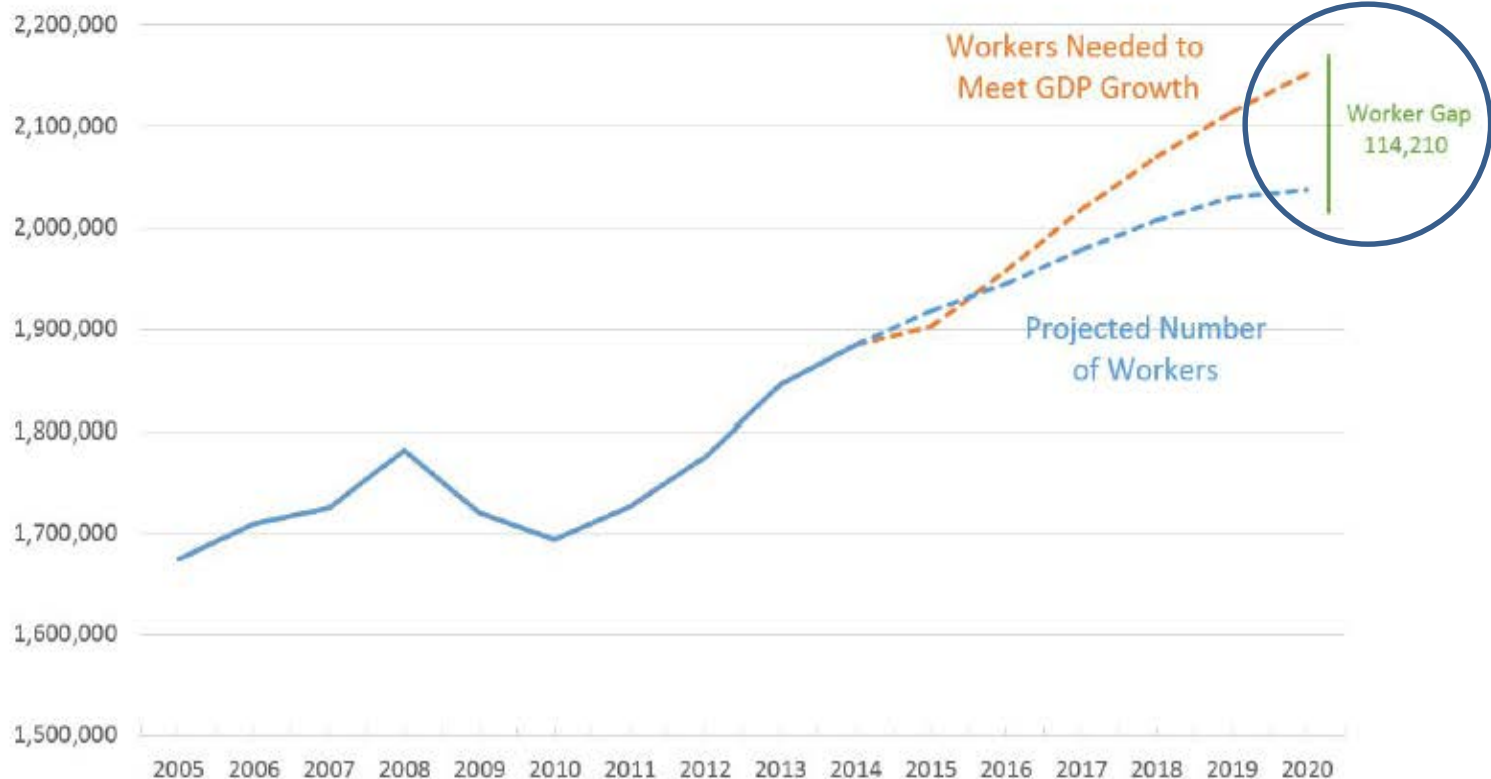


Source: US Census ACS 2015, Building Permit Survey 2015, MHP analysis, CHAS data

What & Why Now?

MSP Workforce Gap = 114,000 jobs by 2020

Growth in Number of Workers is Not Projected to Keep Up with MSP GDP Growth



THE TAKEAWAY

This gap is very large, it's coming fast, and it's a high-probability outcome

This analysis assumes GDP per employee does not shift from the post-recession average of \$116,000.

Sources: U.S. Bureau of Economic Analysis, GDP through 2014; U.S. Census Bureau, ACS employed worker counts (does not include unemployed)

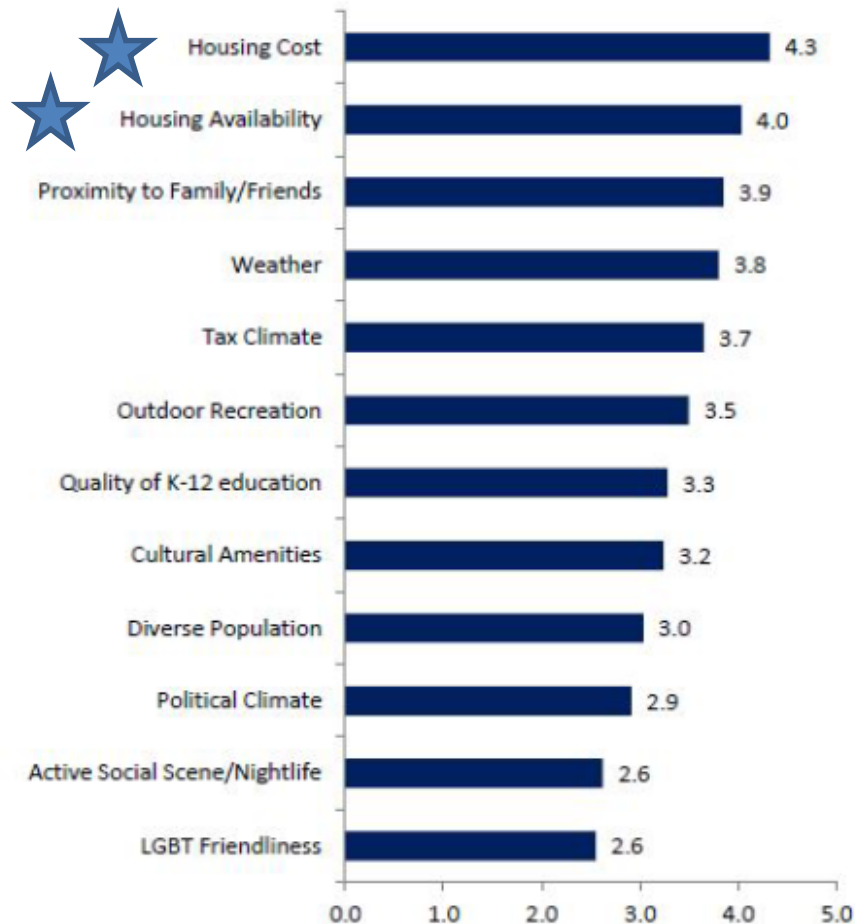
What & Why Now?

Housing Affordability Tops Jobs Relocation Factors

IMPORTANCE OF QUALITY OF LIFE FACTORS IN RELOCATION DECISIONS

Respondents were asked to rate select quality of life factors on their importance in their decision to relocate (1=not important, 5=very important).

The most important factors among all respondents include the availability and affordability of housing followed by proximity to family and friends.



WORKING TOGETHER

SW Corridor-wide Housing Strategy Implementation Plan Update



Objective 1: Develop New Housing Opportunities

Objective 2: Preserve Existing Housing Opportunities

Objective 3: Expansion and Improvement of Technical, Financial and Regulatory Tools

Objective 4: Market the Corridor

Area Median Income Summary

2016 American Community Survey, Census

% of Area Median Income (AMI)	Median Income for a family of four (HUD, 2016 for Hennepin Co.)	Estimated Hourly Wage based on 40 hours per week	Affordable Monthly Income for Housing (30% of income)
30% AMI	\$26,000	\$12.50	\$650
60% AMI	\$51,960	\$25	\$1,299
80% AMI	\$68,800	\$33	\$1,720
100% AMI	\$86,600	\$42	\$2,165
120% AMI	\$103,920	\$50	\$2,598

Corridor-Wide Housing Strategy Targets by 2030

Preservation:

**3,800 unsubsidized rental units
affordable (<60% AMI)**

- *There were 6700 unsubsidized units within ½ mile of the Corridor as identified in the Corridor-wide Gaps Analysis completed in 2014*

SW Corridor City Housing Preservation Efforts

Working Together on Preservation Policies

- **Prohibition of Section 8 (Housing Choice) Voucher Discrimination**
- **Advance Notice Period Required**
- **Just Cause Eviction**
- **Local Rehab Financing in Return for Affordability**
- ***Hennepin County contribution to NOAH Fund for Housing Preservation***

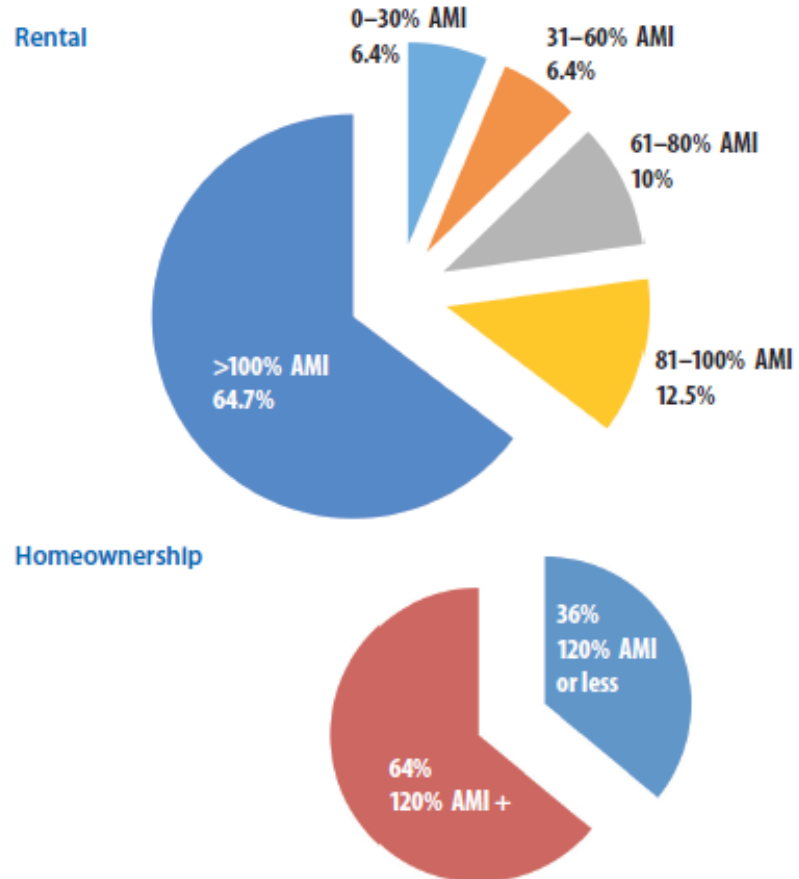
Corridor Wide Housing Strategy

New Construction Targets by 2030

as identified in the gaps analysis

**11,200
new units
within ½ mile
of the Corridor**

Affordability targets for new construction:



www.swlrtccommunityworks.org

SW Corridor City Housing Development 2015 - Current

New Construction:

PROGRESS:

1,600 new units near future LRT station areas

- 14% of SW Target
- 412 (26%) affordable
 - 380 - below 60% AMI (92%)
 - 32 - 60% - 80% AMI (8%)

Making it Happen

SW Corridor City Housing Policies\Practices

City Panel Discussion

TIC 2017-18 Workplan Overview