



# SOUTHWEST LRT community works

green means go.



## Agenda Item 2: January 2017 Southwest Community Works Steering Committee Minutes

**Reviewed By:**

- Chair
- TIC Principals
- TIC
- Hennepin County staff
- Other \_\_\_\_\_

**Steering Committee Action Requested:**

Action

**Background/Justification:**

Minutes from the January 2017 meeting, submitted for approval.

**Previous Action on Request:**

**Recommendation:**

**Attachments:** Minutes will be distributed at the meeting.

**Comments:**

**Financial Implications?** No

**Are These Funds Budgeted:**





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## Agenda Item 3: Committee Updates

**Reviewed By:**

- Chair
- TIC Principals
- TIC
- Hennepin County staff
- Other \_\_\_\_\_

**Steering Committee Action Requested:**

Information

**Background/Justification:**

Staff will provide updates from the Technical Implementation Committee (TIC) meetings and the Construction Communications Committee of SPO.

**Previous Action on Request:**

**Recommendation:**

**Attachments:** None

**Comments:**

**Financial Implications?** No

**Are These Funds Budgeted:**





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**Agenda Item 4: SWLRT Project Update**

**Reviewed By:**

- Chair
- TIC Principals
- TIC
- Hennepin County staff
- Other \_\_\_\_\_

**Steering Committee Action Requested:**

Information

**Background/Justification:**

Mark Fuhrmann from the Southwest Project Office (SPO) will provide an update on the LRT project, including upcoming major milestones.

**Previous Action on Request:**

**Recommendation:** Information

**Financial Implications?** No

**Are These Funds Budgeted?**

**Attachments:** None

**Comments:**



SOUTHWEST

Green Line LRT Extension



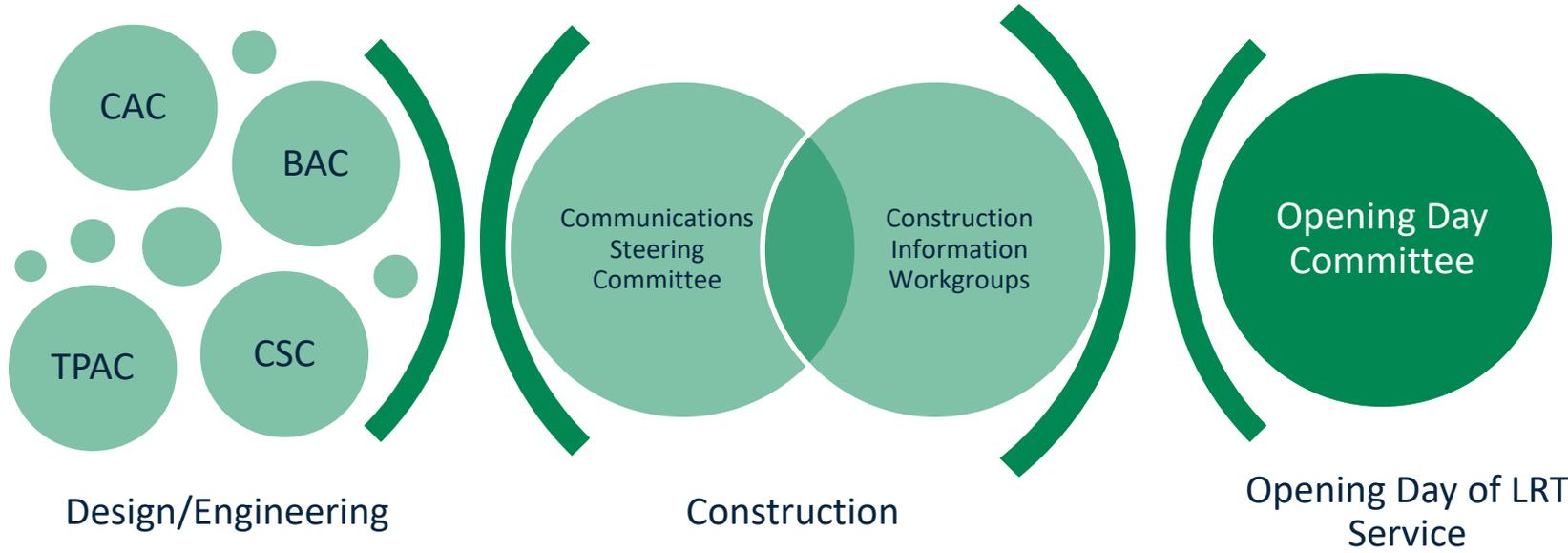
# SWLRT Project Update

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

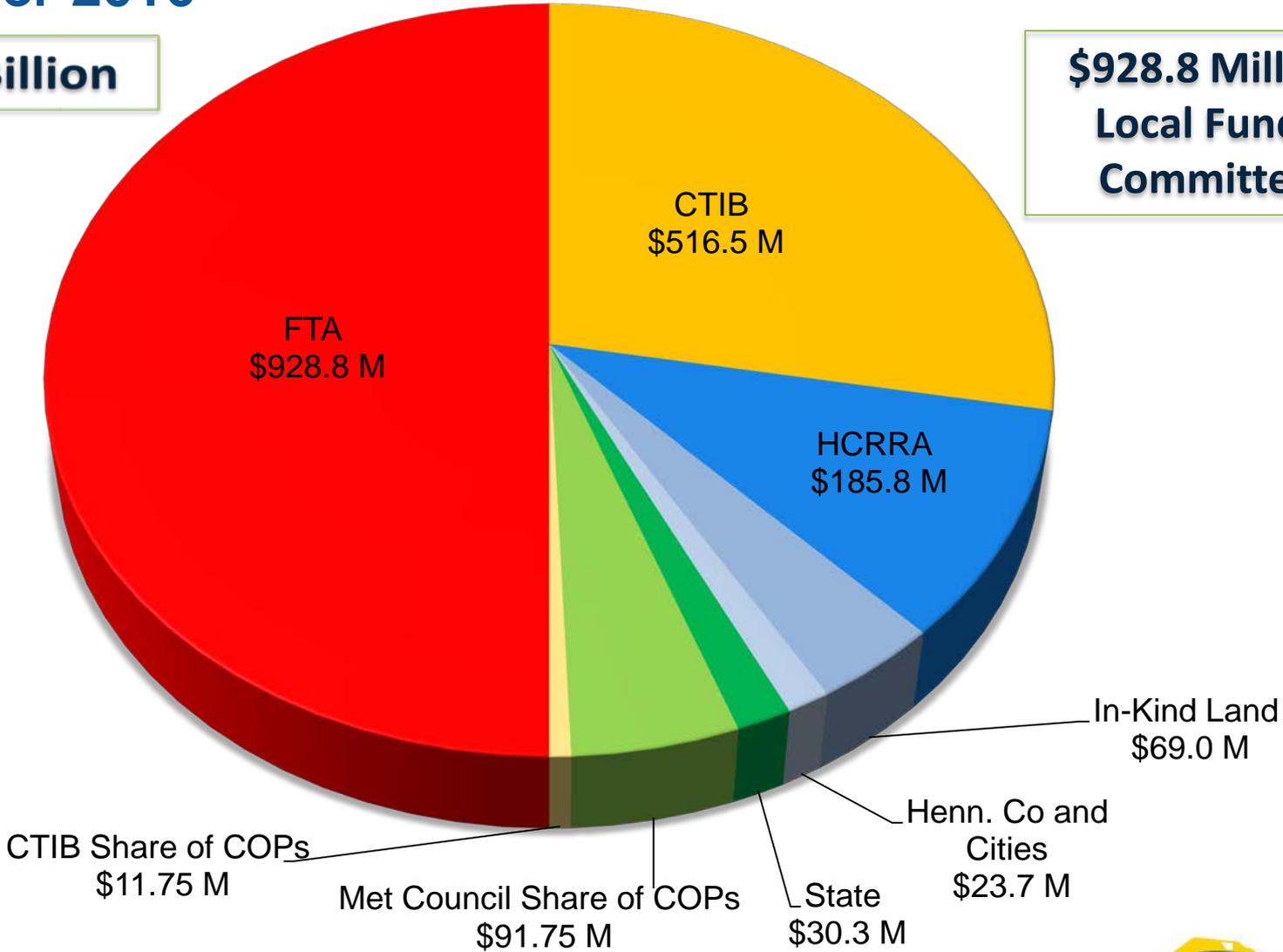
# Project Update

# Funding Sources with CTIB

September 2016

**\$1.858 Billion**

**\$928.8 Million  
Local Funds  
Committed**

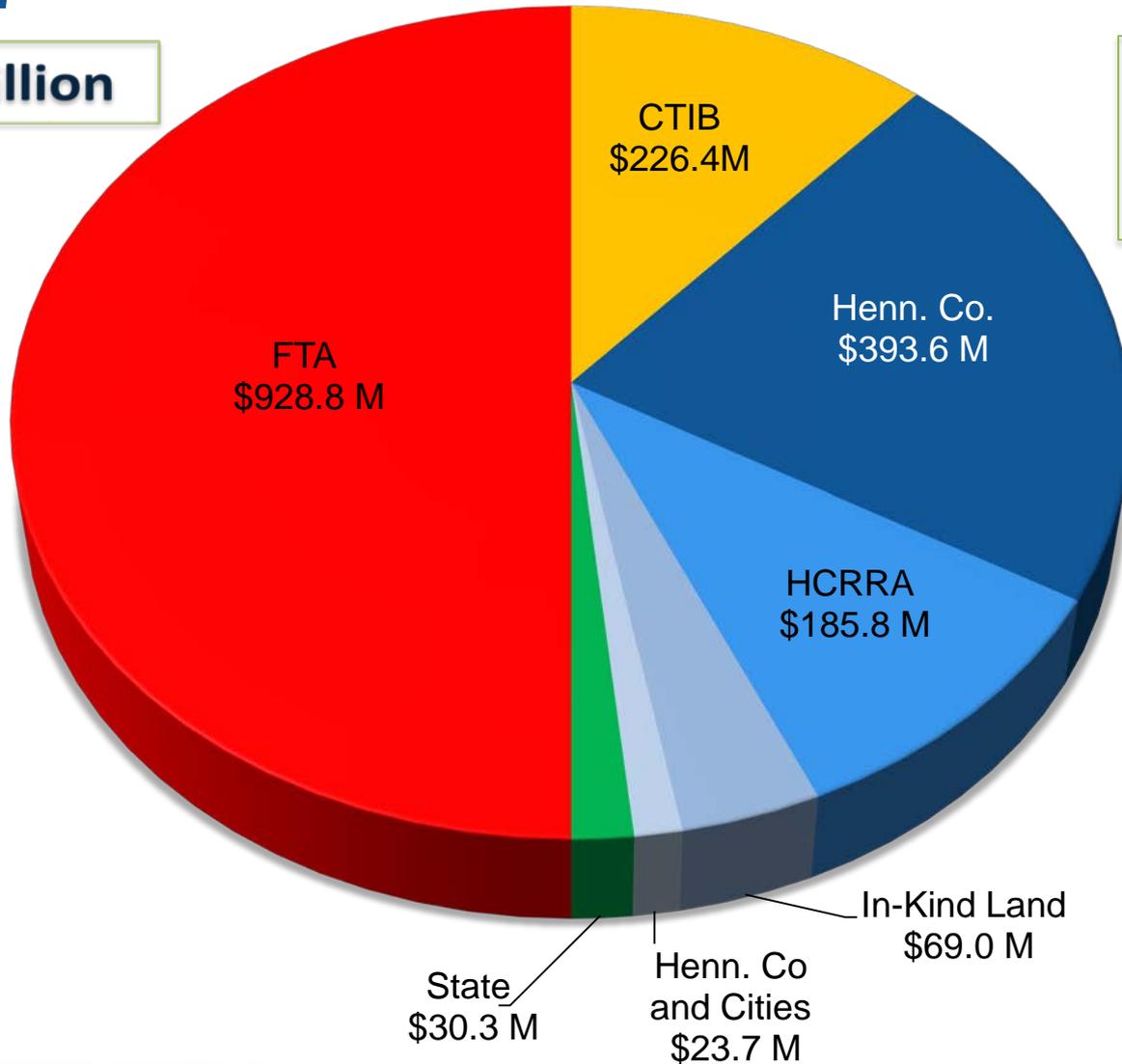


# Funding Sources

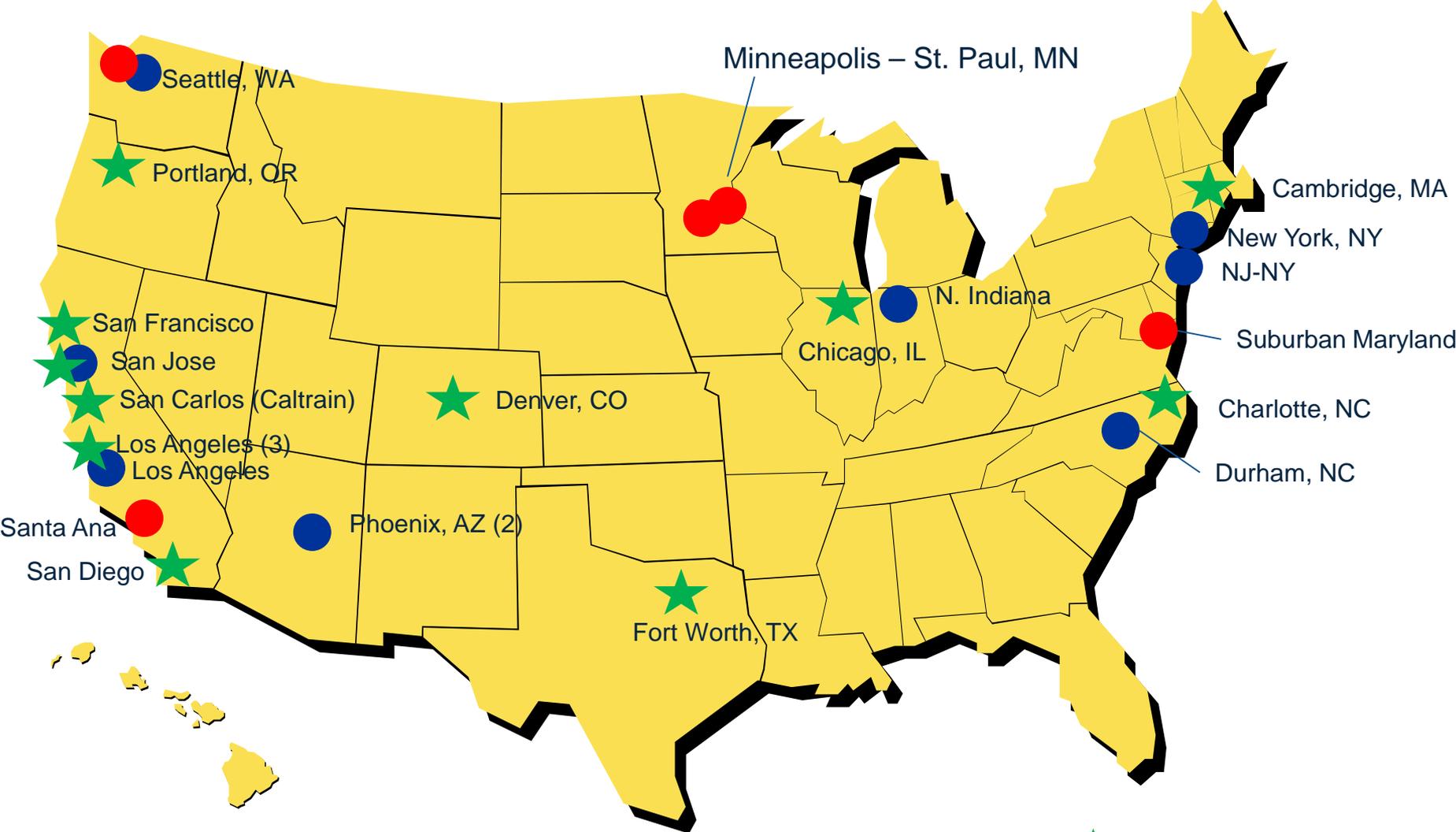
June 2017

**\$1.858 Billion**

**\$928.8 Million  
Local Funds  
Committed**



# Peer “New Starts” Projects (June 2017)



● Project Development (PD)

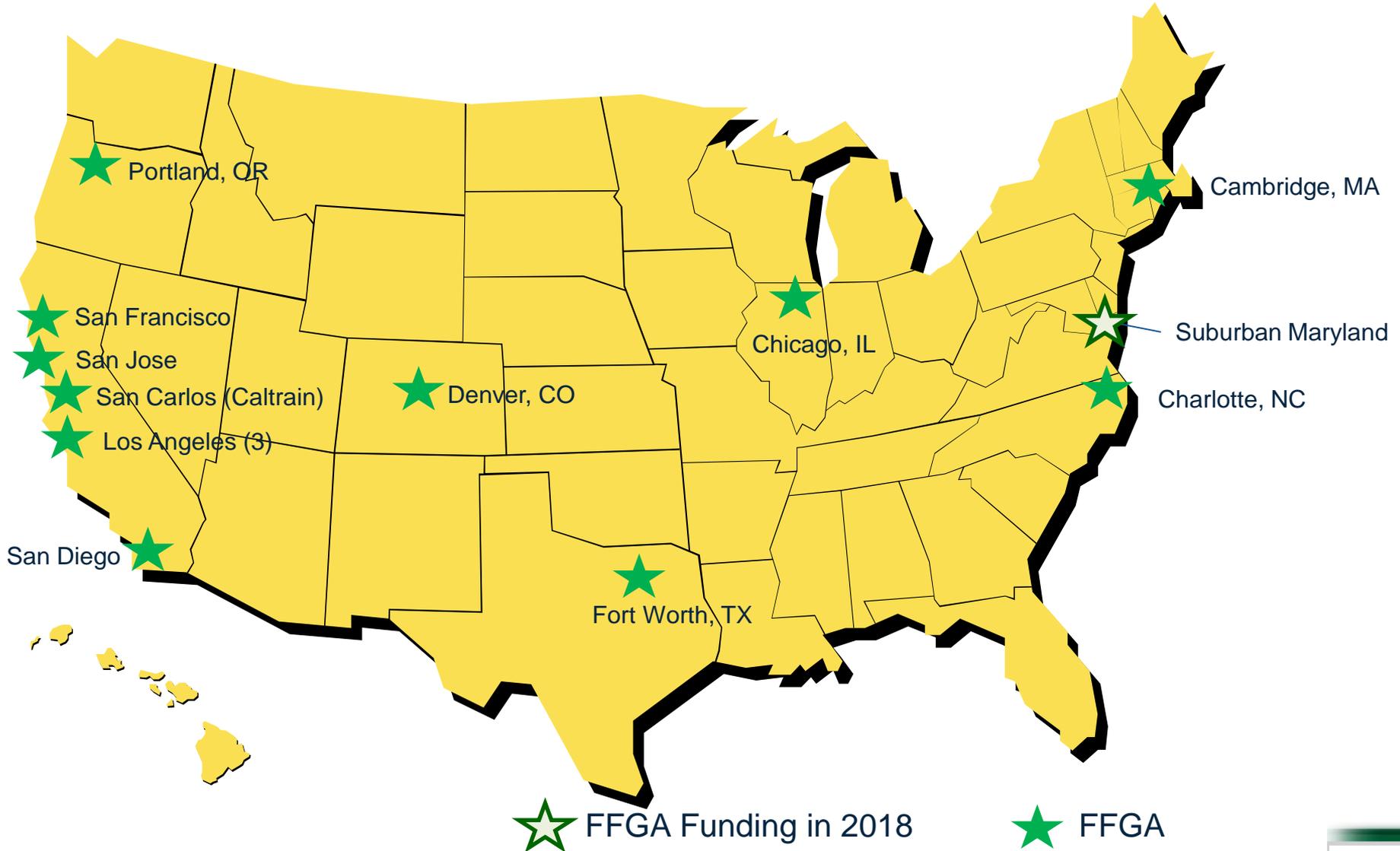
● Engineering

★ FFGA

Source: May 2017 FTA CIG report

# Peer “New Starts” Projects (June 2017)

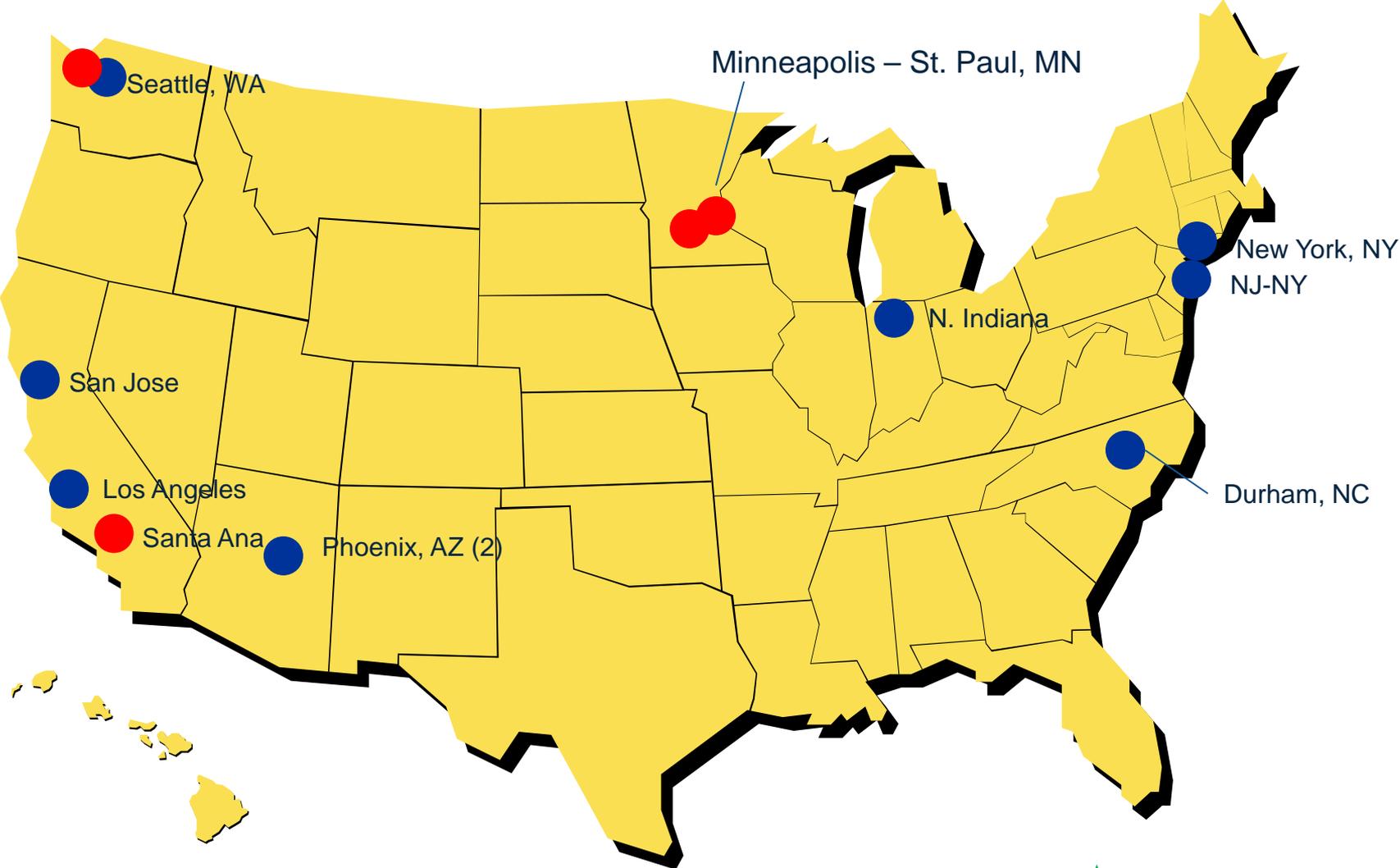
## Projects with Funding In Administration’s Proposed FY18 Budget



Source: May 2017 FTA CIG report

# Peer “New Starts” Projects (June 2017)

Projects without Funding In Administration’s Proposed FY18 Budget



● Project Development (PD)

● Engineering

★ FFGA

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](http://www.SWLRT.org)

Email:

[SWLRT@metrotransit.org](mailto:SWLRT@metrotransit.org)

Twitter:

[www.twitter.com/southwestlrt](http://www.twitter.com/southwestlrt)





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## Agenda Item 5: Corridor-wide Housing Strategy Update

**Reviewed By:**

- Chair
- TIC Principals
- TIC
- Hennepin County staff
- Other: SW Housing Workgroup

**Steering Committee Action Requested:**

Discussion

**Background/Justification:** Cathy Bennett, ULI-MN, will provide the Committee with an update implementation work for the SW Corridor-wide Housing Strategy. Staff from individual cities will provide information about work to include affordable housing in new housing development.

**Previous Action on Request:** The purpose of this presentation is to provide additional updated information to the Steering Committee on implementation work, led by corridor cities, of the Southwest Corridor-wide Housing Strategy.

**Recommendation:**

**Attachments:** None – materials will be distributed at the meeting.

**Comments:**

**Financial Implications?** No

**Are These Funds Budgeted:**





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# Southwest Corridor Housing Strategy Update

July 20, 2017

Cathy Bennett, ULI MN/RCM



St. Louis Park  
MINNESOTA  
Experience LIFE in the Park.



MINNEHAHA CREEK  
WATERSHED DISTRICT



# 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?

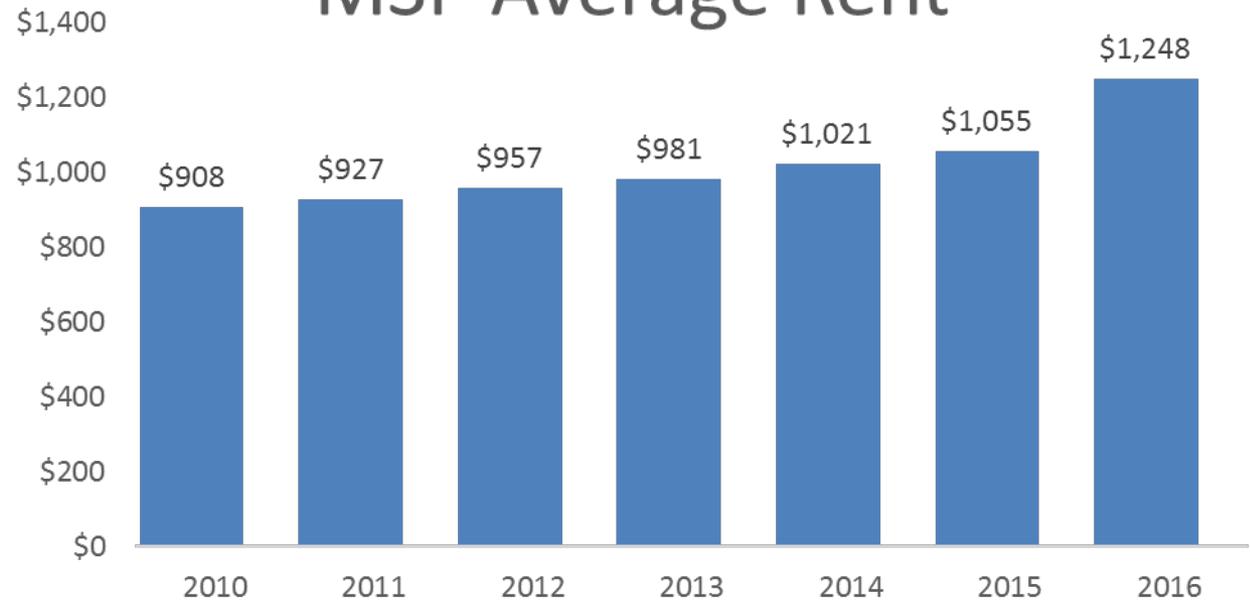
## *Increase Rent, Decrease Households Income*

MSP 7-County  
2000 - 2015

 **Rent**  
**3%**

 **Income**  
**-13%**

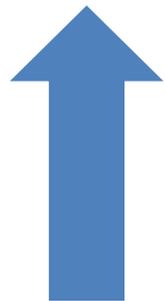
### MSP Average Rent



Source: US Census, NAI Everest

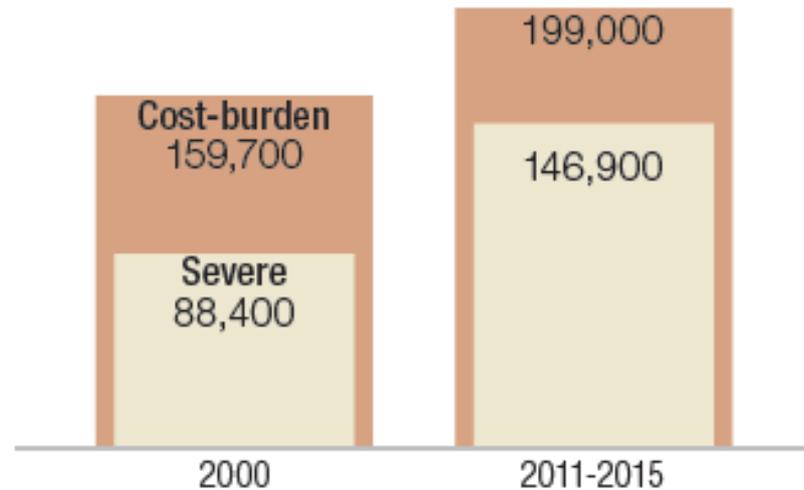
Source: Metropolitan Council, US  
Census

# What & Why Now?



***Need***

## COST-BURDENED HOUSEHOLDS

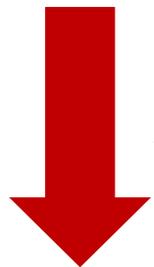


Source: U.S. Census Bureau, Public Use Microdata 5% Sample (via Integrated Public Microdata Series), 2000 and U.S. Census Bureau, American Community Survey Five-Year Public Use Microdata Sample, 2011-2015. Rounded to nearest 100 households.

## TWIN CITIES REGION



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



***Availability***

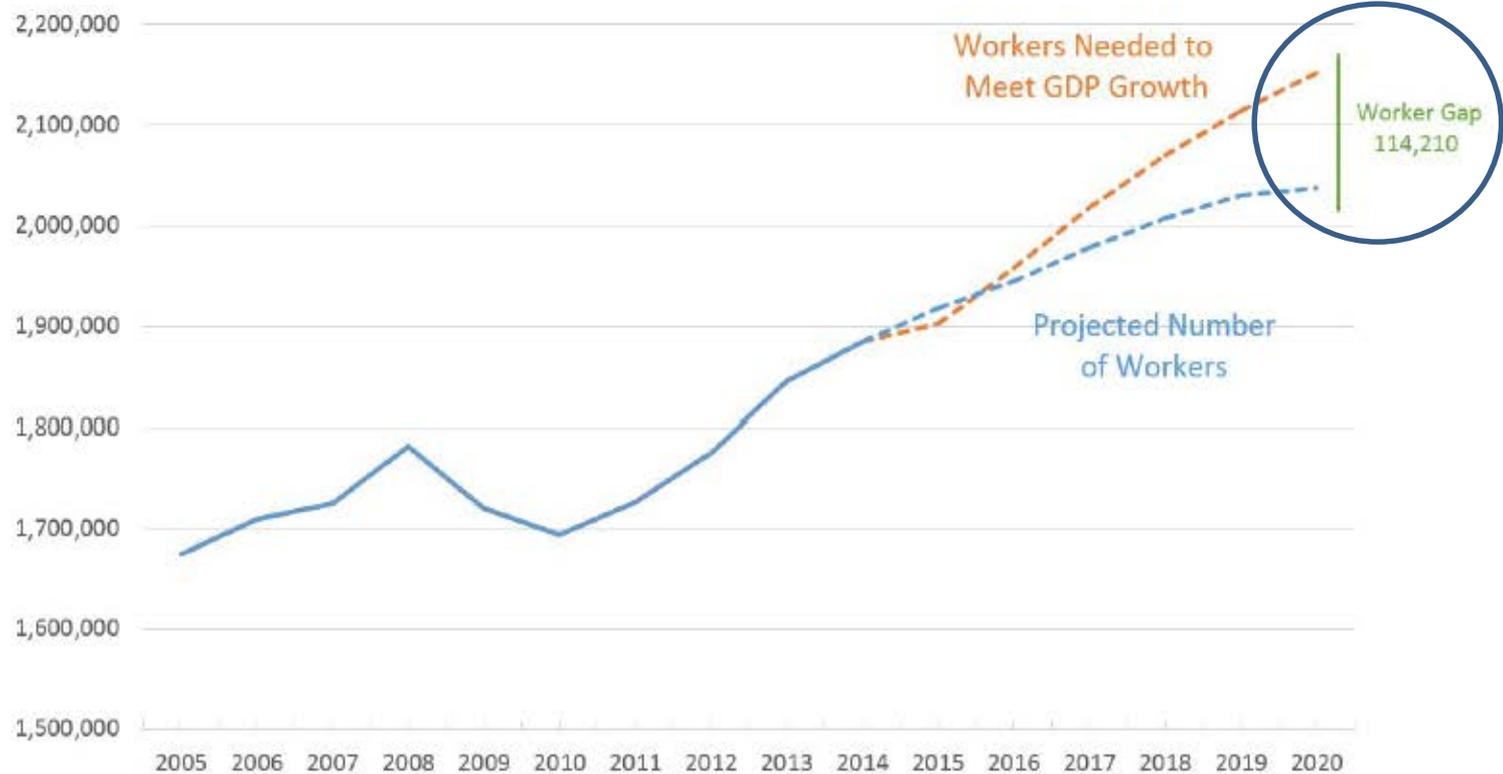


# What & Why Now?

## MSP Workforce Gap = 114,000 jobs by 2020

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

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



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

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



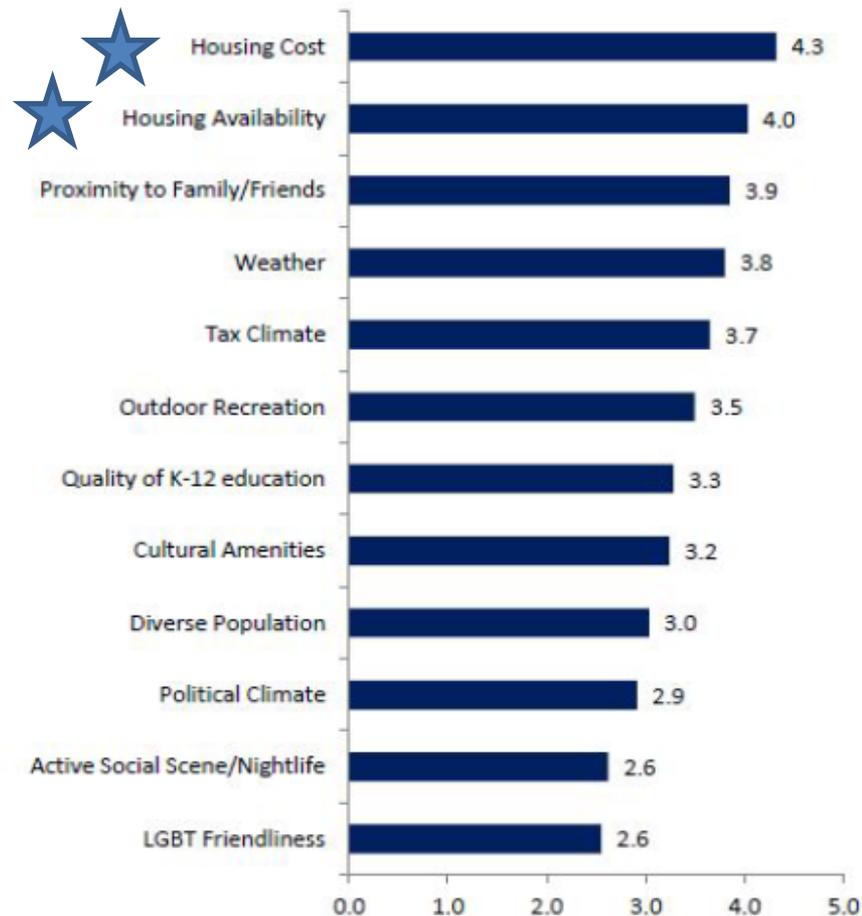
# What & Why Now?

## 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***

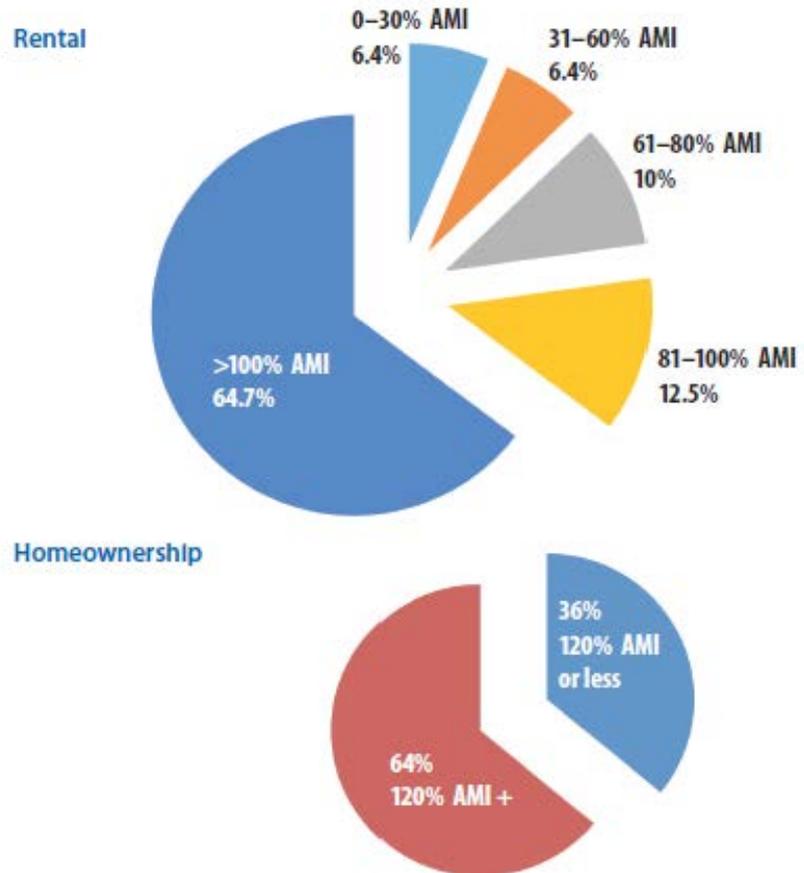
# Corridor Wide Housing Strategy

## 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](http://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



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## Agenda Item 6: Technical Implementation Committee (TIC) Workplan Review

**Reviewed By:**

- Chair
- TIC Principals
- TIC
- Hennepin County staff
- Other:

**Steering Committee Action Requested:**

Information/discussion

**Background/Justification:** Kerri Pearce Ruch, Hennepin County, will provide an overview of priority workplan items for the Technical Implementation Committee (TIC) in 2017-2018.

**Previous Action on Request:**

**Recommendation:**

**Financial Implications?** No

**Are These Funds Budgeted:**

**Attachments:**

-

**Comments:**

