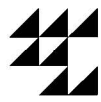


Metropolitan Livable Communities Fund

Report to the Minnesota State Legislature

March 2005



Metropolitan Council

**Mears Park Centre, 230 East Fifth Street, St. Paul, Minnesota
55101**

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About This Report

The Livable Communities Act (*Minnesota Statutes, Section 473.25*) requires the Council to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This is the eighth such report. It provides an overview of Livable Communities Act programs and activities during 2003, and includes specific information required by the law about:

- the amount of money in the fund
- the amount of money distributed
- to whom funds were distributed and for what purpose
- an evaluation of the effectiveness of the projects funded in meeting the policies and goals of the Council

The legislation states the report may also include recommendations to the legislature on changes to the Livable Communities Act. This year's report makes no such recommendations.

Appendix A contains examples of funded projects. Appendix B provides maps of LCA-funded projects, and Appendix C reports the financial status of the Livable Communities Fund.

Program Overview

Enabling Legislation

In 1995, the Minnesota Legislature passed the Livable Communities Act (LCA). The LCA (*Minnesota Statutes, Sections 473.25 through 473.254*) created a voluntary, incentive-based approach to address the Metropolitan Area's affordable and lifecycle housing issues and to help communities grow and succeed. It established the Metropolitan Livable Communities Fund, including three on-going accounts from which eligible communities could apply for funding:

- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial, or housing opportunities. Restoring the tax base and developing more jobs near existing housing and services is a primary objective of this account.
- The **Livable Communities Demonstration Account (LCDA)** funds development and redevelopment projects that achieve connected development patterns that link housing, jobs and services, and maximize the development potential of existing or planned infrastructure and regional facilities.
- The **Local Housing Incentives Account (LHIA)** helps expand lifecycle and affordable rental and ownership housing development and preservation.

A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the Inclusionary Housing Account prior to communities requesting payment of their grant awards. Those interest dollars were awarded through a final round of IHA grants during 2004, with the account closed to further interest accrual effective January 1, 2004.

In order to be eligible to compete for this funding, the LCA requires interested communities to:

- negotiate long-term affordable and lifecycle housing goals with the Metropolitan Council;
- have in place an LCA Housing Action Plan to identify and give direction to the city's use of programs, official controls and fiscal devices to help accomplish these negotiated goals; and
- make the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula, based on each community's share of the tax levy supporting the Livable Communities Demonstration Account, determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

Response to LCA Programs

The Metropolitan Livable Communities Fund has made available an average of about \$14.2 million annually through the three program accounts. The total funding budgeted for awards during 2004 was \$15,567,600. Several years of program experience have proven that this incentive-based approach works. Requests for funding increase each year as communities throughout the region see the results that can be achieved through the LCA.

Today, the LCA's three grant accounts are nationally recognized as successful tools for cleaning up polluted sites, expanding housing choices, and moving land-efficient local development projects from plans on paper to projects on the ground. In 2004, 106 communities were participants in the LCA's local housing incentives program and were eligible to receive grant funds. With so many Twin Cities communities working hard to provide housing their workers can afford, create jobs to strengthen their local economies, and ensure that their residents have mobility options that provide them with access to work, recreation, shopping and services, each program is expected to continue to receive more requests for funding than can be met with available resources. Requests for TBRA and LCDA funding in 2004 exceeded available funds by approximately \$25 million, while total applications for affordable housing gap funding to the Housing Implementation Group partnership—including LHIA and IHA funds—exceeded available funds by more than \$38.5 million.

Results

The Council and its LCA partners awarded grants in 2004 as follows:

- **Tax Base Revitalization Account:** Twenty-two grants totaling \$5,600,000 (2004 funding awarded in January 2005) for nine communities to help clean up polluted land.
- **Livable Communities Demonstration Account:** Eight Development Grants totaling \$7,500,000 (2004 funding awarded in February 2005) to help with construction and infrastructure costs for projects in seven communities. Five Opportunity Grants totaling \$200,000 to five communities to help with pre-development work for projects with potential to become eligible in the Development Grant category.
- **Local Housing Incentives Account:** Thirteen grants totaling \$1,888,900 to thirteen communities to help develop or rehabilitate affordable ownership and rental housing.
- **Inclusionary Housing Account:** Two grants totaling \$378,700 to two cities to support the affordable housing components of developments in which the reduction of local controls and regulations resulted in reduced development costs.

Projects funded in 2004 will make a difference in communities throughout the region. Working with the market and responding to local needs, cities will use LCA grants to plan and develop attractive, sustainable neighborhoods offering a mix of housing, jobs and services linked by a variety of transportation choices. The LCA grants funded in 2004 will achieve an expected:

- 145 new affordable ownership housing units
- 283 new rental housing units
- 6 improved or rehabilitated existing housing units
- 4,392 new or retained jobs
- 140 acres of reclaimed polluted land
- \$1.48 billion in private sector investments
- additional public sector investment of more than \$403 million

LCA Grant Making Procedures

Partnerships are a feature of the Council’s allocation of funds from all the Livable Communities accounts. The LCA Local Housing Incentives Account funds awarded by the Council are combined with funding provided by the Minnesota Housing Finance Agency and other partners through the Metropolitan Housing Implementation Group (MHIG) to support affordable housing. The Department of Employment and Economic Development (DEED) partners with the Council on its TBRA funding to offer even stronger support for local efforts to clean up contaminated land and buildings. These agencies, together with an advisory committee of technical experts from local communities that reviews LCDA proposals, assist the Council with its funding decisions.

Tax Base Revitalization Account. The Tax Base Revitalization Account includes cooperative relationships among the Council, the Department of Employment and Economic Development (DEED), the Minnesota Pollution Control Agency (MPCA) and—in some instances—Hennepin County and others. Council and DEED staffs use the same application cycle deadlines and hold joint application workshops. Staff from DEED, MPCA, the MN Department of Health, MN Department of Commerce, and MN Department of Agriculture assist Council staff in evaluating TBRA applications according to the Council’s criteria. The Livable Communities Act authorizes the use of TBRA funds as part of local match requirements for DEED’s Contaminated Site Cleanup Program. Projects eligible for both programs may be jointly funded.

Both the TBRA and the DEED programs require “response action plans” from the MPCA for all applicable projects. These plans are part of the MPCA’s Voluntary Investigation and Cleanup (VIC) program. MPCA staff review the applications to verify that proposed activities will cost-effectively implement an appropriate response action submitted by the applicant. Although asbestos and hazardous materials remediation for buildings is not currently addressed by the VIC strategy, MPCA staff also comments on the applications involving asbestos cleanup work. In addition, MPCA staff members participate in workshops conducted jointly by DEED and Council staff that offer technical assistance to applicants.

Livable Communities Demonstration Account. Applications for Livable Communities Demonstration Account development grants are reviewed by the 17-member Livable Communities Advisory Committee, which makes funding recommendations to the Metropolitan Council. The committee is made up of elected local government officials; local government planning, economic development and community development staff; representatives with expertise in development-related fields of architecture and landscape architecture; members from the private/nonprofit sector with experience in development and finance; and members with expertise in community, transportation and environmental planning or private foundation work. Advisory committee review ensures that LCDA development proposals are evaluated in the context of market demand and feasibility, financial readiness and community needs.

The advisory committee reviews proposals against evaluation criteria adopted by the Council, which are consistent with and help implement the *2030 Regional Development Framework*. Additional criteria focus on financial readiness of projects to proceed to construction soon. Council community development, environment, transportation and Metro Transit staff assist the advisory committee in its evaluation process by providing technical comments on projects. Community sector representatives provide information on the community context of the projects as additional background to aid in decision-making. These comments are provided to the advisory committee along with evaluation points, which are included as one-third of the final point tally.

Prior to application deadlines, staff holds workshops for applicants to go over the program criteria, application form and evaluation process, and to offer technical assistance.

Opportunity grant applications are evaluated in a separate process by a staff team, focusing on the potential for projects to evolve to candidates in the development grant category.

Local Housing Incentives Account and Inclusionary Housing Account. The Metropolitan Council allocates funds in the Local Housing Incentives Account and the Inclusionary Housing Account through the Metropolitan Housing Implementation Group (MHIG), established in 1995 to coordinate and streamline the complex system for delivering housing resources in the metropolitan area. The MHIG includes representatives of the Metropolitan Council, the Minnesota Housing Finance Agency (MHFA), and the Family Housing Fund. Representatives from each of the MHIG agencies participating in project funding serve on a joint selection committee. The MHIG provides easy access to and disbursement of a combined pool of housing development dollars.

The MHIG group develops a Super Request for Proposals (RFP) to simplify and streamline the process for accessing housing development dollars. The Super RFP includes descriptions of and requirements for all funding sources available during a funding cycle, including the Local Housing Incentives program. The Super RFP is mailed to all communities, developers, housing agencies and others interested in the production of affordable housing. Applicants need to apply only once, using the Super RFP application, to access any of the funds available during that funding cycle. The MHIG has also developed joint project selection criteria as a tool to review proposals and choose award recipients. The joint criteria reflect the policies articulated in the Council's regional development framework, the Livable Communities Act and state policy initiatives.

The MHIG selection committee reviews each proposal, considering the joint selection criteria, individual funder's criteria, as well as any funder's past experience with the applicant, previous funding allocations, familiarity with the project or expertise related to any aspect of the proposal. Funds are then allocated to each proposal based on the outcome of that review and the best match of proposal to funding source. Funding recommendations are brought to each of the appropriate funding boards for final approval.

Amounts Received

The sources of Livable Communities Fund money available in 2004 were:

| | |
|---|---|
| Current Year Tax Receipts | LCDA - \$7,890,700* TBRA - <u>\$5,000,000</u> Total Receipts = \$12,890,700 *\$500,000 of this amount directed to LHIA |
| Transfer to LHIA Funds from General Fund | \$ 1,000,000 |
| IHA Account Balance from Accrued Interest | \$378,700 |
| Uncommitted LCA Fund Balance from 2003 | \$970,680 |
| Relinquished Funds from Previously Awarded Grants | \$462,082 |
| TOTAL | \$15,702,162 |

The fund is managed to maintain a small net uncommitted balance within each account in order to avoid awarding more funding than is available. The uncommitted balance is attributable, in part, to interest earnings during the year. Interest earned varies depending on the timing of levy receipts and grant payments. Fund balances also occur when projects use the awards over a period of months or years and interest accrues on the unspent balances. In addition, some projects are completed without requiring the full amount of the grant. Those relinquished grant funds are returned to the funding account to be awarded in future grant rounds. In a few instances grant awards have been relinquished when changed circumstances prevented a grant recipient from undertaking a funded project. Again, those funds are included in the pool of money available for awards to other projects.

Funding Expenditures

The Metropolitan Council awarded \$15,567,600 in grants from the four accounts during 2004 as follows:

| LIVABLE COMMUNITIES FUND | NUMBER OF GRANTS | TOTAL 2004 AWARDS | NUMBER OF COMMUNITIES |
|--|--------------------------|--|-----------------------|
| Livable Communities Demonstration Account for community development projects: <ul style="list-style-type: none"> <u>Development Grants</u>-help with construction and infrastructure costs for projects ready to be built <u>Opportunity Grants</u>-help with predevelopment work for projects with potential to become eligible in the Development Grant category | 13 (8) (5) | \$7,700,000 (\$7,500,000) (\$ 200,000) | 12 communities |
| Local Housing Incentives Account to help construct and rehabilitate affordable ownership and rental housing | 13 | \$1,888,900 | 13 communities |
| Inclusionary Housing Account to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. | 2 | \$378,700 | 2 communities |
| Tax Base Revitalization Account to help clean up polluted land | 18 | \$5,600,000 | 9 communities |

2004 LCA Funded Projects

(Listed alphabetically by community within each program)

Tax Base Revitalization Account Grants

Columbia Heights – Columbia Heights Industrial Park

Grant award - \$288,892

Columbia Heights Industrial Park is a TBRA request that will be used as part of the match required for a DEED grant request. The city seeks funding for the second phase (3800 5th Street) of its industrial park redevelopment. The city was awarded funding from TBRA and DEED for the first phase in the fall 2003 grant cycle. This phase proposes to be redeveloped into 124 affordable and market rate townhomes. Soil and groundwater contaminants of concern in phase 2 include linseed oil, petroleum, foundry waste (primarily metals) and chlorinated solvents. In addition, asbestos-containing materials are present in buildings that need to be demolished. TBRA funds will be used for asbestos abatement and to remediate contaminated soil.

Lakeville (Dakota County CDA) – Meadowlark

Grant award - \$126,717

Meadowlark, submitted by the Dakota County Community Development Agency and located in the city of Lakeville, is a TBRA request match to a DEED grant request. The Dakota County CDA intends to redevelop the site at 8500 210th Street in the City of Lakeville with 42 units of affordable family townhomes. Soil contaminants of concern are metals, volatile organic compounds, polynuclear aromatic hydrocarbons, petroleum compounds, asbestos and elevated levels of methane. TBRA funds will be used to remediate contaminated soil.

Minneapolis – Hiawatha Commons

Grant award - \$46,345

Funding for Hiawatha Commons was requested as part of the match required for a DEED grant. The Hennepin County Environmental Response Fund (ERF) was requested to provide the other source of matching funds. Redevelopment goals for the mixed-use, mixed-income project—located at East 28th Street and Minnehaha Avenue South—are creating 80 units of rental housing over first floor commercial and underground parking. Soil contamination of concern consists of semivolatile organic compounds, diesel range organics and various metals. TBRA funds will be used to remediate contaminated soil.

Minneapolis – Midtown Exchange (a.k.a. Sears)

Grant award - \$750,000

This grant will fund asbestos abatement and lead-based paint abatement in preparation to redevelop the site as a mixed-use project. The site will include 371 units of ownership and rental housing, a 1,234 space parking ramp, a public transit center, a 150 room hotel, headquarters

office space for the Allina Healthcare Corporation, a global marketplace, Hennepin County service center, and other office and retail uses.

Minneapolis – Minnesota Innovation Center

Grant award - \$827,420

The city of Minneapolis Community Planning and Economic Development (CPED) requested funding as a match to a DEED grant request. Although supportive of the project, DEED was not able to fund the project during this funding round. TBRA funds are requested to help fill the funding gap created by the lack of DEED funds so the project can move forward. The 65-acre site will be redeveloped in three phases. The first phase, approximately 22 acres, proposes redevelopment into six buildings and 530,000 square feet of office/research/manufacturing space. Minnesota Innovation Center will provide a state of the art research park venue for collaboration between University of Minnesota students and faculty and Minnesota-based biomedical/biotechnology-related companies. The site currently consists of several worn and/or vacant buildings and three grain elevators. The site has a complex history of industrial land use going back over 100 years. Hazardous materials are present in the buildings being demolished and scattered, low-level contamination is present in the soil and groundwater.

Minneapolis – River Run Apartments

Grant award - \$59,546

The River Run Apartments site will be redeveloped into a 74-unit affordable rental apartment building and 11 owner-occupied market rate townhomes on the Mississippi Riverfront. The site was historically used for metal fabrication, paper recycling, pallet making, and, more recently, for automotive repair, junk automobile and truck storage and other miscellaneous uses. Contamination of concern is primarily petroleum-related. Redevelopment of the 2.59-acre site expects to generate an increase in tax capacity of \$86,501, provide 1.5 jobs and leverage \$8,815,000 in private investment.

Minneapolis – Riverview Homes

Grant award - \$192,018

Riverview Homes, submitted by the city of Minneapolis, is a TBRA request as part of the match required for a DEED grant. Hennepin County ERF funding was requested as the other source of matching funds. The original TBRA-recommended award amount is less than the request because some costs in the budget are considered project costs and not necessary to implement the cleanup plan. The funds will assist with contamination concerns to allow phases two and three of a total four-phase development to proceed at the site, located at 2313 West River Parkway and 70-22nd Avenue North (adjacent to the Mississippi River). Redevelopment plans for phases two and three consist of 59 ownership townhome units and a senior housing complex with 45 ownership and 45 rental units. Soil and groundwater contaminants consisting primarily of petroleum and nonpetroleum volatile organic compounds, semivolatile organic compounds, diesel range organics, gasoline range organics, metals and asbestos have been identified on the site and need to be addressed before the site can be redeveloped for residential uses. TBRA funds will be used to remediate contaminated soil.

Minneapolis – St. Anthony Mills Apartments
Grant award - \$121,194

St. Anthony Mills Apartments, submitted by the city of Minneapolis, is a TBRA request to remediate contaminated soil at Washington Avenue South, Chicago Avenue, and 2nd Street. The recommended award is less than the original request because a large amount of soil needs to be removed for geotechnical purposes (which is considered a project cost) and not solely to implement the cleanup plan. The city proposes to redevelop “Parcel D”, which is part of the former Milwaukee Road Depot property, into 260 units of ownership and rental housing as well as underground and above grade parking. A variety of contaminants exist from the former rail operation, including metals, diesel range organics, petroleum related volatile organic compounds and polynuclear aromatic hydrocarbons. TBRA funds will be used to remediate contaminated soil.

Minneapolis – 45th and Chicago
Grant award - \$133,965

The application for 45th and Chicago, submitted by the city of Minneapolis, is a TBRA request for the site located at 4500, 4500 -1/2 and 4516 Chicago Avenue. Hennepin County ERF funds are also being requested to assist with cleanup costs. Planned redevelopment includes a 3-story building with 32 condominiums and 32 stalls of enclosed tuck-under parking and 7 stalls of visitor or secondary parking. Petroleum impacted soil is the primary cleanup concern. TBRA funds will be used for soil remediation.

New Brighton – Eastern Northwest Quadrant
Grant award - \$800,000

The city of New Brighton requests a match to a DEED grant request. The 45-acre project site, located at the intersection of interstate highways I-35W and I-694 and along Old Highway 8, is a multi-phase project to cleanup and redevelop a key commercial corridor in the city. Medtronic Inc. has proposed the development of up to 1,500,000 square feet of office and laboratory space on the 45-acre site. The primary source of soil and groundwater contamination is from dump material associated with the Old Miller Dump and a 1950s dump. Dump materials are widely disseminated and exist at variable depths across the site. TBRA and DEED funds will be used to remove or cap a variety of contaminants present on the site to allow for the proposed redevelopment.

Robbinsdale – Parker Village
Grant award - \$400,000

Parker Village, submitted by the city of Robbinsdale, is a TBRA request for a former Junior High School site located at 4319 Regent Avenue North. Hennepin County revolving loan funds are also being sought to assist with cleanup. The proposed redevelopment will consist of 44 townhomes and a 60-unit senior cooperative. Asbestos and other hazardous materials abatement is necessary prior to demolition. TBRA funds will be used for asbestos abatement.

Robbinsdale – Robbinsdale Condo Townhouse Project
Grant award - \$99,750

Robbinsdale Condo Townhouse Project, submitted by the city of Robbinsdale, is a TBRA request to redevelop a former dry cleaner site at 3559 France Avenue North and 3554 Grimes Avenue North. The city submitted an equal request to the Hennepin County ERF. The proposed redevelopment plans include 18 ownership condominium units and four ownership townhome units. Soil and groundwater is contaminated with perchloroethylene, and the structures have asbestos-containing materials that will need abatement prior to demolition. TBRA funds will be used for asbestos abatement, soil remediation and a vapor barrier.

St. Francis – St. Francis Auto Parts
Grant award - \$160,304

St. Francis Auto Parts, submitted by the city of St. Francis, is a TBRA request as part of the match requirements for a DEED grant request. The city requests cleanup assistance for 4201 St. Francis Boulevard. The proposed redevelopment plan is for a commercial/retail building and associated parking. The site has soil contamination consisting of petroleum, volatile organic compounds and heavy metals. In addition, asbestos containing materials are present in the buildings. TBRA funds will be used for asbestos abatement and to remediate contaminated soil.

St. Louis Park – Brookside Lofts
Grant award - \$217,110

Brookside Lofts, submitted by the city of St. Louis Park, is a TBRA request for the site located at 4100 Vernon Avenue South and 4135 Webster Avenue. Hennepin County ERF is also being requested to assist with cleanup costs. The original request amount was decreased based on conversations with Hennepin County ERF staff and an assessment of eligible cleanup costs. The former school will be renovated into 27 condominiums. The site will also support the construction of 14 condominiums in one new building and five single-family homes. Soil contaminants of concern are petroleum-related, and reuse of a former school building will require asbestos abatement as well. TBRA funds will be used to remediate contaminated soil and abate asbestos containing materials.

St. Louis Park – Edgewood Business Center (a.k.a. Lithium Corporation of America/Con Agra)
Grant award - \$7,463

Edgewood Business Center, submitted by the city of St. Louis Park, is a supplemental request for TBRA funds to be used as a match to a DEED grant request. The project was awarded \$436,465 in TBRA funds in spring 2003. Due to additional MPCA-required ground water monitoring the project is experiencing unanticipated, but warranted, costs. Subsequent to the original project budget, the MPCA required five years of groundwater monitoring. In addition, the original (2003) DEED request was not fully funded and, therefore, left a cleanup funding gap. The successful cleanup and redevelopment has created an occupied 79,000 square foot office/warehouse.

St. Paul – Building 17
Grant award - \$50,331

The city of St. Paul PED requested TBRA funding as a match to a DEED grant. The site does not have an end-stage developer or user. However, the opportunity to clean up the site at less cost is available due to the MPCA-approved response action plan that allows the contamination to be contained under the intersection of Phalen Boulevard and Arcade Street while Phalen Boulevard is under construction. Although the MPCA approved the response action, Council Environmental Services staff have concerns about the repositioning of contaminated soils under the new roadway as it is not in harmony with the Council's position of encouraging infiltration of storm water runoff in lieu of continuing to dispose of it off-site. The city secured a loan from its public works department to complete the work, and TBRA and DEED funds will be used to help pay the loan. The city does not have another source of funding to pay the loan. The recommended award amount is 13% (as allowed for match funds) of the DEED award and, therefore, less than requested by the city. Funds will be used to remediate a variety of contaminants resulting from the dumping of railroad-related materials.

St. Paul – Crane Ordway
Grant award - \$87,000

Crane Ordway, submitted by the city of St. Paul Planning and Economic Development (PED) in partnership with Central Community Housing Trust, proposes to reuse a former warehouse building for five stories of housing and first floor and basement level retail. The residential component includes 61 affordable rental units, 36 efficiency apartments and 25 one-bedroom apartments. Asbestos abatement is the redevelopment challenge that TBRA funds will be used to address.

St. Paul – Hmong Funeral Home
Grant award - \$62,500

The Saint Paul Port Authority requests a match to a DEED grant request to remediate the former State Street Dump and develop a funeral facility to serve the Hmong community. The 3.2-acre site currently has up to 13 feet of dump material (primarily wood, brick, concrete, ash, etc.) used as fill. Contaminants of concern include polychlorinated biphenyls, diesel range organics, volatile organic compounds, semi-volatile organic compounds and asbestos.

St. Paul – Island Station
Grant award - \$500,000

Island Station, submitted by the city of St. Paul, is a TBRA request for hazardous materials abatement and a match to a DEED grant request for soil remediation. The city submitted a TBRA request for cleanup of this site in spring 2004. The project was not recommended for funding because: it did not pass the “but for” test; there was a viable responsible party; and not all required information was submitted for review. This round, the recommendation is to assist only with hazardous materials abatement resulting in a recommended amount that is less than the requested amount. A viable responsible party exists for cleaning up the soil contamination. Phase 2 of the project is not approved and, therefore, is not considered as part of the overall redevelopment costs for this review. Located at 380 Randolph Avenue (formerly 436 Shepard Road), the redevelopment proposes 70 ownership condominium units within an existing structure and 22 townhome units. TBRA funds will be used for asbestos and lead-based paint abatement.

St. Paul – Llewellyn-West Side Flats
Grant award - \$213,705

Llewellyn-West Side Flats is a city of St. Paul project that also includes a DEED grant. Located at 84 Wabasha Street South, the redevelopment proposes to relocate an existing business to Woodbury and to demolish a building to allow for a minimum of 166 units of ownership and rental housing in the West Side Flats area. Contaminants of concern are asbestos in the structure to be demolished, and soil contamination consisting of arsenic, lead, mercury, polynuclear aromatic hydrocarbons and petroleum. TBRA funds will be used for asbestos abatement and soil remediation.

St. Paul – The Lowry II
Grant award - \$300,000

The Lowry, submitted by the city of St. Paul, is a TBRA request for asbestos abatement for the former Lowry Medical Arts building located at 350 St. Peter Street. The city requested \$800,000 from the TBRA in the spring 2003 grant cycle. Due to TBRA program limitations on the total amount able to be awarded to a single city, the city chose to modify its request to \$500,000. In addition, the city submitted a fall 2003 application for the same site with a very different development strategy. The city rescinded the 2003 application shortly after submittal. This request is for \$300,000 to fill the remaining cleanup gap. The proposed redevelopment plan is consistent with the original spring 2003 proposal for 1st floor commercial, 2nd floor retail/office space and floors 3 through 13 as 131 condominium units. TBRA funds will be used for asbestos abatement.

South St. Paul – Holtkoetter Expansion
Grant award - \$155,740

The city of South St. Paul requests a match to a DEED grant request to cleanup contaminated land and expand an existing business. Contamination from animal processing facilities that included a machine/repair shop, an incinerator pit, storage tanks, rail spurs and fertilizer storage has contributed to polynuclear aromatic hydrocarbons, metals, and diesel range organics in the soil. The expansion proposes adding 35,000 square feet to the business for use as assembly and warehouse space.

Livable Communities Demonstration Account Grants

Apple Valley – Harmony Commons
Development Grant award - \$2,356,244

The Central Village project, which includes the Harmony Commons Landmark Corner, represents the next step in the evolution of downtown Apple Valley through the creation of a compact, mixed-use development that will provide multi-story, multi-use buildings with minimal setbacks and street orientation. Central Village will complement, as well as supplement, the existing downtown Apple Valley by providing another commercial and residential component to an already vibrant and successful area by incorporating the following components: construction of a variety of multi-housing products; creation of a walkable neighborhood environment; use of urban design techniques; use of innovative storm water practices; establishment of a network of

green spaces and recreational resources; and development of cost-effective parking strategies. Funds will be used to help construct a below-grade parking structure.

Bloomington – Central Station
Development Grant award - \$500,000

The proposed development includes a 500+ room hotel, 1,100 units of new "for sale" housing (goal of 10-20% affordable units), 550,000 sq. ft. of renovated office space (new headquarters of the HealthPartners workforce) and over 1,500,000 sq. ft. of proposed new office/ retail space—all on a 45+ acre site. The site is within 2 minutes of the Mall of America and the Minneapolis St. Paul Airport. The project design preserves open space on the site and includes numerous pedestrian linkages, plazas, underground parking, innovative stormwater treatment areas and extensive landscaping elements. The project, when completed, will include 7,000 employees and up to 2,000 residents at the site. One Hiawatha LRT line station is located at the center of the site while another station (28th St. Station) will be incorporated into the overall plan and a 3rd proposed station (American Boulevard Station) is on the edge of the project site. Funds will be used for the construction of infrastructure elements located adjacent to LRT station: pedestrian plaza, landscaping, mini-park, pedestrian lighting

Brooklyn Park – Village Creek
Development Grant award - \$1,180,000

Village Creek is a 134-acre redevelopment area with the following key components to assure a long-term community solution: develop a market spine & entrance into the new 20-acre mixed-use development & provide a high quality streetscape; construct a Parkway along the creek to define the public park area & provide public access; create a significant creek and centralized park amenity to introduce additional recreational and housing focal points and amenities; reconstruct Zane Avenue and the Zane Avenue/Brooklyn Boulevard intersection to improve the Level of Service (LOS); remove the existing vacant & marginal retail (487,000 sq. ft.) & office buildings (100,000 sq. ft.), reconfigure and concentrate them into a “critical mass” along the new market spine; enhance the existing successful transit services; introduce & foster the development of a variety of owner-occupied town home and condo housing units; provide for all parking needs by distributing a range of parking options (on-street, structured, etc.); and increase overall site access through reconfiguration of streets and block patterns. Funds will be used for construction of 650’ market spine street.

Champlin – Mississippi Crossings Transit-Oriented Development
Opportunity Grant award - \$60,000

The Mississippi Crossings Plan was undertaken in the late 1990s with a 23-member Task Force and significant community participation. The redevelopment plan cited three major areas of focus: the Gateway, the old downtown where Hwy 169 crosses the Mississippi River; the Commons, where West River Road divides the river and the Mill Pond Parks to connect to Hwy 169; and Champlin Plaza, an older center on the edge of the original downtown, which has been completed. Funds will help Champlin move ahead with the next step— creation of a plan for redevelopment of the Gateway Area. The community goal for this project is to reclaim Champlin’s origins as a riverfront town and to make the riverfront a public amenity & downtown a place to walk, shop, live and work. The Crossings plan will achieve this goal by: connecting East River Road as a new Main Street in downtown, improved with pedestrian amenities; creating the downtown density needed to support transit; using land efficiently by replacing vacant lots,

declining multi-family buildings, and underutilized commercial properties with concentrated mixed-use development; locating a mix of housing and commercial uses downtown so residents can walk to work, shops and the riverfront marinas and parks; and improving river water quality with creative solutions to filtering downtown storm water runoff.

Hilltop – Hilltop Redevelopment Study Area
Opportunity Grant award - \$28,500

Funds will be used to help create a plan that can be used to guide new development, redevelopment, and infrastructure improvements along Central Avenue. Hilltop is a very small, older, first ring suburb occupied primarily by mobile homes, and 1950s and '60s strip commercial uses. The city is experiencing declining property values right across the street from a significant new redevelopment project in neighboring Columbia Heights. Hilltop and Columbia Heights have been discussing ways that they can mutually improve the image of Central Avenue. A redevelopment plan that includes design guidelines and implementation strategies to upgrade the Hilltop side of the street will benefit Columbia Heights and their new development, as well as Hilltop. It is hoped that the planning effort will lead to realistic solutions to declining property values, poor community image, and traffic impacts on adjacent uses, especially residential.

Hugo – Hugo Downtown Redevelopment Plan
Opportunity Grant award - \$45,000

Hugo continues to face today's small town challenge —what to do when Main Street becomes a highway. The City of Hugo has been working with residents, property owners, and business owners to develop a plan for the redevelopment of downtown. Funds will help the city incorporate into the plan a new alignment and expansion of the county road that goes through downtown. The plan will address private redevelopment as well as redesign and reinvestment in public spaces. The master plan will direct: 1. reconstruction of a pedestrian-friendly downtown; 2. design of new life-cycle housing (varying densities, types, and prices) in downtown; 3. support of existing downtown businesses with complimentary new uses which expand downtown as an employment center and a destination for shopping, entertainment and recreational uses; 4. connection of the existing Hardwood Creek trail on TH 61 to regional trails, and new trailhead facilities; 5. transit-oriented development around a downtown stop in Hugo on the future LRT corridor (preserved as the Rushline rail/trail right-of-way) from St. Paul to Forest Lake; and 6. implementation of a downtown stormwater management plan, improving the water quality of Egg Lake.

Lino Lakes – Legacy at Woods Edge
Development Grant award - \$750,000

This project will use grant funds to help purchase private commercial land to be combined with city land to create a 65-acre, \$115 million mixed-use neighborhood at the southeast quadrant of I-35W and County Rd 23 (Lake Drive). It will include: 450 units of lifecycle housing (owner and rental townhomes, apartments and condos over commercial, senior housing, and workforce housing); up to 350,000 sq. ft. of retail and office space; a new YMCA; community green & pedestrian friendly environment; improvements to existing regional transportation infrastructure; and immediate trail access to the Rice Creek Chain of Lakes Regional Park Reserve.

Loretto – Downtown Redevelopment Plan
Opportunity Grant award - \$15,500

This project will use funds to help plan the second major redevelopment effort under the City's 2002 Master Plan (West Railway Street Redevelopment was the initial project). The City will seek partners in the private sector to redevelop a portion of the downtown "Triangle" area. There will also be an initiative to revitalize Lions Park. Site analysis and feasibility studies, predevelopment engineering, determination of infrastructure needs and financial planning/analysis will culminate in the identification of appropriate redevelopment strategies. These strategies will enable the city to identify viable redevelopment scenarios (alternatives) with corresponding phases and timeframes. The City will then have the solid base of knowledge and the confidence necessary to pursue and negotiate with redevelopment partners.

Minneapolis – Heritage Park III & IV
Development Grant award - \$450,000

Heritage Park objectives are to reconstruct an area formerly containing four public housing developments (with 770 units) into a stable, mixed income, mixed density, culturally diverse, high amenity urban neighborhood with 900 new housing units (440 rental, 360 ownership, and 100 elderly public housing units), and to reconnect this once isolated neighborhood with adjacent communities, jobs, schools, gathering places and services. Grant funds will be used for phase III/IV of the project to complete Van White Memorial Blvd, tying in with Glenwood & Plymouth Ave N, with pedestrian paths, lighting, landscaping, etc.

Minneapolis – Midtown Exchange
Development Grant award - \$750,000

Midtown Exchange will be a mixed-use, historic landmark redevelopment in the Midtown district of Minneapolis. The key components of Phase I of the project include: Allina Commons which will house Allina's corporate headquarters, bringing 1,000 jobs to the neighborhood; 223 units of affordable and market-rate workforce rental housing and 88 loft-style condominiums to be located in the historic building; an internationally themed fresh and prepared food global marketplace; a 128 room full service hotel; a Hennepin County Service Center; additional retail and office space; and Metro Transit bus facilities. Funds will be used for window replacement to meet historic standards required for the former Sears building.

Mound – Harbor Renaissance
Development Grant award - \$1,150,000

Harbor Renaissance is a mixed-use, pedestrian-friendly district implementation plan for downtown Mound, phased with: main street-style multistory buildings featuring retail on street level and offices or housing above, along with angled parking; new housing choices, with a mix of incomes including senior cooperative apartments, rowhouse townhomes and loft/apartment

style condos; a new greenway, trails, and traditional streets with sidewalks; central public parking and a park-and-ride lot with a custom shelter easily accessed from Hwy 110 & CSAH 15; reclamation of Lost Lake canal to Lake Minnetonka & additional public dock and boat slips; and stormwater management which uses rain gardens, filtration ponds, etc. to filter runoff. Funds will be used for the construction of a 2-level parking deck in the Auditor's Road District.

New Brighton – Northwest Quadrant Design Development

Opportunity Grant award - \$51,000

The Northwest Quadrant Redevelopment Area is a 90-acre site that bisects Old Highway 8 just north of I-694 and west of I-35W. The redevelopment plan calls for a mixed-use development that takes advantage of the adjacent 225-acre regional park along Long Lake and allocates approximately 45 acres of the site to develop approximately 750 housing units of various styles and prices. The city is nearing agreement with two major development groups, one for each side of the site—Rottlund Company and Sherman Associates—who will partner to develop the housing west of Highway 8 and Medtronic, Inc., who will be developing a new corporate campus with up to 1,500,000 square feet of office and laboratory space on the east side of Highway 8. However, city staff is concerned that the combined vision of the two major development entities will not produce the kind of community asset that was anticipated by the Old Highway 8 Corridor Plan. Funding will be used for outside consultants to address the issues raised between the two development entities, and to ensure that important elements, such as transit and pedestrian connections, are adequately incorporated into the development.

Ramsey – Town Center II

Development Grant award - \$363,756

Ramsey Town Center is a 322-acre, mixed-use development. The Town Center will have over 2,400 housing units, 775,000 square feet of commercial, retail, office, and civic uses, a station for the future Northstar Commuter Rail, and 25 acres of new park land. Several parks in the Town Center will preserve green space for recreation and natural filtration of stormwater, as well as establish a corridor connection for wildlife. Town Center East Park will also contain a reconstructed wetland classroom for ecological education. All of these park features are connected by a network of trails that will link the Town Center to the regional parks and trail system. Funds will be used for the construction of an amphitheater, pedestrian bridge, and trails in Town Center East Park.

Local Housing Incentives Account Grants

Bloomington (Bloomington HRA) – Lyndale Green Redevelopment Project Grant award - \$100,000

The Bloomington HRA received funding to provide affordability gap assistance for 14 townhome units in the 46 unit townhouse component of its Lyndale Green Redevelopment Project near the intersection of Lyndale Avenue South and 84th Street. Ten of the townhomes recommended for LHIA funding will be affordable to households at 80% or less of area median income (\$61,360 for a family of four), and four more will be affordable to households at no more than 115% of area median income (\$88,205 for a family of four) in the redevelopment/reinvestment area of the city. The townhomes, to be built at a density of 10.7 units per acre, will be proximate to frequent regular route transit service on Lyndale Ave. The Council and MHFA's contribution of \$100,000 each to this project will be matched by over \$4.7 million in local investment from the City of Bloomington and its HRA .

Chaska (Carver County HRA) – East Creek Acres II Grant award - \$100,000

The Carver County HRA and City of Chaska continue their efforts to bring affordable homeownership to this fast-growing city where employment growth is strong and housing prices are soaring. East Creek Acres, which will consist of 19 twinhomes, is very close to community amenities, schools, shopping, parks and transit. At a density of approximately 3.8 units per acre, these workforce housing units will be sold for \$189,900. The Carver County HRA has committed \$395,000 to this project, and a tax increment financing contribution from the city of \$225,000 will also benefit the development. The Community Bank of Chaska has agreed to offer prospective buyers a free appraisal and a 25 percent reduction in closing costs.

Forest Lake – Forest Ridge Townhomes Grant award - \$225,000

Forest Ridge Townhomes will be a 38-unit family rental townhome development to be constructed at 11th Avenue and 4th Street SE in Forest Lake. The project sought gap funding assistance from the MHIG to make units affordable to households at or below 50 percent of area median income, and to include seven units affordable at rents that may be as low as 30 percent of area median income. Among the proposed 19 two-bedroom and 19 three-bedroom units, seven units would be specifically to provide permanent supportive housing for homeless single parents with emotional and/or chemical dependency problems. Washington County will contribute \$110,000 of federal HOME funds, while several non-profit or philanthropic sources will contribute over \$200,000 to the development effort.

Inver Grove Heights (Dakota County CDA) – Lafayette Family Townhomes Grant award - \$195,900

The Dakota County Community Development Agency requested the remaining gap funding necessary to move forward with construction of a new 30-unit family town home development on 50th St. East in Inver Grove Heights. Last fall the proposal received \$900,000 in gap funding from MHFA and the Family Housing Fund, but there were insufficient LCA LHIA funds available from the Council to participate at that time. The housing will consist of 1 one-bedroom,

15 two-bedroom, and 14 three-bedroom units, all affordable to families at no more than 50 percent of area median income (\$38,350 for a family of four). The development, at 5.3 units per acre, will have easy access to I-494 and Highway 52. Local services such as shopping, health care and recreation are within a mile or two of the site.

Lino Lakes – Lino Lakes Apartments

Grant award - \$225,000

Funds were awarded to fill a financing gap for the proposed 60-unit Lino Lake Apartments to be built as one component of the Lino Lakes Town Center major development effort at Lake Drive and I-35W in the city. The four-story elevator building will be built at 41 units per acre on a 1.45 acre portion of the 42-acre Town Center project. All of the units will be affordable to households at or below 50 percent of area median income (\$38,350 for a family of four, \$41,400 for a family of four), with 12 of the units being two-bedroom and all of the rest being three-bedroom units. The City of Lino Lakes is contributing over \$800,000 in tax increment financing assistance, while Anoka County is contributing \$220,000 of federal HOME dollars. The larger, multi-component, 42-acre Lino Lakes Town Center project has received LCA Livable Communities Demonstration Account (LCDA) funding in the past. In 1997 it received a grant of \$220,000, and in 2000 another LCDA grant of \$450,000. This is the first LCA housing funding for the City.

Maple Grove – Maple Ridge Townhomes

Grant award - \$225,000

Funds were awarded from the LHIA to close a financing gap that will permit development of 46 rental townhomes to commence. Maple Ridge Townhomes will be developed at 13 units per acre on a 3.5-acre site at County Road 30 and Lawndale in the City. The site is proximate to a wide range of amenities and consumer services, schools, transit and employment opportunities. All of the units will be affordable to low- and moderate-income households at or below 50 percent of area median income. Half of the units will be two bedroom, the other half, three bedroom units. In addition, four of the units will provide permanent supportive housing for long-term homeless single parents with emotional or chemical dependency problems to further the Governor's long-term homelessness initiative. Hennepin County and the City of Maple Grove are contributing over \$500,000 to the development. Additionally, the City has waived its local water and sewer availability charges and reduced building permit fees to lower the total development cost by over \$80,000.

Minneapolis – Lowell School Site

Grant award - \$100,000

Funds were recommended to assist the nonprofit developer, Project for Pride in Living, with affordability and value gap to help homebuyers purchase 14 new homes to be built in the North Minneapolis Jordan neighborhood on the two-acre parcel that was once the site of the now-demolished Lowell Elementary School. The site will have 15 lots, 14 of which will be home sites, and one that is to be saved for a future tot-lot or park.

Minnetonka – West Hennepin Affordable Housing Land Trust III

Grant award - \$83,000

Funds were requested by the West Hennepin Affordable Housing Land Trust (WHAHLT) to provide gap dollars that will assist the land trust in making units affordable to low- and moderate-

income homebuyers in suburban Hennepin County communities. WHAHLT indicates that units may be purchased to be resold to qualifying families in any of the following cities in Hennepin County: Eden Prairie, Golden Valley, Minnetonka, Richfield, St. Louis Park, Wayzata, Orono, New Hope, Shorewood and Tonka Bay. Because Tonka Bay is not currently a participant in the LCA Local Housing Incentives Program, WHAHLT will be informed that LCA funds may not be used in that community at this time.

New Hope – Boone Avenue Condominiums
Grant award - \$125,000

Housing gap financing was awarded to assist with the costs of 20 units that will be a part of the 41-unit Boone Avenue Condominiums in New Hope being developed by Project for Pride in Living at 5501 Boone Avenue North. The gap financing will assist this in-fill development in funding some of the costs for alleviating poor soil conditions requiring a unique foundation system. The City of New Hope is also contributing \$650,000 in tax increment financing so that, when completed, the development will have at least 20 units affordable at less than 80% of area median income (\$61,360 for a family of four), nine of which will be affordable at less than 60% of area median income (\$46,020 for the same family of four.) At 19 units per acre, the four-story building with underground parking will be close to public transit, schools, employment opportunities and shopping. The 20 affordable units will remain so through long-term deed restrictions on the property.

Oakdale – Two Rivers Community Land Trust II
Grant award - \$100,000

The Two Rivers Community Land Trust (CLT) was awarded funding to provide value and affordability gap assistance to acquire, rehabilitate and sell up to four single-family homes in Oakdale—and perhaps other Washington County cities—to families with incomes as low as 60 percent of area median income.

St. Paul (St. Paul HRA) – Neighborhood Development Partnership II
Grant award - \$150,000

The City of St. Paul, partnering with the Twin Cities Local Initiatives Support Corporation (LISC) and nine nonprofit community development corporation housing providers, sought gap financing to make 20 new construction or substantial rehabilitation units affordable in the city. One-third of these homes will be made affordable to households at or below 50 percent of area median income (\$38,350 for a family of four, \$44,500 for a family of six), with the balance affordable to families with incomes up to 80 percent of area median income (\$61,360 for a family of four, \$71,200 for a family of six). The City of St. Paul is investing \$960,000 in this effort and, for at least a portion of the units, Habitat for Humanity will contribute in-kind services and mortgage financing.

Stillwater – Home Free
Grant award - \$60,000

Washington County, its HRA, the City of Stillwater, and philanthropic entities in Washington County supported a fund request by Human Services, Inc. for funding gap assistance to construct a new permanent supportive housing development in Stillwater. The six unit building, to be constructed adjacent to the Human Services, Inc. clinic in Stillwater, will be called Home Free

and will target housing and support services to at least five homeless, mentally ill, young adults in Washington County. A Resident Assistant will occupy the sixth unit, a non-assisted two-bedroom unit, adjacent to five studio apartments.

Woodbury – Woodbury Community Land Trust - City Walk and Settler's Ridge
Grant award - \$200,000

The city's two separate applications for major developments in the city sought gap funding assistance for 42 units, but the level of recommended funding will be able to assist only 36 units. The MHIG partners agreed to provide funding to the CLT to be used as it sees fit to create affordability of homes in both the City Walk and Settler's Ridge developments. Using the land trust model in which the CLT will retain ownership of the land while the homeowners own the structure, the program proposes to make 19 two-bedroom and 17 three-bedroom townhomes affordable to families with incomes at no more than 60 percent of area median income (\$46,020 for a family of four). Currently the homes are expected to sell for \$137,000.

Inclusionary Housing Account Awards

Minneapolis – Midtown Exchange (a.k.a. Sears)
Grant award - \$178,700

Funds were awarded for value gap financing to assist with 22 units in the 88-unit ownership component of the mixed-use redevelopment of the old Sears building site in Minneapolis into the Midtown Exchange. Midtown Exchange will be a \$190 million redevelopment effort in the city's Midtown area to renovate the former 12-story Sears building into 311 housing units—rental and ownership, the corporate headquarters of the Allina Healthcare System, and an internationally-themed fresh and prepared food global marketplace. Adjacent development on the site will include a hotel, a county service center, a Metro Transit bus facility, additional townhomes, and structured parking. Eleven units assisted with these IHA funds will be affordable to households at or below 80 percent of area median income (\$49,120 for a family of two, \$61,360 for four). Eleven other units will be affordable to households at or below 115 percent of area median income (\$70,610 for two people, \$88,205 for a family of four), consistent with the MHIG criteria for units in redevelopment and revitalization of blighted areas. Besides the \$1.1 million of public investment from city, county, regional, and state resources to assist this 22-unit portion of the Midtown Exchange ownership component, local regulatory incentives are estimated to be reducing the total development cost of these units by nearly \$90,000. In addition, it should be noted that four LCA Tax Base Revitalization Account (TBRA) grants have been awarded to Minneapolis in the total amount of \$5.3 million dollars since 1997 to clean up the old Sears building to facilitate this \$190 million addition to the city's tax base.

St. Paul – University and Dale Apartments
Grant award - \$200,000

Funds were requested to close the funding gap to develop 103 one- and two-bedroom units of rental housing as part of a mixed income, mixed-use, new construction apartment development at the southwest quadrant of the intersection of University Avenue and Dale Street in St. Paul. The first floor of the building will house the new, relocated Lexington Branch of the St. Paul Public Library with its dedicated parking underground below the library. The second floor will be the

residential parking ramp, and floors three through six will contain the 103 units of workforce rental housing. At a density of over 80 units per acre, the development is very consistent with transportation-oriented development concepts, as it will be on one of Metro Transit's heaviest ridership routes.

Effectiveness in Meeting Council Policies and Goals

Projects funded through the **Tax Base Revitalization Account** will foster increased reinvestment and infill, and help protect natural resources in the region's older communities. During 2004, the TBRA awarded grants to help with cleanup and reuse of a total of 140 acres of brownfields in the cities of Columbia Heights, Lakeville, Minneapolis, New Brighton, Robbinsdale, St. Francis, St. Louis Park, St. Paul, and South St. Paul. These economic development projects are expected to provide 4392 new or retained jobs paying an average hourly wage of \$12.72. An \$8.4 million increase in net tax capacity is anticipated from these cleanup projects, and they involve more than \$368 million in private investment.

Livable Communities Demonstration Account (LCDA) funds support regional growth strategies promoting development and redevelopment that make better use of urban lands, improve jobs-housing-transportation connections, and expand affordable and lifecycle housing choices in the region. LCDA funds encourage land use patterns that link public infrastructure with housing, jobs and services to meet community-identified needs. Funded projects offer replicable examples of how land and services can be used more efficiently. As other communities see the success of completed projects, interest in the fund as a source for community development efforts throughout the region has increased annually. LCDA funds are being used to revitalize older communities and to establish new neighborhoods in developing communities. Projects serve as destinations for daily activities, such as work, errands, shopping and entertainment. Funded project elements have included land acquisition, street infrastructure, pedestrian connections and structured parking to support additional density.

Over 97 percent of LCDA 2004 grant dollars went to support project construction—for example, new street infrastructure construction, pedestrian connections, structured parking, and reclaimed or newly created green spaces. Funding is a catalyst that enables developers to implement new development ideas that expand the options available in the market in many communities.

A smaller amount of LCDA funds—about 3 percent in 2004—went to cities to help with projects that are in the predevelopment phase and show the potential to become development projects. Over the years, these smaller Opportunity grants have ranged from \$10,000 to \$150,000. Opportunity grants are now capped at \$75,000 per proposal, and each grant requires a 25 percent match from the recipient community. The Council's Opportunity Grants support local efforts to shape projects in the early stages and successfully move those projects to development. Opportunity grant funds may be used to help pay costs of preparing master plans or detailed redevelopment plans; market studies; design and development standards; and zoning and land use implementation tools such as overlay zones.

Local Housing Incentives Account grants are helping produce new and rehabilitated affordable rental and homeownership housing in 50 communities in the region, promoting the Council's policy to expand and preserve lifecycle and affordable housing options to meet changing demographic trends and market preferences, and support the region's economic competitiveness. During 2004, 13 communities received funds. Funded projects include 180 new rental units and 129 ownership units, both new and rehabilitated for resale. Of the rental units, 41 will be affordable to households with incomes at or below 30 percent of area median income (\$23,010 for a family of four); 138 will be affordable to households at or below 50 percent of area median income (\$38,350 for a family of four); and 1 unit will be rented at market rates.

For the new ownership units, LHIA funds will assist with 129 units, 6 of which will be affordable at 50 percent of area median income; 49 of which will be affordable to households at 60 percent of area median income (\$46,020 for a family of four); 63 of which will be affordable at up to 80 percent of area median income (\$61,360 for a family of four); and 11 of which will be affordable at up to 115 percent of area median income (\$88,205 for a family of four).

Inclusionary Housing Account grants are another tool to expand housing options in the region. The two awards made to distribute accrued interest and close out this fund will help Minneapolis and St. Paul add 103 new rental units and 22 new ownership units to the region's housing stock. Ten of the rental units will be affordable to families earning no more than 30 percent of area median income and will be set aside specifically for families experiencing long-term homelessness. In addition, 10 units will be affordable to households at 50% of area median income, 62 units will be affordable to households at or below 60 percent of area median income, and 21 units will be rented at market rate, regardless of the tenant's income. Of the 22 ownership units, 11 will be affordable to households earning 80 percent or less of area median income, with the remaining units affordable to households at or below 115 percent of area median income.

The **high level of participation in LCA programs** by the region's communities is further testimony to the value of LCA as a tool to help the Council support local initiatives consistent with regional goals. Cities throughout the region are united in their praise of what has already been accomplished and eager to apply for funding to implement more planned projects.

Demand for Tax Base Revitalization Account funding in 2004 was \$7.5 million. Only \$5.6 million was available and awarded, leaving \$1.9 million in unfunded need. The demand has been greatest in the Livable Communities Demonstration Account program. The total amount of LCDA funding requested totaled more than \$31 million in 2004, compared to \$7.7 million available and awarded.

The total for LHIA and IHA funding requests is substantial also. Applications for gap financing to the Metropolitan Housing Implementation Group (MHIG) totaled \$59.6 million. All the MHIG funding partners together were able to fund \$21.1 million (including \$2.27 million from LHIA/IHA funds). The total amount of unfunded requests was \$38.5 million. While the 2005 IHA awards distributed all remaining IHA funds, the approximately \$1.5 million per year available through the LHIA continues to be a small, but important, contribution to affordable housing solutions.

Appendix A

Examples of Funded Projects

The following pages provide several examples of on-the-ground projects assisted by LCA funding. Each page provides a brief project summary, but it is the photographs that convey most effectively the difference Livable Communities programs can make.

Strauss Building, St. Paul

Community's Goal:

Preserve and adaptively reuse a vacant, historic five-story building in the core of downtown St. Paul's central business district. Create ground floor retail space and upper floors offering affordable rental housing with access to the city's public transportation, jobs, retail services, schools and social services.

Use of LCA Funds:

Remove asbestos and hazardous materials used in interior of 1878 manufacturing building.

Grant:

A Tax Base Revitalization Account award of \$166,000

Results:

A renovated building adjacent to Mears Park in historic Lowertown that offers 49 apartments—40 percent of which are affordable—and approximately 7,800 square feet of commercial space for retail and/or office use. This project restores a former “vertical brownfield” to productive use.



Lithium Corporation of America/Con Agra, St. Louis Park

Community's Goal:

Restore industrial investment, value and job opportunity by cleaning up and redeveloping an extensively contaminated six-acre industrial site that was negatively influencing neighboring properties. Develop a multi-tenant industrial building close to major highways.

Use of LCA Funds:

Match a Department of Employment and Economic Development Grant, assisting with clean up of soils and groundwater heavily contaminated with lithium, diesel range organics, lead and barium.

Grants:

Two Tax Base Revitalization Account awards totaling \$443,928

Results:

A 78,260 square foot industrial building—the Edgewood Business Center—that was 80 percent leased and employed 100 workers when it opened. The property now generates nearly five times the property tax revenue generated prior to clean up.



Marketplace Lofts, Hopkins

Community's Goal:

Diversify housing options by constructing a four-story, mixed-use building on an underutilized block in downtown Hopkins to anchor the east end of Mainstreet and provide a catalyst for additional investment.



Use of LCA Funds:

Help fund structured parking to achieve a development scale appropriate to the downtown and to keep the building's ownership housing units affordable for the area.

Grants:

Two Livable Communities Demonstration Account awards totaling \$850,000

Results:

A brick and stucco building that reflects and complements the detailing, materials and style of neighboring structures and offers 47 loft-style condominiums located above a landscaped courtyard and street-level retail that enhances downtown Hopkins as a place to live, work and shop.



Humboldt Greenway, Minneapolis

Community's Goal:

Redevelop eight blocks of Humboldt Avenue, adding parkway and greenway elements to encourage private investment to provide additional housing choices for families and seniors.



Use of LCA Funds:

Funds assisted with land acquisition and site assembly for townhome sites.

Grant:

A Livable Communities Demonstration Account award of \$675,000.

Results:

Blighted and obsolete properties were acquired and cleared to make way for new housing. A new Humboldt Greenway boulevard was created, including landscaped medians, a pedestrian mall and new pathways along Shingle Creek—amenities that served as a catalyst for the construction of new move-up family housing and senior housing options.



North End Redevelopment Project, West St. Paul

Community's Goal:

Redevelop four blocks fronting on Robert Street as a model for redevelopment in the Robert Street Corridor. Increase housing options near jobs and transit and improve pedestrian safety along a busy urban corridor.



Use of LCA Funds:

Create a redevelopment plan for revival of the city's historic main street thoroughfare. Acquire properties, relocate tenants and demolish structures to make way for new construction; help fund street and sidewalk improvements and construct new transit shelters.

Grants:

Two Livable Communities Demonstration Account awards totaling \$1,115,000. Projects along the Robert Street corridor have also received a total of \$521,750 in LHIA and TBRA funding.

Results:

New retail, restaurants and housing built closer to the street and burgeoning interest in continued redevelopment that is attracting new residents and customers to this 116-year-old suburb.



Southview Estates, Bloomington

Community's Goal:

Redevelop a former nursing home site with a new three-story apartment building located near a large number of jobs and well served by transit.

Use of LCA Funds:

Help fill a funding gap to make a portion of the units affordable to low-income households.

Grant:

A Local Housing Incentives Account award of \$150,000

Results:

A 47-unit apartment building offering six one-bedroom, 23 two-bedroom and 18 three-bedroom units in a elevator building. All of the one-bedroom and four of the two-bedroom units are rented at market rates. The balance of the units is affordable to households at or below 50 percent of area median income—ten of them administered as Section 8 units affordable to households at 30 percent of area median income.



Navarre Affordable Homeownership Program, Orono

Community's Goal:

Initiate a First Time Homebuyer Program to enable 3-5 households to purchase modestly price, new construction townhomes.

Use of LCA Funds:

Fill an affordability gap for homebuyers through the provision of a down payment assistance deferred loan.

Grant:

A Local Housing Incentives Account award of \$32,000

Results:

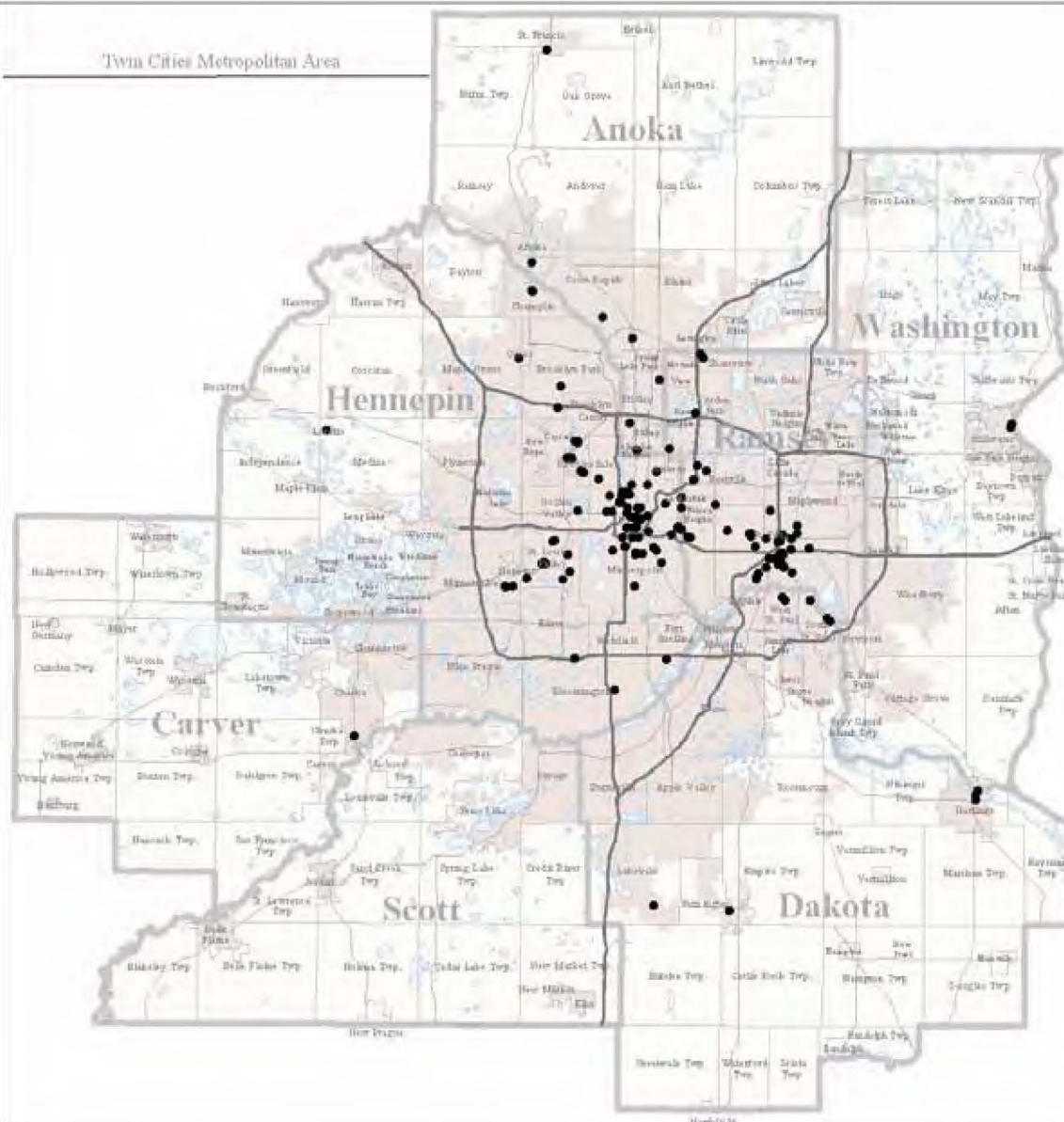
The city's assistance enabled four low-to-moderate income households to purchase new townhomes in Orono.





Appendix B.
Maps of Funded Projects

Twin Cities Metropolitan Area



Livable Communities

Tax Base Revitalization Account Awards

Polluted Site Clean Up Assistance

\$52.7 million in TBRA Grants

| Year | Total Annual Award |
|------|--------------------|
| 1996 | \$6.5 million |
| 1997 | \$8.0 million |
| 1998 | \$5.5 million |
| 1999 | \$6.2 million |
| 2000 | \$5.2 million |
| 2001 | \$5.3 million |
| 2002 | \$5.3 million |
| 2003 | \$5.1 million |
| 2004 | \$5.6 million * |

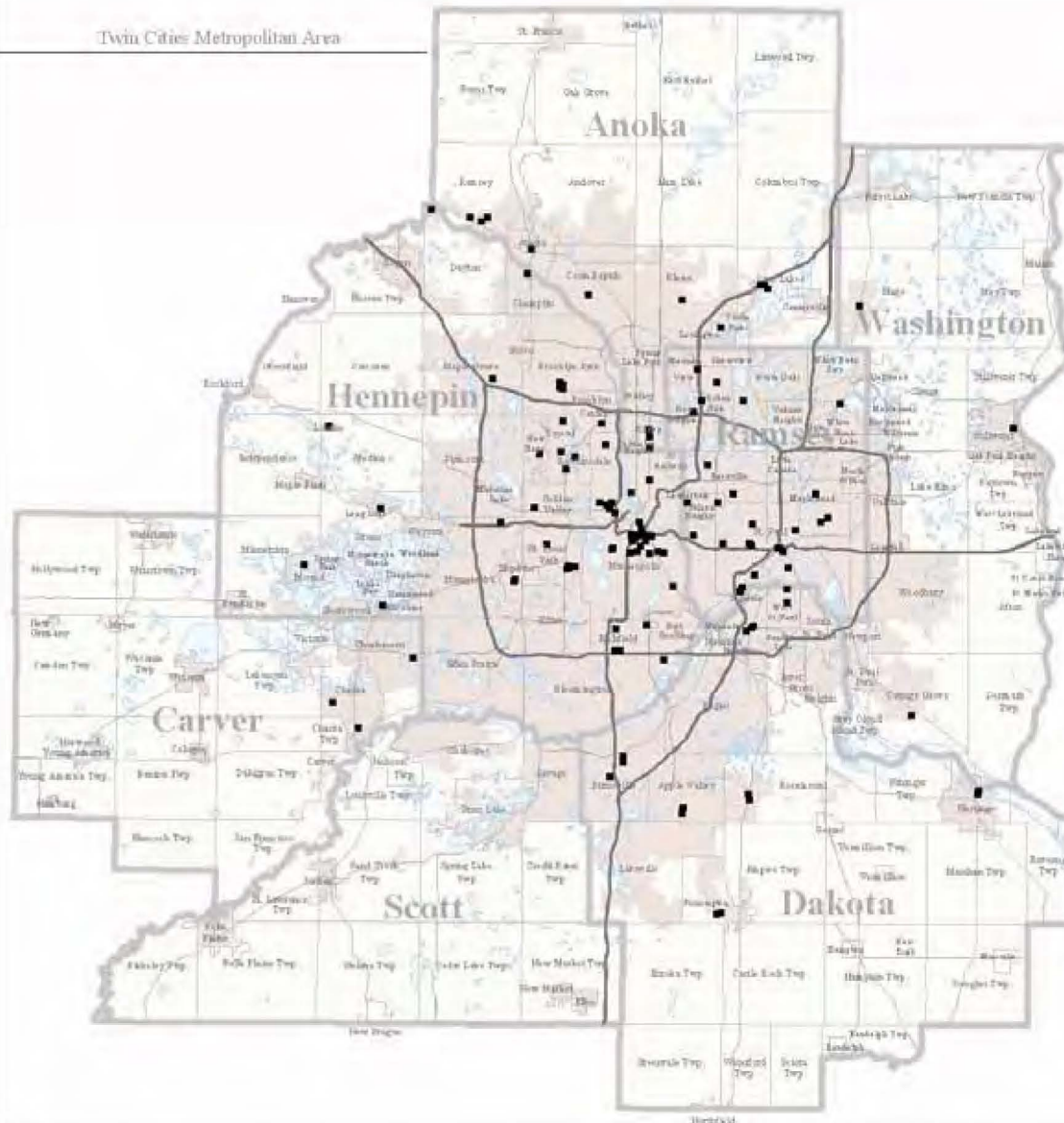
* Includes \$1.8 million of 2004 funding awarded in January 2005



Metropolitan Council

March 2005

Twin Cities Metropolitan Area



Livable Communities

Demonstration Account Awards

Community Development Assistance

\$57.6 million in LCDA Grants

| Year | Total Annual Award |
|------|--------------------|
| 1996 | \$4.6 million |
| 1997 | \$4.0 million |
| 1998 | \$5.0 million |
| 1999 | \$5.8 million |
| 2000 | \$6.9 million |
| 2001 | \$7.0 million |
| 2002 | \$8.8 million |
| 2003 | \$7.8 million * |
| 2004 | \$7.7 million ** |

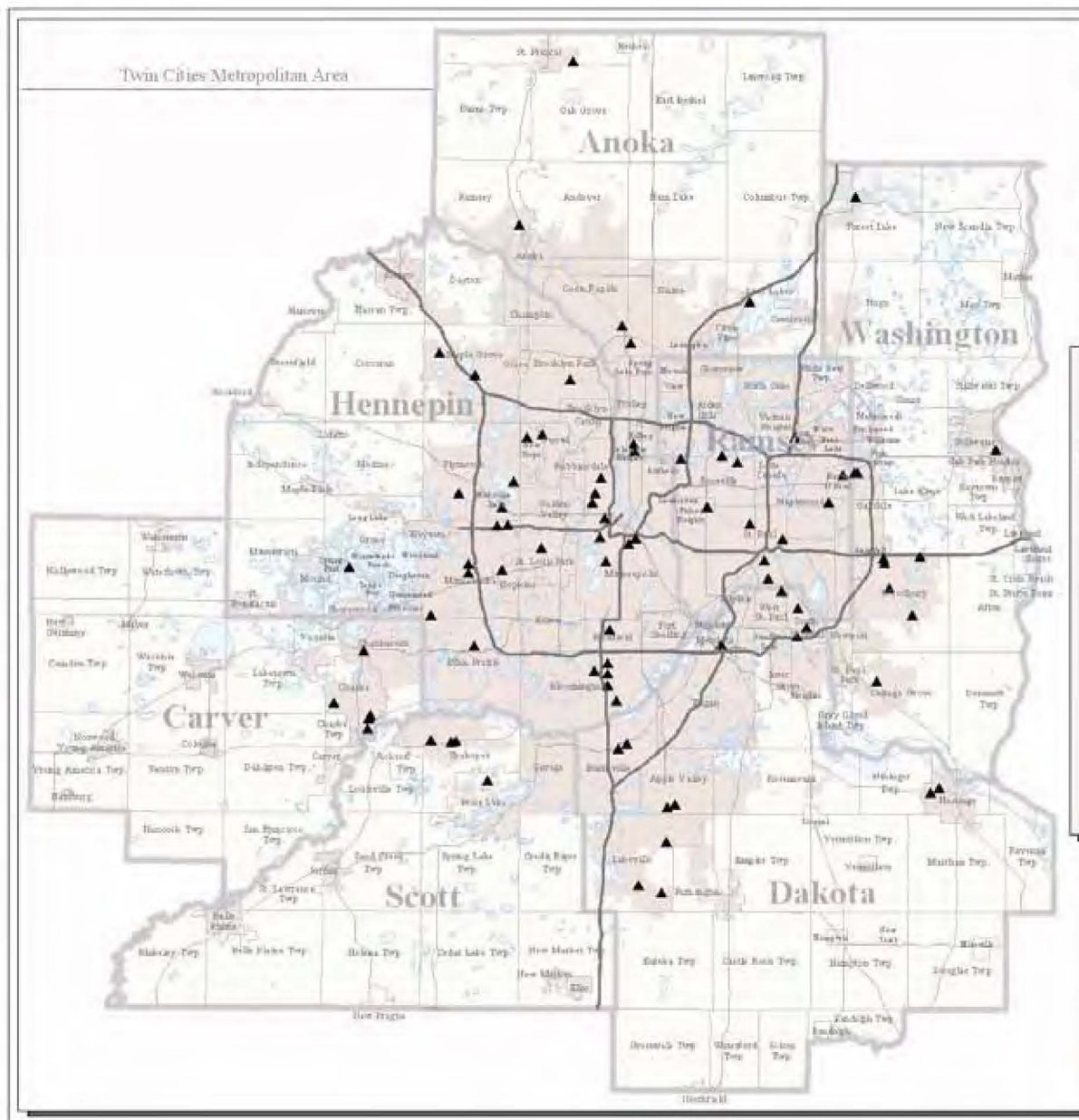
* Includes \$1.15 million of 2003 funding awarded in February 2004

** Includes \$7.5 million of 2004 funding awarded in February 2005



Metropolitan Council

March 2005



Livable Communities

Local Housing Incentives Account Awards

Affordable Housing Assistance

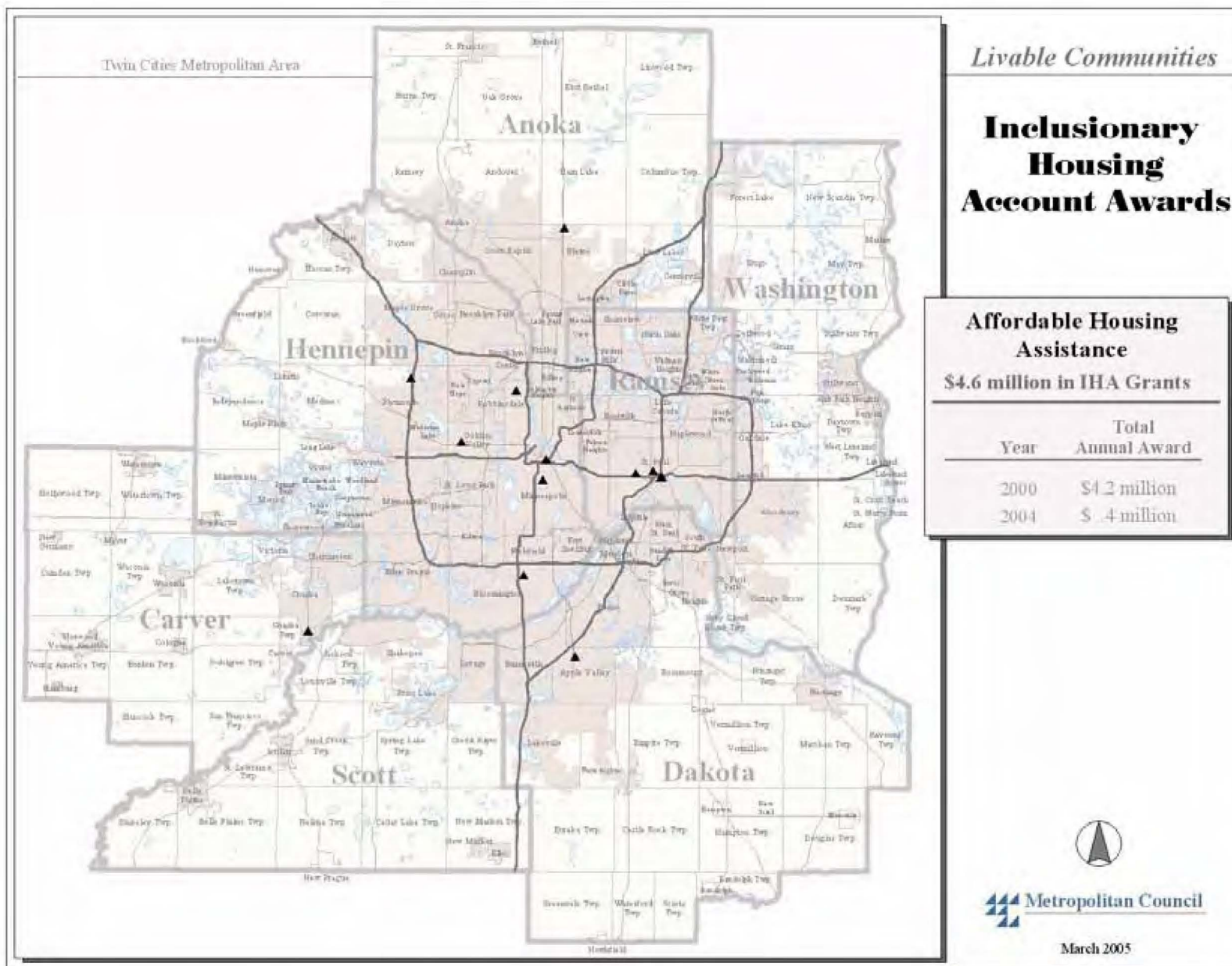
\$13.1 million in LHIA Grants

| Year | Total Annual Award |
|------|--------------------|
| 1996 | \$.9 million |
| 1997 | \$.6 million |
| 1998 | \$1.2 million |
| 1999 | \$1.9 million |
| 2000 | \$1.6 million |
| 2001 | \$1.9 million |
| 2002 | \$1.7 million |
| 2003 | \$1.4 million |
| 2004 | \$1.9 million |



Metropolitan Council

March 2005



APPENDIX C

Livable Communities Fund
Financial Status

| Metropolitan Livable Communities Fund | | | | | | | | | | | |
|--|--|----------------------|------------|--|------------|--|------------|-----------|-----------|--|-------------|
| Revenue and Awards | | | | | | | | | | | |
| January 1, 1996 - December 31, 2004 | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | TBRA | | LCDA | | LHIA | | IHA | | Total |
| | | | | | | | | | | | |
| REVENUE | | | | | | | | | | | |
| | Appropriation | | | | | | | 4,000,000 | | | 4,000,000 |
| | Taxes | | 48,665,633 | | 55,952,595 | | 7,286 | | | | 104,625,514 |
| | Interest | | 2,711,964 | | 4,944,618 | | 415,585 | | 523,083 | | 8,595,249 |
| | Transfers | | | | -2,814,351 | | 12,000,000 | | | | 9,185,649 |
| | | | | | | | | | | | |
| | | Total Revenue | 51,377,597 | | 58,082,862 | | 12,422,871 | | 4,523,083 | | 126,406,412 |
| | | | | | | | | | | | |
| AWARDS | | | | | | | | | | | |
| | FY 1996 Grants | | 6,500,000 | | 4,574,500 | | 875,000 | | | | 11,949,500 |
| | FY 1997 Grants | | 8,005,091 | | 3,980,350 | | 625,000 | | | | 12,610,441 |
| | FY 1998 Grants | | 5,461,765 | | 4,950,000 | | 1,200,000 | | | | 11,611,765 |
| | FY 1999 Grants | | 6,184,048 | | 5,817,317 | | 1,935,000 | | 348,054 | | 14,284,419 |
| | FY 2000 Grants | | 5,208,802 | | 7,900,000 | | 1,600,000 | | 4,199,000 | | 18,907,802 |
| | FY 2001 Grants | | 5,300,000 | | 6,000,000 | | 1,900,000 | | | | 13,200,000 |
| | FY 2002 Grants | | 5,300,000 | | 8,775,000 | | 1,725,000 | | | | 15,800,000 |
| | FY 2003 Grants | | 5,100,000 | | 7,754,195 | | 1,402,000 | | | | 14,256,195 |
| | FY 2004 Grants | | 5,600,000 | | 7,700,000 | | 1,888,900 | | 378,700 | | 15,567,600 |
| | Unexpended balances from closed grants | | -1,704,703 | | -444,092 | | -888,681 | | -406,793 | | -3,444,269 |
| | | | | | | | | | | | |
| | | Net Total Awards (1) | 50,955,003 | | 57,007,270 | | 12,262,219 | | 4,518,961 | | 124,743,453 |
| | | | | | | | | | | | |
| Uncommitted Balance (2) | | | 422,594 | | 1,075,592 | | 160,652 | | 4,122 | | 1,662,959 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Disbursements | | | 39,525,058 | | 37,271,156 | | 9,583,894 | | 3,765,261 | | 90,568,147 |
| | | | | | | | | | | | |
| "Cash" Balance (3) | | | 11,852,539 | | 20,811,706 | | 2,838,977 | | 757,822 | | 35,838,265 |
| | | | | | | | | | | | |
| (1) Net Total Awards = Total Awards – Unexpended balances from closed grants | | | | | | | | | | | |

| | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| (2) Uncommitted Balance = Total Revenue – Net Total Awards | | | | | | | | |
| (3) Cash Balance = Total Revenue - Disbursements | | | | | | | | |

**Tax Base Revitalization Account
Awards and Disbursements
1-1-96 to 12-31-04**

| Funding Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|--|---------------|--------------------------|---------------------------|-----------------------------|------------------------------|
| 96A | Roseville - Midwest Motor | 218,604 | | 133,410 | 85,194 | 0 |
| 96A | Roseville - Ideal Security Hardware | 373,000 | | 309,858 | 63,142 | 0 |
| 96A | Minneapolis - Lewis Nut and Bolt Site | 837,980 | | 837,979 | 1 | 0 |
| 96A | Lauderdale – Lightning Transient Research Institute (LTRI) Site | 658,450 | | 437,184 | 221,266 | 0 |
| 96A | Lauderdale - Bolger Publications, Inc. | 256,000 | | 256,000 | | 0 |
| 96A | Hastings - Tyler Street Apartments | 85,121 | | 67,351 | 17,770 | 0 |
| 96A | Minneapolis - Union Scrap Site | 190,709 | | 190,709 | | 0 |
| 96A | St. Paul - Riverview West | 154,500 | | 154,500 | | 0 |
| 96A | Minneapolis - Milwaukee Depot - I | 262,000 | | 255,802 | 6,198 | 0 |
| 96A | Brooklyn Park - Courtyard Apartments | 500,000 | | 281,789 | 218,211 | 0 |
| 96A | Stillwater - Maple Island Creamery - I | 266,500 | | 266,500 | | 0 |
| 96B+8B+9B | St. Paul - Williams Hill - I | 1,291,651 | | 1,020,123 | | 271,528 |
| 96B | St. Louis Park - 4820 W. Excelsior Boulevard | 179,500 | 1,357 | 103,538 | 75,962 | 0 |
| 96B | Stillwater - Maple Island Creamery - II | 182,628 | | 182,628 | | 0 |
| 96B | Minneapolis - Block 43 | 345,507 | | 345,507 | | 0 |
| 96B | St. Paul - Schnitzer/Watkins Site | 1,035,551 | | 1,035,551 | | 0 |
| 96B | Minneapolis – Schnitzer/Watkins Site | 239,450 | | 239,450 | | 0 |
| 97A | Minneapolis – Sears Site - I | 2,666,332 | | 2,666,332 | | 0 |
| 97A | St. Paul – Citgo/Plastics, Inc. (a.k.a. River Bend Business Park) | 1,275,108 | | 1,275,108 | | 0 |
| 97A | Roseville - Opus/Gateway | 72,622 | | 51,907 | 20,715 | 0 |
| 97A | Minneapolis - North Star Woolen Mill and Washburn-Crosby Mill Utility Building | 421,200 | | 421,200 | | 0 |
| 97A | Minneapolis – Creamettes Building | 137,500 | | 137,500 | | 0 |
| 97A | St. Paul - Empire Builder Industrial Park, Parcel C | 438,537 | | 172,298 | 266,239 | 0 |
| 97B | St. Paul - Specialty Manufacturing Company | 493,000 | | 492,990 | 10 | 0 |
| 97B | Fridley - Dealers Manufacturing Company | 443,990 | | 443,990 | | 0 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|---------------|----------------------|-----------------------|-------------------------|--------------------------|
| 97B | Minneapolis - Milwaukee Depot- II | 334,098 | | 334,090 | 8 | 0 |
| 97B | Minneapolis - Garelick Steel and Garelick Steel - II | 238,148 | | 238,148 | | 0 |
| 97B | St. Paul - Maxson Steel - I | 1,792,805 | | 1,792,805 | | 0 |
| 98A | Shoreview - American Aviation Airport - I | 179,200 | | 179,200 | | 0 |
| 98B | Shoreview - American Aviation Airport - II | 390,000 | | 390,000 | | 0 |
| 98A | Minneapolis – Sears Site - II | 1,303,982 | | 1,303,982 | | 0 |
| 98B | Minneapolis – Sears Site - III | 600,000 | 98,253 | 258,071 | | 341,929 |
| 98A | St. Paul - RiverCentre Arena | 975,082 | | 975,082 | | 0 |
| 98B | Robbinsdale - Old Police & Fire Building | 149,701 | | 149,701 | | 0 |
| 98B | Bloomington - Market Pointe | 788,128 | | 788,128 | | 0 |
| 98B | West St. Paul - Signal Hills Mall | 324,500 | | 324,500 | | 0 |
| 98B | Brooklyn Center - France Business Park - I | 318,172 | | 318,172 | | 0 |
| 1999 | St. Paul – Maxon Steel - II | 609,900 | | 609,900 | | 0 |
| 99A | Fridley – Former Boise/Onan Site | 154,658 | | 154,658 | | 0 |
| 99A | Minneapolis - Old Federal Reserve Building | 1,000,000 | | 1,000,400 | | (400) |
| 99A | St. Louis Park - 5101 Minnetonka Boulevard | 87,152 | 3,599 | 86,999 | | 153 |
| 99A | Minneapolis – Washburn Crosby Complex - I | 388,000 | | 388,000 | | 0 |
| 99B | Minneapolis – Washburn Crosby Complex - II | 240,000 | | 240,000 | | 0 |
| 99A | Minneapolis - North Washington Industrial Park (Block 49) | 32,000 | | 32,000 | | 0 |
| 99A | Chaska - Brickyard | 77,909 | | 77,909 | | 0 |
| 99A | Robbinsdale – 3545 Broadway Avenue W. (a.k.a. Wards at Terrace Mall) | 440,000 | | 440,000 | | 0 |
| 99A+99B | Hopkins - 10895-10921 Excelsior Blvd | 906,329 | | 906,329 | | 0 |
| 99B | Coon Rapids – 1350-1440 Coon Rapids Boulevard | 124,781 | | 124,781 | | 0 |
| 99B | Minneapolis - Dania Hall | 85,980 | | 85,980 | | 0 |
| 99B | Brooklyn Center - France Business Park - II | 171,563 | | 171,563 | | 0 |
| 99B | St. Paul - 720 Payne Avenue | 405,680 | | 396,878 | 8,802 | 0 |
| 99B | St. Louis Park - Mill City Plywood - I | 316,785 | | 316,785 | | 0 |
| 99B | Farmington – Former Elm Park Landfill | 85,030 | | 85,030 | | 0 |
| 99B | Minneapolis - Milwaukee Depot - III | 605,881 | | 0 | 605,881 | 0 |
| 00A | Minneapolis - Grain Belt Brewhouse - I | 1,046,097 | | 1,046,097 | | 0 |
| 00A+00B | Minneapolis - Grain Belt Brewhouse - II | 600,000 | | 600,000 | | 0 |
| 00A | St. Paul - Upper Landing | 702,709 | | 702,709 | | 0 |
| 00A | Golden Valley - Breck School Ice Arena | 231,750 | 41,653 | 231,750 | | 0 |
| 00A | Minneapolis - Urban Village | 231,276 | 179,765 | 179,765 | | 51,511 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|---|---------------|----------------------|-----------------------|-------------------------|--------------------------|
| 00A | Minneapolis - 1900 Central Avenue N. E. | 125,062 | | 125,062 | | 0 |
| 00A | West St. Paul - 1225 South Robert Street | 122,250 | | 122,250 | | 0 |
| 00A | Minneapolis - Traffic Zone Boiler House | 72,115 | | 0 | | 72,115 |
| 00A | Minneapolis - Penn-Lowry Redevelopment | 48,331 | | 0 | | 48,331 |
| 00A | Blaine - 9011 University Avenue | 20,410 | | 20,410 | | 0 |
| 00B | Minneapolis - Lupient Buick | 226,225 | | 226,225 | | 0 |
| 00B | St. Louis Park – Mill City Plywood - II | 56,700 | | 56,700 | | 0 |
| 00B | St. Paul - 750 Pelham Boulevard | 86,000 | | 86,000 | | 0 |
| 00B | So. St. Paul – Cenex Harvest States | 302,046 | | 299,252 | 2,794 | 0 |
| 00B | Minneapolis – Stremel Manufacturing | 112,320 | | 112,320 | | 0 |
| 00B | Hastings - Guardian Angels | 58,350 | | 58,350 | | 0 |
| 00B+01B | St. Paul - James J. Hill Building - I | 534,000 | | 534,000 | | 0 |
| 00B | Brooklyn Center – Joslyn Manufacturing (a.k.a. France Avenue Business Park) | 219,232 | 9,656 | 219,133 | | 99 |
| 00B | Minneapolis - Near Northside Redevelopment (a.k.a. Heritage Park) | 252,610 | | 252,610 | | 0 |
| 00B | Bloomington – National Handicapped Housing Institute | 161,319 | | 161,319 | | 0 |
| 01 | St. Louis Park – Mill City Plywood - III | 150,000 | | 150,000 | | 0 |
| 01A | St. Paul - US Bank - I | 799,685 | | 799,685 | | 0 |
| 01A+01C | Minneapolis - St. Anthony East Bank Village - I | 382,422 | | 382,422 | | 382,422 |
| 01C | Minneapolis - St. Anthony East Bank Village - II | 201,500 | | 201,500 | | 201,500 |
| 01A | St. Paul - The Family Project | 525,315 | | 525,315 | | 0 |
| 01A | Anoka - North Central Business District | 116,870 | | 116,870 | | 0 |
| 01A | Minneapolis - All Weather Roof | 635,708 | | 635,708 | | 0 |
| 01A | Minneapolis - 3408 Snelling Avenue | 40,000 | | 40,000 | | 0 |
| 01B | St. Paul – James J. Hill Building - II | 325,000 | | 325,000 | | 0 |
| 01B | Minneapolis – Project for Pride in Living (PPL) Headquarters | 34,875 | 34,875 | 34,875 | | 0 |
| 01B | Osseo - Hans Foreign Auto Parts | 98,573 | | 98,573 | | 0 |
| 01B | Minneapolis - Ivy Tower | 721,758 | | 681,445 | | 40,313 |
| 01B | Champlin - Louie's Auto Recyclers - I | 307,372 | | 307,372 | | 0 |
| 01B | Hastings - Hasting Middle School | 256,555 | | 237,198 | 19,357 | 0 |
| 01C | St. Paul - West Side Flats | 221,000 | | 0 | | 221,000 |
| 01C | Minneapolis - Unocal Thornton Street SE | 210,537 | | 210,537 | | 0 |
| 01C | Minneapolis - Stone Arch Apartments | 97,500 | 5,252 | 97,500 | | 0 |
| 01C | St. Paul - Parkway Place Housing | 175,330 | | 175,330 | | 0 |
| 02A | St. Paul – US Bank - II | 39,259 | | 39,259 | | 0 |
| 02A | Bloomington – Bloomington Corporate Center | 736,000 | | 736,000 | | 0 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|---------------|----------------------|-----------------------|-------------------------|--------------------------|
| 02A | St. Paul - Lowertown Depot | 378,628 | | 0 | | 378,628 |
| 02A | Minneapolis - Park Ave. Lofts West | 285,000 | | 285,000 | | 0 |
| 02A | St. Paul - 1075 Arcade Street | 175,250 | | 175,250 | | 0 |
| 02A | St. Paul - Strauss Building | 166,000 | | 166,000 | | 0 |
| 02A | Minneapolis - Milwaukee Depot East | 162,858 | | 162,858 | | 0 |
| 02A | Minneapolis - Hollywood Theatre | 160,000 | | 0 | | 160,000 |
| 02A | Minneapolis - St. Barnabas | 135,000 | 71,528 | 71,528 | | 63,472 |
| 02A | Minneapolis - Union Carbide/Skyway Event Services | 130,000 | | 130,000 | | 0 |
| 02A | Loretto - West Railway Property | 112,005 | | 31,117 | 80,888 | 0 |
| 02A | Minneapolis - Bottineau Lofts | 70,000 | | 70,000 | | 0 |
| 02B | St. Paul - Energy Park ABC | 200,000 | 80,376 | 182,372 | | 17,628 |
| 02B | Minneapolis – 501-509 Washington Avenue S. | 35,090 | 35,090 | 35,090 | | 0 |
| 02B | Hopkins - Excelsior Tech Center | 579,528 | 35,687 | 579,528 | | 0 |
| 02B | St. Paul - Westminster Junction - I | 327,500 | 191,256 | 327,000 | | 0 |
| 02B | Minneapolis -North Washington Industrial Park | 55,421 | | 0 | | 55,421 |
| 02B | Stillwater – Lofts of Stillwater | 124,159 | 20,115 | 108,291 | | 15,868 |
| 02B | Minneapolis - Hubbard Building | 100,000 | | 0 | | 100,000 |
| 02B | So. St. Paul - 140 Hardman Avenue South | 510,494 | 39,455 | 412,183 | | 98,311 |
| 02B | Robbinsdale - 4181 W Broadway | 92,808 | | 92,808 | | 0 |
| 02B | Minneapolis - Lenox Flats | 125,000 | | 0 | | 125,000 |
| 02B | Minneapolis - Portland Condominiums | 460,000 | 14,199 | 14,199 | | 445,801 |
| 02B | Minneapolis - 628 Franklin Avenue | 140,000 | | 0 | | 140,000 |
| 03A | St. Anthony - Apache Plaza | 585,600 | 585,600 | 585,600 | | 0 |
| 03A | Minneapolis – Despatch Laundry Site | 502,000 | | 0 | | 502,000 |
| 03A | St. Louis Park – Lithium Corporation of America/ConAgra | 436,465 | 16,243 | 436,465 | | 0 |
| 03A | Minneapolis - Washington Live-Work Building | 359,785 | | 0 | | 359,785 |
| 03A | Brooklyn Park - Village North Shopping Center | 257,400 | | 164,248 | 93,152 | 0 |
| 03A | Champlin - Louie's Auto Recyclers - II | 200,000 | 200,000 | 200,000 | | 0 |
| 03A | Minneapolis – Heritage Park – II (a.k.a. Near Northside Redevelopment) | 143,750 | 143,750 | 143,750 | | 0 |
| 03A | St. Paul - Westminster Junction - II | 65,000 | 65,000 | 65,000 | | 0 |
| 03B | Minneapolis - Greenleaf Lofts | 25,122 | | 0 | | 25,122 |
| 03B | Minneapolis - 1035 East Franklin Avenue | 20,396 | 20,396 | 20,396 | | 0 |
| 03B | St. Paul - The Lowry | 500,000 | 462,622 | 462,622 | | 37,378 |
| 03B | Robbinsdale - Terrace Theatre | 238,000 | | 0 | | 238,000 |
| 03B | St. Paul - Dale Street Shops | 700,000 | 99,167 | 99,167 | | 600,833 |
| 03B | St. Paul - Mai Village | 75,000 | 75,000 | 75,000 | | 0 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|-------------------|----------------------|-----------------------|-------------------------|--------------------------|
| 03B | Minneapolis - 1508 East Lake Street | 232,000 | | 0 | | 232,000 |
| 03B | Columbia Heights- Industrial Park | 231,731 | 21,102 | 21,102 | | 210,629 |
| 03B | Hopkins - Knox/Luther Company | 452,978 | | 0 | | 452,978 |
| 03B | Falcon Heights - Falcon Heights Town Center | 74,773 | 74,773 | 74,773 | | 0 |
| 04A | Minneapolis – Minnesota Innovation Center | 827,420 | | 0 | | 827,420 |
| 04A | New Brighton – Eastern Northwest Quadrant | 800,000 | | 0 | | 800,000 |
| 04A | St. Louis Park – Edgewood Business Center (a.k.a. Lithium Corporation of America/Con Agra) | 7,463 | 7,463 | 7,463 | | 0 |
| 04A | St. Paul – Crane Ordway | 87,000 | | 0 | | 87,000 |
| 04A | Minneapolis – Midtown Exchange (a.k.a. Sears) | 750,000 | | 0 | | 750,000 |
| 04A | St. Paul – Building 17 | 50,331 | | 0 | | 50,331 |
| 04A | Minneapolis – River Run Apartments | 59,546 | | 0 | | 59,546 |
| 04A | South St. Paul – Holtkoetter Expansion | 155,740 | 98,708 | 98,708 | | 57,032 |
| 04A | St. Paul – Hmong Funeral Home | 62,500 | | 0 | | 62,500 |
| 04B* | Minneapolis – Hiawatha Commons | 46,345 | | 0 | | 46,345 |
| 04B* | St. Paul – Llewellyn-West Side Flats | 213,705 | | 0 | | 213,705 |
| 04B* | St. Paul – The Lowry II | 300,000 | | 0 | | 300,000 |
| 04B* | Minneapolis – Riverview Homes | 192,018 | | 0 | | 192,018 |
| 04B* | Minneapolis – St. Anthony Mills Apartments | 121,194 | | 0 | | 121,194 |
| 04B* | Columbia Heights – Columbia Heights Industrial Park | 288,892 | | 0 | | 288,892 |
| 04B* | Robbinsdale – Robbinsdale Condo Townhouse Project | 99,750 | | 0 | | 99,750 |
| 04B* | St. Paul – Island Station | 500,000 | | 0 | | 500,000 |
| 04B* | Minneapolis – 45 th and Chicago | 133,965 | | 0 | | 133,965 |
| 04B* | St. Louis Park – Brookside Lofts | 217,110 | | 0 | | 217,110 |
| 04B* | Robbinsdale – Parker Village | 400,000 | | 0 | | 400,000 |
| 04B* | St. Francis – St. Francis Auto Parts | 160,304 | | 0 | | 160,304 |
| 04B* | Lakeville (Dakota County CDA) - Meadowlark | 126,717 | | 0 | | 126,717 |
| | TOTAL | 52,659,706 | 2,731,941 | 39,525,058 | (1,785,591) | 11,349,057 |

*2004 funding awarded in January 2005

| TBRA Funding Cycle Summary | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-----------------------------------|-------------------|--------------------------|---------------------------|-----------------------------|------------------------------|
| 96A | 3,802,864 | | 3,191,082 | 611,782 | 0 |
| 96B | 2,697,136 | 1,357 | 2,621,174 | 75,962 | 0 |
| 97A | 5,011,299 | | 4,724,345 | 286,954 | 0 |
| 97B | 3,911,941 | | 3,911,923 | 18 | 0 |
| 98A | 2,458,264 | | 2,458,264 | | 0 |
| 98B | 2,925,851 | 98,253 | 2,490,671 | | 435,180 |
| 99A | 2,348,090 | 3,599 | 2,348,337 | | (247) |
| 99B | 2,995,459 | | 2,236,625 | 614,683 | 144,151 |
| 00A | 2,600,000 | 221,418 | 2,428,043 | | 171,957 |
| 00B | 2,608,802 | 9,656 | 2,605,909 | | 2,893 |
| 01A | 2,650,000 | | 2,267,578 | | 382,422 |
| 01B | 1,744,133 | 34,875 | 1,684,463 | 22,151 | 37,519 |
| 01C | 905,867 | 5,252 | 483,367 | | 422,500 |
| 02A | 2,550,000 | 71,528 | 1,867,013 | 80,888 | 602,100 |
| 02B | 2,750,000 | 416,179 | 1,751,971 | | 998,029 |
| 03A | 2,550,000 | 1,010,593 | 1,595,063 | 93,152 | 861,785 |
| 03B | 2,550,000 | 753,059 | 753,059 | | 1,796,941 |
| 04A | 2,800,000 | 106,171 | 106,171 | | 2,693,829 |
| 04B | 2,800,000 | | 0 | | 2,800,000 |
| Total | 52,659,706 | 2,731,941 | 39,525,058 | 1,785,591 | 11,349,057 |

**Livable Communities Demonstration Account
Awards and Disbursements
1-1-96 to 12-31-04**

| Funding Cycle | City | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|--|--------------|----------------------|-----------------------|-------------------------|--------------------------|
| 96A | Minnetonka - Boulevard Gardens (a.k.a. West Ridge Market) | 770,000 | 8,425 | 762,093 | | 7,907 |
| 96A | Minneapolis - Lake Street and Fourth Avenue South | 740,000 | | 740,000 | | 0 |
| 96A | St. Paul - Phalen Village | 650,000 | | 650,000 | | 0 |
| 96A | St. Louis Park - City Center (a.k.a. Park Commons/Excelsior and Grand) | 139,000 | | 139,000 | | 0 |
| 96B | Chanhassen - Villages on the Ponds | 500,500 | | 500,500 | | 0 |
| 96B | Minneapolis - Franklin Avenue Project/Street Infrastructure | 725,000 | 87,387 | 722,387 | 2,613 | 0 |
| 96B | Roseville - Conerstone Program | 270,000 | 51,052 | 193,965 | | 76,035 |
| 96B | Robbinsdale - Downtown | 780,000 | | 780,000 | | 0 |
| 97 | Golden Valley - Valley Square Redevelopment Area B | 510,000 | 510,000 | 510,000 | | 0 |
| 97 | New Brighton - I-35W Corridor Coalition Multi-City Implementation Plan | 131,250 | | 131,250 | | 0 |
| 97 | Minneapolis - Phillips Park Initiative - I | 700,000 | 28,089 | 698,149 | 1851 | 0 |
| 97 | Minneapolis - Augustana Village (a.k.a. East Village) | 550,000 | | 550,000 | | 0 |
| 97 | Richfield – Richfield Rediscovered Apartment Remodeling Program | 575,000 | | 448,476 | | 126,524 |
| 97 | St. Paul – Brewery Neighborhood | 750,000 | | 750,000 | | 0 |
| 97 | Chaska - Brickyard Redevelopment | 344,100 | | 344,100 | | 0 |
| 97 | Lino Lakes - The Village - I | 220,000 | | 220,000 | | 0 |
| 97 | Maple Grove - Town Center/Gravel Mining Area | 150,000 | | 0 | 150,000 | 0 |
| 97 | Crystal - Welcome Neighborhood | 50,000 | | 50,000 | | 0 |
| 98 | St. Louis Park – Park Commons Redevelopment - I (a.k.a. Excelsior and Grand) | 1,200,000 | | 1,200,000 | | 0 |
| 98 | Crystal – Northwest Metro Four Cities Housing Resource Center | 492,000 | | 492,000 | | 0 |
| 98 | Columbia Heights - Community Revitalization | 575,000 | | 575,000 | | 0 |
| 98 | Circle Pines - City Center Redevelopment | 30,000 | | 30,000 | | 0 |
| 98 | Minneapolis - Central Avenue | 398,000 | | 398,000 | | 0 |
| 98 | West St. Paul - South Robert Street Redevelopment | 115,000 | | 115,000 | | 0 |
| 98 | Minneapolis - Humboldt Greenway | 675,000 | | 675,000 | | 0 |
| 98 | Brooklyn Park - The Village | 75,000 | | 75,000 | | 0 |
| 98 | St. Paul - Main Street on Payne | 750,000 | | 682,158 | | 67,842 |
| 98 | Minneapolis - Urban Village – I (Midtown Greenway Area) | 640,000 | | 640,000 | | 0 |

| Funding Cycle | City | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|---|--------------|----------------------|-----------------------|-------------------------|--------------------------|
| 99 | Blaine - I35W Corridor Coalition Build Out Study | 700,000 | | 700,000 | | 0 |
| 99 | Burnsville - Heart of the City - I | 1,612,317 | | 1,612,317 | | 0 |
| 99 | Minneapolis - Urban Village – II (Midtown Greenway Area) | 500,000 | | 250,000 | | 250,000 |
| 99 | St. Louis Park - Louisiana Court | 970,000 | | 970,000 | | 0 |
| 99 | St. Paul - North Quadrant Urban Village (a.k.a. Wacouta Commons and Sibley Park) | 960,000 | | 960,000 | | 0 |
| 99 | Minneapolis - Portland Place/Joseph Selvaggio Initiative (JSI) | 350,000 | 100,000 | 350,000 | | 0 |
| 99 | Cottage Grove - Langdon Square (a.k.a. East Ravine Community Pre-design) | 150,000 | 51,134 | 140,108 | | 9,892 |
| 99 | Mendota Heights - Freeway Road Redevelopment (a.k.a. Mendota Heights Town Center) | 150,000 | | 150,000 | | 0 |
| 99 | Minneapolis – Corcoran/Longfellow LRT Neighborhood Planning | 150,000 | | 144,749 | 5,252 | 0 |
| 99 | Minneapolis -Franklin Ave LRT Neighborhood Planning | 75,000 | | 75,000 | | 0 |
| 99 | Minneapolis - Ventura Village Redevelopment Planning | 150,000 | 3,461 | 143,335 | 6,665 | 0 |
| 99 | St. Paul - Urban Village Zoning Regulations | 50,000 | | 50,000 | | 0 |
| 00 | Burnsville – Heart of the City – II | 2,500,000 | | 2,500,000 | | 0 |
| 00 | St. Louis Park – Park Commons Redevelopment – III (a.k.a. Excelsior and Grand) | 500,000 | | 500,000 | | 0 |
| 00 | Lino Lakes - The Village - II | 450,000 | | 0 | | 450,000 |
| 00 | Minneapolis - Near Northside Redevelopment - I (a.k.a. Heritage Park) | 1,500,000 | 295,475 | 1,500,000 | | 0 |
| 00 | St. Paul - Phalen Village Main Street | 350,000 | | 0 | | 350,000 |
| 00 | Hastings - Guardian Angels Redevelopment | 500,000 | | 500,000 | | 0 |
| 00 | Brooklyn Park - Shingle Creek Corridor - I (a.k.a. The Village) | 1,000,000 | 349,583 | 1,000,000 | | 0 |
| 01 | Brooklyn Park – Shingle Creek Corridor – II (a.k.a. The Village) | 500,000 | 500,000 | 500,000 | | 0 |
| 01 | Minneapolis - Near Northside Redevelopment – II (a.k.a. Heritage Park) | 1,500,000 | 1,500,000 | 1,500,000 | | 0 |
| 01 | St. Paul - North Quadrant Urban Village (a.k.a. Wacouta Commons and Sibley Park) | 650,000 | 227,594 | 227,594 | | 365,983 |
| 01 | St. Louis Park – Park Commons Redevelopment – III (a.k.a. Excelsior and Grand) | 1,100,000 | | 1,100,000 | | 0 |
| 01-A | Minneapolis - Hiawatha-Lake Transit Oriented Development | 100,000 | | 100,000 | | 0 |
| 01-B | Anoka - Heart of Anoka | 70,000 | 70,000 | 70,000 | | 0 |
| 01-B | Blaine - Town Square | 20,000 | | 0 | 20,000 | 0 |
| 01-B | Burnsville - Strip Center Reuse | 70,000 | 3,532 | 49,989 | | 20,011 |

| Funding Cycle | City | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|---|--------------|----------------------|-----------------------|-------------------------|--------------------------|
| 01-B | Dayton - Historic Village Revitalization | 44,000 | | 26,964 | | 17,036 |
| 01-B | Excelsior - Making New History | 70,000 | | 70,000 | | 0 |
| 01-B | Hastings - Mixed Use Development and Expansion Historic Downtown | 58,500 | | 53,437 | 5,063 | 0 |
| 01-B | Rosemount -Downtown Redevelopment Plan | 23,000 | | 22,800 | 200 | 0 |
| 01-B | Roseville - Twin Lakes Redevelopment Plan | 58,500 | | 58,500 | | 0 |
| 01-B | St Paul - University Avenue Transit Oriented Development | 70,000 | | 68,614 | | 1,386 |
| 01-B | Apple Valley – Central Village Small Area Plan – I (a.k.a. Galaxie Avenue) | 16,000 | 16,000 | 16,000 | | 0 |
| 01-C | St. Paul - Pan Asian Urban Village | 600,000 | | 0 | | 600,000 |
| 01-C | Hopkins - East Central Business District | 600,000 | | 600,000 | | 0 |
| 01-C | Minneapolis - Franklin-Portland Gateway - I | 500,000 | | 500,000 | | 0 |
| 01-C | Minneapolis - Many Rivers | 200,000 | | 200,000 | | 0 |
| 01-C | Minneapolis - Ventura Village Carriage Homes | 100,000 | | 0 | | 100,000 |
| 01-C | Chaska - Clover Ridge | 750,000 | | 750,000 | | 0 |
| 02-A | Fridley – Housing Opportunities along the Northstar Commuter Rail Line | 70,000 | 67,550 | 67,550 | 2,450 | 0 |
| 02-A | Long Lake – Downtown Implementation Plan | 70,000 | 23,683 | 57,039 | | 12,961 |
| 02-A | Crystal - West Panhandle Redevelopment | 60,000 | | 60,000 | | 0 |
| 02-A | Minneapolis- 46th & Hiawatha Master Plan | 50,000 | | 0 | | 50,000 |
| 02-A | St. Paul – University Avenue & Dale Street Transit Oriented Development | 45,000 | | 33,000 | | 12,000 |
| 02-A | Shoreview – Core Area Redevelopment/Town Center Implementation | 40,000 | | 0 | | 40,000 |
| 02-A | Farmington - Spruce Street Development Plan | 40,000 | 40,000 | 40,000 | | 0 |
| 02-A | Apple Valley – Central Village Small Area Plan – II (a.k.a. Galaxie Avenue) | 30,000 | 30,000 | 30,000 | | 0 |
| 02-A | Arden Hill – Twin Cities Army Ammunition Plant (TCAAP) Reuse | 75,000 | | 75,000 | | 0 |
| 02-A | Columbia Heights - 39th & Central Avenue Redevelopment Site | 25,000 | | 3,039 | | 21,961 |
| 02-A | Brooklyn Center - Little Asia | 24,000 | 17,763 | 17,763 | | 6,238 |
| 02-A | Stillwater - Second Street Mixed Use Development | 50,000 | 15,013 | 15,013 | | 34,987 |
| 02-A | Richfield – Low Frequency Noise Impact Area Design and Land Use Standards | 10,000 | | 0 | | 10,000 |
| 02-B | Minneapolis - Grain Belt Housing Project | 775,000 | | 0 | | 775,000 |
| 02-B | Falcon Heights – Falcon Heights Town Square | 1,000,000 | | 1,000,000 | | 0 |
| 02-B | West St Paul – North End Redevelopment Project | 1,000,000 | | 1,000,000 | | 0 |

| Funding Cycle | City | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|---|--------------|----------------------|-----------------------|-------------------------|--------------------------|
| 02-B | Hopkins - Marketplace Lofts | 250,000 | | 250,000 | | 0 |
| 02-B | St Paul - Market Lofts | 950,000 | 450,000 | 467,174 | | 482,826 |
| 02-B | Minneapolis – Near Northside Redevelopment – III (a.k.a. Heritage Park) | 850,000 | 850,000 | 850,000 | | 0 |
| 02-B | Mendota Heights –Mendota Heights Town Center - I | 873,400 | | 0 | | 873,400 |
| 02-B | Minneapolis - Franklin -Portland Gateway - II | 500,000 | | 0 | | 500,000 |
| 02-B | Richfield - Lyndale Gateway West | 500,000 | | 500,000 | | 0 |
| 02-B | Minneapolis - Village in Phillips | 437,600 | 437,600 | 437,600 | | 0 |
| 02-B | Minneapolis - Phillips Park Initiative - II | 250,000 | | 0 | 250,000 | 0 |
| 02-B | Ramsey – Ramsey Station Town Center | 800,000 | 800,000 | 800,000 | | 0 |
| 03-A | White Bear Lake – Lake Village Mixed Use Redevelopment | 55,000 | 32,923 | 32,923 | | 22,077 |
| 03-A | St Paul – Union Brass/Smurfit Housing Development | 62,000 | | 0 | | 62,000 |
| 03-A | Minneapolis - Karamu East | 46,395 | | 0 | | 46,395 |
| 03-A | New Hope - City Center | 55,500 | | 55,500 | | 0 |
| 03-A | Maplewood - Gladstone Neighborhood | 8,000 | 4,999 | 7,999 | | 1 |
| 03-A | Lauderdale - Larpenteur at Eustis Street | 20,000 | | 0 | | 20,000 |
| 03-A | Rosemount – Rosemount Downtown Redevelopment | 50,000 | 50,000 | 50,000 | | 0 |
| 03-B | St Paul – Koch/Mobil | 900,000 | 900,000 | 900,000 | | 0 |
| 03-B | St Paul - Midtown University Village | 550,000 | | 0 | | 550,000 |
| 03-B | Minneapolis – Franklin - Portland Gateway - III | 246,150 | | 0 | | 246,150 |
| 03-B | Minneapolis - Cedar Lake Midtown Revival | 200,000 | | 0 | | 200,000 |
| 03-B | Richfield - City Bella Plaza | 500,000 | | 0 | | 500,000 |
| 03-B | Mendota Heights – Mendota Heights Town Center - II | 300,000 | | 0 | | 300,000 |
| 03-B | Ramsey – Ramsey Town Center | 2,210,000 | | 0 | | 2,210,000 |
| 03-B | Farmington - Spruce Street Bridge Project | 955,000 | | 0 | | 955,000 |
| 03-B | Brooklyn Park - Village Creek I | 346,150 | 346,150 | 346,150 | | 0 |
| 03-B | St Paul - District del Sol* | 1,250,000 | | 0 | | 1,250,000 |
| 04-A | Hilltop – Hilltop Redevelopment Study Area | 28,500 | | 0 | | 28,500 |
| 04-A | New Brighton – Northwest Quadrant Design Development | 51,000 | | 0 | | 51,000 |
| 04-A | Champlin – Mississippi Crossings Transit-Oriented Development | 60,000 | | 0 | | 60,000 |
| 04-A | Hugo – Hugo Downtown Redevelopment | 45,000 | 7,500 | 7,500 | | 37,500 |
| 04-A | Loretto – Downtown Redevelopment | 15,500 | | 0 | | 15,500 |
| 04-B** | Minneapolis – Heritage Park III & IV | 450,000 | | 0 | | 450,000 |
| 04-B** | Ramsey – Town Center East Park | 363,756 | | 0 | | 363,756 |
| 04-B** | Apple Valley – Harmony Commons | 2,356,244 | | 0 | | 2,356,244 |
| 04-B** | Bloomington – Central Station | 500,000 | | 0 | | 500,000 |

| Funding Cycle | City | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|----------------------|--|-------------------|----------------------|-----------------------|-------------------------|--------------------------|
| 04-B** | Mound – Harbor Renaissance | 1,150,000 | | 0 | | 1,150,000 |
| 04-B** | Lino Lakes – Legacy at Woods Edge | 750,000 | | 0 | | 750,000 |
| 04-B** | Brooklyn Park – Village Creek II | 1,180,000 | | 0 | | 1,180,000 |
| 04-B** | Minneapolis – Midtown Exchange LCDA #1 | 750,000 | | 0 | | 750,000 |
| | TOTAL | 57,451,362 | 7,869,660 | 37,691,156 | 444,092 | 19,416,114 |

*2003 funding awarded in February 2004

**2004 funding awarded in February 2005

| LCDA Funding Cycle Summary | Award | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-----------------------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------|
| 96A | 2,299,000 | 8,425 | 2,291,093 | | 7,907 |
| 96B | 2,275,500 | 138,439 | 2,196,853 | 2,613 | 76,035 |
| 97 | 3,980,350 | 538,089 | 3,634,133 | 151,851 | 194,366 |
| 98 | 4,950,000 | 0 | 4,950,000 | | 0 |
| 99 | 5,817,317 | 149,343 | 5,545,509 | 11,917 | 259,892 |
| 00 | 7,900,000 | 2,645,058 | 7,000,000 | | 900,000 |
| 01A | 100,000 | | 0 | | 100,000 |
| 01B | 500,000 | 89,532 | 436,304 | 25,263 | 38,433 |
| 01C | 5,400,000 | 227,594 | 4,434,017 | | 965,983 |
| 02A | 589,000 | 194,008 | 398,403 | 2,450 | 188,147 |
| 02B | 8,186,000 | 2,217,600 | 4,984,774 | 250,000 | 2,951,226 |
| 03A | 296,895 | 87,921 | 146,421 | | 150,474 |
| 03B | *7,457,300 | 1,246,150 | 1,246,150 | | 6,211,150 |
| 04A | 200,000 | 7,500 | 7,500 | | 192,500 |
| 04B | **7,500,000 | | 0 | | 7,500,000 |
| Total | 57,451,362 | 7,549,660 | 37,691,156 | 444,092 | 19,416,114 |

*Includes \$1,250,000 of 2003 funds awarded in February 2004

**2004 funding awarded in February 2005

**Local Housing Incentives Account
Awards and Payments
1-1-96 to 12-31-04**

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|---------------|----------------------|-----------------------|-------------------------|--------------------------|
| 96A | Hastings – Hastings Family Townhomes | 170,000 | | 170,000 | | 0 |
| 96A | Minnetonka - Minnetonka Mills Townhomes | 100,000 | | 100,000 | | 0 |
| 96A | Minnetonka - Boulevard Gardens (a.k.a. Crown Ridge) | 100,000 | | 100,000 | | 0 |
| 96A | Chaska - East Creek Carriage Homes | 130,000 | | 130,000 | | 0 |
| 96B | Bloomington – Community Enhancement Program | 225,000 | | 225,000 | | 0 |
| 96B | Cottage Grove - Parkside Apartments | 125,000 | | 125,000 | | 0 |
| 96B | South St. Paul - Rediscover South St. Paul - I | 25,000 | | 25,000 | | 0 |
| 97A | Plymouth – Shenandoah Woods | 225,000 | | 225,000 | | 0 |
| 97A | Eden Prairie - Edenvale Townhomes | 300,000 | | 300,000 | | 0 |
| 97B | Lakeville – Cedar Valley Family Townhomes | 100,000 | | 100,000 | | 0 |
| 98A | Maple Grove – Rice Lake Townhomes (a.k.a. Lakeshore Townhomes) | 300,000 | | 300,000 | | 0 |
| 98A | New Hope - Bass Lake Townhomes | 200,000 | | 200,000 | | 0 |
| 98A | Chaska - East Creek Carriage Acres | 200,000 | | 200,000 | | 0 |
| 97B | Maplewood - Maple Pond Homes | 100,000 | | 100,000 | | 0 |
| 98B | Shakopee - Evergreen Heights Townhomes - I | 120,000 | | 120,000 | | 0 |
| 98B | Apple Valley – Chasewood Family Townhomes | 180,000 | | 180,000 | | 0 |
| 98B | Minnetonka - Archer Heights | 100,000 | | 100,000 | | 0 |
| 99A | Bloomington - Lyndale Avenue Townhomes | 119,000 | | 119,000 | | 0 |
| 99A | Lakeville – Country Lane Family Townhomes | 166,000 | | 166,000 | | 0 |
| 99A | Minnetonka - Ridgebury | 100,000 | | 100,000 | | 0 |
| 99A | Woodbury - Lakeside Townhomes | 215,000 | | 215,000 | | 0 |
| 99B | Brooklyn Park – Co-op Northwest Community Revitalization Corporation | 40,000 | | 40,000 | | 0 |
| 99B | Minneapolis - Near North Neighborhood (a.k.a. Heritage Park) | 250,000 | | 189,297 | 60,703 | 0 |
| 99B | Minneapolis - Phillip Park Initiative | 80,000 | | 0 | | 80,000 |
| 99B | St. Paul – Houses to Homes | 260,000 | | 260,000 | | 0 |
| 99B | Plymouth - Plymouth HRA (a.k.a. Tiburon Cluster Homes Rehab) | 70,000 | | 43,933 | 26,067 | 0 |
| 99C | Chanhassen – Chanhassen Family Townhomes | 200,000 | | 0 | 200,000 | 0 |
| 99C | Mendota Heights - Mendota Heights Family Townhomes | 200,000 | | 200,000 | | 0 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|---------------|----------------------|-----------------------|-------------------------|--------------------------|
| 99C | Ramsey – Ramsey Townhomes (a.k.a. Lexington Family Townhomes/Hillside Gables Family Townhomes) | 135,000 | | 135,000 | | 0 |
| 99C | Shakopee - Evergreen Heights Townhomes - II | 100,000 | | 100,000 | | 0 |
| 99D | St Louis Park - Louisiana Court | 353,000 | | 353,000 | | 0 |
| 00A | Blaine – Discount Loan Home Improvement Program | 125,000 | | 83,595 | 41,405 | 0 |
| 00A | Minneapolis – Consortium of Community Developers | 250,000 | | 200,000 | 50,000 | 0 |
| 00A | Minneapolis – Southside Neighborhood Housing Services | 80,000 | | 0 | 80,000 | 0 |
| 00A | Orono – Navarre Affordable Housing Ownership Program | 32,000 | 10,100 | 10,100 | 8,400 | 13,500 |
| 00A | St. Francis – Turtle Ridge Townhomes | 206,400 | | 206,400 | | 0 |
| 00A | Woodbury - Washington County Public Housing Initiative | 256,000 | | 256,000 | | 0 |
| 00B | Hastings - Hastings Marketplace Family Townhomes | 297,600 | | 297,600 | | 0 |
| 01A | Minneapolis - Many Rivers Apartments | 200,000 | | 0 | | 200,000 |
| 01A | Plymouth - Stone Creek Village | 200,000 | 200,000 | 200,000 | | 0 |
| 01A | St. Paul - Neighborhood Development Partnership | 150,000 | | 150,000 | | 0 |
| 01A | Minneapolis – Rehab Support North and South | 150,000 | | 150,000 | | 0 |
| 01A | Roseville – Housing Rehabilitation Incentive Program | 200,000 | | 200,000 | | 0 |
| 01B | West St. Paul – Quality Housing | 75,000 | 31,394 | 31,394 | 43,606 | 0 |
| 01B | Woodbury - Tamarack Village Homes (home ownership) | 100,000 | | 100,000 | | 0 |
| 01B | So. St. Paul – Rediscover South St. Paul - II | 75,000 | | 75,000 | | 0 |
| 01B | Shoreview - Shoreview Village | 150,000 | | 150,000 | | 0 |
| 01C | Bloomington - Southview Estates | 150,000 | | 150,000 | | 0 |
| 01C | Burnsville - Heart of the City | 100,000 | | 100,000 | | 0 |
| 01C | Coon Rapids - Northstar Ridge | 150,000 | | 150,000 | | 0 |
| 01C | Woodbury - Tamarack Village Homes (rental) (a.k.a. Pondview Townhomes) | 200,000 | | 200,000 | | 0 |
| 02A | Burnsville – Heart of the City Family Housing | 300,000 | | 300,000 | | 0 |
| 02A | Falcon Heights – Town Square Apartments | 300,000 | | 300,000 | | 0 |
| 02A | Chaska – Chaska Community Land Trust | 150,000 | | 150,000 | | 0 |
| 02A | Columbia Heights – Home Rehabilitation Incentive Program | 25,000 | | 25,000 | | 0 |
| 02A | North St. Paul – Home Rehabilitation Incentive Program | 25,000 | | 25,000 | | 0 |
| 02A | Roseville – Senior Housing Regeneration | 150,000 | | 150,000 | | 0 |

| Fund Cycle | City/Municipality | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-------------------|--|-------------------|----------------------|-----------------------|-------------------------|--------------------------|
| 02A | Minnetonka – Minnetonka Mills Townhomes | 100,000 | | 100,000 | | 0 |
| 02B | Bloomington Essex Knoll | 80,000 | | 80,000 | | 0 |
| 02B | Prior Lake - Jeffers Pond Family Townhomes | 200,000 | | 0 | 200,000 | 0 |
| 02B | Lakeville - Downtown Family Townhomes | 195,000 | | 195,000 | | 0 |
| 02B | Shakopee - Boulder Ridge Townhomes Phase II | 200,000 | | 200,000 | | 0 |
| 03A | Chaska – Chaska Community Land Trust | 150,000 | 150,000 | 150,000 | | 0 |
| 03A | Columbia Heights- Greater Metropolitan Housing Corporation | 95,000 | 95,000 | 95,000 | | 0 |
| 03A | Falcon Heights - Town Square Apartments | 150,000 | | 150,000 | | 0 |
| 03A | Minnetonka – West Hennepin Affordable Housing - II | 150,000 | 104,330 | 140,575 | | 9,425 |
| 03A | Oakdale – Two Rivers Community Land Trust | 42,000 | 42,000 | 42,000 | | 0 |
| 03A | Richfield - Lyndale Gateway/Kensington Park | 150,000 | 0 | 0 | | 150,000 |
| 03A | St. Paul – St. Paul Housing Production | 150,000 | 150,000 | 150,000 | | 0 |
| 03A | Minneapolis - Heritage Park III (a.k.a. Near North Neighborhood) | 200,000 | | 0 | | 200,000 |
| 03B | Apple Valley - Lebanon Valley Place | 150,000 | | 0 | | 150,000 |
| 03B | Vadnais Heights - Talmadge Pointe Apartments | 165,000 | | 0 | 165,000 | 0 |
| 04A | Minneapolis – Lowell School Site | 100,000 | | 0 | | 100,000 |
| 04A | Oakdale – Two Rivers Community Land Trust II | 100,000 | | 0 | | 100,000 |
| 04A | Minnetonka – West Hennepin Affordable Housing Land Trust III | 83,000 | | 0 | | 83,000 |
| 04A | Woodbury – Woodbury Community Land Trust-City Walk and Settler’s Ridge | 200,000 | | 0 | | 200,000 |
| 04A | Stillwater – Home Free | 60,000 | | 0 | | 60,000 |
| 04A | Inver Grove Heights (Dakota County CDA) – Lafayette Family Townhomes | 195,900 | | 0 | | 195,900 |
| 04B | Bloomington (Bloomington HRA) – Lyndale Green Redevelopment Project | 100,000 | | 0 | | 100,000 |
| 04B | Chaska (Carver County HRA) – East Creek Acres II | 100,000 | | 0 | | 100,000 |
| 04B | New Hope – Boone Avenue Condominiums | 125,000 | | 0 | | 125,000 |
| 04B | St. Paul (St. Paul HRA) – Neighborhood Development Partnership II | 150,000 | | 0 | | 150,000 |
| 04B | Maple Grove – Maple Ridge Townhomes | 225,000 | | 0 | | 225,000 |
| 04B | Forest Lake – Forest Ridge Townhomes | 225,000 | | 0 | | 225,000 |
| 04B | Lino Lakes – Lino Lakes Apartments | 225,000 | | 0 | | 225,000 |
| | TOTAL | 13,150,900 | 582,824 | 9,583,895 | 888,681 | 2,678,325 |

| LHIA Funding Cycle Summary | Awards | 2004 Payments | Total Payments | Unexpended Funds | Unpaid Commitment |
|-----------------------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------|
| 96A | 500,000 | | 500,000 | | 0 |
| 96B | 375,000 | | 375,000 | | 0 |
| 97A | 525,000 | | 525,000 | | 0 |
| 97B | 100,000 | | 100,000 | | 0 |
| 98A | 700,000 | | 700,000 | | 0 |
| 98B | 500,000 | | 500,000 | | 0 |
| 99A | 600,000 | | 600,000 | | 0 |
| 99B | 700,000 | | 533,230 | 86,770 | 80,000 |
| 99C | 635,000 | | 435,000 | 200,000 | 0 |
| 99D | 353,000 | | 353,000 | | 0 |
| 00A | 949,400 | 10,100 | 756,095 | 201,705 | 13,500 |
| 00B | 297,600 | | 297,600 | | 0 |
| 01A | 900,000 | | 700,000 | | 200,000 |
| 01B | 400,000 | 31,394 | 356,394 | 43,606 | 0 |
| 01C | 600,000 | | 600,000 | | 0 |
| 02A | 1,050,000 | | 1,050,000 | | 0 |
| 02B | 675,000 | | 475,000 | 200,000 | 0 |
| 03A | 1,087,000 | 541,330 | 727,575 | | 359,425 |
| 03B | 315,000 | | 0 | 165,000 | 150,000 |
| 04A | 738,900 | | 0 | | 738,900 |
| 04B | 1,150,000 | | 0 | | 1,150,000 |
| Total* | 13,150,900 | 582,824 | 9,583,895 | 897,081 | 2,691,825 |

**Inclusionary Housing Account
Awards and Payments
1-1-99 to 12-31-04**

| Fund Cycle | City | Awards | 2004 Payments | Total Payment | Unexpended Funds | Unpaid Commitment |
|-------------------|---|------------------|----------------------|----------------------|-------------------------|--------------------------|
| 99 | Chanhassen - City project * | 348,054 | | 0 | 348,054 | 0 |
| 00A | Chaska- Chaska Brickyard | 450,000 | | 450,000 | | 0 |
| 00B | St. Paul - Cooper Park Townhomes (a.k.a. Essex on the Park) | 450,000 | | 450,000 | | 0 |
| 00B | Minneapolis - East Village | 500,000 | | 500,000 | | 0 |
| 00B | St. Paul - Cooper Park Apartments (a.k.a. Sibley Park Apartments) | 500,000 | | 500,000 | | 0 |
| 00B | Bloomington - Lyndale Avenue Townhomes | 274,000 | | 274,000 | | 0 |
| 00C | Plymouth - The Reserve | 200,000 | | 141,261 | 58,739 | 0 |
| 00C | Minneapolis - Humboldt Greenway | 375,000 | | 0 | | 375,000 |
| 00C | St. Paul - Capitol Heights | 300,000 | | 300,000 | | 0 |
| 00D | Golden Valley - Valley Square Commons | 350,000 | | 350,000 | | 0 |
| 00D | Apple Valley - Hidden Ponds | 500,000 | | 500,000 | | 0 |
| 00D | Blaine - North Pointe Townhomes | 300,000 | | 300,000 | | 0 |
| 04A | St. Paul – University and Dale Apartments | 200,000 | | 0 | | 200,000 |
| 04B | Minneapolis – Midtown Exchange (a.k.a. Sears) | 178,700 | | 0 | | 178,700 |
| | *Funds Unexpended | (348,054) | | | 348,054 | 0 |
| | TOTAL | 4,577,700 | | 3,765,261 | 58,739 | 753,700 |

| | IHA Funding Cycle Summary | Awards | 2004 Payments | Total Payment | Unexpended Funds | Unpaid Commitment |
|--|----------------------------------|------------------|----------------------|----------------------|-------------------------|--------------------------|
| | 99 | | | 0 | | 0 |
| | 00A | 450,000 | | 450,000 | | 0 |
| | 00B | 1,724,000 | | 1,724,000 | | 0 |
| | 00C | 875,000 | | 441,261 | 58,739 | 375,000 |
| | 00D | 1,150,000 | | 1,150,000 | | 0 |
| | 04A | 200,000 | | 0 | | 200,000 |
| | 04B | 178,700 | | 0 | | 178,700 |
| | Total | 4,577,700 | | 3,765,261 | 58,739 | 753,700 |