

Metropolitan Livable Communities Fund

Report to the Minnesota State Legislature

April 2007



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General phone	651 602-1000
Data Center	651-602-1140
TTY	651 291-0904
Metro Info Line	651 602-1888
E-mail	data.center@metc.state.mn.us
Web site	www.metrocouncil.org

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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 eleventh such report. It provides an overview of Livable Communities Act programs and activities during 2006, 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 includes recommendations for legislative changes intended to give the Council greater flexibility to shift funds between two of the Livable Communities funding accounts to respond to changing regional needs.

Appendix A contains a summary of program accomplishments to date with photos of representative projects. Appendix B provides maps showing the locations 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, developing more jobs near existing housing and services, or adding affordable housing to the region are primary objectives 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 preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.

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 million annually through the three program accounts. The total funding budgeted for awards during 2006 was \$16.28 million. Several years of program experience have proven that this incentive-based approach works. Requests for funding continue to exceed funds available 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 2006, 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 2006 exceeded available funds by approximately \$30.5 million, while total applications for affordable housing gap funding to the Housing Implementation Group partnership—including LHIA funds—exceeded available funds by more than \$30.2 million.

Results

The Council and its LCA partners awarded grants in 2006 as follows:

- **Tax Base Revitalization Account:** Twenty-eight grants totaling \$5,820,000 (fall 2006 funding awarded in January 2007) for thirteen communities to help clean up polluted land.
- **Livable Communities Demonstration Account:** Ten Development Grants totaling \$8,800,000 to help with land acquisition, site preparation, infrastructure costs, street improvements, and stormwater management improvements for projects in seven communities.
- **Local Housing Incentives Account:** Nine grants totaling \$1,660,000 to seven communities and two multi-city land trusts to help develop or rehabilitate affordable ownership and rental housing.

Projects funded in 2006 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 functional, sustainable neighborhoods offering a mix of housing, jobs and services linked by a variety of transportation choices. The LCA grants funded in 2006 assisted projects that will achieve an expected:

- 948 new ownership housing units, many affordable to low income households
- 865 new rental housing units
- 25 improved or rehabilitated existing housing units
- 5,781 new or retained jobs

- 212 acres of reclaimed polluted land
- \$1 billion+ in private sector investments
- \$92 million+ in additional public sector investment

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 Minnesota Housing 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 throughout the region 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), Hennepin County and Ramsey County. The Council, DEED, Hennepin County and Ramsey County staffs use the same application cycle deadlines and hold joint application workshops. Staff from MPCA and the MN Department of Health 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" approved by 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 the applicant's proposed clean up activities will effectively implement the MPCA-approved plan. They also rank the applications in terms of their potential to remediate environmental contamination and human health risks. Although asbestos and lead-based paint remediation for buildings is not currently addressed by the VIC strategy, MPCA staff comment on the applications involving asbestos and lead-based paint abatement. In addition, MPCA staff members participate in workshops, conducted jointly by DEED, Metropolitan Council, MN Department of Commerce, MN Department of Agriculture, Hennepin County and Ramsey County staff to offer technical assistance to applicants.

Livable Communities Demonstration Account. Applications for Livable Communities Demonstration Account development grants are reviewed by the 13-member Livable Communities Advisory Committee, which makes funding recommendations to the Metropolitan Council. The committee includes members representing six areas of expertise to provide the range of skills and experience important for evaluating the complex development and redevelopment projects for which LCDA funding is requested. Areas of expertise (for which there are two members each) are: local government (planning, economic or community development); development finance (one private finance, one public finance); development (one new development, one redevelopment); transportation; environment; and site design.

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 the readiness of projects to proceed to construction soon.

A team of Council community development, environment, transportation and Metro Transit staff assist the advisory committee in its evaluation process by conducting a technical review of applications prior to

LCAC consideration and determining which requested items are eligible for funding. The staff review team could assign up to 50 points to each project based on the technical review, and LCAC members may assign up to 50 points per project based on their evaluation of what is being demonstrated and the degree of innovation each proposal offers. Community sector representatives provide information on the community context of the projects as additional background to aid in decision-making.

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.

Local Housing Incentives Account. The Metropolitan Council allocates funds in the Local Housing Incentives 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, Minnesota Housing, 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 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 for final approval to the MHIG-member organization whose funds are the source of the award.

Amounts Received

The sources of Livable Communities Fund money available in 2006 were:

Current Year Tax Receipts	LCDA - \$7,922,200* TBRA - <u>\$5,000,000</u> Total Receipts = \$12,922,200 *\$500,000 of this amount directed to LHIA
Transfer to LHIA Funds from General Fund	\$ 1,000,000
Unrealized Loss*	-\$286,452
Interest Earned in 2005	\$1,226,512
Relinquished Funds from Previously Awarded Grants	\$1,437,632
TOTAL	\$16,299,892

*Decrease in the value of the Council's investment pool that isn't "real" because the securities in the pool haven't been sold. When a particular security is sold, gains/losses become "realized."

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 \$16,280,000 in grants from the three active accounts during 2006 as follows:

LIVABLE COMMUNITIES FUND	NUMBER OF GRANTS	TOTAL 2006 AWARDS	NUMBER OF COMMUNITIES
Livable Communities Demonstration Account for community development projects:	10	\$8,800,000	7 communities
Local Housing Incentives Account to help construct and rehabilitate affordable ownership and rental housing	9	\$1,660,000	7 communities & 2 multi-city land trusts
Tax Base Revitalization Account to help clean up polluted land	28	\$5,820,000	13 communities

2006 LCA Funded Projects

(Listed alphabetically by community within each program)

Tax Base Revitalization Account Grants

Arden Hills — Gateway Center

Grant award - \$200,000

The Gateway Center project is located at 501 West Lawson Avenue (NE corner of I-35W and I-694) in Arden Hills. The building on the site first was used as a rendering plant, then to manufacture foam insulation and, most recently, by ATS Steel as a facility for cutting and grinding operations. Costs eligible for TBRA reimbursement include investigation, RAP preparation/oversight and cleanup costs related to soil and ground water contamination. Funding requests include \$200,000 TBRA, \$600,000 DEED and \$50,000 from Ramsey County. The planned end use is a 23.5-acre campus including two 8-story office buildings (480,000 sq ft.). Total projected investment in the project is \$76,500,000. An increase of \$1.9 million in annual property taxes is expected, along with the creation of 400 new living-wage jobs.

Blaine — Medical Center (Former Lee's Wrecking) - I and Medical Center (Former Lee's Wrecking) - II

Grant awards - \$62,400 and \$64,000

The Medical Center (former Lee's Wrecking) project is located at 11808 Central Avenue South. Initial cleanup investigation and implementation at the site significantly underestimated the amount of contamination. The spring round supplemental TBRA funding award (\$62,400) is to be used for additional soil remediation. In the fall, the applicant again requested supplemental funding for additional soil remediation of a 7.65-acre site formerly used as an automobile scrap yard. Contamination identified includes DRO, VOC, SVOC, PAH, cyanide, metals (antimony, arsenic, cadmium, copper iron, selenium and lead in soil; manganese and cyanide in groundwater). Completed remediation activities reported in the fall include the removal of petroleum-impacted soil and partial removal of lead-impacted soil. Upon review, \$158,594 of the costs for remediating additional lead-impacted soil, installation of soil vapor barriers and environmental oversight were deemed eligible. The amount awarded was based on the TBRA funds available in the grant round after other higher priority projects were funded. Funds awarded in the fall round are to be used for remediating 7,000 cubic yards of additional impacted soil, dewatering, installation of soil vapor barriers, and environmental oversight. The planned end use is an 85,000 sq ft. three-story medical office building on a 7.65-acre site. A \$13,000,000 investment (\$8.6 million from private funds) is expected to result in 35 new jobs (approximately 90% paying a living wage) and a \$300,000+ increase in annual property taxes.

Bloomington — Central Station

Grant award - \$269,000

The applicant requested TBRA funds to assist with cleanup of asbestos and hazardous materials from a building, located at 8100 34th Avenue South, on a 2 acre parcel within the 50-acre Bloomington Central Station transit oriented development (TOD) project. The TBRA award (\$269,000) is to be used for pre-demolition costs of asbestos and lead-based paint abatement. The planned end use is a residential tower of 150 ownership condominium units, of which 28 are to be

affordable at 80% AMI (\$193,700). An underground parking structure beyond the foot print of this residential tower will provide parking for residents of the tower and at an adjacent tower to be built in the future. Annual property taxes at the site are projected to increase by approximately \$400,000.

Chaska — Block 6 Redevelopment

Grant award - \$66,400

The Block 6 Redevelopment is located at the northwest corner of Highway 212 and Chestnut Street. The applicant requested \$66,473 from TBRA as matching funds to an \$850,000 request from DEED for soil remediation of a 1.87-acre site formerly used as a brickyard and currently used as a filling station, auto repair garage and retail garden center. Contamination identified includes DRO, GRO, and arsenic. Funds are to be used for lead-based paint and asbestos abatement, demolition of Randy's Auto building, remediation of 5,000 cubic yards of petroleum-impacted soil and 17,500 cubic yards of arsenic-impacted soil, and for environmental oversight. Expected benefits include the development of a 22,285 sq. ft. mixed use residential and commercial building adding 93 FTE jobs (13% living wage), 54 rental units (5-6 will be affordable) and 17,000 sq. ft. of retail and service commercial space, with an increase of \$71,929 in net tax capacity and \$9.9 million of private investment.

Columbia Heights — Industrial Park - II North Lot

Grant award - \$19,100

The Industrial Park II North Lot project is located at 3800 5th Street. The applicant received a TBRA award for \$19,120 to be used as matching funds to a supplemental request of \$110,308 in DEED funds for the soil remediation of an additional portion of an 8.85-acre site with various former uses including a foundry, machine shops, plating operations, automotive repair and chemical manufacturing. Contamination identified includes soils contaminated by foundry wastes. Funds are to be used to remediate the 3,370 cubic yards of soil impacted by foundry wastes and for environmental oversight. Expected benefits from Phase II of the development include the construction of 124 townhomes with an increase of \$322,538 in net tax capacity and \$28.8 million of private investment. Previous funding includes \$288,892 from TBRA and \$582,897 from DEED in the Fall 2004 application cycle.

Fridley — 5601 East River Road (Tiro)

Grant award - \$168,000

The 5601 East River Road (Tiro) project is located at the grant title address. A hazardous materials survey of this industrial building identified asbestos in floor tiles, thermal insulation, steam lines and process piping. Lead-based paint was found in several areas. TBRA funding of \$168,000 will be used for pre-demolition abatement of both contaminants. The planned end use is a multi-use development of retail/service/and office space including a large anchor retail tenant in a building of 200,000 square feet, a multi-tenant retail/service building of 75,000 square feet, a six-story office condominium building of 90,000 square feet and a surface parking lot with 1,460 spaces. The redevelopment expects to create 180 full-time, living wage jobs and 225 part-time positions, and annual property tax increases of \$530,000 upon completion of the project.

Hopkins — Excelsior Crossing
Grant award - \$237,800

The Excelsior Crossing project is located at 9300 Excelsior Avenue in Hopkins. The North Annex building was constructed by Red Owl for use as a grocery distribution warehouse and was later owned by SuperValu. The TBRA award will be used for pre-demolition soil remediation and abatement of asbestos and lead-based paint in buildings on the site. The planned end use will be three office buildings (685,000 sq.ft.) and a small retail building (5,000 sq. ft.). The \$100,000,000 investment is expected to increase annual property taxes by \$2.9 million and lead to 2,700 new jobs (99% living wage) and 14 part-time jobs at the site.

Hopkins — Market Place and Main
Grant award - \$54,500

The Market Place and Main project is located at Main Street and 7th Street. The TBRA award for \$54,500 is to be used for soil remediation. The planned end use is a mixed-use development including 53 condominium and 8 townhouse units. Expected benefits include an annual property tax increase of \$292,000 and the creation of 13 full-time living wage jobs and 16 part-time jobs.

Minneapolis — Aloft Hotel
Grant award - \$44,400

The Aloft Hotel project is located at 900 Washington Avenue South. The TBRA award for \$44,400 was requested as matching funds for a \$256,170 request from DEED for soil remediation of a 1.13-acre site formerly used as an industrial chemical warehouse and freight facility. Contamination identified includes clinker (a waste by-product from smelting metals), metals (arsenic, copper, lead), DRO, VOC, and PAH (BaP equivalents). The award takes into account limited areas of higher contamination related to the clinker- and lead-impacted soil. Funds are to be used to remediate approximately 200 cubic yards of lead- and BaP-impacted fill, and approximately 2,000 cubic yards of clinker-impacted fill as well as for environmental oversight. Expected benefits include the development of a 155-room hotel and 4,000 sq. ft. of retail commercial space, 44 new FTE jobs (28% living wage), an increase of \$849,160 in net tax capacity, and \$26.5M of private investment.

Minneapolis — The Bridge
Grant award - \$51,000

The Bridge project is located at 1111 West 22nd Street in Minneapolis. The TBRA award for \$51,000 is to be used for abatement of asbestos and lead-based paint in the building that is to be renovated, as well as pre-demolition abatement for two buildings that will be demolished. Expected benefits include 18 units of affordable, supportive housing for youths (age 16-21) and the creation of two new full-time and 1 part-time (100% living wage) positions.

Minneapolis — Crown Iron/Electric Machine
Grant award - \$690,000

The Crown Iron/Electric Machine project is located at 1227-1361 Tyler Street NE. The applicant was awarded \$690,000 from TBRA to be used only for a hazardous materials survey and asbestos remediation. Additional requests were made for \$496,350 in DEED funds and \$86,034 in Hennepin ERF funds for soil remediation of a 5.6-acre site formerly used for machining and as a

foundry. Contamination identified includes VOC (BaP equivalents), SVOC, metals (arsenic, barium, chromium, lead, and mercury), DRO in soil, petroleum, and chlorinated solvents in groundwater, and asbestos in the building. Expected benefits include the development of 75,000 sq. ft. of renovated commercial industrial space adding 230 new FTE jobs and retaining 10 FTE jobs (100% living wage), 32 live/work rental units, an increase of \$374,829 in net tax capacity, and \$8 million of private investment.

Minneapolis — Master – 2112 Broadway
Grant award - \$70,800

The Master-2112 Broadway project is located at the grant title address. The building was constructed in the early 1930s as a food production /dairy building. In the early 1990s, the building was expanded to 59,000 sq.ft. for use as a packing facility for nuts and imported fruit. The property has been vacant and for sale since 2003-04. The TBRA award for \$70,800 is to be used for asbestos and lead-based paint abatement. The planned end use is a small business rental space for an estimated 10 to 15 new businesses in an existing 59,000 sq.ft. building. The building is 40% pre-leased. Expected benefits include an annual property tax increase of \$115,000 and the creation of 95 full-time jobs (85% living wage) and 25 part-time positions (76% living wage) when the project is completed.

Minneapolis — Pacific Flats
Grant award - \$415,000

The Pacific Flats project is located at Washington Avenue N. and 2nd Avenue N. The applicant was awarded \$415,000 from TBRA for asbestos remediation only, and \$782,035 in DEED funds for soil cleanup of a 2.44-acre site with various former uses including warehousing and milling operations, implement and mattress manufacturing, machining, automotive repair, a filling station, and many sales and service companies. Another request for \$296,907 from the Hennepin County Emergency Response Fund was pending. Contamination identified includes PAH (BaP equivalents), VOCs, metals (arsenic, lead, and mercury) in the soil, TCE and vinyl chloride in the groundwater, and asbestos in the buildings. Expected benefits of the clean up include the renovation of, and an addition to, the former Northwestern Glass building for use as a 128,000 sq. ft. boutique hotel (10 stories), and 172,000 sq. ft. of commercial retail space adding 219 new FTE jobs and retaining 34 FTE jobs (90% living wage), with an increase of \$2,503,649 in net tax capacity and \$70 million of private investment.

Minneapolis — SoHo - 718 Washington Avenue N.
Grant award - \$47,600

The SoHo 718 Washington Avenue North project is located at the grant title address. The applicant was awarded \$47,600 from TBRA in supplemental funding for a 0.51-acre site formerly used as office and warehouse space for the Johnson Nut Company. Contamination identified in the application includes asbestos, DRO, naphthalene, xylene, and toluene. Completed remediation activities include removal of petroleum-impacted soil and much of the asbestos abatement. Activities for the current request include additional asbestos abatement and removal of hazardous wastes. Funds are to be used for additional investigation, asbestos abatement, removal of petrochemicals, and for environmental oversight. Expected benefits include the renovation of a 106,000 sq. ft. warehouse into 31 commercial spaces and 24 live/work units (6 of which are affordable), 25 new FTE jobs and 83 retained FTE jobs (88% living wage), an increase of \$404,782 in net tax capacity and \$5.5 million of private investment. Funding previously awarded

includes \$275,000 from TBRA and \$11,287 from DEED in the Fall 2005 funding cycle, and \$45,261 from the Hennepin County ERF in the Spring 2006 funding cycle.

Minneapolis — 1209 Tyler Street NE
Grant award - \$211,500

The 1209 Tyler Street NE project is located at the title address. The applicant was awarded \$211,575 for asbestos and lead paint abatement for a 3.14-acre site formerly used for paint and linseed oil manufacturing. Soil contamination will be addressed by the Davis Frost Company as a responsible party. The company is currently enrolled in the Voluntary Investigation and Cleanup (VIC) program at the MPCA. Funds are to be used for a hazardous materials survey, and asbestos and lead-based paint abatement. Expected benefits include the renovation of a 40,000 sq. ft. commercial/industrial space, 80 new FTE and 5 retained FTE jobs (100% living wage), an increase of \$134,632 in net tax capacity, and \$3.7M of private investment.

Minneapolis — Van Cleve Court (Bunge)
Grant award - \$121,500

The Van Cleve Court (Bunge) project is located at 1932 12th Avenue SE. The TBRA award for \$121,500 is to be used to remediate known soil contamination and for asbestos and lead-based paint abatement. The planned end use is 175 housing units developed by Project for Pride in Living (PPL), including 88 rental and 89 ownership units -- 106 of which are expected to be affordable.

New Brighton — Western Northwest Quadrant
Grant award - \$700,000

The Western Northwest Quadrant project is located at 1400 & 1430 Old Highway 8 NW. The applicant was awarded \$700,000 from TBRA and \$1,200,000 in DEED funds for soil remediation of an 18.5-acre site with various former uses, including a stockyard, oil refinery, propane storage and distribution, and chlorinated solvent manufacturing. The site currently includes an asphalt plant. Contamination identified includes DRO, GRO, VOC, metals (chromium), cPAHs, PAH (BaP equivalents), benzene, xylenes, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and naphthalene. Funds are to be used for investigation, soil remediation, installation of perimeter monitoring wells, ground water monitoring, a soil gas survey, vapor controls in buildings, and for environmental oversight. Expected benefits include the development of 207 housing units (12 of which will be affordable), with an increase of \$498,954 in net tax capacity and \$50.3 million of private investment.

Roseville — Twin Lakes
Grant award - \$350,000

The Twin Lakes project is located at Cleveland Avenue and County Rd C. This area was developed in the early 1950s by over-the road trucking companies and related businesses. The land was attractive because large construction sites were available and access to the interstate highway system was nearby. Many of these trucking terminals moved to other locations, consolidated, or went out of business following federal deregulation of the trucking industry. High contamination cleanup costs reduced the incentive for private development. TBRA funding is to be used for soil remediation costs. The planned end use is 540 units of multifamily

ownership housing, including 240 condominiums, 240 lofts, and 60 townhomes. Of the aforementioned units, 240 units are expected to be affordable to households at or below 80 % of area median income.

St. Louis Park — National Lead

Grant award - \$167,000

The National Lead project is located at 7003 Lake Street in St. Louis Park. TBRA funding (\$167,000) is to be used for additional soil remediation and capping of contaminated soils. The end use is to be a showroom/office development (2 buildings) totaling 147,000 sq.ft. Funding of \$800,000 was awarded to this project in Spring, 2005. Expected benefits include an increase of \$196,000 in annual property taxes and 290 new full-time and 45 part-time jobs.

St. Paul — Carleton Place Lofts- II

Grant award - \$65,400

The Carleton Place Lofts project involves redevelopment of three historically designated buildings near Raymond and University in St. Paul. Contamination abatement and redevelopment began at the site in December 2005. During this demolition/redevelopment process, more extensive and previously unidentified hazardous materials were discovered and cleaned up. The TBRA supplemental grant award of \$65,400 will be used for additional costs encountered during the initial cleanup. End use is to be 170 housing units (4 buildings) totaling 215,656 sq. ft. This development is expected to increase annual property taxes by \$196,000 and to create 12 full-time jobs at 50% of living wage.

St. Paul — Commerce Building

Grant award - \$563,100

The Commerce Building project is located at 8 East 4th Street. The applicant was awarded \$563,150 for a hazardous material survey, asbestos and lead-based paint abatement of a 0.22-acre site formerly used as a 12-story commercial office building. Expected benefits include the renovation of floors 6-12 to include 63 rental housing units (28 of which will be affordable to renters earning 50% of area median income), an increase of \$13,058 in net tax capacity, and \$7.6 million of private investment.

St. Paul (Port Authority) — Griffin

Grant award - \$371,000

The Griffin-St. Paul Port Authority project is located at 941 Johnson Parkway (within the Phalen Corridor). Industrial activity at the Griffin site dates back to the 1860s when it was occupied by St. Paul Harvester. Griffin Wheel Company was first listed as the facility owner in 1896 and the Griffin Wheel Works operated at the site until the 1960s. A limited subsurface investigation was conducted at the site in the late 1980s which revealed significant contamination throughout. TBRA funding of \$371,000 and \$1,241,500 in DEED funding is designated for soil remediation. The planned end use is a 130,000 sq. ft. commercial /industrial building. Based on the Port Authority's historic jobs-to-square- footage ratio, upon completion, the project's nine acre site is expected to provide 210 new living wage jobs, and to raise property taxes by about \$323,000 annually.

St. Paul — Jeremiah Program Project
Grant award - \$79,500

The Jeremiah Program Project is located at 932 Concordia Avenue. TBRA funding of \$79,500 will be used for soil remediation on the site. The end use will be 38 units of supportive housing and an on-site daycare. The \$6,000,000 investment is expected to raise annual property taxes by \$48,000 and provide 19 new full-time, living wage jobs.

St. Paul — Minnesota Building
Grant award - \$379,800

The Minnesota Building is located at 46 4th Street E. TBRA funds (\$379,800) are to be used for asbestos and lead-based paint abatement. The renovation of the historic art deco building will include 75 ownership condominiums, and retail/ restaurant/commercial space. Twelve of the condominiums are to be affordable to households earning 80% of area median income. Annual property taxes are expected to increase by \$187,830.

St. Paul — River Park Lofts - II
Grant award - \$107,000

The River Park Lofts project is located at 245 East Fifth Street. The site's Park Square Building was first used as a general mail order house, next for manufacturing telephone equipment, and, finally, for manufacturing printed circuit boards and precision etched metal components (Buckbee-Mears). The Fire Barn building was a St. Paul fire station until 1971 and then became a hazardous waste storage facility. TBRA dollars will fund asbestos and lead-based paint remediation. The planned end use is 120 condominium units built into the existing buildings (114 in the main building/6 in the old fire barn). Nineteen of the units are to be affordable to households earning 80% of area median income. Expected benefits include expanded parking for residents and guests, and creation of one new full-time living wage job and six part-time positions at the site.

South St. Paul — Bridge Point Business Center - I and Bridge Point Business Center - II
Grant awards - \$155,300 & \$88,900

The Bridge Point Business Center project is located at 235 and 285 Hardman Avenue and 105 Hardman Circle. The 9.05-acre site had various former uses, including a repair shop, a power house, gas lines, fuel oil above-ground storage tanks, a box factory, rail spurs, a railcar repair/washing business, coal storage, outdoor drum storage and animal processing. Contamination identified includes DRO, PAH (BaP equivalent), lead, methane vapors, and debris. TBRA funds from the spring 2006 grant will be used for soil remediation. The applicant was also awarded \$88,900 from TBRA in supplemental matching funds in the fall 2006 funding cycle (and \$333,944 in DEED funds) to be used to remove an additional 25,000 tons of DRO- and PAH-impacted soil, and for environmental oversight. Completed remediation activities reported in the fall application include excavation and disposal of 42,000 tons of impacted soil. When clean up is completed, expected benefits include the development of three buildings totaling 120,000 sq. ft. of new commercial/light industrial offices, warehousing and production facilities, 300 new FTE jobs, an increase of \$206,220 in net tax capacity, and \$11 million of private investment.

Livable Communities Demonstration Account Grants

Columbia Heights — Grand Central Lofts Development Grant award - \$974,369

LCDA funds are requested for the second phase of the 15-acre redevelopment of the vacant K-Mart site located at the intersection of 47th Avenue N. E. and Central Avenue in Columbia Heights. The second phase, expected to begin in 2007, includes construction of 47,698 square feet of new retail, office and restaurant space in two buildings. The largest building includes space for a restaurant, dry cleaner and coffee shop on the first floor and office space on the second. The second building will house two tenants: a grocery store and a caterer. LCDA funds are designated for construction of a publicly owned, two-story (230 space) parking ramp. The estimated total cost of the ramp is \$2.9 million. The city is funding 50 percent of the cost, 17 percent will be paid by the developer, and LCDA funds will fund the remainder—about 33 percent of the total.

Long Lake — Downtown Master Plan and Stormwater Management Project Development Grant award - \$575,000

LCDA funds will be used to construct stormwater improvements including the expansion of MCWD North basin in Lakeside Park, adding 2.6 acre feet of permanent pool volume; rerouting the drainage ditch in Lakeside Park; and stabilizing/restoring the ditch between TH12 and Daniels Street. The redevelopment area will also include the following within the next two years: Area 1- 20,000 sq/ft commercial and 10 town home units. At least a portion of this redevelopment would occur within the next year. Within Area 1, the proposed Gear West retail building is anticipated to redevelop into 7,200 square feet of retail space, 8,150 square feet of inventory space, and a total of 1,500 square feet of office space in the new building. A future office/retail building is proposed on a second lot. The new office/retail building would range anywhere from 4,000 square feet to 5,000 square feet depending on the usage of space in the building. Area 7- Under predevelopment agreement for 30 condos, 12 town homes, 15,000 sq/ft retail and public plaza. City Hall is also located within this area and will remain. Receipt of grant funds is conditioned on the City of Long Lake's agreement to incorporate Low Impact Development (LID) best management practices on individual development sites upstream of the funded treatment basin, consistent with the Minnehaha Creek Watershed District (MCWD) report. The expected level of incorporation of LID practices should result in the additional necessary level of nutrient reduction in stormwater flows to Long Lake, in order to achieve MCWD's established District-wide runoff and pollutant loading goals.

Maplewood — Gladstone Neighborhood Redevelopment Development Grant award - \$1,800,000

The first phase of the Gladstone Neighborhood Redevelopment Plan includes the redevelopment of the St. Paul Tourist Cabins site located on the west side of the redevelopment area (940 Frost Avenue). The St. Paul Tourist Cabins site is 6.5 acres in size, was established in approximately 1955, and is the oldest manufactured home site in Maplewood. Manufactured homes in this site date back to the 1950s and 1960s and do not meet current building code standards. In addition to the manufactured homes, there are 20 seasonal "tourist" cabins on the site. In order to accommodate the first phase of redevelopment, the city must implement street and sidewalk/trail

improvements, storm drainage improvements, and park improvements in the western portion of the redevelopment area. The street and sidewalk/trail improvements include the reconstruction/rehabilitation of Frost Avenue between Highway 61 and Phalen Place, including improvements at the Highway 61 and Frost Avenue intersection, and the construction of a roundabout at the Frost Avenue and East Shore Drive intersection. The storm drainage improvements include the construction of a stormwater pond and mechanical treatment systems to treat stormwater before it is discharged into Lake Phalen. LCDA funds will be used for construction of a roundabout, reconstruction/rehabilitation of Frost Avenue (parking bays, curb removal, sidewalk/trail connections), and construction of a stormwater treatment pond. (Receipt of the grant funds awarded for construction of the roundabout and reconstruction/rehabilitation of Frost Avenue is conditioned on Frost Avenue, a county road, being redesignated a Maplewood street.)

**Minneapolis — Currie Park Lofts and Station Place
Development Grant award - \$341,341**

This project will improve the deteriorated streets that connect the LRT station with Currie Park and Cedar Avenue, beginning with 4th Street S. and the northern half of 15th Avenue S., as preparation for the first phase (Currie Park Lofts Phase I) of a mixed-income housing/retail development that will be directly adjacent to the Cedar-Riverside LRT station, and will reuse the land now occupied by vacant or blighted structures and surface parking. Currie Park Lofts Phase I will include up to 140 rental housing units (most affordable at 50% and 60% MMI), an expansion of the Mixed Blood Theatre, and adequate structured parking. This complex, and those planned for Phases II and III of this development, together with the improved streets and sidewalks, will create a pedestrian-friendly, safe, green corridor connecting the LRT station with the bus transit network, the bikeway system, the forthcoming Central Corridor transit system, and the centers of employment and education, and with the cultural and recreational opportunities abundant in the Cedar-Riverside area. Funds will be used to bury underground electrical and phone lines, construct a retaining wall, and for improvements to 4th Street South.

**Minneapolis — Longfellow Station Project
Development Grant award - \$934,523**

The first phase, phase 1A, of the multi-phased, mixed-use TOD Longfellow Station project includes the construction of 294 housing units, 47,000 sq. of commercial space, and 486 structured and below-grade parking spaces. The project design also includes greenroofed structures, a stormwater runoff pond, and an internal system of pedestrian connections. Project housing will include 80 affordable rental housing units and 214 market rate for-sale condominium units constructed in both mid and high-rise structures. The commercial space includes a grocery store as well other neighborhood commercial uses at ground level immediately adjacent to the housing structures. Commercial space users and housing residents will be able to park in the structured and below grade parking spaces. Grant funds will assist with unique and unusual project demolition costs (removal of large grain elevators and underutilized, deteriorated buildings that are a safety hazard) that are a barrier to redevelopment of the site.

Minneapolis — Van Cleve Court
Development Grant award - \$1,334,523

This project will demonstrate adaptive reuse and redevelopment of a blighted industrial site as housing for a wide variety of incomes. The 3+ acre parcel near the University of Minnesota contains the Bunge grain elevators and attendant buildings. The project will retain the 200' ft. tall head house and some of the elevators for reuse as 94 loft-style condominiums. The rest of the site will be cleared. The surrounding street grid will be re-established with the extension of 12th Avenue S.E. and the re-introduction of historic Brook Avenue. Structured parking will be built to serve the condominiums. This parking will be screened by 10 for-sale townhouse units. Habitat for Humanity will be building 5 townhouse units across the street to provide uniform frontage along the park. These 5 units will all be sold to low and moderate-income families. The city, developer and City of Lakes Land Trust will work to provide additional affordable (<80% of AMI) ownership options within the townhouse and condominium portion of the project. The project also includes 85 units of affordable rental housing. Sixty-five of these units will have 2 or 3 bedrooms and will be rented to families with incomes at or below 50% of the area median income. The other 20 units will be supportive housing for homeless single adults. Cabrini House will provide on-site services in its nearby facility for residents of the supportive housing units similar to the services the organization has provided for other homeless individuals for over 20 years. Grant funds will be used to assist with stormwater management improvements, utility extensions, street construction, traffic signage and street lighting, demolition and removal of obsolete structures, site grading, and civil engineering and design work for the site.

Norwood Young America — Oak Grove Dairy Redevelopment Project
Development Grant award - \$350,000

This is a redevelopment project proposed for the former Oak Grove Dairy site in the community's southern downtown. Oak Grove Dairy ceased its operations at this location in 2004, resulting in the loss of 80 jobs. The complex of buildings has sat virtually vacant for the past three years. Due to the highly specialized nature of Oak Grove's business, the property is suitable for a finite number of uses. Because Oak Grove Dairy is not willing to sell the property to a competitor (i.e. another dairy related operation), the site is considered appropriate only for a service garage, garage or storage facility. The site's location in the central business district suggests that these are not the highest and best uses of the property, or the most compatible with the surrounding neighborhoods. The City will use LCDA funds to acquire the 4.04-acre site in partnership with the Carver County HRA, demolish two buildings that currently occupy the site, and prepare the site for the future construction of a mixed-use development or "town center" project.

St. Louis Park — Hoigaard Village
Development Grant award - \$1,505,184

The Hoigaard Village development includes 374 new housing units featuring private underground parking and 25,000 square feet of retail. The project is intended to serve as a catalyst for neighborhood redevelopment. Grant funds will be used for: construction of a neighborhood stormwater pond that will serve a 48.6 acre area and enable the redevelopment of an additional 30 acres without the need for major stormwater structures on other properties; demolition of the obsolete pedestrian elements currently found on West 36th Street, including jersey barriers, dilapidated concrete structures, and structures built of railroad ties; and construction of permanent

public pedestrian improvements (sidewalks, street lighting, benches, permanent bike racks). The first phase of these improvements includes new sidewalks and bicycle access to connect the Hoigaard Village project to the surrounding community in both directions. The second phase includes new lighting, benches and bike racks.

St. Paul — Fillmore Street/West Side Flats
Development Grant award - \$750,000

This project will re-establish Fillmore Street as a continuous street between Wabasha and Robert Streets through the planned West Side Flats Urban Village. There are three parts to the project: 1) re-establishment of the at-grade Union Pacific Railroad crossing; 2) reconstruction of Fillmore Street from Wabasha to just east of the crossing, with ornamental street lighting, sidewalks, street trees and on-street parking; and 3) installation of a new traffic signal at the Wabasha/Fillmore intersection. Grant funds will be used for reconstruction of the rail crossing, street improvements (sidewalks and pedestrian lighting), right-of-way acquisition, and design and engineering costs.

St. Paul — Temperance Street/North Quadrant
Development Grant award - \$235,060

The City of St. Paul /PED and Public Works applied for funds to build basic public infrastructure in the new downtown Urban Village, North Quadrant (Wacouta Commons) neighborhood in order to provide a catalyst to private development in the area. The LDCA grant will help reconstruct an abandoned segment of Temperance Street between 9th and 10th Streets. This reconstruction of Temperance Street supports the North Quadrant Precinct Plan, the Saint Paul on the Mississippi Development Framework and the land use plan objective to make public realm improvements that reinstate the urban street network and block patterns, creating a framework for new building placement. Grant funds will be used for curb, gutter and sidewalk reconstruction, lighting, and permanent bike racks.

Local Housing Incentives Account Grants

Bloomington —Blooming Glen
Grant award - \$290,000

Blooming Glen is a 50-unit family townhome development that has been meeting the needs of low-income families in Bloomington for 25 years with the benefit of a Section 8 contract. The property will be acquired by a new tax credit limited partnership that will substantially rehabilitate the units and grounds, and agree to preserve the development as Section 8 housing for 30 years. Rehabilitation work will include replacement of siding, windows, roofs, mechanicals, kitchens, baths, site work, reconfiguration of parking and potentially adding a community building that will house an on-site office and laundry facility. The project consists of 28 two-bedroom, 18 three-bedroom and 4 four-bedroom units. All of the units will be affordable to low- and moderate-income households, with 15 of the units set aside for households at 50% or less of area median income (AMI) and the remaining 35 units available to households with incomes up to 60% of area median income (AMI). LHIA funds will be used to assist with rehabilitation of the units that will be affordable at 50% AMI. Rents, plus utilities, range from \$883-\$1,138 for

units at 50% AMI, and \$1,097-\$1,349 for those at 60% AMI, with households paying no more than 30 percent of their income.

Chaska — Clover Field Townhomes

Grant award - \$75,000

The proposed townhome development is located on the western edge of the Jonathan Neighborhood in the larger Clover Ridge Development site. When complete, the neighborhood development will have over 1,000 new housing units. The development is located within one mile of 4,500 jobs. Immediately to the south of the neighborhood is a planned office-industrial park which is expected to create 3,000 new jobs between 2007 and 2010. Grant funds will be used to enhance the affordability of three townhomes for low- and moderate-income households and underserved households. The funds will enable households with incomes at 50%-60% of area median income to purchase a new three-bedroom townhome in the Clover Field neighborhood of Chaska. The three units will be placed in the Chaska Community Land Trust (CCLT) and remain permanently affordable to buyers under 60 percent of the area median income. The CCLT received a \$150,000 LHIA grant in 2004 to assist with 8 units in another area of the Clover Ridge Development site. The land trust program leverages contributions and discounts committed by the city, builder and developer.

Jordan — Jordan Valley Townhomes

Grant award - \$400,000

This project involves the acquisition of a 7.07-acre site in Jordan and construction of 46 permanent rental housing units. The site is located at the corner of County Road 66 and Hope Avenue, and is 1/2 mile from downtown Jordan. The location of this development is strengthened by its close proximity to the elementary and high schools, the River Valley Education Center and the local trail systems. The development will consist of 12 two-story, wood-frame, slab-on-grade townhouse-style units with attached double car garages. The proposed development will have 3 two-bedroom, and 43 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$39,250 for a family of four). Rents (including utilities) will range from \$883 to \$1,020.

Minneapolis — City of Lakes Community Land Trust (CLCLT)

Grant award - \$100,000

The City of Lakes Community Land Trust (CLCLT) was established to provide permanent affordability to households who live and work in Minneapolis but are unable to afford to own a home on conventional terms. LHIA grant funds will enhance the affordability of up to six homes on scattered sites in Minneapolis through the CLCLT. The six LHIA-funded units will be placed in the CLCLT and remain permanently affordable to buyers under 80 percent of the area median income. The CLCLT will construct the homes using a variety of resources, both in-kind and cash, including local business contributions. The CLCLT is partnering with Urban Homeworks, a non-profit builder/developer working in Minneapolis, who will use the Youthbuild workforce to keep labor costs down. The proposed new housing will be constructed on vacant, in-fill lots to make use of existing infrastructure. The CLCLT will target lots that are within a few blocks of bus lines, parks, schools, businesses, and social and human services.

Oakdale — Tanner's Lake Housing Rehabilitation Loan Program
Grant award - \$50,000

Grant funds will be used to implement a home rehabilitation program for modest, workforce homes in the city of Oakdale's oldest neighborhood--Tanner's Lake Neighborhood. The city recently completed an extensive neighborhood housing assessment which catalogued the housing maintenance needs for approximately 275 homes. The program will use the grant funds to assist with the rehabilitation of up to 15 homes. The program leverages public loans with homeowner funds and private-sector contractor discounts. All funding from this program will be utilized to preserve the existing housing stock which will prevent the kind of structural decay that can lead to blighted neighborhoods and eventual demolition. Families with incomes below 50% of area median income will receive a deferred loan, families between 51% to 80% of area median income will receive a dollar-for-dollar match deferred loan, and families with incomes 80%-115% of area median income will receive a 4% home improvement loan. The maximum loan amount will be \$15,000 per home. The city is partnering with the Center for Energy and Environment (CEE), who will provide a rehabilitation counseling session to educate homeowners on the condition of their home, and advise the homeowners on what projects are needed to maintain the home's structural integrity.

Oakdale — Two Rivers Community Land Trust - IV
Grant award - \$100,000

The Two Rivers Community Land Trust sought funding to provide value and affordability gap assistance to acquire, rehabilitate and sell up to four single-family homes in Bayport, Cottage Grove, Newport, Oakdale, St. Paul Park and Stillwater to families with incomes at 60 to 80 percent of area median income. The Council and MHFA will contribute a total of \$175,000, matching approximately \$225,000 from Washington County HOME and CDBG funds to enable the CLT to buy up to four homes. The homes will be sold for their improved appraised value minus the land value, thus making them affordable to low- and moderate-income families. The CLT will own the land; the family will own the home. In its past programs, the CLT has allowed the original CLT home buyer to keep 25 percent of the increased value of the home, not including the value of the land, upon resale to another CLT qualified family. The Two Rivers CLT has received three previous LHIA grants-- \$42,000 in 2003, \$100,000 in 2004, and \$150,000 in 2005, which assisted in the acquisition, rehabilitation and resale of 13 affordable ownership units.

Rosemount —Rosemount Family Townhomes
Grant award - \$145,000

Grant funds will assist with construction of 30 family townhomes in 8 two-story buildings in the north central part of the Rosemount, north of the downtown area, with convenient access to State Highway 3. The site, in a developing section of the city, is currently vacant. The project consists of 22 two-bedroom and 8 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$39,250 for a family of four). Rents (including utilities) will range from \$686 to \$758. The development will be owned and managed by the Dakota County Community Development Agency (CDA). In addition to this LHIA grant award, the project was selected to receive \$600,000 from MHFA's Economic Development Housing Challenge Fund, and a \$100,000 Family Housing Fund grant in 2005. The current award is the final financial piece needed to commence the development.

St. Paul (Ramsey County Housing and Redevelopment Authority) – RONDO Land Trust
Grant award - \$100,000

The RONDO Land Trust provides down payment and rehabilitation grants to low and moderate-income households purchasing homes in Ramsey County through its Homebuyer Initiated Program (HIP). LHIA grant funds will be used to support HIP. Through HIP, participating homebuyers purchase an existing home on the open market with the help of two grants, the HIP Buy-Down Grant and HIP Rehabilitation Grant. LHIA funds awarded will assist with the provision of gap financing for the purchase and rehabilitation of up to six units in communities in Ramsey County. In exchange for these grants, the homebuyer agrees to enter into a Ground Lease Agreement with Rondo CLT to ensure that the home will remain affordable for future buyers. Households with incomes at or below 80% of the area median income are eligible to participate. MHIG funds will be used as the buy-down subsidy to help make the homes affordable. The RONDO Land Trust is currently working with the communities of Roseville and St. Paul, has met with staff from Shoreview, and is in negotiations with Arden Hills for a project on the old army ammunitions plant site. The land trust also will be holding meetings with other Ramsey County communities to determine their interest in participating in the program.

Vadnais Heights — Willow Ridge Apartments
Grant award - \$400,000

The proposed project involves the construction of a three-story elevator apartment building with underground parking on a 3.40 acre site located on Old County Road D, in the southeastern portion of Vadnais Heights. The “L” shaped design of the building will provide privacy and security as well as provide a courtyard for the residents and a children’s play area. The proposed project will have 34 two-bedroom and 12 three-bedroom units. All of the units will be affordable to households at 50 percent of the area median income (\$39,250 for a family of four). Rents (including utilities) will range from \$883 to \$1,020.

Effectiveness in Meeting Council Policies and Goals

Projects funded through the **Tax Base Revitalization Account** will foster increased reinvestment and infill, and help clean up the environment and protect water quality in the region's urban communities. During 2006, the TBRA awarded grants to help with cleanup and reuse of a total of 212 acres of brownfields in the cities of Arden Hills, Blaine, Bloomington, Chaska, Columbia Heights, Fridley, Hopkins, Minneapolis, New Brighton, Roseville, St. Louis Park, St. Paul, and South St. Paul. These economic development projects are expected to provide 5,781 new or retained jobs, many paying an hourly wage of \$12.50 or more per hour. A \$14.8 million increase in net tax capacity is anticipated from these cleanup projects, and they involve over \$800 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 remained strong. 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, stormwater management infrastructure, and structured parking to support additional density. Funding is a catalyst that enables developers to implement new development ideas that expand the options available in the market in many communities.

Local Housing Incentives Account grants have helped produce new and rehabilitated affordable rental and homeownership housing in 52 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 to support the region's economic competitiveness. During 2006, seven communities and two multi-city land trusts received funds. Funded projects include 172 new rental units and 34 ownership units, both new and rehabilitated for resale. All of the new rental units will be affordable to households earning less than the 2006 area median income (\$78,500 for a family of four).

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 2006 was \$10.4 million. Only \$5.82 million was available and awarded, leaving \$4.5 million in unfunded need. The demand has been greatest in the Livable Communities Demonstration Account program. The total amount of LCDA funding requested totaled \$34.8 million in 2006, compared to \$8.8 million awarded.

The total for LHIA funding requests is substantial also. Applications for gap financing to the Metropolitan Housing Implementation Group (MHIG) totaled \$36.1 million. All the MHIG funding partners together were able to fund \$15.9 million (including \$1.66 million from LHIA funds). The total amount of unfunded requests was \$20.2 million. With such a large unfunded need for affordable housing assistance, the approximately \$1.5 million per year available through the LHIA continues to be a small, but important, contribution to affordable housing solutions.

Legislative Recommendations

The Council proposed two changes to the Livable Communities Act to the Minnesota Legislature during the 2007 legislative session. Both changes involved the authorization to reallocate Livable Communities Fund monies to respond to Council priorities.

Provide a One-Time Allocation of Funds from the Livable Communities Demonstration Account to the Council's Comprehensive Planning Grant and Loan Program

State law requires local governments to update their comprehensive plans once every ten years. The next "decennial" update is due by the end of 2008. The Council is committed to working collaboratively with local units of government as they undertake their comprehensive plan updates. Such updates can be costly to local governments and a one-time allocation of funds from the Metropolitan Livable Communities Fund (Minnesota Statutes 473.253) to the Council's Comprehensive Planning Grant and Loan Program (Minnesota Statutes 473.867, subd. 2) would provide monies the Council would use to help offset local planning costs. Financial assistance would be of particular benefit to smaller units of government with limited resources. Grants would be targeted to communities with a low net tax capacity and substantial household growth forecasted for the planning period 2010 to 2030. Funds would also be made available to counties to undertake or manage a collaborative effort with townships to complete their Livable Communities Act planning requirements.

The legislature authorized a similar transfer of funds for local planning assistance when local governments prepared their first "decennial" review ten years ago. This reallocation of funds would have no impact on the Metropolitan Council's tax levy because the proposed funding comes from already authorized and assessed revenues.

Provide More Flexibility to Shift Funds Among Accounts

The Council requested changes to Minnesota Statutes section 473.253, beginning in 2007, to allow the transfer of up to \$3 million from the Livable Communities Demonstration Account (LCDA) to the Tax Base Revitalization Account (TBRA) for distribution to applicants eligible for TBRA funding if there are an insufficient number of applications meeting LCDA funding criteria and program guidelines. Similarly, if there are an insufficient number of applications meeting funding criteria and program guidelines for the Tax Base Revitalization Account, any funds unused for an application cycle may be transferred to the Livable Communities Demonstration Account (LCDA) for distribution to eligible LCDA applicants.

Appendix A

Examples of Funded Projects

The following pages provide a summary of activities in each Livable Communities Fund account from the first round of grants in 1996 to the most recent 2006 grant awards. Together with an accompanying selection of photos showing examples of completed projects, this information illustrates the positive effects achieved throughout the metropolitan area by funding investments from the three LCA accounts.

Tax Base Revitalization Account

Columbia Heights - Park View ▼

From deteriorated industrial park to housing



Minneapolis - Greenleaf Lofts ▼

From former gas station to condos and retail



Minneapolis - Skyway Event Services ▼

From vacant industrial building to corporate headquarters



Falcon Heights - Town Square ▼

From declining strip mall to rental housing



Since 1996, the Tax Base Revitalization Account has awarded 214 grants totaling \$64.84 million. Projects have been funded in thirty-four metropolitan area communities. In all, more than 1,500 acres of polluted land have been cleaned up to make way for redevelopment projects that, when completed, will include an expected 25,000+ new or retained jobs, additional affordable housing units to help meet regional needs, an increase of almost \$77 million in the region's annual net tax capacity, and more than \$3 billion in private investment.

Livable Communities Demonstration Account

Ramsey Town Center – New downtown in an outlying suburban community. ▼



Heritage Park – Revitalized urban neighborhood ▼



Marketplace Lofts, Hopkins – Reinvigorated older downtown. ▼



Lyndale Gateway West/Kensington Park – Retail corridor redevelopment ▼



Livable Communities Demonstration Account funds have been awarded to 47 communities and three multi-city coalitions since 1996. In all, 143 grants totaling \$74.67 million have assisted communities with development and redevelopment projects that include a variety of housing prices in owner and rental housing, a mix of retail services serving the neighborhood or broader area, and public spaces such as parks and pedestrian connections—all linked to transit where available and jobs. When completed, funded projects, including more than \$2.7 million in additional private investment, will add more than 23,000 new housing units and hundreds of jobs to the region.

Local Housing Incentives Account

Oakdale



Coon Rapids

Maplewood



Hasting



Bloomington



South St. Paul

Minnetonka

Lakeville

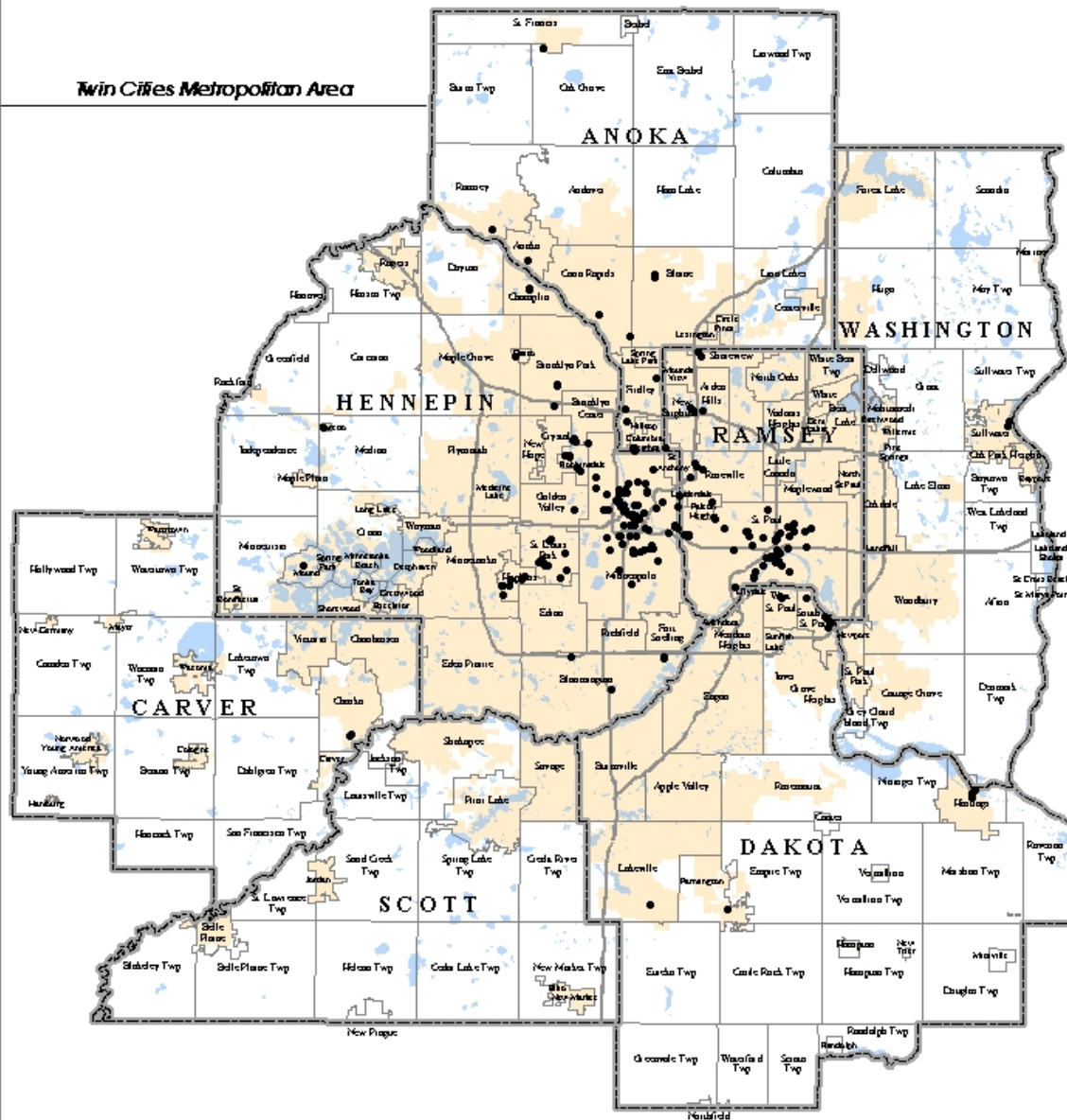


Brooklyn Park

Since 1996, the Council has awarded \$16.51 million through 102 Local Housing Incentives Account grants to 52 communities. The funds will assist with financing gaps in affordable housing proposals expected to include over \$428 million in total development investments. Funded projects, when completed, will provide 2,062 new rental units, of which 1,797 will be affordable to low income households. In addition, 638 existing affordable rental units will be rehabilitated. Grants to assist with ownership housing will add 574 new affordable units to the region's housing supply and rehabilitate up to 280 more. More than 1,100 qualifying homeowners will also be assisted with low-cost home improvement loans.

Appendix B.
Maps of Funded Projects

Twin Cities Metropolitan Area



Livable Communities

Tax Base Revitalization Account Awards

Polluted Site Clean Up Assistance

\$64.9 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 *
2005	\$6.4 million **
2006	\$5.8 million ***

* Includes \$2.8 million of 2004 funding awarded in January 2005

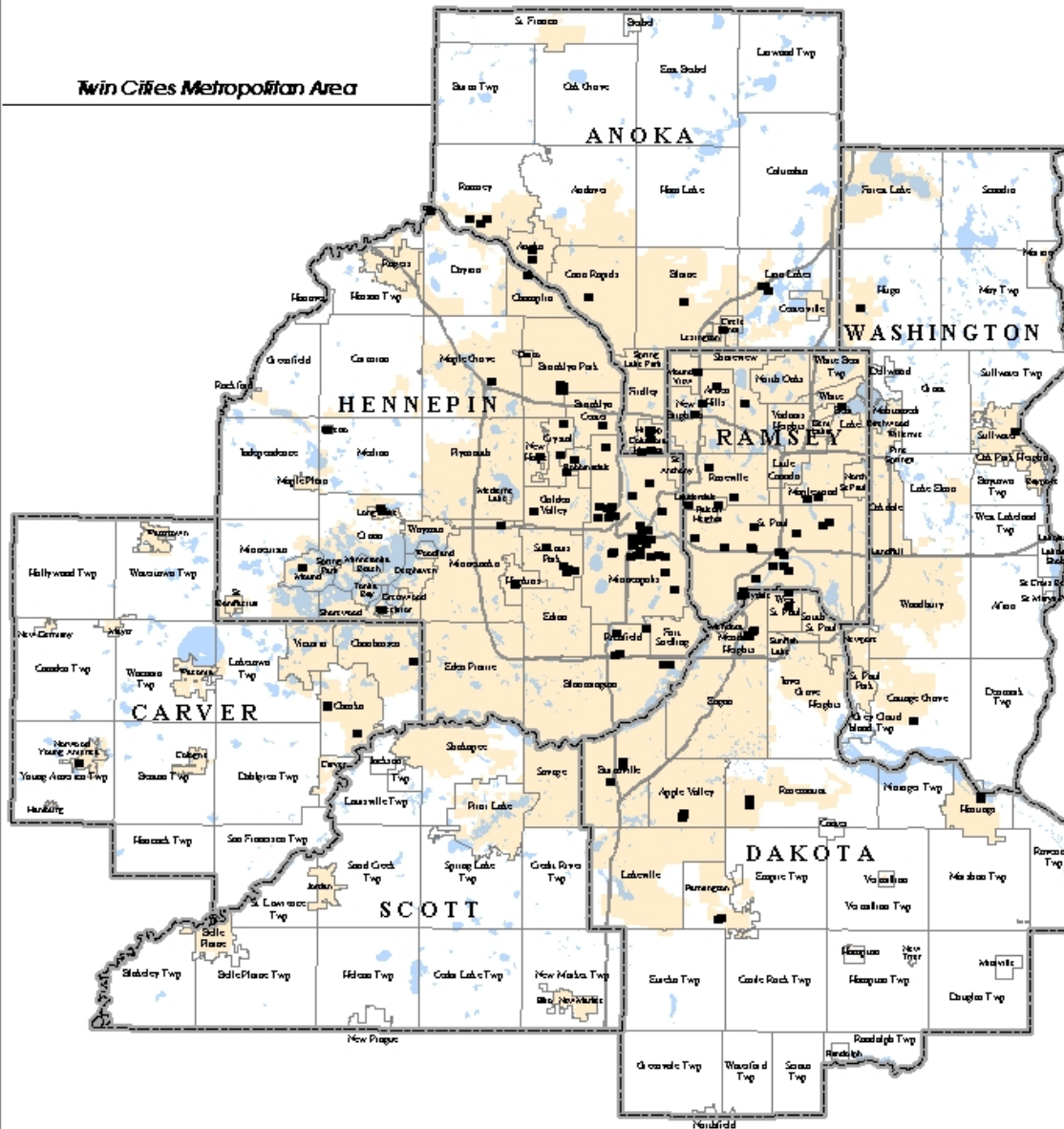
** Includes \$3.65 million of 2005 funding awarded in January 2006

*** Includes \$2.91 million of 2006 funding awarded in January 2007



January 2007

Twin Cities Metropolitan Area



Livable Communities

Demonstration Account Awards

Community Development Assistance

\$74.8 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 **
2005	\$8.4 million ***
2006	\$8.8 million

* Includes \$1.25 million of 2003 funding awarded in February 2004

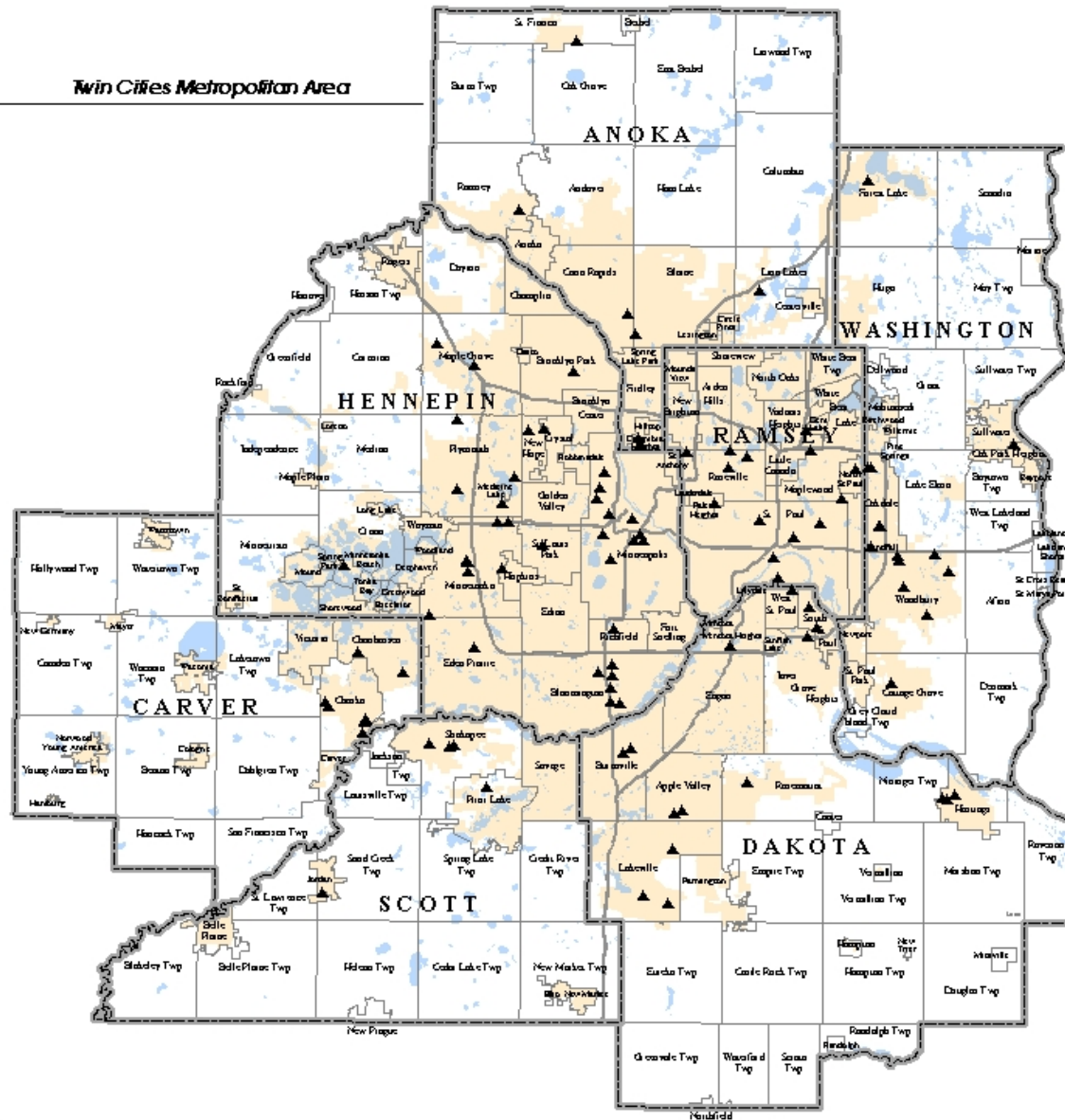
** Includes \$7.5 million of 2004 funding awarded in February 2005

*** All 2005 funding awarded in January 2006



January 2007

Twin Cities Metropolitan Area



Livable Communities

Local Housing Incentives Account Awards

Affordable Housing Assistance

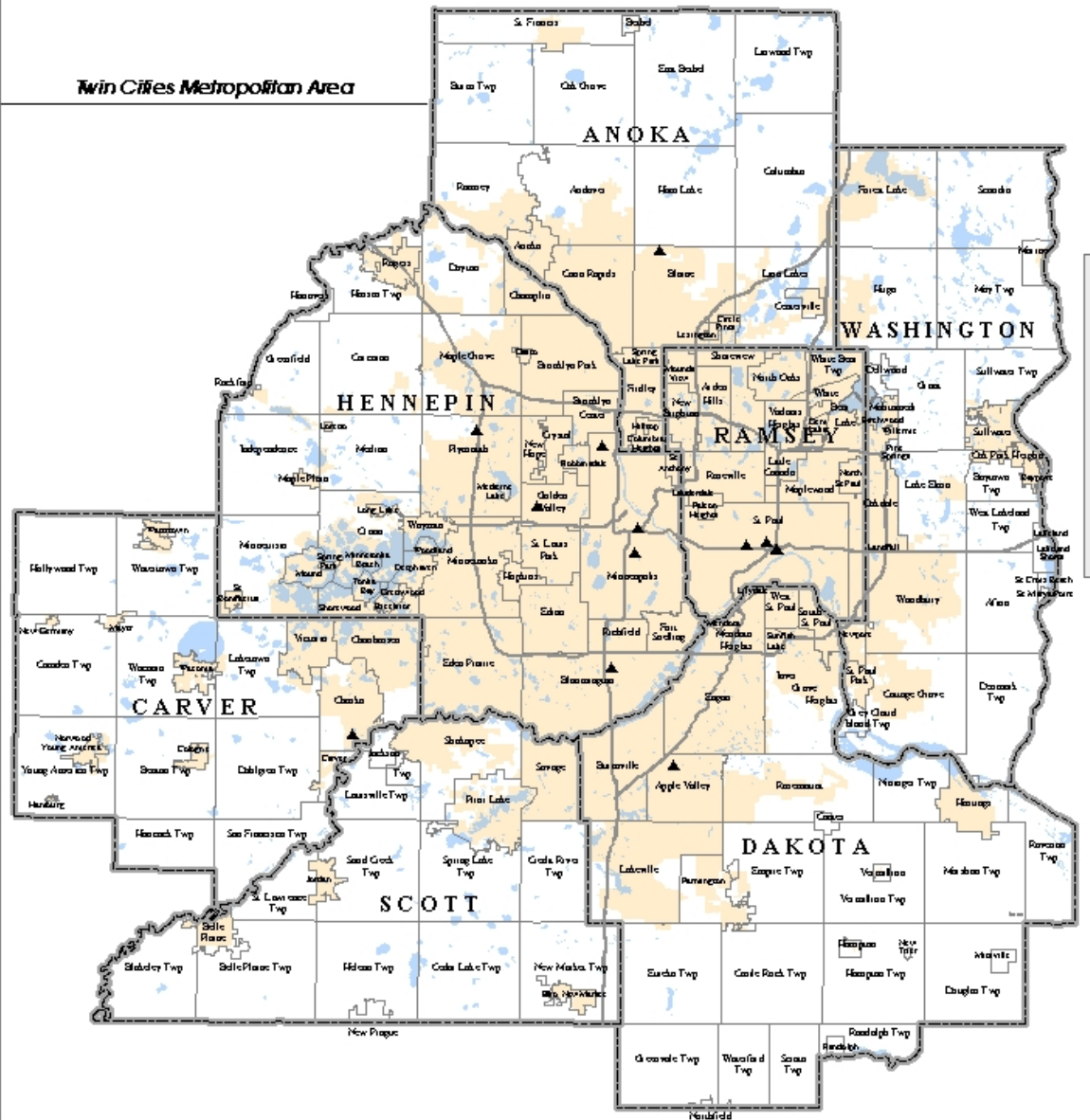
\$16.5 million in LHIA Grants

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
2005	\$1.7 million
2006	\$1.7 million



January 2007

Twin Cities Metropolitan Area



Livable Communities

Inclusionary Housing Account Awards

Affordable Housing Assistance

\$4.6 million in IHA Grants

Year	Total Annual Award
2000	\$4.2 million
2004	\$.4 million



January 2007

APPENDIX C

Livable Communities Fund Financial Status

**Tax Base Revitalization Account
Awards and Disbursements
1-1-96 to 12-31-06**

Funding Cycle	City/Municipality	Awards	2006 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, II & III	1,291,651		1,020,123		271,528
96B	St. Louis Park - 4820 W. Excelsior Boulevard	179,500		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	2006 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		600,000		0
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		1,000,000		0
99A	St. Louis Park - 5101 Minnetonka Boulevard	87,152		87,124	28	0
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		231,750		0
00A	Minneapolis - Urban Village	231,276		231,276		0

Fund Cycle	City/Municipality	Awards	2006 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	0
00A	Minneapolis - Penn-Lowry Redevelopment	48,331		42,119	6,212	0
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	0
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		0
01C	Minneapolis - St. Anthony East Bank Village - II	201,500		201,500		0
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		0
01B	Osseo - Hans Foreign Auto Parts	98,573		98,573		0
01B	Minneapolis - Ivy Tower	721,758		681,445	40,313	0
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	184,906	221,000		0
01C	Minneapolis - Unocal Thornton Street SE	210,537		210,537		0
01C	Minneapolis - Stone Arch Apartments	97,500		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	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02A	St. Paul - Lowertown Depot	378,628		0	378,628	0
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		100,387	59,613	0
02A	Minneapolis - St. Barnabas	135,000		76,678	58,322	0
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		200,000		0
02B	Minneapolis – 501-509 Washington Avenue S.	35,090		35,090		0
02B	Hopkins - Excelsior Tech Center	579,528		579,528		0
02B	St. Paul - Westminster Junction - I	327,500		327,000		0
02B	Minneapolis -North Washington Industrial Park	55,421		45,557	9,864	0
02B	Stillwater – Lofts of Stillwater	124,159	4,387	124,159		0
02B	Minneapolis - Hubbard Building	100,000	92,602	92,602	7,398	0
02B	So. St. Paul - 140 Hardman Avenue South	510,494	419	414,647		95,847
02B	Robbinsdale - 4181 W Broadway	92,808		92,808		0
02B	Minneapolis - Lenox Flats	125,000		0	125,000	0
02B	Minneapolis - Portland Condominiums	460,000		14,199		445,801
02B	Minneapolis - 628 Franklin Avenue	140,000		136,052	3,948	0
03A	St. Anthony - Apache Plaza	585,600		585,600		0
03A	Minneapolis – Despatch Laundry Site	502,000	389,943	502,000		0
03A	St. Louis Park – Lithium Corporation of America/ConAgra	436,465		436,465		0
03A	Minneapolis - Washington Live-Work Building	359,785		305,455	54,330	0
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		0
03A	Minneapolis – Heritage Park – II (a.k.a. Near Northside Redevelopment)	143,750		143,750		0
03A	St. Paul - Westminster Junction - II	65,000		65,000		0
03B	Minneapolis - Greenleaf Lofts	25,122		25,122		0
03B	Minneapolis - 1035 East Franklin Avenue	20,396		20,396		0
03B	St. Paul - The Lowry	500,000		500,000		0
03B	Robbinsdale - Terrace Theatre	238,000		221,075	16,925	0
03B	St. Paul - Dale Street Shops	700,000		700,000		0
03B	St. Paul - Mai Village	75,000		75,000		0

Fund Cycle	City/Municipality	Awards	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
03B	Minneapolis - 1508 East Lake Street	232,000		232,000		0
03B	Columbia Heights- Industrial Park	231,731		231,731		0
03B	Hopkins - Knox/Luther Company	452,978	30,764	388,394		64,584
03B	Falcon Heights - Falcon Heights Town Center	74,773		74,773		0
04A	Minneapolis – Minnesota Innovation Center	827,420	2,104	827,420		0
04A	New Brighton – Eastern Northwest Quadrant	800,000		0	800,000	0
04A	St. Louis Park – Edgewood Business Center (a.k.a. Lithium Corporation of America/Con Agra)	7,463		7,463		0
04A	St. Paul – Crane Ordway	87,000	51,110	87,000		0
04A	Minneapolis – Midtown Exchange (a.k.a. Sears)	750,000		750,000		0
04A	St. Paul – Building 17	50,331		50,331		0
04A	Minneapolis – River Run Apartments	59,546		59,546		0
04A	South St. Paul – Holtkoetter Expansion	155,740	1,901	106,919	48,821	0
04A	St. Paul – Hmong Funeral Home	62,500		62,500		0
04B*	Minneapolis – Hiawatha Commons	46,345	8,856	46,345		0
04B*	St. Paul – Llewellyn-West Side Flats	213,705		0		213,705
04B*	St. Paul – The Lowry II	300,000		300,000		0
04B*	Minneapolis – Riverview Homes	192,018	474	2,807		189,211
04B*	Minneapolis – St. Anthony Mills Apartments	121,194		0		121,194
04B*	Columbia Heights – Columbia Heights Industrial Park	288,892	87,887	239,347		49,545
04B*	Robbinsdale – Robbinsdale Condo Townhouse Project	99,750	39,127	79,729		20,021
04B*	St. Paul – Island Station	500,000		0		500,000
04B*	Minneapolis – 45 th and Chicago	133,965	49,745	133,965		0
04B*	St. Louis Park – Brookside Lofts	217,110	55,566	183,616		33,494
04B*	Robbinsdale – Parker Village	400,000		400,000		0
04B*	St. Francis – St. Francis Auto Parts	160,304	141,502	141,502		18,802
04B*	Lakeville (Dakota County CDA) - Meadowlark	126,717	2,141	14,398		112,319
05A	Minneapolis – Eat Street Flats and Market	288,706	218,650	218,650		70,056
05A	Minneapolis – Hiawatha Business Center	168,200	135,155	135,155		33,045
05A	Minneapolis – 2037 Riverside Avenue/Jimmy John's	8,904	8,904	8,904		0
05A	St. Louis Park – National Lead Site	800,000	755,311	800,000		0
05A	Blaine – Former Lee's Wrecking	119,360	119,360	119,360		0
05A	Minneapolis – Park Avenue Lofts	419,000		0		419,000
05A	St. Paul – Carleton Place Lofts - I	238,058	238,058	238,058		0
05A	Minneapolis – Greenway Terrace - I	161,430		161,430		0
05A	Mound – Lost Lake Dump/Maxwell Property	221,000		0		221,000
05A	Ramsey – Former St. Paul Terminals	295,342		20,826		274,516

Fund Cycle	City/Municipality	Awards	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
05B**	Roseville – Twin Lakes - I	692,200	12,641	12,641	679,559	0
05B**	South St. Paul – Armour Gates	90,900	9,257	9,257		81,643
05B**	Brooklyn Park – Village Creek - III	73,900		0		73,900
05B**	St. Paul – Old Swedish Bank/965 Payne Avenue	79,300	79,300	79,300		0
05B**	Minneapolis – Midtown Exchange – II (f.k.a. Sears)	243,000	243,000	243,000		0
05B**	Minneapolis – 714 – 718 Washington Avenue North	275,000	219,896	219,896		55,104
05B**	Minneapolis – Humboldt Industrial Park	207,000	207,000	207,000		0
05B**	Minneapolis – Greenway Terrace - II	13,500	13,500	13,500		0
05B**	St. Paul – Shalom Home	150,000		0		150,000
05B**	St. Paul – Globe Building	600,000	444,344	444,344		155,656
05B**	Columbia Heights – Columbia Heights Industrial Park - III	292,900	48,567	48,567		244,333
05B**	Minneapolis – Washington Court Apartments	200,000	200,000	200,000		0
05B**	Hopkins – Hopkins School Bus Facility	290,000		0		290,000
05B**	Minneapolis – Nicollet Avenue and 38 th Street	221,400		0		221,400
05B**	St. Paul – Salvation Army Booth-Brown House	136,100	102,870	102,870		33,230
05B**	St. Paul – River Park Lofts	79,800	79,800	79,800		0
06A	Arden Hills — Gateway Center	200,000	173,715	173,715		26,285
06A	Blaine — Medical Center (former Lee's Wrecking) - I	62,400		0		62,400
06A	Bloomington — Central Station	269,000		0		269,000
06A	Fridley — 5601 East River Toad (Tiro)	168,000	168,000	168,000		0
06A	Hopkins — Excelsior Crossing	237,800	65,413	65,413		172,387
06A	Hopkins — Market Place and Main	54,500		0		54,500
06A	Minneapolis — Master – 2112 Broadway	70,800		0		70,800
06A	Minneapolis — The Bridge	51,000		0		51,000
06A	Minneapolis — Van Cleve Court (Bunge)	121,500		0		121,500
06A	Roseville — Twin Lakes - II	350,000		0	350,000	0
06A	St. Louis Park — National Lead	167,000	167,000	167,000		0
06A	St. Paul — Carleton Place Lofts - II	65,400		0		65,400
06A	St. Paul — Jeremiah Program Project	79,500		0		79,500
06A	St. Paul — Minnesota Building	379,800		0		379,800
06A	St. Paul — River Park Lofts	107,000		0		107,000
06A	St. Paul — Griffin	371,000		0		371,000
06A	South St. Paul — Bridge Point Business Center - I	155,300	127,030	127,030		28,270
06B***	Blaine — Medical Center (former Lee's Wrecking) - II	64,000		0		64,000
06B***	Chaska — Block 6 Redevelopment	66,400		0		66,400
06B***	Columbia Heights — Industrial Park – II North Lot	19,100		0		19,100
06B***	Minneapolis — 1209 Tyler Street NE	211,500		0		211,500
06B***	Minneapolis — Aloft Hotel	44,400		0		44,400

Fund Cycle	City/Municipality	Awards	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
06B***	Minneapolis — Crown Iron/Electric Machine	690,000		0		690,000
06B***	Minneapolis — Pacific Flats	415,000		0		415,000
06B***	Minneapolis — SoHo - 718 Washington Avenue N	47,600		0		47,600
06B***	New Brighton — Western Northwest Quadrant	700,000		0		700,000
06B***	South St Paul — Bridge Point Business Center - II	88,900		0		88,900
06B***	St. Paul — Commerce Building	563,100		0		563,100
	TOTAL	64,844,706	4,971,302	51,120,566	4,496,364	9,227,776

*2004 funding awarded in January 2005

**2005 funding awarded in January 2006

***2006 funding awarded in January 2007

TBRA Funding Cycle Summary	Awards	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	3,802,864		3,191,082	611,782	0
96B	2,697,136		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		2,798,474		127,377
99A	2,348,090		2,348,462		0
99B	2,995,459		2,236,625	614,683	144,151
00A	2,600,000		2,521,673	78,327	0
00B	2,608,802		2,605,909	2,893	0
01A	2,650,000		2,650,000		0
01B	1,744,133		1,684,463	59,670	0
01C	905,867	184,906	905,866		0
02A	2,550,000		1,972,550	577,450	0
02B	2,750,000	97,408	2,062,142	146,210	541,648
03A	2,550,000	389,943	2,402,518	147,482	0
03B	2,550,000	30,764	2,468,491	16,925	64,584
04A	2,800,000	55,115	1,951,179	848,821	0
04B	2,800,000	385,299	1,541,709		1,258,291
05A	2,720,000	1,466,534	1,702,383		1,017,617
05B	3,645,000	1,660,176	1,660,176	679,559	1,305,265
06A	2,910,000	701,158	701,158	350,000	1,858,842
06B	*2,910,000				2,910,000
Total*	64,844,706	4,971,303	51,120,566	4,496,364	9,227,776

*2006 funding awarded in January 2007

**Livable Communities Demonstration Account
Awards and Disbursements
1-1-96 to 12-31-06**

Funding Cycle	City	Award	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	Minnetonka - Boulevard Gardens (a.k.a. West Ridge Market)	770,000		770,000		0
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		722,387	2,613	0
96B	Roseville - Cornerstone Program	270,000	51,659	250,067		19,933
96B	Robbinsdale - Downtown	780,000		780,000		0
97	Golden Valley - Valley Square Redevelopment Area B	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		698,149	1,851	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	7,500	689,658	60,342	0
98	Minneapolis - Urban Village – I (Midtown Greenway Area)	640,000		640,000		0

Funding Cycle	City	Award	2006 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		500,000		0
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		350,000		0
99	Cottage Grove - Langdon Square (a.k.a. East Ravine Community Pre-design)	150,000		150,000		0
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		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		450,000		0
00	Minneapolis - Near Northside Redevelopment - I (a.k.a. Heritage Park)	1,500,000		1,500,000		0
00	St. Paul - Phalen Village Main Street	350,000		0	350,000	0
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		1,000,000		0
01	Brooklyn Park – Shingle Creek Corridor – II (a.k.a. The Village)	500,000		500,000		0
01	Minneapolis - Near Northside Redevelopment – II (a.k.a. Heritage Park)	1,500,000		1,500,000		0
01	St. Paul - North Quadrant Urban Village (a.k.a. Wacouta Commons and Sibley Park)	650,000		650,000		0
01	St. Louis Park – Park Commons Redevelopment – III (a.k.a. Excelsior and Grand)	1,100,000		1,100,000		0
01A	Minneapolis - Hiawatha-Lake Transit Oriented Development	100,000	100,000	100,000		0
01B	Anoka - Heart of Anoka	70,000		70,000		0
01B	Blaine - Town Square	20,000		0	20,000	0
01B	Burnsville - Strip Center Reuse	70,000		49,989	20,011	0

Funding Cycle	City	Award	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
01B	Dayton - Historic Village Revitalization	44,000		26,964	17,036	0
01B	Excelsior - Making New History	70,000		70,000		0
01B	Hastings - Mixed Use Development and Expansion Historic Downtown	58,500		53,437	5,063	0
01B	Rosemount -Downtown Redevelopment Plan	23,000		22,800	200	0
01B	Roseville - Twin Lakes Redevelopment Plan	58,500		58,500		0
01B	St Paul - University Avenue Transit Oriented Development	70,000		69,014	986	0
01B	Apple Valley – Central Village Small Area Plan – I (a.k.a. Galaxie Avenue)	16,000		16,000		0
01C	St. Paul - Pan Asian Urban Village	600,000		0	600,000	0
01C	Hopkins - East Central Business District	600,000		600,000		0
01C	Minneapolis - Franklin-Portland Gateway - I	500,000		500,000		0
01C	Minneapolis - Many Rivers	200,000		200,000		0
01C	Minneapolis - Ventura Village Carriage Homes	100,000		0	100,000	0
01C	Chaska - Clover Ridge	750,000		750,000		0
02A	Fridley – Housing Opportunities along the Northstar Commuter Rail Line	70,000		67,550	2,450	0
02A	Long Lake – Downtown Implementation Plan	70,000		70,000		0
02A	Crystal - West Panhandle Redevelopment	60,000		60,000		0
02A	Minneapolis- 46th & Hiawatha Master Plan	50,000		0		50,000
02A	St. Paul – University Avenue & Dale Street Transit Oriented Development	45,000		45,000		0
02A	Shoreview – Core Area Redevelopment/Town Center Implementation	40,000	28,142	28,142	11,858	0
02A	Farmington - Spruce Street Development Plan	40,000		40,000		0
02A	Apple Valley – Central Village Small Area Plan – II (a.k.a. Galaxie Avenue)	30,000		30,000		0
02A	Arden Hill – Twin Cities Army Ammunition Plant (TCAAP) Reuse	75,000		75,000		0
02A	Columbia Heights - 39th & Central Avenue Redevelopment Site	25,000		25,000		0
02A	Brooklyn Center - Little Asia	24,000		17,763	6,238	0
02A	Stillwater - Second Street Mixed Use Development	50,000		15,013	34,987	0
02A	Richfield – Low Frequency Noise Impact Area Design and Land Use Standards	10,000	3,313	10,000		0
02B	Minneapolis - Grain Belt Housing Project	775,000		599,957	175,043	0
02B	Falcon Heights – Falcon Heights Town Square	1,000,000		1,000,000		0
02B	West St Paul – North End Redevelopment Project	1,000,000		1,000,000		0

Funding Cycle	City	Award	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02B	Hopkins - Marketplace Lofts	250,000		250,000		0
02B	St Paul - Market Lofts	950,000		467,174	482,826	0
02B	Minneapolis – Near Northside Redevelopment – III (a.k.a. Heritage Park)	850,000		850,000		0
02B	Mendota Heights –Mendota Heights Town Center - I	873,400		873,400		0
02B	Minneapolis - Franklin -Portland Gateway - II	500,000		500,000		0
02B	Richfield - Lyndale Gateway West	500,000		500,000		0
02B	Minneapolis - Village in Phillips	437,600		437,600		0
02B	Minneapolis - Phillips Park Initiative - II	250,000		0	250,000	0
02B	Ramsey – Ramsey Station Town Center	800,000		800,000		0
03A	White Bear Lake – Lake Village Mixed Use Redevelopment	55,000		55,000		0
03A	St Paul – Union Brass/Smurfit Housing Development	62,000	-110	48,787	13,213	0
03A	Minneapolis - Karamu East	46,395		42,807	3,588	0
03A	New Hope - City Center	55,500		55,500		0
03A	Maplewood - Gladstone Neighborhood	8,000		7,999	1	0
03A	Lauderdale - Larpenteur at Eustis Street	20,000		16,750	3,250	0
03A	Rosemount – Rosemount Downtown Redevelopment	50,000		50,000		0
03B	St Paul – Koch/Mobil	900,000		900,000		0
03B	St Paul - Midtown University Village	550,000	550,000	550,000		0
03B	Minneapolis – Franklin - Portland Gateway - III	246,150		0		246,150
03B	Minneapolis - Cedar Lake Midtown Revival	200,000		0	200,000	0
03B	Richfield - City Bella Plaza	500,000		500,000		0
03B	Mendota Heights – Mendota Heights Town Center - II	300,000	125,607	300,000		0
03B	Ramsey – Ramsey Town Center	2,210,000		2,210,000		0
03B	Farmington - Spruce Street Bridge Project	955,000	955,000	955,000		0
03B	Brooklyn Park - Village Creek I	346,150		346,150		0
03B	St Paul - District del Sol*	1,250,000		951,142	298,858	0
04A	Hilltop – Hilltop Redevelopment Study Area	28,500		0		28,500
04A	New Brighton – Northwest Quadrant Design Development	51,000		51,000		0
04A	Champlin – Mississippi Crossings Transit-Oriented Development	60,000		60,000		0
04A	Hugo – Hugo Downtown Redevelopment	45,000		45,000		0
04A	Loretto – Downtown Redevelopment	15,500	15,095	15,095	405	0
04B**	Minneapolis – Heritage Park III & IV	450,000		0		450,000
04B**	Ramsey – Town Center East Park	363,756		0		363,756
04B**	Apple Valley – Harmony Commons	2,356,244		0		2,356,244
04B**	Bloomington – Central Station	500,000		0		500,000

Funding Cycle	City	Award	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
04B**	Mound – Harbor Renaissance	1,150,000		0		1,150,000
04B**	Lino Lakes – Legacy at Woods Edge	750,000		750,000		0
04B**	Brooklyn Park – Village Creek II	1,180,000		0		1,180,000
04B**	Minneapolis – Midtown Exchange LCDA #1	750,000		750,000		0
05***	Chaska - Sinclair	965,000		0		965,000
05***	Minneapolis – Heritage Park - V	1,000,000		0		1,000,000
05***	Bloomington – Bloomington Central Station TOD	2,200,000		0		2,200,000
05***	Anoka – Anoka North Central Business District	1,000,000	1,000,000	1,000,000		0
05***	St. Paul – Victoria Park	798,439		0		798,439
05***	Minneapolis – Ripley Gardens	450,000		0		450,000
05***	Columbia Heights – Huset Parkway	580,147	580,147	580,147		0
05***	Apple Valley – Central Village – Legacy Park North	425,000		0		425,000
05***	Minneapolis – Midtown Exchange Condos on the Greenway	600,000	600,000	600,000		0
05***	St. Paul – Chestnut Plaza	400,000		0		400,000
06	Minneapolis — Currie Park Lofts and Station Place	341,341		0		341,341
06	Minneapolis — Longfellow Station Project	934,523		0		934,523
06	Minneapolis — Van Cleve Court	1,334,523		0		1,334,523
06	St. Paul — Fillmore Street/West Side Flats	750,000		0		750,000
06	St. Paul — Temperance Street/North Quadrant	235,060		0		235,060
06	Columbia Heights — Grand Central Lofts	974,369		0		974,369
06	Long Lake — Downtown Master Plan and Stormwater Management Project	575,000		0		575,000
06	Maplewood — Gladstone Neighborhood Redevelopment	1,800,000		0		1,800,000
06	St. Louis Park — Hoigaard Village	1,505,184		0		1,505,184
06	Norwood Young America — Oak Grove Dairy Redevelopment Project	350,000		0		350,000
	TOTAL	74,669,948	4,016,353	50,337,667	2,822,735	21,509,546

*2003 funding awarded in February 2004

**2004 funding awarded in February 2005

***2005 funding awarded in January 2006

LCDA Funding Cycle Summary	Award	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
96A	2,299,000		2,299,000		0
96B	2,275,500	51,659	2,252,954	2,613	19,933
97	3,980,350		3,634,133	219,723	126,524
98	4,950,000	7,500	4,950,000		0
99	5,817,317		5,805,401	11,917	0
00	7,900,000		7,450,000	450,000	0
01A	100,000	100,000	0		0
01B	500,000		436,704	63,296	0
01C	5,400,000		4,800,000	600,000	0
02A	589,000	31,455	483,467	55,533	50,000
02B	8,186,000		7,278,131	907,869	0
03A	296,895	-110	276,842	20,053	0
03B	*7,457,300	1,630,607	6,712,292	498,858	246,150
04A	200,000	15,095	171,095	405	28,500
04B	**7,500,000		1,500,000		6,000,000
05	***8,418,586	2,180,147	2,180,147		6,238,439
06	8,800,000				8,800,000
Total	74,669,948	4,016,353	50,337,667	2,822,765	21,509,516

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

**2004 funding awarded in February 2005

***2005 funding awarded in January 2006

**Local Housing Incentives Account
Awards and Payments
1-1-96 to 12-31-06**

Fund Cycle	City/Municipality	Awards	2006 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		80,000		0
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	2006 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		23,600	8,400	0
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		200,000		0
01A	Plymouth - Stone Creek Village	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	43,606	0
01B	Woodbury - Tamarack Village Homes (home ownership)	100,000		100,000	City returned 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	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
02A	Minnetonka – West Hennepin Affordable Housing Land Trust - I	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		0
03A	Columbia Heights- Greater Metropolitan Housing Corporation	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		150,000		0
03A	Oakdale – Two Rivers Community Land Trust	42,000		42,000		0
03A	Richfield - Lyndale Gateway/Kensington Park	150,000		92,778	57,222	0
03A	St. Paul – St. Paul Housing Production	150,000		150,000		0
03A	Minneapolis - Heritage Park III (a.k.a. Near North Neighborhood)	200,000		200,000		0
03B	Apple Valley - Lebanon Valley Place	150,000		150,000		0
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	100,000	100,000		0
04A	Minnetonka – West Hennepin Affordable Housing Land Trust III	83,000	6,899	83,000		0
04A	Woodbury – Woodbury Community Land Trust-City Walk and Settler's Ridge	200,000	City returned -29,230	29,230	200,000	0
04A	Stillwater – Home Free	60,000		60,000		0
04A	Inver Grove Heights (Dakota County CDA) – Lafayette Family Townhomes	195,900		195,900		0
04B	Bloomington (Bloomington HRA) – Lyndale Green Redevelopment Project	100,000		0		100,000
04B	Chaska (Carver County HRA) – East Creek Acres II	100,000	20,000	20,000		80,000
04B	New Hope – Boone Avenue Condominiums	125,000	125,000	125,000		0
04B	St. Paul (St. Paul HRA) – Neighborhood Development Partnership II	150,000	96,516	96,516		53,484
04B	Maple Grove – Maple Ridge Townhomes	225,000	225,000	225,000		0
04B	Forest Lake – Forest Ridge Townhomes	225,000	225,000	225,000		0
04B	Lino Lakes – Lino Lakes Apartments	225,000	225,000	225,000		0
05A	Oakdale – Two Rivers Community Land Trust - III	150,000		15,188		134,812

Fund Cycle	City/Municipality	Awards	2006 Payments	Total Payments	Unexpended Funds	Unpaid Commitment
05A	Minnetonka – West Hennepin Affordable Housing Land Trust - IV	175,000	130,850	130,850		44,150
05B	Minneapolis – Villages in Phillips Phase II	150,000		0		150,000
05B	Hastings – West Village Townhomes	125,000	125,000	125,000		0
05B	St. Paul – Hazelwood Terrace	150,000	150,000	150,000		0
05B	Chanhassen – Gateway Place	300,000	300,000	300,000		0
05B	Plymouth – Vicksburg Commons	300,000	300,000	300,000		0
05B	Woodbury – Water’s Edge Townhomes	300,000		0		300,000
06A	Oakdale — Two Rivers Community Land Trust - IV	100,000		0		100,000
06B	Chaska — Clover Field Townhomes	75,000		0		75,000
06B	Minneapolis — City of Lakes Community Land Trust (CLCLTA)	100,000		0		100,000
06B	St. Paul (Ramsey County HRA) — RONDO Land Trust	100,000		0		100,000
06B	Oakdale — Tanner’s Lake Housing Rehabilitation Loan Program	50,000		0		50,000
06B	Rosemount — Rosemount Family Townhomes	145,000		0		145,000
06B	Bloomington — Blooming Glen	290,000		0		290,000
06B	Jordan — Jordan Valley Townhomes	400,000		0		400,000
06B	Vadnais Heights — Willow Ridge Apartments	400,000		0		400,000
	TOTAL	16,460,900	2,007,178	12,613,195	1,232,403	2,615,303

LHIA Funding Cycle Summary	Awards	2006 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		613,230	86,770	0
99C	635,000		435,000	200,000	0
99D	353,000		353,000		0
00A	949,400		769,595	179,805	0
00B	297,600		297,600		0
01A	900,000		900,000		0
01B	400,000		256,394	143,606	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		1,029,778	57,222	0
03B	315,000		150,000	165,000	0
04A	738,900	84,812	446,043	200,000	92,857
04B	1,150,000	916,516	916,516		233,484
05A	325,000	130,850	146,038		178,962
05B	1,325,000	875,000	875,000		450,000
06A	100,000		0		100,000
06B	1,560,000		0		1,560,000
Total	16,460,900	2,077,178	12,613,195	1,232,403	2,615,303

**Inclusionary Housing Account
Awards and Payments
1-1-99 to 12-31-06**

Fund Cycle	City	Awards	2006 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		317,859	57,141	0
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		200,000		0
04B	Minneapolis – Midtown Exchange (a.k.a. Sears)	178,700		178,700		0
	TOTAL	4,925,754	0	4,461,820	463,934	0

	IHA Funding Cycle Summary	Awards	2006 Payments	Total Payment	Unexpended Funds	Unpaid Commitment
	99	348,054			348,054	0
	00A	450,000		450,000		0
	00B	1,724,000		1,724,000		0
	00C	875,000		759,120	115,880	0
	00D	1,150,000		1,150,000		0
	04A	200,000		200,000		0
	04B	178,700		178,700		0
	05A	200,000		200,000		0
	05B	178,700		178,700		0
	Total	4,925,754	0	4,461,820	463,934	0