Regional

Report

Metropolitan Livable Communities Fund

Report to the Minnesota State Legislature

April 2002

Minn. Stat. 473.25

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Art. 1 Sec. 1

Metropolitan Council
Improve regional competitiveness in a global economy

Inside front cover

Metropolitan Council Members

The mission of the Metropolitan Council is to improve regional competitiveness in the global economy so that this is one of the best places to live, work, raise a family and grow a business.

The Metropolitan Council coordinates regional planning and guides development in the seven-county area through joint action with the public and private sectors. The Council also operates regional services, including wastewater collection and treatment, transit and the Metro HRA - an affordable-housing service that provides assistance to low-income seniors, disabled individuals and families in the region. Created by the legislature in 1967, the Council establishes policies for airports, regional parks, highways and transit, sewers, air and water quality, land use and affordable housing, and provides planning and technical assistance to communities in the Twin Cities region.

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Summary

This is the sixth annual report to the Minnesota Legislature on the Metropolitan Livable Communities Fund, established by the 1995 Livable Communities Act (Minnesota Statutes, Sections 473.25 through 473.254). The report details activities of the Metropolitan Council's administration of the fund in 2001, and a summary to date of fund activities covering 1996 through 2001. The report responds to a legislative requirement that the Council submit an annual report on the fund's activities and on how the selected projects meet regional policies and goals.

The Livable Communities Fund had three accounts during the year:

- The **Livable Communities Demonstration Account (LCDA) supports** projects that integrate land use and services through more compact, higher-density, transit-and pedestrian-oriented development with a mix of residential and commercial buildings and a range of housing types and costs.
- The **Local Housing Incentive Account (LHIA)** helps expand life-cycle and affordable rental and ownership housing in the region.
- The **Tax Base Revitalization Account (TBRA)** helps cities clean contaminated urban land and buildings for subsequent commercial, industrial, and, occasionally, residential redevelopment, thus restoring tax base and jobs near existing housing and services.

The Metropolitan Council awarded $15,670,000 in grants from the three accounts during 2001. Funds came primarily from tax levies, with additional money from accrued interest. The Council also contributed $970,000 in supplemental transit funding to promote transit access in demonstration projects. A fourth account, the Inclusionary Housing Account, closed in 2000 because the corresponding legislative appropriation from 1999 was entirely committed to projects by the end of 2000.

Grants were awarded as follows:

- **Livable Communities Demonstration Account**: Thirteen grants totaling $7,000,000 plus $970,000 in supplemental transit funding for economic and community development projects in six communities. Additionally, 10 Opportunity grants totaling $500,000 were approved for project planning initiatives in 10 communities.
- **Local Housing Incentive Account**: Thirteen grants totaling $1,900,000 to help construct and rehabilitate affordable rental and ownership housing in 20 communities.
- **Tax Base Revitalization Account**: Eighteen grants totaling $5,300,000 to help clean up 123 acres of polluted land in seven communities.

Grant awards to date in the five years of the fund's operation, 1996 through 2001, include:

- **Inclusionary Housing Account**: Eleven grants in eight communities totaling $4,200,000 to construct affordable rental and ownership housing.
- **Livable Communities Demonstration Account**: Seventy grants in 29 communities and two multi-city coalitions, totaling $35.7 million.
- **Local Housing Incentive Account**: Fifty-one grants to 39 communities totaling $8.1 million for affordable rental and ownership housing.
- **Tax Base Revitalization Account**: Ninety-five grants in 24 communities totaling $36.7 million to clean up 811 acres of contaminated land.

The uncommitted balance in the fund (total sources minus total awarded) was $543,394 on December 31, 2001. The accounts are managed with the intention to maintain a net uncommitted balance between the

funds while attempting to make awards up to the available total. The uncommitted balance is attributable primarily to more interest earnings than anticipated during the year. Interest varies depending on the timing of levy receipts and grant payments. Cash balances occur because some projects use the awards over a period of months or years and interest accrues on the unspent balances. The uncommitted balance is attributable primarily to the LCDA. Commitment of the remaining balance in the closed Inclusionary Housing Account for LHIA projects awarded in 2001 appears in this report as nearly offsetting uncommitted balances in these two housing accounts. Award commitments are maintained despite project uncertainties provided owners, developers and local governments actively attempt to resolve the delays. Typically, such delays relate to permits or financing.

The report includes a summary of each project funded in 2001, a more detailed exemplary project description for each account and a detailed financial summary.

Projects Funded, How Projects Support Regional Policy

Livable Communities Demonstration Account funds replicable models for how land and services can be used more efficiently. Funds support the regional growth strategy to ensure orderly development and limit sprawl, promote infill development to use land better and improve jobs-housing-transportation connections, and expand affordable and life-cycle housing choices in the region. The fund is a growing source for local community development efforts, particularly since the availability of tax increment financing has been reduced.

The Demonstration Account supports projects in fully developed as well as rapidly growing communities. Projects add housing options; and provide a mix of housing, office, retail and public uses in walkable, transit-oriented town and neighborhood centers. Funding often focuses on infrastructure and transit linkages coupled with natural resource and park amenities.

Local Housing Incentives Account grants will help produce new affordable rental and homeownership housing in twenty communities in the region, promoting the Council's policy to expand life-cycle and affordable housing options. Funded projects include 232 new rental units, nearly all affordable to families with incomes from 30 to 50 percent of the area median ($22,410 to $37,350 for a four-person family, in 2001 dollars); and 24 new homeownership units to be sold to families earning up to 115 percent of the median ($85,905 for a family of four). Additionally, 500 or more discount home improvement loans for affordable housing were also funded.

Projects funded through the Tax Base Revitalization Account in 2001 will foster the regional objective to eliminate blight and stimulate economic growth in the region's core and other older communities. The TBRA awarded grants to help with cleanup and reuse 123 acres of brownfields in core locations of Minneapolis and St. Paul, and in Anoka, Champlin, Hastings, Osseo, and St. Louis Park. These economic development projects are expected to create 972 jobs paying an average hourly wage of $17.30. A $6.6 million increase in net tax capacity will be realized from these cleanup projects, and they involve more than $351 million in private investment.

Projects funded through the three accounts will help provide 2,870 new and rehabilitated housing units--single-family houses, townhouses, condominiums, rental apartments for families and seniors, and live-work housing. Approximately 60 percent of these housing units will be affordable to families earning 30 to 50 percent ($22,410 to $37,350) of the area's median income. Some of the units will be public housing affordable to incomes below this level. About 506 homeownership units will be supported. Thirty of these will be affordable to families earning up to 115 percent ($85,905) of median income. Most of the market rate homeownership supported is on remediated industrial sites in established communities that are attracting higher income residents again.

Fund Administration

Interagency or community participation are a feature of the Council's administration of all three funding accounts. Livable Communities Demonstration Account applications are reviewed by a 15-member advisory committee. Its members share expertise in development and redevelopment, finance, transportation, urban design, local and county government, and private foundation work to ensure that proposed projects integrally meet the program's objectives. The Local Housing Incentives Account projects are selected through the Metropolitan Housing Implementation Group (MHIG), an organization established in 1995 by the major housing funders in the region to coordinate and streamline the complex system of delivering housing resources in the metropolitan area. The MHIG developed a single request for proposal and application form so applicants need to apply only once to access any of the funds available during a funding cycle. The Tax Base Revitalization Program is coordinated with, and many projects are jointly funded through the Department of Trade and Economic Development's Contaminated Site Cleanup Program. The Minnesota Pollution Control Agency's Voluntary Investigation & Cleanup staff reviews TBRA applications to verify that cleanup is necessary and will be done cost-effectively.

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Background and Provisions of the Law

This is the sixth annual report to the Minnesota Legislature on the Metropolitan Livable Communities Fund, established by the 1995 Livable Communities Act (Minnesota Statutes, Sections 473.25 through 473.255). The report details activities of the Metropolitan Council's administration of the fund in 2001, and summarizes fund activities from its inception in 1996 through 2000.

The fund has three accounts:

- The **Livable Communities Demonstration Account (LCDA)** funds projects that demonstrate using land and services more efficiently, through more compact, higher-density, transit-and pedestrian-oriented development with a mix of residential and commercial buildings and a range of housing types and costs.
- The **Local Housing Incentive Account (LHIA)** helps expand life-cycle and affordable rental and ownership housing in the region.
- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land for subsequent commercial and industrial development, thus restoring tax base and jobs near existing housing and services.

To receive funds from any of the accounts, cities must voluntarily agree to participate in the Housing Incentives Program established by the Act and work toward affordable housing goals developed in cooperation with the Council. In 2001, 103 metropolitan area cities participated and were eligible to receive funds.

The legislation requires the Council to prepare and submit an annual report to the Legislature. It is to include "the amount of money in the fund, the amount distributed, to whom the funds were distributed and for what purposes, and an evaluation of the effectiveness of the projects in meeting the policies and goals of the Council. The report may make recommendations to the legislature on changes to this act."

This report contains the information required by the legislation. In addition, information is included on interagency cooperation and community participation in administering the fund. Detailed financial reports for the fund and each account are contained in Attachment A.

Fund Amounts Received and Distributed

The Livable Communities Fund money available in 2001 from current year tax levies was $12.7 million - $6.2 million in the LCDA, $1.5 million in the LHIA, and $5 million in the TBRA. Additional monies were available from accrued interest, reallocation of funding for a Chanhassen housing project that was not implemented, and uncommitted funds from prior years.

The Metropolitan Council awarded $15,670,000 in grants during 2001 as follows:

- **Livable Communities Demonstration Account**: Twenty-three grants totaling $8,470,000 for community development and planning projects in 15 communities.
- **Local Housing Incentive Account**: Thirteen grants totaling $1,900,000 to help construct and rehabilitate affordable ownership and rental housing in 20 communities
- **Tax Base Revitalization Account**: Eighteen grants totaling $5,300,000 to help clean 123 acres of polluted land in seven communities.

Project Descriptions and Awards

This section briefly describes each project awarded funds during the year, the purposes of the grant award and the grant amount. The recipient of the funds is the city in which the project is located, unless otherwise noted (counties are eligible for the TBRA).

Livable Communities Demonstration Account

LCDA Development Grants – 2001

The Village, Brooklyn Park Redevelop the 134-acre Village North Shopping Center and surrounding buildings for new retail and office development, civic uses and housing and improvements to Shingle Creek. Concentrate office development at Zane Avenue and Brooklyn Boulevard and medium density owner housing along the creek. Integrate with senior housing. Grant Award: $500,000.

Clover Ridge, Chaska Develop 1,000 housing units around a neighborhood center, elementary school, park and transit facility on a 155-acre site at the western edge of Jonathan. 650 for-sale units will be developed in five single-family sizes/styles, with six townhome types: 440 rental apartments will be included in three styles. At least 300 housing units will meet affordability standards. Funding will pay for a community building, park-and-ride, and landscaping. Grant Award: $1,038,75.

East Central Business District, Hopkins Redevelop along Main Street and Seventh Avenue to include up to 100 rental and ownership housing units and 10,000 square feet of retail/restaurant space and a public courtyard. Funding will go toward land acquisition, structured parking and upgrading the bus stop. Grant Award: $621,250.

Franklin Avenue Transit-Oriented Development, Minneapolis Develop vacant, underutilized railroad property around the Franklin Avenue LRT platform in Minneapolis into a station area that includes commercial development, integrates other transportation modes and connects the station to nearby neighborhoods. Funds will be used to assist construction of the parking structure foundation. Grant Award: $288,750.

Franklin-Portland Gateway, Minneapolis Develop commercial space and housing, including affordable housing and a Children's Village mixed-use building with space for incubator businesses and community gatherings, in and around the intersection of Franklin and Portland avenues in Minneapolis. Includes about 100 affordable rental units and 17 homeownership units. Funds will assist with construction of Children's Village. Grant Award: $500,000.

Hiawatha Transit-Oriented-Development, Minneapolis Enhance the Downtown East LRT station in Minneapolis in a way that is pedestrian friendly and connected to adjacent development. Funds will assist construction of a transit plaza. Grant Award: $247,500.

Many Rivers, Minneapolis Create higher density housing with a playground and childcare center near needed services, public transportation and employment in Minneapolis in an area where more than 60 percent of residents do not have cars. Includes 76 new apartments, with 57 affordable, commercial space and underground parking. Funds will assist construction of childcare space. Grant Award: $200,000.

Near Northside Redevelopment, Minneapolis Redevelop a former public housing site in Minneapolis into a mixed-income residential community, including a new parkway with park and recreation amenities and new commercial uses. Includes 440 rental units, 360 single-family homes and 100 units for seniors. Funds will assist with constructing a greenway median, connecting open spaces, creating pedestrian crossings, and constructing North-South Boulevard. Grant Award: $1.5 million.

Carriage Homes, Minneapolis Provide financial assistance for existing owners to construct freestanding accessory units on the back portions of their lots, increasing densities on these sites to approximately 8 units per acre, while reducing construction costs and long-term energy cost. Funds will be used to establish an affordable housing fund – up to $20,000 per unit for five units. Grant Award: $100,000.

Park Commons, St. Louis Park Support a town center that will include affordable housing, retail space, and a town green with civic and community space connected to nearby Wolfe Park. Supplemental funding was awarded in January to reduce a financial gap for the city and in July to replace tax increment financing no longer feasible after a legislative adjustment compressed commercial/industrial tax rates. Grant Awards: $500,000 and $1.1 million, respectively.

Pan Asian Urban Village, St. Paul Redevelop the UniDale mall into a mixed-use cultural and commercial center and gateway to the emerging Asian business district along University Avenue. Includes integrated transit shelter and 51 units of senior housing, along with 20 affordable units. Funding will assist construction of shared structured parking and an interior bus shelter. Grant Award: $723,750.

Wacouta Commons, St. Paul Convert a 15-block surface parking lot into a new primarily residential neighborhood, with a one-block central public green space amenity for the North Quadrant urban village, to attract private development and improve livability. Housing will include 310 mixed-income ownership units and rental units; 64 rental units will be affordable. Funds will assist construction of the park. Grant Award: $650,000.

LCDA Opportunity Grants 2001 (These grants support projects in the predevelopment stage that show promise of evolving into demonstration projects)

Heart of Anoka, Anoka Help develop models and preferred options for neighborhood infill and transit-oriented development with connections to the Northstar Corridor and Mississippi River. Grant Award: $70,000.

Galaxie Avenue, Apple Valley Help shape a more compact, transit-oriented development pattern on an undeveloped site in this fast-growing suburb. Grant Award: $16,000.

Town Square, Blaine Help plan development of a town center with integrated land uses in a fast-growing area. Grant Award: $16,000.

Strip Center Re-Use, Burnsville Develop land use plans and market and economic analyses for the re-use of three outdated strip mall sites. The city has more than 40 strip malls, and like many cities, is concerned about the high number of vacancies, large underutilized parking lots, lack of pedestrian and transit amenities and deteriorated and outdated facades. Grant Award: $70,000.

Historic Village Revitalization, Dayton Promote growth management plans and practices in this developing community at the urban edge. Grant Award: $44,000.

Making New History, Excelsior Create a redevelopment plan and identify strategies to facilitate the redevelopment of downtown, incorporating mixed-use development that links land use with pedestrian and transit systems, considers environmental impacts and improves water quality in Lake Minnetonka and treats stormwater runoff. Grant Award: $70,000.

Historic Downtown, Hastings Plan redevelopment and infill to achieve more compact, higher density, walkable areas, addressing the impact of a future commuter/rail station and environmental issues related to the Mississippi River. Grant Award: $58,500.

Downtown Redevelopment Plan, Rosemount Develop an action plan, design guidelines, financial strategies and market studies for private downtown development. Address private development as well as redesign and investment in public spaces. Grant Award: $23,000.

Twin Lakes Redevelopment Plan, Roseville Complete a development plan for the last site available in the community for development on a major scale, connecting jobs and housing and integrating green space. Grant Award: $73,500.

University Avenue Transit-Oriented Development, St. Paul Help lay the foundation for initiatives that link the future Central Corridor to adjacent land uses at six transit node locations along University Avenue. Grant Award: $70,000.

Exemplary Project

Wacouta Commons, Saint Paul

Initially funded with $960,000 in 1999 as North Quadrant Urban Village, this project's first phase of condominium and apartment development was ready for occupancy at the beginning of 2002. The concept is to add a residential component centered on a public green to this gateway neighborhood with the primary freeway access along the northern edge of downtown. Preserving two churches coupled with the rehabilitation of existing businesses complements the new ownership and rental housing with a broad range of affordability levels. The new housing has commercial and retail space on the ground floor fronting 7th St. The 1999 funding helped realign Sibley St. between 8th and 9th and broaden the curve on 7th St. to enlarge the space for housing, calm traffic and make the streetscape more inviting. It also helped clear and seed the central green park area. Subsequent LCDA funding of $650,000 in 2001 supports the final park design and construction. The photo above shows the site from the west prior to the new construction. Those below show the first phase of the housing development with apartments on the southeast along 7th St. and condominiums on the northwest on 8th St. The variety of facades gives a classic feel to the development. Livable Communities Inclusionary Housing Account grants awarded in 2000 help make approximately 37 of the townhomes affordable at less than 115 percent of median income and 48 of 114 apartments affordable (including 25 at 30 percent or less than median income for families of four).

Local Housing Incentives Account

Note: Funding programs require housing to be affordable at varying income levels, for example, 50 percent of median family income in the region. In the descriptions below, the percents identified are equivalent to the following income levels for a family of four: 30 percent of median, $22,410; 50 percent of median, $37,350; 60 percent of median, $44,820; 80 percent of median, $59,760. Median 2001 regional income was $74,500.

LHIA Homeownership Grants Awarded in 2001

Neighborhood Development Partnership, St. Paul Help the city in cooperation with ten community development corporations, to provide value gap financing for 19 new owner-occupied units and another 19 to be acquired, rehabilitated and sold to families. Eighty percent of these units will be sold to households at or below 80 percent of median income, while 20 percent of the units may be sold to households at incomes up to 115 percent of median income. This program is consistent with the city's housing plan and policies to preserve its housing stock and attract young households as a part of neighborhood revitalization and stabilization efforts. Grant Award: $100,000.

Rehab Support North and South, Minneapolis Support matching grants for up to 60 homeowners in 11 neighborhoods in South Minneapolis and as many as 18 neighborhoods in North Minneapolis. The Minneapolis Community Development Agency will make interest-free, 30-year deferred loans not to exceed $12,500 to qualifying homeowners who match the loan dollar per dollar. The program will make these loans to households with incomes that do not exceed 115 percent of median income. In this fashion, up to $25,000 in rehabilitation work per unit may be promoted by this program. Grant Award: $150,000.

Greater Minneapolis Metropolitan Housing Corporation – Home Rehabilitation Incentives Program, I-35W Corridor Coalition Help 12 north suburban communities work with the Greater Minneapolis Metropolitan Housing Corporation to create a Rehabilitation Incentive Program to be undertaken in two separate areas – the I-35W Coalition communities and Coon Rapids, and the cities in the NW Cooperative area. The program provides a rebate to income eligible homeowners who complete home improvement work. This rebate is part of the rehabilitation work and is not a cash payment to the homeowner. The rebate is calculated as a percentage of the improvement work – 15 percent for homeowners at or below 50 percent of median income, 12 percent for those at or below 80 percent, and 10 percent for those with an income between 80 and 115 percent of median income. The maximum rebate is $3,000. This program is expected to generate a minimum of $4 million in home rehabilitation, or a return of six dollars of private investment for every dollar of public investment. Grant Award: $200,000.

West St. Paul Quality Housing, Woodbury Enable the Dakota County CDA to help the city of West St. Paul accomplish redevelopment/infill housing objectives. Funds were requested to help acquire and demolish substandard vacant properties in the northern part of the city. The properties will be cleared and sold for redevelopment of new, moderately-priced single-family homes to be constructed and sold to households with incomes not to exceed 115 percent of area median income. In 1999, 69 percent of the homesteads in West St. Paul were valued at $115,000 or lower. The average value of the structures targeted in this program is $70,620. Grant Award: $75,000.

Tamarack Village Homes, Woodbury Assist with affordability gap financing to help buyers of eight owner-occupied townhomes that are part of an affordable owner/renter housing development in Woodbury. The City of Woodbury owns the land and is contributing to the development adjacent to the Tamarack Village shopping complex. This development is located on the trail system connecting the affordable housing within a block of Metro Transit services. Sources of employment and services such as the shopping center and State Farm Regional Offices, are within walking distance. The eight ownership units in the total 48-unit development to be developed at about 4.5 units per acre, will be sold to homebuyers with incomes at or below 60 percent of median income. The home sales will be handled through the innovative method of a housing trust. The trust will sell the homes and lease the property they are on through a 99-year agreement. In this fashion the homes will be able to be affordable to these lower-income households. If the house is sold, the majority of the appreciation goes back to the housing trust to make further investments in affordable housing. Grant Award: $100,000.

Rediscover South St. Paul, South St. Paul Assist the community in its on-going redevelopment effort. Funding is to help the HRA acquire and demolish four substandard properties and prepare the cleared lots for new single-family residential development in the city's East Roosevelt neighborhood. In 1999, 87 percent of the city's homesteaded properties were valued at $115,000 or less. The average value of the structures to be removed is $65,000, with the average cost of demolition being just over $8,000 per structure. The city intends that the redevelopment lots be infill with homes affordable to households at 80 percent of area median income. Grant Award: $75,000.

Shoreview Village, Shoreview Replace a retail strip center and auto repair facility at the northeastern corner of Lexington Avenue and County Road D with 83 housing units – 15 ownership and 68 senior rental – and 5,000 square feet of new neighborhood commercial development. The ownership townhomes will be developed at a density of just over 13 units per acre. The funds will be used to provide affordability gap financing for seven of the 15 ownership townhomes in the redevelopment proposal. These seven units will be affordable to households with incomes that do not exceed 80 percent of area median income. The remaining eight townhomes will be sold to households with incomes not to exceed 115 percent of area median income. Grant Award: $150,000.

LHIA Multifamily / Rental Grants Awarded 2001

Many Rivers Apartments, Minneapolis Fill a funding gap for this 75-unit new construction mixed-use, mixed-income rental apartment development in the Ventura Village area of Minneapolis' Phillips neighborhood. The proposal involves the construction of two separate buildings one block apart from each other on East Franklin Avenue, both with an elevator, first floor commercial space and underground parking. The residential density of each four-story building will be approximately 27 units per acre. The development will include 16, 28 and 31 one-, two- and three-bedroom units, respectively. Eight of the one bedrooms will have rents affordable to households with incomes of 50 percent of median or less, 48 units will be affordable to incomes up to 60 percent of median, and 19 units will be rented at market rates. The sites are well-served by public transit and will be within a quarter-mile of the proposed Franklin Avenue LRT station, linking the sites to downtown, the airport and the Mall of America. Grant Award: $200,000.

Stone Creek Village, Plymouth Assist a proposed 140-unit mixed-income apartment development on 9.1 buildable acres at the northwest quadrant of West Medicine Lake Road and Highway 55, a quarter-mile from the Plymouth Park-N-Ride facility. The proposal involves two three-story buildings to be built at about 15 net units per acre with underground parking. The City of Plymouth is providing significant assistance to this proposed development both in the form of financial contributions and in flexible application of its local official controls to permit greater development density and reduce parking requirements. It will re-guide and rezone the site to permit a unit density and the required number of parking spaces is being reduced by 50 stalls saving the project $100,000, and flexibility with regard to a fire road requirement will reduce development costs by another $40,000. Stone Creek Village will consist of 98 two-bedroom and 42 three-bedroom units. Twenty-three of the two-bedroom units will be affordable to households at 50 percent of median income or less, and nine three-bedroom units will be affordable at this same income limit. The balance of the units will be rented at market rate rents. The development will include 14 MHOP/Hollman public housing units, and the Plymouth HRA intends to make Section 8 Project Based Rental Assistance available to three additional units. All 17 of these units will be affordable to households at or below 30 percent of median income. Grant Award: $200,000.

Southview Estates, Bloomington Help fill a funding gap to complete financing to consruct a 47-unit three-story apartment structure. This mixed-income development will be built on an approximately 1.98-acre site at 89th

Street and Lyndale Avenue and will involve the demolition and removal of a vacant nursing home. At nearly 24 units per acre, this new housing will be very accessible to the wide variety and large number of jobs in the Bloomington/Richfield area, and will be served well by regular-route Metro Transit service on Lyndale Avenue. Southview Estates will consist of 6 one-bedroom, 23 two-bedroom and 18 three-bedroom units in an elevator building. All of the one-bedroom units and 4 of the two-bedroom units will be rented at market rate rents. The balance of the units, 19 two-bedroom units and all 18 three-bedroom units, will be affordable to households at or below 50 percent of area median income. With the Project-based Section 8, households at only 30 percent of area median income may be served. Grant Award: $150,000.

Heart of the City, Burnsville Assist the Dakota County Community Development Agency to finance construction of a 34-unit townhome proposal to be one of the first residential developments in the city's Heart of the City project. The 40+ acre community-driven redevelopment activity, also supported by two previous Livable Communities Demonstration Account grants, is the city's effort to establish a compact town center with mixed uses of office, rental and housing close to civic and cultural opportunities and events. As an exemplary model of Smart Growth, the Heart of the City will include as many as 755 units of housing, with the intent being that 20 percent are affordable, and 800 jobs. The city has created a special high-density, mixed-use pedestrian and transit-oriented zoning district where the minimum residential density will be eight units per acre. The CDA's housing will consist of 8 one-bedroom, 17 two-bedroom and 9 three-bedroom units. All of the units will be restricted to families at or below 60 percent of area median income, but rents proposed will also be affordable to households between 30 percent and 50 percent of area median income respectively. Grant Award: $100,000.

Northstar Ridge, Coon Rapids Northstar Ridge is a 56-unit rental townhome development proposed to be constructed on less than five acres at 101st Avenue NW and Dogwood Street in Coon Rapids. At nearly 12 units per acre, this in-fill development with convenient access to Highway 10/47, is about one mile east of a major Metro Transit Park and Ride facility in the city. The proposal calls for the development of three buildings, each with one-, two- and three-bedroom units. In total, there will be 9 one-bedroom, 26 two-bedroom and 21 three-bedroom townhome-type units. There will be 38 units affordable to families at or below 50 percent of area median. In addition, 6 two-bedroom and 6 three-bedroom units will be Project-based Section 8 units through the Metro HRA and thus will be able to serve households with incomes as low as 30 percent of area median income. Grant Award: $150,000.

Tamarack Village Homes, Woodbury Tamarack Village homes is a 48-unit townhome development in which 40 units will be rental and the remaining eight will be owner-occupied. This LHIA grant will be used to close the remaining funding gap. The development site is adjacent to the Tamarack Village shopping complex and owned by the city with the intent that it be used for an affordable housing development. Its location affords it walking proximity to many jobs in the shopping center and the State Farm Insurance regional offices. Similarly, retail and health services are very close to the prospective residential units. Metro Transit service is within one block of the development and the city's Park and Ride facility is less than 15 minutes from the site. The rental units will consist of 19 two-bedroom, 17 three-bedroom and 4 four-bedroom units in 6 separate townhome structures. Through Hollman/MHOP public housing units administered by the Washington County HRA, 5 units will be affordable to households at 30 percent of area median. Thirty other units in all bedroom sizes will be affordable at or below 50 percent of area median. Five units will rent at market rates regardless of the renters' incomes. Grant Award: $200,000.

Exemplary Project

Tamarack Village, Woodbury

Tamarack Village homes is a 48-unit townhome development to be built at approximately 4.5 units per acre in which 40 units will be rental and the remaining 8 will be owner-occupied. A Local Housing Incentives Account grant of $300,000 to Woodbury helped close the funding gap necessary to make units affordable to low- and moderate-income households. The site is adjacent to the Tamarack Village shopping complex on land owned by the city. Its location affords walking proximity to many jobs in the shopping center and the State Farm Insurance regional offices. Similarly, retail and health services are very close to the prospective residential units. Metro Transit service is within one block, and the city's Park-and-Ride facility is also convenient.

The rental units in Tamarack Village Homes will consist of 19 two-bedroom, 17 three-bedroom and 4 four-bedroom units in 6 separate townhome structures. Through Hollman/MHOP public housing units administered by the Washington County HRA, 5 units will be affordable to households at 30 percent of area median income. Thirty other units in all bedroom sizes will be affordable at or below 50 percent of area median income. Five units will rent at market rates regardless of the renters' incomes.

The 8 ownership units in the development will be sold to homebuyers with incomes at or below 60 percent of area median income. The home sales will be handled through the innovative method of a housing trust. The trust will sell the homes and lease the property they are on through a 99-year agreement. In this fashion the homes will be kept affordable despite ownership changes. When a house is sold, the majority of the appreciation will be returned to the housing trust to make further investments in affordable housing. This innovative partnership between the city, a non-profit housing Community Development Housing Organization (CDHO) and a for-profit company insure the ownership units will remain affordable for 99 years.

Tax Base Revitalization Account

Grants Awarded June 2001

U.S. Bank Operations Center, St. Paul Remediate soil and water contamination associated with the former American Hoist and Derrick (Amhoist) property and an adjacent site currently used for parking. The eight-acre site is south of the Mississippi River and west of Robert St. on the south edge of downtown St. Paul. Redevelopment includes office space and parking for a U.S. Bank Operations Center, with the relocation of 1,700 U.S. Bank jobs in the Twin Cities and expansion of 700 new jobs. Grant Award: $799,685 matching a DTED grant.

St. Anthony East Bank Village, Minneapolis Remediate automotive service and bodywork facilities on the site of the former Lupient car dealership at North Hennepin Ave. and University Ave. N.E. The "Village at St. Anthony Falls" redevelopment includes townhouses and condominiums, including affordable homes, as well as retail and office space. Grant Award: $382,422 matching a DTED grant and supplementing a previous grant of $226,225.

The Family Project, St. Paul Clean up a site at 1501 N. Jackson St. contaminated with demolition debris and materials from illicit dumping. Redevelopment includes housing for homeless families and an activity center offering child-care services and amenities such as laundry facilities, playground equipment and green space to support families. Grant Award: $525,315.

North Central Business District, Anoka Clean a city-owned site at the heart of the historic downtown, east of city hall. The site is currently used for city parking and will be redeveloped into office and commercial space. Grant Award: $116,870.

All Weather Roof / Seward South, Minneapolis (MCDA) Remediate soil at the 2.7-acre site south of 26th St. East and west of Minnehaha Ave. in South Minneapolis. All Weather Roof will be the primary tenant of the planned 46,300 square-foot office/warehousing facility. Grant Award: $635,708.

Mill City Plywood, St. Louis Park Complete additional remediation of this site on the northwest quadrant of the intersection of Hwy. 7 and Louisiana Ave. in St. Louis Park. The contamination was primarily associated with migration from the adjoining Reilly Tar and Chemical site. Redevelopment consists of rental housing, with close proximity to major employment centers, commercial areas, public transit and recreational attractions. Grant Award: $150,000 supplementing previous grants of $373,485.

3408 Snelling Avenue, Minneapolis (Hennepin County) Remediate soil at a vacant site used primarily as a storage area in South Minneapolis. Twin Cities Habitat for Humanity, in partnership with Minnesota Environmental Initiative, has proposed a single-family residence redevelopment. Grant Award: $40,000.

Grants Awarded December 2001

West Side Flats, St. Paul Address soil contamination on a vacant 7.7-acre property south of the Mississippi River and east of Wabasha St. in St. Paul. The site was used for industrial purposes over the last 100 years. Plans call for mixed-use redevelopment at the site, including retail offices, 239 condominiums and 100 rental units. The two-bedroom rental units will rent for $800 to $1,000 a month, and the condos will average $378,000. Grant Award: $221,000 matching a DTED grant.

St. Anthony East Bank Village, Minneapolis Remediate automotive and bodywork facilities as part of ongoing efforts to redevelop in the area of the former Lupient car dealership at North Hennepin Ave. and University Ave. N.E. in North Minneapolis. The "Village at St. Anthony Falls" redevelopment includes townhouses and condominiums, including affordable homes, as well as retail and office space. Grant Award: $201,500 supplementing previous grants totaling $608,647.

Stone Arch Apartments, Minneapolis Help remediate properties at 106 Sixth Ave. S.E. and 625 Main St. S.E. just north of the Mississippi River in North Minneapolis. The 2.25-acre site was used more than a hundres years for industrial purposes. Redevelopment involves a 273-unit apartment building, including affordable units. Grant Award: $97,500 supplementing a DTED grant.

Project for Pride in Living (PPL) Headquarters, Minneapolis Remediate asbestos and hazardous materials from the building at 1033-1037 Franklin Ave. in South Minneapolis. PPL plans to renovate the building to serve as its headquarters, constructing a small addition to fill in the U-shaped footprint. Grant Award: $34,875.

Hans Foreign Auto Park, Osseo Help remove contaminants associated with a former salvage yard operation at 300 West Broadway Ave.in Osseo. A three-story office building and an office/warehouse building are being constructed on the site. Grant Award: $98,573 supplementing a previous DTED grant.

Ivy Tower, Minneapolis Remediate asbestos and hazardous materials in the Ivy Tower building at 1115 Second Ave. in downtown Minneapolis. Redevelopment includes renovation coupled with construction of a new office tower and a skyway connection to the Minneapolis Convention Center and Orchestra Hall parking ramp. Grant Award: $721,758.

Parkway Place, St. Paul Help remove contaminated soil associated with two old dumps on the former Johnson Liquor site at 1165 Hudson Rd. in St. Paul. Plans call for a four-story, 114-unit building for seniors at affordable rents, with underground parking, stormwater ponds and landscaped green space. Grant Award: $175,330 matching a DTED grant.

James J. Hill Building, St. Paul Remediate contaminants in the historic Lowertown Great Northern Railway office building in St. Paul where James J. Hill managed his railroad empire. The building is to be converted into 52 condominiums selling from about $140,000 to $600,000. Grant Award: $325,000 supplementing a previous grant of $534,000.

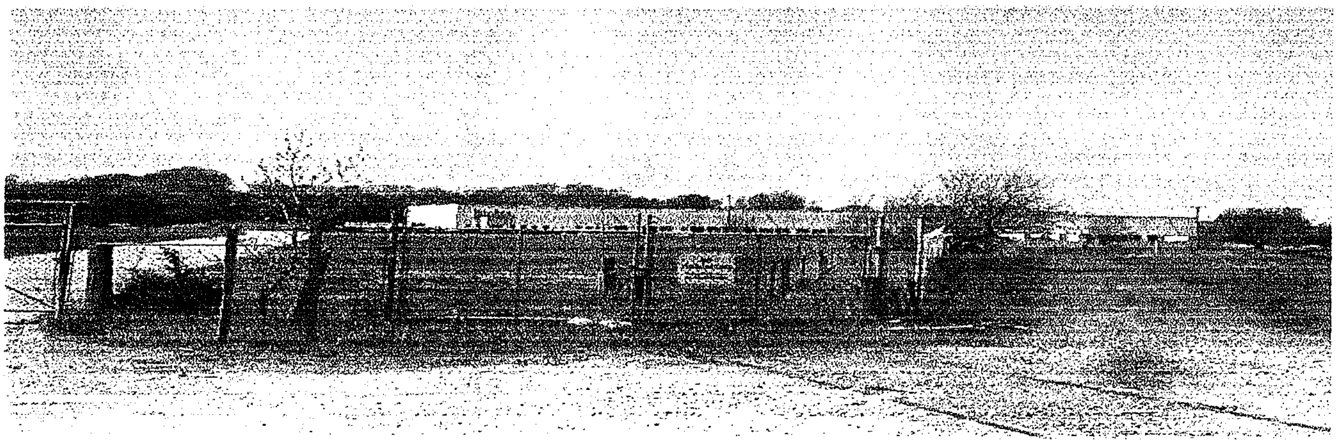
Louie's Auto Recyclers, Champlin Remediate the site of an automobile salvage yard. Proposed development will eventually include about 26 businesses and 80 units of multi-family housing, priced at about $150,000 per unit. Grant Award: $307,372.

Unocal Thornton Street SE, Minneapolis Help remediate the former Gopher Oil and subsequently the Unocal site in Minneapolis. Plans call for construction of approximately 41 ownership townhomes and 10 apartment flats appropriate for seniors. Prices are expected to range from $210,000 to $420,000, with eight units of affordable housing also committed on an adjoining site. Grant Award: $210,537 supplementing a DTED grant.

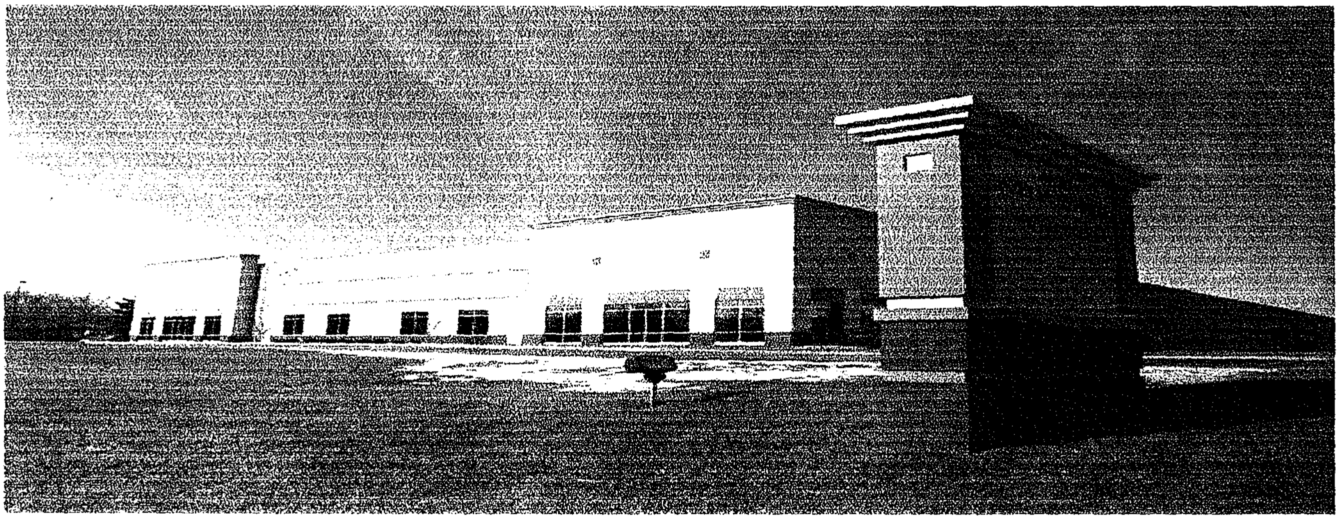
Hastings Middle School, Hastings Remediate asbestos and hazardous materials prior to demolition of the school. Plans call for sale of the property for development of 27 townhomes and a retail/restaurant/commercial building. Grant Award: $256,555.

Exemplary Project

France Avenue Business Park, Brooklyn Center



This was a three-phase cleanup associated with corresponding redevelopment parcels. The former Joslyn wood pole treatment operation contaminated the site. Joslyn and its insurers performed a $17 million cleanup through the Superfund process to prevent migration of the contamination from the site. Fenced for 18 years, perpetual vacancy was anticipated until Real Estate Recycling and Brooklyn Center sought grant assistance for the additional cleanup necessary to reuse the site. Three Council grants totaling $708,967 matched corresponding Minnesota Department of Trade and Economic Development (DTED) funding of $3,903,786. Cleanup commenced on the western portion of the site that culminated in the development of the Wickes furniture distribution center shown in the background above. Then the eastern middle portion in the foreground above was cleaned and the light industrial complex shown below was constructed for Toro as the major tennant. The southeastern portion including land extending beyond the Joslyn site was cleaned last. A third industrial building of 90,000 sq. ft. is under development now on the new parcel along Hwy. 100.



Effectiveness In Meeting Council Policies and Goals

Projects awarded grants through the Livable Communities Fund promote and support the Council's Smart Growth coordination and the *Regional Blueprint* in a variety of ways.

Smart growth is a balanced approach to building and investing in neighborhoods, communities, and the region for today and for future generations. Smart growth links and aligns state and regional investments, plans, and programs with community priorities to develop accessible communities with an environmentally sensitive balance of transportation options effectively liking residential, commercial, industrial, recreational and open space uses. It is as much about what we want our neighborhoods, communities and region to be and the problems to be addressed as it is about how the various public agencies (state, regional, local) work together with the private sector and non-profits to achieve these desires for lifecycle communities.

Principles of Smart Growth . . .

- Sustains economic growth and competitiveness of the region in the world economy; and
- Promotes wise stewardship of the natural and built environment to preserve, protect and maximize the use of existing resources and investments; and
- Meets the needs of growth and change --to accommodate projected growth in jobs and households -– in ways that maintain or enhance community livability and quality of life for the region's citizens; and
- Balances diverse interests and objectives; engages and informs citizens in decisions affecting the future of their communities and the region.

The Council is implementing Smart Growth through careful implementation of its Regional Blueprint and complementary strategies. The Metro 2040 Plan, adopted by the Metropolitan Council in December 1996, outlines a regional strategy for shaping the region's future. The strategy is part of the Council's *Regional Blueprint*, which establishes a broad, long-term planning direction and action steps needed to make progress toward reaching the long-term goals.

The Metro 2040 Plan calls for developing the seven-county Twin Cities Region in a more compact fashion to accommodate 330,000 households and 650,000 people by the year 2020. It includes an urban reserve for additional growth if needed, and preserves key agricultural areas. Over half of the growth is planned for inside the current urban boundary area. This goal is significant because it runs counter to recent trends. Most growth has been occurring at the urbanizing edge and at relatively low densities. For the plan to work, development must now fill in vacant land and there must be extensive redevelopment inside the 2000 MUSA. New development will need to occur at higher densities overall than recent trends, and the net effect over time will be a much more compact urban area. The plan also calls for concentrating job growth in the core of the region and along transit routes within the I-494/I-694 interstate beltway.

The plan designates two policy areas, the core and urban area, within the built-up area served by central sewer and water. Strategies for each policy area are addressed.

Progress on Strategies for The Region's Core

The core includes the downtowns of St. Paul and Minneapolis, their immediate neighborhoods and University Avenue connecting them. It has major employment concentrations, good access to highways and transit, and many neighborhoods needing physical and economic revitalization.

Primary strategies for this area include:

- Encourage investment to foster economic growth and new jobs; clean up and reinvest in polluted lands.
- Encourge medium to higher-density housing
- Use incentives to improve economic opportunities for residents, such as job skills and job readiness training.
- Stabilize neighborhoods and improve their physical environment.

Just over half the "Brownfield" sites remediated through the Tax Base Revitalization Account are in the core (49 of 95). Increasing the tax base in older parts of the region where polluted land is concentrated significantly boosts economic growth. To date the TBRA projects a $25.6 million increase in net tax capacity associated with $1.25 billion in private redevelopment investment. More than half of this projection will occur within the core. The range of redevelopment includes light industrial, manufacturing, office, hotel, recreational, retail, and housing.

These projects assist in revitalizing the neighborhoods, by providing locations for businesses that might otherwise move out of the core, or for new businesses to move to core locations. In doing so, needed jobs are provided for local residents, and in some cases, other community development projects or housing is created to benefit neighborhoods. For example, downtown Minneapolis will benefit from the St. Anthony East Bank Village redevelopment on three blocks contaminated from over a hundred years of commercial and industrial uses culminating in auto sales and service activities. Other projects will create attractive riverfront apartment redevelopment including affordable units, a renovated headquarters for Project For Pride in Living on Franklin Ave., and ownership townhouse and senior apartments near the St. Paul border just south of I-94.

Projects funded through the TBRA usually restore commercial and industrial uses. They generally are situated in close proximity to affordable housing and provide conveniently-located job opportunities for people who may not own motor vehicles. Traffic congestion is minimized. The projects rely on existing infrastructure instead of requiring significant new investment. Environmental improvement would be sufficient justification for the cleanup expense, but the projects accomplish much more by restoring jobs and tax base through attractive redevelopment.

More than half the LCDA demonstration projects are located in the urban core. These projects revitalize at a scale that clearly is making center city neighborhoods better places to live and invest. Examples in Minneapolis include Franklin Ave. LRT, Franklin-Portland Gateway, Hiawatha LRT, Many Rivers, Near Northside, and Ventura Village Carriage Homes. They will support more mixed-income and owner-occupied housing, increase the diversity of housing types, make public improvements (multi-purpose parkways, parking structures, a transit plaza), improve the accessibility of LRT stations, help establish a mixed-use building for incubator businesses and community gatherings, and construct pedestrian crossings.

St. Paul projects include Pan Asian Urban Village and Wacouta Commons. They are establishing a new mixed income neighborhood in lower town, promote mixed-use cultural and commercial center, and assist in establishing a gateway to emerging Asian businesses by integrating transit, parking and housing along University Ave. at the UniDale Mall.

Implementing Urban Area Strategies

This built-up area has central sewer and water service. Its outer edge is today's urban service boundary, called the Metropolitan Urban Service Area (MUSA) line.

Primary strategies for this area include:

- Increase overall housing density, especially along transit corridors.
- Encourage job concentrations along corridors inside the Highway I-494/I-694 beltway. Corridors would connect to the urban core.
- Use transit and other incentives to encourage higher-density housing and business concentrations in transportation corridors.
- Expand housing opportunities.

Located within this area are older communities with redevelopment needs and newer developing communities.

Many rapidly growing communities are working to develop places that provide housing, employment, shopping, office use, civic space and parks arranged in ways that support walking, transit, daily activities and community events, as well as auto traffic and parking. They feature a variety of ownership and rental housing with a mix of affordability levels. Park Commons Town Center in St. Louis Park broke ground in Summer 2001. Supplementary funding was provided to Park Commons to close a finance gap for structured parking and to make up lost tax increment financing necessary to create a town green and community space linked to Wolfe Park. Brooklyn Park will redevelop Village North Shopping Center and integrate it with nearby retail, office, medium density and senior housing connected to a restored Shingle Creek. Chaska will invest in a community building, a park and ride lot and landscaping to support a mix of rental and owner housing around a neighborhood center, a school and a transit facility. Hopkins will improve its Main St. with housing, retail, structured parking and a public courtyard.

LCDA opportunity grants, designed to support projects in the predevelopment phase that show promise for evolving to demonstration projects, have assisted cities on the urbanizing edge – Rosemount, Dayton, Blaine, AppleValley – plan for more integrated growth. Opportunity grants also have supported established towns, including Excelsior, Hastings and Anoka, to plan for the redevelopment and enhancement of their traditional town centers.

Pollution cleanup grants have supported redevelopment in the urban area by helping clean sites for office, commercial, retail and light industrial development. A few multifamily residential redevelopments were also supported.

Projects awarded grants from the LHIA account are for new or rehabilitated rental housing and new ownership housing. The developments are usually suburban and help to expand the supply of affordable housing in needed locations.

Progress on Other Regional Goals

Another focus of the Regional Blueprint is preserving the natural environment and incorporating environmental features into the development and redevelopment of the region.

TBRA funded projects contribute to restoring a clean environment by removing pollutants from buildings and remediating soil and groundwater so land is reused for business, commercial and residential purposes. The redevelopments typically include engineered stormwater retention ponds. The Upper Landing project in St. Paul integrates mixed-use development on a former salvage yard with a bike/pedestrian path along the river and a boat harbor connected by parkway to downtown.

Environmental features become community amenities through many LCDA funded projects. St. Paul will establish a central green space for its North Quadrant Urban Village. Urban Village in Minneapolis is adjacent to the new 29th Street Midtown Greenway corridor, connecting residents by walking and bicycling to the numerous recreational opportunities at the Minneapolis Chain of Lakes and the Mississippi River. Near Northside Redevelopment, in Minneapolis, will provide neighborhood amanities in a new greenway median, including water features, walking and biking trails. The Village redevelopment in Brooklyn Park will reclaim the hidden Shingle Creek and restore it to create a central park and recreation area surrounded by new residential and commercial development. All the other city center projects mentioned earlier also incorporate green connections or park features.

Blueprint policy also supports land use planning that creates community identity through integrated public infrastructure. It supports urban design that helps make neighborhoods safer, creates amenities and improves livability. Many of the projects assisted through LCDA grants illustrate how a mix of uses with attention to land use design can provide the framework for settings with a sense of place. Whether located in a large-scale suburban town center, a small city downtown, or an urban neighborhood, they serve as destinations for a number of daily activities, such as workplaces, errands, shopping and entertainment, and some include a library or YMCA. They can be places where people live, work and shop. They foster personal safety because of activity during many hours of the day. And they include parks and public spaces for informal gathering with other community residents or for public activities and celebrations.

Interagency Cooperation and Community Participation

Interagency or community participation is a feature of the Council's administration of all four funding accounts.

The Tax Base Revitalization Program demonstrates a cooperative partnership between the Council and the Department of Trade and Economic Development (DTED) and the Minnesota Pollution Control Agency (MPCA). Council and DTED staff use the same application cycle deadlines and hold joint application workshops. DTED staff assist Council staff in ranking TBRA applications according to the Council's criteria. The Livable Communities Act authorizes TBRA funds as part of local match requirements for DTED's Contaminated Site Cleanup Program, and projects eligible for both programs are jointly funded.

Both the TBRA and the DTED programs require "response action plans" from the MPCA for all applicable projects. These plans are required as part of the Voluntary Investigation and Cleanup (VIC) program. MPCA staff review the applications to verify that proposed activities will cost-effectively implement an appropriate response action plan submitted by the applicant. Although asbestos cleanup is not currently addressed by the VIC strategy, MPCA staff also review applications involving asbestos cleanup. In addition, MPCA staff members participate in workshops offering technical assistance to applicants.

Applications for Livable Communities Demonstration Account funding are reviewed by the 17-member Livable Communities Advisory Committee, which makes funding recommendations to the Metropolitan Council. The committee is made up of representatives with expertise in: local and county government, development and redevelopment, finance, urban design and transportation. Advisory committee review ensures that the projects are scrutinized from a broad variety of perspectives.

The Metropolitan Council administers the Local Housing Incentives Account through the Metropolitan Housing Implementation Group (MHIG), established in 1995 to coordinate and streamline the complex system of delivering housing resources in the metropolitan area. The MHIG includes representatives of the Metropolitan Council, the Minnesota Housing Finance Agency (MHFA), the Minneapolis-St. Paul Family Housing Fund, the Minneapolis Public Housing Authority, the Corporation for Supportive Housing, the Greater Minneapolis Metro Housing Corporation, the Local Initiative Support Corporation (LISC), the Federal National Mortgage Association (FNMA) and the Department of Housing and Urban Development (HUD). The MHIG represents an unprecedented effort to bring together the major housing resource providers to collaboratively develop a process and tools to provide easy access to and disbursement of a combined pool of housing development dollars. To the Council's knowledge, this form of collaboration has not been attempted elsewhere in the country.

The MHIG group developed a Super Request for Proposal (RFP) to simplify and streamline the process for accessing housing development dollars. The Super RFP includes descriptions and requirements of 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 include the policies articulated in the Council's *Regional Blueprint*, Livable Communities Act and the Governor's Economic Vitality and Housing Initiative.

MHIG also created a collaborative project selection process to assist its representatives in making the best funding decisions possible. Representatives from each of the participating MHIG agencies serve on a joint selection committee. The selection committee reviews each proposal, considering the joint selection criteria, individual funder's criteria, as well as any funder's past experience with the applicant, previous funding allocations, familiarity with the project or expertise related to any aspect of the proposal. Funds are then allocated to each proposal based on the outcome of that review and the best match of proposal to funding source. Funding recommendations are brought to each of the appropriate funding boards for final approval.

Monitoring the Fund

No legislative changes are recommended for the Livable Communities Fund. The Council is appreciative of the changes enacted this spring. These changes allow the Livable Communities Demonstration Account and Local Housing Incentive s Account awards to municipalities through the housing and redevelopment authorities (HRA's) or economic development agencies (EDA's) they frequently use to manage their housing and development initiatives. The Livable Communities Act has always provided this flexibility to the Tax Base Revitalization Account. This flexibility will eliminate confusion and delay that occurred when billing and payments were handled through the general administrative staff of a city while the improvement work was planned and directed by specialists in the HRA or EDA. Many communities contract such services to a county HRA. A second change eliminates the requirement for annual renewal of municipal commitments to participate in the Metropolitan Livable Communities Housing Incentives Program. Now communities maintain their eligibility for Livable Communities benefits provided they negotiate housing goals to accommodate the variety of housing needs anticipated for the next generation of forecast population. The administrative burden associated with annual enrollment of these commitments was eliminated and eligibility only expires if a community rescinds its commitment.

2001lcafund report

Attachment A

Livable Communities Fund
Financial Status

Metropolitan Livable Communities Fund
Sources and Uses
January 1, 1996 - December 31, 2001

		TBRA	LCDA	LHIA	IHA	Total
SOURCES						
	Appropriation				4,000,000	4,000,000
	Taxes	33,664,908	32,556,199	7,286		66,228,393
	Interest	2,083,061	3,542,873	299,956	555,161	6,481,051
	Transfers		30,000	7,500,000		7,530,000
	Other Revenue	3,282		1,672		4,954
	Total Revenue	35,751,251	36,129,072	7,808,914	4,555,161	84,244,399
USES						
	FY 1996 Grants	6,500,000	4,574,500	1,000,000		12,074,500
	FY 1997 Grants	8,005,091	3,980,350	625,000		12,610,441
	FY 1998 Grants	5,461,765	4,950,000	1,200,000		11,611,765
	FY 1999 Grants	6,184,048	5,817,317	1,935,000	348,054	14,284,419
	FY 2000 Grants	5,208,802	7,900,000	1,600,000	4,199,000	18,907,802
	FY 2001 Grants	5,300,000	8,470,000	1,900,000		15,670,000
	Unexpended balances from closed grants	-984,868		-125,000	-348,054	-1,457,922
	Total Uses	35,674,838	35,692,167	8,135,000	4,199,000	83,701,005
Uncommitted Balance (1)		76,413	436,905	-326,086	356,161	543,394
Disbursements		27,426,152	16,536,647	5,107,637	3,021,284	52,091,719
"Cash" Balance (2)		8,325,100	19,592,425	2,701,277	1,533,877	32,152,679

(1) Uncommitted Balance = Total Sources - Total Uses

(2) Cash Balance = Total Revenue – Disbursements

Metro Council - Livable Communities Demonstration Account Awards and Payments - 1-1-96 to 12-31-01						
Sub-Grant	**Fund Cycle**	**City**	**Awards**	**2001 Payments**	**Total Payments**	**Unpaid Commitment**
96-57	96A	Minnetonka-Blvd Gardens	770,000		740,024.77	29,975.23
96-58	96A	Minneapolis-Lake & 4th	740,000		740,000.00	-
96-59	96A	St. Paul-Phalen Village	650,000		650,000.00	-
96-60	96A	St. Louis Park City Center	139,000		139,000.00	-
97-53	96B	Chanhassen-Villages on the Ponds	500,500		500,500.00	-
97-50	96B	Minneapolis – Franklin Ave	725,000	452,995.00	632,995.00	92,005.00
97-52	96B	Roseville – Conerstone Program	270,000	46,608.00	130,571.20	139,428.80
97-51	96B	Robbinsdale	780,000	210,000.00	780,000.00	-
98-42	97	Golden Valley Valley Square Revelop	510,000		-	510,000.00
98-45	97	I-35W Corridor Coalition	131,250		131,250.00	-
98-38	97	Minneapolis Phillips Park	700,000		-	700,000.00
98-37	97	Minneapolis Augustana Village	550,000		550,000.00	-
98-44	97	Richfield Apartment Remodeling Program	575,000		376,746.00	198,254.00
98-40	97	St. Paul Brewery	750,000	18,212.00	645,000.00	105,000.00
98-41	97	Chaska Brickyard Redevelop	344,100		344,100.00	-
98-39	97	Lino Lakes The Village	220,000	19,435.87	209,787.40	10,212.60
98-43	97	Maple Grove Town Center	150,000		-	150,000.00
98-46	97	Crystal Welcome Neighborhood	50,000		50,000.00	-
99-48	98+01	St. Louis Park Commons Redevelopment	2,800,000	2,800,000.00	2,800,000.00	-
99-25	98	Four Cities Housing Resource Center	492,000		492,000.00	-
99-47	98	Columbia Heights Community Revitalization	575,000	335,350.00	365,350.00	209,650.00
99-49	98	Circle Pines City Center Redevelopment	30,000		30,000.00	-
99-52	98	Minneapolis Central Avenue	398,000	398,000.00	398,000.00	-
99-27	98	Minneapolis Humboldt Greenway	675,000		675,000.00	-
99-29	98	Brooklyn Park The Village	75,000		75,000.00	-
99-28	98	St. Paul Main Street on Payne	750,000	150,000.00	750,000.00	-
99-51	98	Minneapolis Urban Village	640,000		-	640,000.00
99-174	99	I35W Corridor Coalition Blaine	700,000	175,000.00	700,000.00	-
99-175	99+01	Heart of the City Burnsville	4,112,317	435,037.68	475,037.68	3,637,279.32
99-176	99	Urban Village Minneapoils	500,000		-	500,000.00
99-177	99	Louisiana Court St Louis Park	1,000,000	562,985.00	981,285.00	18,715.00
99-178	99	North Quadrant Urban Village St Paul	1,610,000		960,000.00	650,000.00
99-179	99	Portland Place Minneapolis	350,000		250,000.00	100,000.00
99-180	99	Langdon Square Cottage Grove	150,000		-	150,000.00
99-181	99	Freeway Road Mendota Heights	150,000		150,000.00	-
99-182	99	Corcoran Longfellow TOD Minneapolis	150,000	150,000.00	150,000.00	-
99-183	99	Franklin Ave TOD Minneapolis	75,000		-	75,000.00

Sub-Grant	Fund Cycle	City	Awards	2001 Payments	Total Payments	Unpaid Commitment
99-184	99	Ventura Village Minneapolis	150,000		-	150,000.00
99-185	99	Urban Village St Paul	50,000	25,390.00	50,000.00	-
00-135	00	The Village Lino Lakes	450,000		-	450,000.00
00-129	00	Near Northside Minneapolis	3,000,000		-	3,000,000.00
00-132	00	Phalen Village Maint Street St. Paul	350,000		-	350,000.00
00-133	00	Guardian Angels Redevelopment Hastings	500,000	500,000.00	500,000.00	-
00-134	01A+C	Hiawatha-Lake Transit Develop, Minneapolis	1,600,000		-	1,600,000.00
01-95	01-B	Heart of Anoka	70,000		-	70,000.00
00-130	00	Shingle Crk Corridor Brklyn Park	1,500,000		-	1,500,000.00
01-97	01-B	Blaine Town Square	20,000		-	20,000.00
01-98	01-B	Burnsville Strip Center Reuse	70,000		-	70,000.00
01-99	01-B	Dayton Historic Village	44,000		-	44,000.00
01-100	01-B	Excelsior Making New History	70,000		-	70,000.00
01-101	01-B	Hastings Mixed Use Develop	58,500		-	58,500.00
01-102	01-B	Rosemount Downtown Redevelopment	23,000		-	23,000.00
01-103	01-B	Roseville Twin Lakes Redevopment	58,500		-	58,500.00
01-104	01-B	St Paul-University Transit Oriented	70,000		-	70,000.00
01-96	01-B	Apple Valley Galaxie	16,000		-	16,000.00
01-127	01-C	St Paul Pan Asian Urban Village	723,750		-	723,750.00
01-128	01-C	Hopkins E Central Business District	621,250		-	621,250.00
01-129	01-C	Minneapolis Franklin-Portland Gateway	500,000		-	500,000.00
01-130	01-C	Minneapolis Franklin Ave TOD	288,750		-	288,750.00
01-131	01-C	Minneapolis Hiawatha TOD	247,500		-	247,500.00
01-132	01-C	Minneapolis Many Rivers	200,000		-	200,000.00
01-133	01-C	Minneapolis Ventura Village	100,000		-	100,000.00
01-126	01-C	Chaska Clover Ridge	1,038,750		-	1,038,750.00
			35,722,167	6,299,212.73	16,536,647.05	19,185,519.95
		Funding Cycle Summary				
		96A	2,299,000	-	2,269,024.77	29,975.23
		96B	2,275,500	709,603.00	2,044,066.20	231,433.80
		97	3,980,350	37,647.87	2,306,883.40	1,673,466.60
		98	4,950,000	2,103,549.18	4,100,350.00	849,650.00
		99	5,847,317	1,348,412.68	3,716,322.68	2,130,994.32
		00	7,900,000	500,000.00	500,000.00	7,400,000.00
		01A	1,600,000	1,600,000.00	1,600,000.00	-
		01B	500,000	-	-	500,000.00
		01C	6,370,000			6,370,000.00
		Total	35,722,167	6,299,213	16,536,647.05	19,185,519.95

Local Housing Incentives Account Awards and Payments 1-1-96 to 12-31-01						
CYCLE	**City/Municipality**	**Awards**	**2001 Payments**	**Total Payments**	**Unpaid Commitment**	**Cancelled**
96A	Hastings Family Housing Ltd	170,000		170,000	-	
96A	Minnetonka-Minnetonka Mills	100,000		100,000	-	
96A	Minnetonka Crown Ridge	100,000		100,000	-	
96A	Chaska-East Creek Carriage Homes	130,000		130,000	-	
96B	Bloomington	225,000		225,000	-	
96B	Cottage Grove-Parkside Apts	125,000		125,000	-	
96B	South St. Paul- Rediscover So. St. Paul	25,000		25,000	-	
97A	Plymouth	225,000		225,000	-	
97A	Eden Prairie-Edenvale Townhomes	300,000		300,000	-	
97B	Lakeville-Lakeville Townhomes	100,000		100,000	-	
98A	Maple Grove-Lakeside Townhomes	300,000		300,000	-	
98A	New Hope- Bass Lake Townhomes	200,000		200,000	-	
98A	Chaska-East Creek Carriage Acres	200,000		200,000	-	
97B	Maplewood Maple Pond Homes	100,000		100,000	-	
98B	Shakopee Evergreen Heights	120,000		120,000	-	
98B	Apple Valley Chasewood	180,000		180,000	-	
98B	Minnetonka Archer Heights	100,000		100,000	-	
99A	Bloomington Lyndale Ave Townhomes	119,000		119,000	-	
99A	Lakeville FamilyTownhomes	166,000		166,000	-	
99A	Minnetonka Ridgebury	100,000		100,000	-	
99A	Woodbury Lakeside Townhomes	215,000		215,000	-	
99B	Brooklyn Park Northwest Revit Corp	40,000	40,000	40,000	-	
99B	Minneapolis Near North Neighborhood	250,000		125,000	125,000	
99B	Minneapolis Phillip Park Initiative	80,000		-	80,000	
99B	St Paul Rehab 50 units	260,000		260,000	-	
99B	Plymouth HRA	70,000	13,829	42,237	27,763	
99C	Chanhassen	200,000		-	200,000	-200000
99C	Mendota Heights	200,000		200,000	-	
99C	Ramsey	135,000		-	135,000	
99C	Shakopee Evergreen Heights#2	100,000		100,000	-	
99D	St Louis Park Louisiana Court	353,000		353,000	-	
00A	Blaine Center for Energy & Environment	125,000	62,500	125,000	-	
00A	Minneapolis Consortium	250,000		-	250,000	
00A	Minneapolis Southside	80,000		-	80,000	
00A	Orono Navarre	32,000		-	32,000	
00A	St Francis	206,400		206,400	-	
00A	Woodbury Washington Cty	256,000		256,000	-	
00B	Hastings Hastings Market Place	297,600		-	297,600	
01A	Many Rivers--Minneapolis	200,000		-	200,000	

CYCLE	City/Municipality	Awards	2001 Payments	Total Payments	Unpaid Commitment	Cancelled
01A	Stone Creek Villages-Plymouth	200,000		-	200,000	
01A	Neighborhood Development Partnership- St. Paul	150,000		-	150,000	
01A	Rehab--MCDA Minneapolis	150,000		-	150,000	
01A	Greater Mpls Metro Housing-Roseville	200,000	100,000	100,000	100,000	
01B	West St. Paul-Quality Housing	75,000		-	75,000	
01B	Woodbury-Tamarack Village	100,000		-	100,000	
01B	So St. Paul - Rediscover	75,000		-	75,000	
01B	Shoreview Village	150,000		-	150,000	
01C	Bloomington Southview Estates	150,000		-	150,000	
01C	Burnsville-Heart of the City	100,000		-	100,000	
01C	Coon Rapids- Northstar Ridge	150,000		-	150,000	
01C	Woodbury Tamarack Village	200,000		-	200,000	
				-	-	
	TOTAL	**8,135,000**	**216,329**	**5,107,637**	**3,027,363**	**(200,000)**
	Summary of Funding Cycle					
	96A	500,000		500,000	-	
	96B	375,000		375,000	-	
	97A	525,000		525,000	-	
	97B	100,000		100,000	-	
	98A	700,000		700,000	-	
	98B	500,000		500,000	-	
	99A	600,000		600,000	-	
	99B	700,000	53,829	467,237	232,763	
	99C	635,000		300,000	335,000	(200,000)
	99D	353,000		353,000	-	
	00A	949,400	62,500	587,400	362,000	
	00B	297,600		-	297,600	
	01A	900,000	100,000	100,000	800,000	
	01B	400,000		-	400,000	
	01C	600,000		-	600,000	
				-	-	
	Total	8,135,000	216,329	5,107,637	3,027,363	(200,000)

Inclusionary Housing Account Awards and Payments 1-1-99 to 12-31-01						
Sub-Grant	**Fund Cycle**	**City**	**Awards**	**2001 Payments**	**Total Payment**	**Unpaid Commitment**
	99	Chanhassen-City project	348,054		-	*348,054.00
SG-00-01	00A	Chaska Brickyard Redevelop	450,000		450,000.00	-
SG-00-38	00B	St Paul Cooper Townhomes	450,000	450,000.00	450,000.00	-
SG-00-40	00B	Minneapolis East Village	500,000	497,283.90	497,283.90	2,716.10
SG-00-41	00B	St Paul Cooper Park Apts	500,000	500,000.00	500,000.00	-
SG-00-42	00B	Bloomington Lyndale Townhomes	274,000	274,000.00	274,000.00	-
SG-00-108	00C	Plymouth The Reserve	200,000		-	200,000.00
SG-00-109	00C	Minneapolis MCDA Humboldt Greenway	375,000		-	375,000.00
SG-00-110	00C	St. Paul Capitol Heights	300,000		-	300,000.00
SG-00-112	00D	Golden Valley Valley Square Commons	350,000	350,000.00	350,000.00	-
SG-00-113	00D	Apple Valley Hidden Ponds	500,000	500,000.00	500,000.00	-
SG-00-114	00D	Blaine North Pointe Townhomes	300,000		-	300,000.00
					-	-
			4,547,054	2,571,283.90	3,021,283.90	1,525,770.10
		Funding Cycle Summary				
		99	348,054	-	-	348,054.00
		00A	450,000		450,000.00	-
		00B	1,724,000	1,721,283.90	1,721,283.90	2,716.10
		00C	875,000		-	875,000.00
		00D	1,150,000	850,000.00	850,000.00	300,000
		Total	4,547,054	2,571,283.90	3,021,283.90	1,525,770.10

*Chanhassen-City Project was withdrawn and the grant commitment cancelled.

Tax Base Revitalization Account Awards and Payments 1-1-96 to 12-31-01							
Sub-Grant	**Funding Cycle**	**City/Municipality**	**Awards**	**2001 Payment**	**Total Payments**	**Award Balance**	**Unpaid Commitment**
SG96-61	96A	Roseville - Midwest Motor	218,604.00		133,409.62	85,194.38	0.00
SG96-62	96A	Roseville - Ideal Security Hardware	373,000.00		309,857.53	63,142.47	0.00
SG96-63	96A	Hennepin County - Lewis Nut & Bolt	837,980.00		837,979.09	0.91	0.00
SG96-64	96A	Lauderdale - LTRI Site	658,450.00		437,183.73	221,266.27	0.00
SG96-65	96A	Lauderdale - Bolger Publishing	256,000.00		256,000.00	0.00	0.00
SG96-66	96A	Hastings - Tyler St. Apts.	85,121.00		67,350.88	17,770.12	0.00
SG96-67	96A	MCDA/Minneapolis - Union Scrap	190,709.00		190,709.00	0.00	0.00
SG96-69	96A	MCDA/Minneapolis - Milwaukee Depot I	262,000.00		255,802.27	6,197.73	
SG96-70	96A	Brooklyn Park - Courtyard Apts.	500,000.00		281,789.48	218,210.52	0.00
SG96-71	96A	Stillwater - Maple Island	266,500.00		266,500.00	0.00	0.00
SG97-2	96B	St. Louis Park - 4820 W. Excelsior Ave.	179,500.00		102,180.51	77,319.49	0.00
SG97-3	96B	Stillwater - Maple Island	182,628.00		182,628.00	0.00	0.00
SG97-4	96B	MCDA/Minneapolis - Block 43	345,507.00		345,507.00	0.00	0.00
SG-97-47	96B	St. Paul/MCDA - Schnitzer/Watkins	1,035,551.00		1,035,551.00	0.00	0.00
SG97-48	96B	Minneapolis/MCDA - Watkins	239,450.00		239,450.00	0.00	0.00
SG97-100	97A	St.Paul - Specialty Mfg..	493,000.00		492,990.00	10.00	0.00
SG97-101	97A	Fridley HRA - Dealers Manufacturing	443,990.00		443,990.00	0.00	0.00
SG97-102	97A	Port Authority of St.Paul - Empire Builder	438,537.00		172,297.80	266,239.20	0.00
SG97-104	97A	MCDA - Garelick Steel	238,148.00		238,148.00	0.00	0.00
SG97-105	97A	Port Authority of St. Paul - Maxson Steel	2,402,705.00	169,595.42	2,402,705.00	0.00	0.00
SG-97-263	97B	MCDA/Minneapolis - Sears	2,666,332.00		2,666,332.00	0.00	0.00
SG-97-264	97B+99A	St. Paul Port - Citgo Plastics, Inc/River Bend.	1,275,108.00		1,275,108.00	0.00	0.00
SG-97-265	97B	Roseville - Opus/Gateway	72,622.00		51,907.00	20,715.00	0.00
SG-97-266	97B	MCDA/Minneapolis - North Star & Utility	421,200.00		421,200.00	0.00	0.00
SG-97-267	97B	MCDA/Minneapolis - Creamettes	137,500.00		137,500.00	0.00	0.00
SG-98-69	98A+B	Shoreview-American Aviation Airport	569,200.00		569,200.00	0.00	0.00
SG-98-71	98A	St. Paul-RiverCentre Arena	975,082.00		975,082.00	0.00	0.00
SG-98-72	98B	Robbinsdale-Old Police & Fire Bldg	149,701.00	149,701.00	149,701.00	0.00	0.00
SG-98-138	98B	Bloomington-Market Pointe	788,128.00	423,890.50	788,128.00	0.00	0.00
SG-98-136	98B	Dakota County-Signal Hills	324,500.00		324,500.00	0.00	0.00
SG-98-135	98B	Brooklyn Center France Business Park	240,522.00		240,522.00	0.00	0.00
SG-99-53	99A	Fridley-Onan/Murphy	154,658.00		154,658.00	0.00	0.00
SG-99-54	99A	MCDA Old Federal Reserve	1,000,000.00		1,000,000.00	0.00	0.00
SG-99-56	99A+99B	MCDA Washburn Crosby Complex	628,000.00	628,000.00	628,000.00	0.00	0.00
SG-99-58	99A	MCDA N. Washington Ave W	32,000.00		32,000.00	0.00	0.00

Sub-Grant	Funding Cycle	City/Municipality	Awards	2001 Payment	Total Payments	Award Balance	Unpaid Commitment
SG-99-59	99A	Chaska Brickyard	77,909.00		77,909.00	0.00	0.00
SG-99-61	99A+99B	Hopkins 10895-10921 Excelsior Blvd	906,329.00		906,329.00	0.00	0.00
SG-99-166	99B	MCDA - Dania Hall	85,980.00		85,980.00	0.00	0.00
SG-99-167	99B	Brooklyn Center France Business Park #2	249,213.00		249,213.00	0.00	0.00
SG-99-168	99B	St. Paul - Hamms (720 Payne)	405,680.00		396,878.00	8,802.00	0.00
SG96-68	96A	Port Authority/St. Paul - Riverview West	154,500.00		0.00	154,500.00	154,500.00
SG97-1	96B+8B+9B	St. Paul Port Authority - Williams Hill	1,291,651.00		1,020,123.00	271,528.00	271,528.00
SG97-103	97A	MCDA - Milwaukee Depot- II	334,098.00		258,540.64	75,557.36	75,557.36
SG-98-70	98A+B	MCDA/Minneapolis Sears	1,903,982.00		1,463,800.00	440,182.00	440,182.00
SG-99-55	99A	St Louis Park 5101 Minnetonka Blvd	87,152.00	17,892.47	80,810.25	6,341.75	6,341.75
SG-99-60	99A	Robbinsdale- Wards at Terrace Mall	440,000.00		0.00	440,000.00	440,000.00
SG-99-165	99B	Coon Rapids - Coon Rapids Blvd	124,781.00		0.00	124,781.00	124,781.00
SG-99-169	99B+0B+01A	St. Louis Park- Mill City Plywood	523,485.00	92,053.09	408,838.09	114,646.91	114,646.91
SG-99-170	99B	Farmington- Elm Park Landfill	85,030.00	69,683.62	69,683.62	15,346.38	15,346.38
SG-99-171	99B	MCDA- Milwaulkee Depot # 3	605,881.00		0.00	605,881.00	605,881.00
SG-00-50	00A+00B	MCDA/Minneapolis Grain Belt	1,646,097.00	647,020.23	1,646,097.00	0.00	0.00
SG-00-51	00A	St Paul Upper Landing	702,709.00	664,752.74	664,752.74	37,956.26	37,956.26
SG-00-52	00A	Golden Village Breck Ice Arena	231,750.00	190,096.80	190,096.80	41,653.20	41,653.20
SG-00-53	00A	MCDA/Minneapolis Urban Village	231,276.00		0.00	231,276.00	231,276.00
SG-00-54	00A	Henn County 1900 Central	125,062.00		0.00	125,062.00	125,062.00
SG-00-55	00A	Dakota County 1225 Robert St	122,250.00		122,250.00	0.00	0.00
SG-00-56	00A	MCDA/Minneapolis Traffic Zone Boiler House	72,115.00		0.00	72,115.00	72,115.00
SG-00-57	00A	MCDA/Minneapolis Penn-Lowry	48,331.00		0.00	48,331.00	48,331.00
SG-00-58	00A	Blaine- 9011 University	20,410.00		20,410.00	0.00	0.00
SG-00-120	00B	MCDA/Minneapolis-Lupient	226,225.00	226,225.00	226,225.00	0.00	0.00
SG-00-121	00B	St Paul 750 Pelham Blvd	86,000.00		0.00	86,000.00	86,000.00
SG-00-122	00B	So St Paul HRA Cenex	302,046.00	229,200.00	229,200.00	72,846.00	72,846.00
SG-00-123	00B	MCDA/Minneapolis-Stremel	112,320.00		0.00	112,320.00	112,320.00
SG-00-124	00B	Dakota Cty/Hastings Guardian Angels	58,350.00	58,350.00	58,350.00	0.00	0.00
SG-00-125	00B+01B	St Paul J J Hill	859,000.00	452,310.00	452,310.00	406,690.00	406,690.00
SG-00-126	00B	Brooklyn Center-EDA France Business Park	219,232.00	187,462.71	187,462.71	31,769.29	31,769.29
SG-00-127	00B	MCDA/Minneapolis-Near Northside	252,610.00		0.00	252,610.00	252,610.00
SG-00-128	00B	Bloomington HRA	161,319.00		0.00	161,319.00	161,319.00
SG-01-61	01A	St. Paul US Bank	799,685.00	399,843.00	399,843.00	399,842.00	399,842.00
SG-01-62	01A+01C	MCDA St. Anthony East	583,922.00		0.00	583,922.00	583,922.00
SG-01-63	01A	St Paul - The Family Project	525,315.00		0.00	525,315.00	525,315.00
SG-01-64	01A	Anoka North Central	116,870.00	105,183.00	105,183.00	11,687.00	11,687.00
SG-01-65	01A	MCDA All Weather Roof	635,708.00		0.00	635,708.00	635,708.00

Sub-Grant	Funding Cycle	City/Municipality	Awards	2001 Payment	Total Payments	Award Balance	Unpaid Commitment
SG-01-66	01A	Henn Cty 3408 Snelling	40,000.00		0.00	40,000.00	40,000.00
SG-01-141	01A	MCDA--PPL Headquarters	34,875.00		0.00	34,875.00	34,875.00
SG-01-142	01B	Osseo Hans Auto	98,573.00		0.00	98,573.00	98,573.00
SG-01-143	01B	MCDA Ivy Towers	721,758.00		0.00	721,758.00	721,758.00
SG-02-144	01B	Champlin Louie's Auto	307,372.00		0.00	307,372.00	307,372.00
SG-01-145	01B	Hastings- Hasting Middle School	256,555.00		0.00	256,555.00	256,555.00
SG-02-01	01C	St. Paul West Side Flats	221,000.00			221,000.00	221,000.00
SG-02-02	01C	MCDA Unocal Thornton St	210,537.00			210,537.00	210,537.00
SG-02-03	01C	MCDA Stone Arch Apts	97,500.00			97,500.00	97,500.00
SG-02-04	01C	St. Paul Parkway Place Housing	175,330.00			175,330.00	175,330.00
		Total Awards	36,659,706.00	4,711,259.58	27,426,151.76	9,233,554.24	8,248,686.15
	96A		3,802,864.00		3,036,581.60	766,282.40	154,500.00
	96B		2,697,136.00		2,619,816.51	77,319.49	0.00
	97A		3,740,578.00	169,595.42	4,008,671.44	-268,093.44	-534,342.64
	97B		4,264,513.00		4,552,047.00	-287,534.00	-308,249.00
	98A		2,607,965.00		2,779,519.00	-171,554.00	-171,554.00
	98B		2,853,800.00	624,009.26	2,084,923.76	768,876.24	768,876.24
	99A		3,266,239.00	421,387.53	1,917,243.31	1,348,995.69	1,340,193.69
	99B		2,917,809.00	259,265.86	2,048,610.86	869,198.14	869,198.14
	00A		2,600,000.00	905,379.77	2,047,116.54	552,883.46	552,883.46
	00B		2,608,802.00	1,782,503.08	1,782,503.08	826,298.92	826,298.92
	01A		2,650,000.00	549,118.66	549,118.66	2,100,881.34	2,100,881.34
	01B		1,744,133.00			1,744,133.00	1,744,133.00
	01C		905,867.00		0.00	905,867.00	905,867.00
			36,659,706.00	4,711,259.58	27,426,151.76	9,233,554.24	8,248,686.15
		Adjustments:					
		Grants that were closed with an unspent balance.	-984,868.09	0.00	0.00	-984,868.09	
		Adjusted Awards	35,674,837.91		27,426,151.76	8,248,686.15	0.00

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