

Metropolitan Livable Communities Fund

**Report to the
Minnesota State
Legislature**

April 2011



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CONTENTS

About This Report	1
Enabling Legislation	1
Amount of Money in LCA Funds	2
Amount of LCA Funds Distributed	2
Disbursements	2
Applications for LCA Programs in 2010	3
Aggregate awards	3
Funds Distribution and Purposes	4
2010 Tax Base Revitalization Account awards	4
2010 Livable Communities Demonstration Account awards	7
2010 Local Housing Incentives Account awards	10
2010 Land Acquisition for Affordable New Development awards	11
Effectiveness Evaluation	11
Appendix A - Maps of 2010 LCA-Funded Projects	16

About This Report

The Livable Communities Act¹ (LCA) requires the Metropolitan Council (“Council”) to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This report provides an overview of Livable Communities Act programs and activities during 2010 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; and
- 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 no such recommendations.

Enabling Legislation

The LCA 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 ongoing 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 and adding affordable housing to the region are primary objectives of this account.
- The **Livable Communities Demonstration Account (LCDA)** funds grants and loans for development and redevelopment projects that achieve connected development patterns that link housing, jobs and services and that maximize the development potential of existing or planned infrastructure and regional facilities. In partnership with Minnesota Housing and the Family Housing Fund, in 2008 the Council initiated the Land Acquisition for Affordable New Development (LAAND) program using \$4 million in LCDA funds to provide no-interest loans to assist communities in efforts to address their affordable housing need.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.

¹ <https://www.revisor.mn.gov/statutes/?topic=263706>

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.

Interested communities are required by the LCA to establish eligibility before competing for funding, by:

- negotiating long-term affordable and lifecycle housing goals with the Council;
- adopting 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
- making at least the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula is based on each community's share of the tax levy supporting the Livable Communities Demonstration Account and determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

Amount of Money in LCA Funds

The total funding budgeted for new 2010 awards was \$14 million.

Amount of LCA Funds Distributed

Disbursements

Disbursements totaling \$19,703,849.14 from previous awards were made to Livable Communities grants and loans in 2010:

	2010
Tax Base Revitalization Account	\$4,109,730.92
Livable Communities Demonstration Account	10,308,226.46
Local Housing Incentives Account	2,783,881.76
Land Acquisition for Affordable New Development	<u>2,500,000.00</u>
Total	\$19,703,849.14

Applications for LCA Programs in 2010

	TBRA	LCDA	LHIA	LAAND*
Number of applications	28	33	6	0
Number of awards	21	26	6	0
Total amount requested	\$6,014,329	\$12,615,928	\$1,500,000	
Total amount available	\$5,000,000	\$7,500,000*	\$1,500,000	\$1,000,000*
Total amount awarded	\$5,000,000	\$7,317,006	\$1,500,000	0
(Oversubscribed) / undersubscribed♦	(\$1,014,239)	(\$6,115,928)	-0-	\$1,000,000

* Because there were no LAAND applications in 2010, the funds set aside for the program were applied towards LCDA applications.

♦ Amount requested minus amount available.

Aggregate awards

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 631 awards, as shown in the table below. Of these, 89.2% have moved forward to completion, for a net of 565 grants totaling \$188,431,538.

Fund	Count	Award Total
LAAND loans	5	\$4,000,000
TBRA grants	286	82,710,606
LCD grants	196	98,014,453
LHIA grants	131	23,245,706
IHA grants	13	4,577,700
Total	631	\$212,548,465
Net awards, reflecting relinquished grants	565	\$188,431,538

Funds Distribution and Purposes

2010 Tax Base Revitalization Account awards

City of Blaine

Gardenwood

\$250,000 cleanup grant for environmental investigation, soil remediation, ground water monitoring and well sealing in support of developing 25 housing units, including seven affordable units. An annual net tax capacity increase in excess of \$60,000 is expected.

City of Brooklyn Center

Howe Fertilizer

\$50,000 cleanup site investigation grant to conduct environmental sampling and analysis and develop a remedial work plan and corrective action plan to assist with the development of a 60,000 square foot multi-tenant light industrial building. The project is expected to create 90 jobs and increase the annual net tax capacity by over \$65,000.

City of Hopkins

Retail Center

\$124,300 cleanup grant for environmental investigation, asbestos abatement, soil remediation and soil vapor mitigation in support of a redevelopment project to build a 9,748 square foot multi-tenant commercial retail building that is expected to create 34 jobs and increase the annual net tax capacity by nearly \$13,000.

City of Minneapolis

American Swedish Institute

\$18,750 cleanup grant to undertake environmental investigation, asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation. The project will involve renovating the former Turnblad residence and carriage house used by the American Swedish Institute and constructing a 34,000 square foot cultural center, with the addition of 38 jobs.

City of Minneapolis

North Loop Gateway

\$213,500 cleanup grant for asbestos abatement and lead-based paint abatement, environmental investigation, soil remediation and soil vapor mitigation to support the development of a 12,000 square foot commercial retail building, which is expected to add 20 jobs and \$24,000 in annual net tax capacity to the metropolitan area.

City of Minneapolis

4th Street Flats

\$347,500 cleanup grant for environmental investigation, asbestos abatement, lead-based paint abatement, and soil remediation to assist with the construction of 102 apartments units and two levels of underground parking. The 4th Street Flats project is expected to add six jobs and \$175,000 in annual net tax capacity.

City of Minneapolis

City Place Lofts

\$212,600 cleanup grant for environmental investigation, asbestos abatement and lead-based paint abatement in support of a redevelopment project to convert an eight-story educational building into 45 affordable rental housing units and 34,000

square feet of office/commercial space. The project is expected to contribute 52 jobs and over \$41,000 in increased annual net tax capacity to the metropolitan area.

City of Minneapolis

Heritage Park Senior Services Center

\$390,900 in cleanup funds for soil remediation prior to development of a health and wellness center for seniors, with underground parking and a 48-unit memory care facility. The project is expected to produce 57 jobs. This project also received a Livable Communities Demonstration Account development grant in 2010 (the "MPHA 4th Avenue Street Improvements" project).

City of Minneapolis

New Millennium Charter School

\$50,000 cleanup site investigation award to conduct a hazardous materials survey and site investigation and prepare a Response Action Plan. The project will help to ascertain the feasibility of converting a former industrial laundry into a charter school.

City of Minneapolis

New French Bakery Expansion

\$137,100 cleanup grant for environmental investigation, soil remediation and sealing ground water monitoring wells toward the development of a 15,000 square foot warehouse addition. Expanding the bakery is expected to add 94 jobs and \$120,000 in annual net tax capacity.

City of Minneapolis

Riverside Plaza

\$800,000 in cleanup funds for asbestos abatement and lead-based paint abatement in support of the renovation of 1,303 affordable rental units in Riverside Plaza. The project is expected to add 45 jobs.

City of Minneapolis

Linden Hills

\$35,900 cleanup grant for asbestos abatement, soil remediation and soil vapor mitigation to assist with the development of 32 units of ownership housing and 8,000 square feet of commercial retail with two levels of underground parking. The development is expected to add 41 jobs and over \$186,000 in annual net tax capacity.

City of New Hope

5121 Winnetka

\$443,150 in cleanup funds for asbestos abatement and lead-based paint abatement in support of converting a building that formerly housed an electronic component manufacturing business into a multi-tenant industrial facility. Expected benefits include 92 jobs and an additional \$15,000 in annual net tax capacity.

City of Saint Paul

West Side Flats Apartments

\$500,000 in cleanup funds for soil remediation to assist with the development of 178 rental housing units, including 36 affordable, within two structures. The project is expected to add 14 jobs and \$268,000 in annual net tax capacity.

City of Saint Paul

Schmidt Brewery Phase II

\$49,900 in cleanup site investigation funds to develop a Response Action Plan and conduct hazardous materials surveys and environmental sampling to ascertain the extent of cleanup necessary to support the development of 34,000 square feet of commercial space and approximately 120 rental housing units at the former Schmidt Brewery. This project is expected to generate 43 jobs and contribute over \$480,000 in annual net tax capacity.

City of Saint Paul

Pioneer Endicott Building Phase I

\$661,100 cleanup grant for asbestos abatement and lead-based paint abatement to support the redevelopment of the Pioneer Endicott Building into 55 rental housing units, nine of which will be affordable, and two stories of commercial space. The project is expected to produce 40 jobs and \$69,000 in increased annual net tax capacity.

City of Saint Paul

Renaissance Box III

\$84,200 in a supplemental cleanup grant for asbestos abatement, lead-based paint abatement and soil remediation to complete the renovation of an industrial building into affordable rental housing units. The project will add \$9,000 in expected net tax capacity and two jobs.

City of Saint Paul

Beacon Bluff

\$350,000 in cleanup funds for soil remediation and soil vapor mitigation in support of redevelopment of the former 3M campus into seven new buildings with a mix of light industrial, commercial/retail and office uses. This large project is expected to produce nearly 600 jobs and increase the annual net tax capacity by \$646,000.

City of Saint Paul

Pelham Business Center

\$100,000 cleanup award for demolition to access contaminated soil, soil remediation and soil vapor mitigation to assist the Saint Paul Port Authority with the development of an 80,000 square foot commercial/industrial building that is expected to produce 143 jobs and \$107,000 in increased annual net tax capacity.

City of Saint Paul

Total Tool

\$128,100 in cleanup funds for ground water investigation and soil remediation to assist the Saint Paul Port Authority with the expansion of a current business by constructing a 10,350 square foot warehouse and a 7,200 square foot storage building. Expected benefits include 69 jobs and more than \$23,000 in increased annual net tax capacity.

Scott County

Senior Housing

\$53,000 in cleanup funding for environmental investigation, ground water sampling and soil remediation to assist with the development of 49 senior rental units, including 37 affordable units, in the City of Elko New Market. The project, although tax exempt, will generate \$24,000 annually in payments-in-lieu-of-taxes and four jobs.

2010 Livable Communities Demonstration Account awards

Dakota County

Valley Ridge Redevelopment

\$800,000 in development funding for site acquisition and demolition in the City of Burnsville in support of a project to redevelop a blighted strip mall into senior housing. Eighty units will be marketed towards independent seniors at or below 80% of area median income, while another 60 units will be reserved for assisted living.

City of Anoka

Greenhaven Housing

\$75,000 in pre-development grant funds to create a redevelopment plan addressing the potential uses for five areas adjacent to a publically-owned golf course. The plan will look specifically at lifecycle housing feasibility.

City of Apple Valley

Master TOD Development Plan

\$60,000 in pre-development grant funding to produce a transit-oriented development plan, including land use controls and design standards, for properties within the one-half mile area surrounding the on-line Cedar Avenue Bus Rapid Transit stations and the planned station stops at 140th and 147th Streets. The primary objective of the project is to provide the City with a set of tools that will guide development to take advantage of the enhanced transit service on the Cedar Avenue corridor through transit-oriented design.

City of Apple Valley

Market Analysis for the Hanson Concrete Site

\$50,000 in pre-development grant funds for a redevelopment plan for a recently closed concrete plant that occupies an 80-acre site in Apple Valley's industrial area. The grantee will complete a market analysis of the site and use the information to identify key elements of a land use plan.

City of Chaska

Cooper's Grocery

\$500,000 development grant to assist with land acquisition in conjunction with the development of an 8,000 square foot expansion to an existing grocery store. This project demonstrates innovative development through the use of a land trust model, which will also provide the community with shared downtown parking and long-term control over the type of retail in the area. The Cooper's Grocery expansion will also work towards preserving 75 jobs.

City of Edina

Grandview Small Area Plan

\$100,000 in pre-development grant funds for a redevelopment plan consisting of a transportation analysis and plan, a community needs analysis, market analysis, a phasing plan, and a public participation plan. The site under study is the former home of the city's Public Works Facility and currently houses the Edina Public Schools transportation facility.

City of Inver Grove Heights

Concord Boulevard

\$48,000 in pre-development grant funds for a redevelopment plan focusing on a marketing strategies study and design guidelines for a 5-acre site in the heart of

the Concord Boulevard neighborhood that has been significantly impacted by roadway reconstruction since 2007. The City will determine market feasibility and identify marketing strategies, develop design guidelines, and select a partner to redevelop a visible anchor site that will signal the start of redevelopment in the area.

City of Loretto

Railway Commons

\$36,440 in pre-development grant funds to create a development implementation plan, including design workshops, economic feasibility analysis, real estate appraisals, zoning and land use implementation tools, geotechnical investigation and a stormwater study for downtown Loretto.

City of Minneapolis

J. Jerome Boxleitner Place

\$284,000 development grant to build an underground stormwater infiltration system, extend the sanitary sewer to Glenwood Avenue, relocate a transformer, and build a canopy over an outdoor waiting area in support of a redevelopment project that will include a 120-bed homeless shelter. This project addresses Minnesota Housing's goal to end long-term homelessness by providing Housing First services, a national best practice in working with long-term homeless people. The project site is directly adjacent to light rail, providing excellent transit opportunities.

City of Minneapolis

Linden Yard

\$100,000 in pre-development funding to plan for development of the Linden Yard site in preparation for the construction of the proposed Van White station on the Southwest Light Rail line.

City of Minneapolis

MPHA 4th Avenue Street Improvements

\$177,000 in development grant funds to assist the Public Housing Authority to make street improvements in support of construction of a health and wellness center for seniors, with underground parking and a 48-unit memory care facility for persons at or below 80% of area median income. This innovative federal public housing project is the first of its kind in the nation to include memory care. (Note this project also received a TBRA award; see the *Heritage Park Senior Services Center*).

City of Minneapolis

Franklin Portland Gateway IV

\$793,900 in development grant funding for land acquisition, stormwater management and street and sidewalk construction in support of a project to redevelop a blighted lot into 120 units of mixed-income rental housing that will meet or exceed Minnesota Green Communities' criteria.

City of Minneapolis

Hi-Lake Triangle Apartments

\$1,034,000 in development funding for site preparation, utility relocation, stormwater management and a covered walkway to assist with a project to develop 68 units of affordable, accessible rental housing that will be integrated with the Midtown Light Rail Transit station. The site will have a seamless connection to transit and a second-story glass-enclosed terrace at the upper level of the transit

station providing community space for residents. The building will also have 8,100 square feet of retail on the ground floor.

City of Newport

Red Rock Gateway Study

\$69,350 in pre-development grant funds for a redevelopment study of the area impacted by the newly-constructed Wakota Bridge and Highway 61 interchange. This work will develop zoning and land use implementation controls, prepare an analysis of land use alternatives and market mix, and develop land banking and land acquisition strategies with the goal of creating land use and implementation tools to guide development around the planned Red Rock Commuter Rail site.

City of Oakdale

Oakdale Mall Redevelopment

\$1,171,566 in development for demolition of a blighted strip mall and for a half-mile of street finishes through the center of a new development that will house 125,000 square feet of office, office/medical/technical flex space along with 80 units of senior housing.

City of Osseo

Block 6 Redevelopment

\$626,000 development grant for land acquisition and demolition in support of a redevelopment project that will construct 15 rowhouse-style housing units that will be built following standards for Sustainable Building Guidelines, Minnesota Green Star, and LEED for Homes in the center of downtown Osseo.

City of Plymouth

Four Seasons Mall Redevelopment

\$100,000 in pre-development grant funds to create a redevelopment plan for an under-performing strip mall. The funds will allow the city, county, watershed district, property owner and neighbors to further detail the redevelopment of the property through the completion of site design alternatives, market analysis, transportation planning and environmental planning.

City of Richfield

Woodlake Plaza Apartments

\$352,000 in development grant funding for stormwater management, sidewalks, lighting, bike racks and benches to assist with the redevelopment of 90 units of mixed income rental housing units, 20% of which will be affordable.

City of Saint Louis Park

Beltline LRT Station Development Area

\$70,000 in pre-development grant funds for a station area development plan for the 350 acres of land in the half-mile radius of the future Beltline LRT station, with the goals of maintaining and enhancing the current mix of uses, increasing the density of residential housing units and guide redevelopment to increase employment density and improving land use efficiency. Funds will be used for development design workshops and the development of a surface water management plan.

City of Saint Paul

Fifth Street Lofts

\$361,000 in development funding for improvements to the public alley, stormwater management utilizing a green roof, sidewalks, curb and gutter improvements,

street lighting, benches, and permanent bike racks in support of a project to construct 56 market-rate rental housing units and approximately 3,000 square feet of commercial space.

City of Saint Paul

Phalen Village Commercial Development

\$63,000 in pre-development grant funds for a study to evaluate commercial development along Maryland Avenue. The grant funds will allow the city to conduct community design workshops, perform a market/economic study and create architectural design guidelines.

City of Saint Paul

Prior-University Avenue Redevelopment

\$47,000 in pre-development funding to create a stormwater master plan to inform the development of other shared infrastructure, including new streets, open space, and parking and pedestrian infrastructure projects, which will facilitate private development within the area.

City of Saint Paul

PPL West 7th Street Housing

\$233,550 in development grant funds for utility line relocation, demolition, site preparation and grading in support of project to construct 44 units of affordable housing, including 10 units of permanent supportive housing for families that meet the State of Minnesota's definition for long-term homeless.

City of South Saint Paul

South Concord Corridor

\$40,000 in pre-development grant funding to create a station area redevelopment plan, focusing on providing a mixture of uses; providing pedestrian connections and opportunities for new residential development that are of at least moderate density; and facilitating integration with the Dawn Way Landfill site by ensuring consistent land uses and adequate buffering where necessary.

City of Victoria

West Side Village

\$25,200 in pre-development grant funds for a redevelopment plan for an expansion of the Victoria downtown. The specific activities for this area within the two-year grant term are to conduct soil borings; update existing market analysis to specifically address the Project Area; have the site designated as Shovel Ready by DEED; and secure a master developer for the site.

City of Woodbury

Urban Village Master Plan

\$100,000 in pre-development funding for a redevelopment plan, focusing on a market study, master planning, ordinance preparation and developing design guidelines and implementation tools such as form-based design for a new mixed-use, high-density development.

2010 Local Housing Incentives Account awards

City of Edina

Yorkdale Townhomes

\$250,000 grant for the rehabilitation of 90 townhome units, all of which will be affordable to households at 50% or less of area median income.

City of Forest Lake

Forest Oak Apartments

\$100,000 in grant funds for the construction of a 36-unit, three-story elevator building with underground parking. All units will be affordable to households at 50% or less of area median income.

City of Plymouth

West View Estates

\$300,000 in grant funding to assist with the construction of 67 affordable rental units in a four-story elevator building with underground parking. All units will be affordable to households at 50% or less of area median income.

City of Roseville

Sienna Green Phase II

\$300,000 in grant funds to support the construction of 50 units of rental housing affordable to families at or below 50% of area median income in a four-story building. Four of the units will be set aside for households experiencing long-term homelessness.

City of Savage

Village Commons

\$300,000 in grant funding to assist with the construction of 66 rental units affordable to families at or below 50% area median income in a three-story apartment building with underground parking.

Dakota County

Twin Ponds II

\$250,000 in grant funds to assist with the construction of 25 affordable housing units in five two-story buildings with attached garages in the City of Farmington in the second phase of Twin Ponds. All units will be affordable to households at 50% or less of area median income.

2010 Land Acquisition for Affordable New Development awards

There were no LAAND awards in 2010.

Effectiveness Evaluation

The mission of the Metropolitan Council is to develop, in cooperation with local communities, a comprehensive regional planning framework, focusing on transportation, wastewater, parks and aviation systems, that guides the efficient growth of the metropolitan area². Towards that mission, the Council has adopted the 2030 Regional Development Framework, which has four policies that are supported by several general strategies³. The Livable Communities program makes awards consistent with criteria set in the enabling statute and the following Regional Development Framework policies:

1. *Work with local communities to accommodate growth in a flexible, connected and efficient manner.*

² <http://www.metrocouncil.org/about/mission.htm>

³ <http://www.metrocouncil.org/planning/framework/overview.htm>

The Council's 2010 LCA grant awards continue to reflect both the communities' and the Council's emphasis on development and redevelopment in compact, mixed-use projects with convenient access to a variety of transportation modes, including transit. The 2010 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas.

During 2010, the Council renegotiated the affordable and lifecycle housing goals for cities participating in the LCA program. The LCA statute requires cities electing to continue or start their participation in the program to establish new goals for affordable and lifecycle housing and adopt a City Council resolution containing the new goals.

The negotiation of goals began during the 2008 comprehensive plan update process, with each city acknowledging its fair share of the region's affordable housing need. For LCA participation, the affordable goals were then presented as a range, where the low end of the range represents the number of housing units that can be accomplished at currently available funding levels region-wide and the high end of the range is the city's total share of the regional affordable housing need.

For lifecycle housing, the low end of the range represents the community's total share of the region's affordable housing need. The high end of the lifecycle housing range is the potential number of units permitted by the land use guiding in the city's 2008 comprehensive plan for medium, high, mixed-use, redevelopment, TOD or similarly-named residential development, or the total forecasted household growth for the community to 2020, whichever number is lower.

Finally, cities were required to develop and submit to the Council a Housing Action Plan (HAP) outlining the steps the city will take to help meet its LCA goals. The Council expects that most, if not all, of the steps listed in the HAP have been identified in the city's recent comprehensive plan update.

When this process was completed, 93 cities elected to begin or continue their participation in the program for the period of 2011 – 2020, with one additional city electing to participate beginning in 2012.

A summary of community participation and award activity follows in the table below.

<u>City</u>		<u>City</u>		<u>City</u>
Anoka		Hopkins	■	Orono
Apple Valley		Hugo		Osseo
Arden Hills		Inver Grove Heights		Plymouth
Belle Plaine		Jordan		Prior Lake
Blaine		Lake St. Croix Beach		Ramsey
Bloomington	*	Lakeland		Richfield
Brooklyn Center		Lakeville		Robbinsdale
Brooklyn Park		Lauderdale		Rosemount
Burnsville		Lexington		Rogers
Carver		Lino Lakes		Roseville
Centerville		Long Lake		Savage
Champlin		Loretto		Shoreview
Chaska		Mahtomedi		South St. Paul
Cologne		Maple Grove		St. Anthony
Columbia Heights		Mayer		St. Bonifacius
Coon Rapids		Maplewood		St. Francis
Cottage Grove		Maple Plain		St. Louis Park
Crystal		Medina		St. Paul
Dayton		Mendota Heights		St. Paul Park
Eagan		Minneapolis		Stillwater
* East Bethel		Minnetonka		Vadnais Heights
Eden Prairie		Mound		Victoria
Edina		Mounds View		Waconia
Elko New Market		New Brighton		Watertown
Excelsior		New Germany		Wayzata
Falcon Heights		New Hope		West St. Paul
Farmington		Newport		White Bear Twp.
Forest Lake		North St. Paul		White Bear Lake
Golden Valley		Norwood Young America		Willernie
Fridley		Oakdale		Woodbury
Hastings		Oak Grove		
Hilltop		Oak Park Heights		

Legend:

- * Cities new to the LCA program for 2011 – 2020
- The City of Orono will be eligible to apply for grants in 2012

Additionally, awards have been made directly to Anoka, Carver, Dakota, Hennepin, Ramsey and Washington counties on behalf of projects in their jurisdictions.

2. *Plan and invest in multi-modal transportation choices, based on a full range of costs and benefits, to slow the growth of congestion and serve the region's economic needs.*

The 2010 Livable Communities Demonstration Account awards included the reintroduction of “pre-development” awards, which were intended to assist grantees with the final pre-development stages.

Fifteen pre-development grants were awarded in 2010. Many of these awards were directly related to transit-oriented development (TOD). For example, in Apple Valley, \$60,000 was awarded to create a TOD development plan to coordinate with the Cedar Avenue Bus Rapid Transit along Cedar Avenue, between McAndrews and 10th Street. In Saint Louis Park, \$70,000 was awarded to create a station area development plan around the future Beltline Light Rail Transit station. In Minneapolis, \$100,000 was awarded to study the feasibility of development over and adjacent to the possible future rail facility at Linden Yard.

3. *Encourage expanded choices in housing locations and types, and improved access to jobs and opportunities.*

Twenty-one Livable Communities awards made in 2010 contributed to the construction or rehabilitation of 2,822 housing units spread across the cities of Blaine, Burnsville, Edina, Elko New Market, Farmington, Forest Lake, Minneapolis, Oakdale, Osseo, Plymouth, Richfield, Roseville, Saint Paul, and Savage. Of these, 2,036 units will be affordable. Three projects in 2010 targeted the long term homeless population, while five dealt with senior housing, including two with memory-care facilities.

4. *Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.*

Since the inception of the program, TBRA funds have assisted in cleanup of more than 1,900 acres – an area the size of the City of Robbinsdale. In 2010 TBRA funds helped to clean up 91 acres of land in the metropolitan area. These same funds are expected to leverage over \$227 million in private investment and create or retain over 1,300 jobs. Applicants estimated that the \$5 million in TBRA funds will increase the local tax base by nearly \$2.4 million annually.

Livable Communities staff collaborate with several state and county agencies to ensure efficient review of applications and appropriate public fund utilization. Although the Council works most closely with Minnesota Housing and the Minnesota Department of Employment and Economic Development, staff also coordinate with Hennepin and Ramsey Counties, and Minnesota Pollution Control Agency, and the Minnesota Departments of Commerce, Agriculture, and Health.

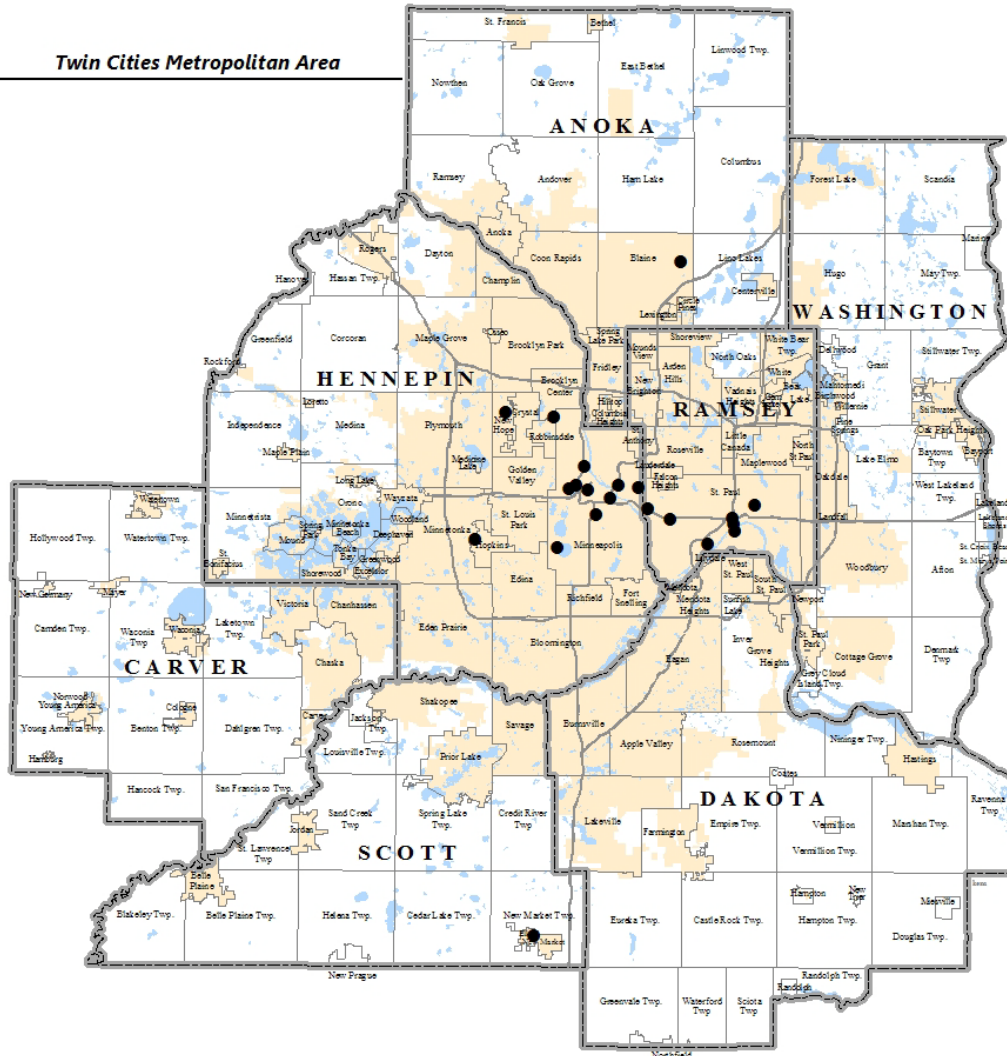
In addition to cleanup activities, Livable Communities Demonstration Account awards place a strong emphasis on effective stormwater management. In 2010, four of the LCDA awards included funds to include green roofs, pervious pavers, rain gardens, and underground filtration systems to aid in handling stormwater

as near to the point of origin as possible and to reduce the overall load on the storm sewer system while cleaning runoff to the extent practicable.

Another strong emphasis for the LCDA program is the integration of best practices included in the Minnesota Greenstar program, LEED, and other environmentally-friendly measures.

Appendix A - Maps of 2010 LCA-Funded Projects

Twin Cities Metropolitan Area



Livable Communities

Tax Base Revitalization Account Awards 2010

\$5.0 million awarded in 2010

