

**2012**  
**METROPOLITAN LIVABLE  
COMMUNITIES ANNUAL REPORT TO  
THE MINNESOTA STATE  
LEGISLATURE**



July 2013

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## *About this report*

The Livable Communities Act<sup>1</sup> (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 LCA programs and activities included in the 2012 Fund Distribution Plan (as amended) and 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 LCA. 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. In 2012, TBRA included awards made through the regular grant category and the Transit-Oriented Development (TOD) category, for cleanup and contaminated site investigation.
- The **Livable Communities Demonstration Account (LCDA)** awards grants to cities for development and redevelopment projects that achieve connected development patterns linking housing, jobs and services and maximizing the development potential of existing or planned infrastructure and regional facilities. In 2012, LCDA awards were made through the regular grant category and the TOD category, for development and pre-development projects.

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

- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.

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

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.

### *Grant categories*

In 2011, the Council adopted a second grant category for the TBRA and LCDA funding accounts.

In the "regular grant category," funding is available for projects located in any community participating in the LCA. In the "Transit Oriented Development (TOD) grant category," funding is available for communities participating in the LCA for projects that are located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines that are currently operational or will be operational by 2020. Projects within one-quarter mile of high frequency local bus routes are also eligible.

Amounts available, requested and awarded

Fund	Category	Amount Available	Total amount requested	Total amount awarded	# Appli-cations	# Awards
TBRA	Regular program	\$5,000,000	\$7,587,429	\$4,847,900	47	31
TBRA	Transit-Oriented Development (TOD)	\$3,000,000	\$2,324,566	\$2,324,566	5	5
LCDA	Regular program*	\$7,500,000	8,764,036	5,689,036*	11	9
LCDA	TOD*	\$6,000,000	7,866,250	7,585,964*	10	10
LHIA	Regular program	\$1,500,000	1,500,000	1,500,000	7	7
<b>Totals</b>		<b>\$23,000,000</b>	<b>\$28,042,281</b>	<b>14,775,000</b>	<b>80</b>	<b>62</b>

\*Please note that when funds remained available after the LCDA regular-program grants were awarded on November 14, 2012, the Fund Distribution Plan was amended to allow the remaining funds to be reallocated to the LCDA-TOD grant category.

The first round of TOD funding was awarded in April of 2012, but the awards were covered in the 2011 Annual Report, since the funds were made available through the 2011 Fund Distribution Plan.

*Expected benefits to the region*

The 2012 LCA grants are expected to help deliver to the region:

- Over 5,300 jobs, including 2,855 permanent (non-construction) jobs;
- 1,921 affordable housing units;
- 2,139 market rate housing units;
- 84.5 polluted acres cleaned;
- Over 350,000 square feet of office/warehouse space;
- Over 132,000 square feet of commercial space;
- 60,000 square feet of industrial space;
- An increase to the regional tax base of over \$4.3 million annually; and
- Leveraged funds of over \$206 million in other public funds and over \$734 million in funds from private sources.

### *Aggregate awards since program inception*

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 776 awards, as shown in the table below.

<b>Fund</b>	<b>Count</b>	<b>Award Total</b>
<b>TBRA grants</b>	360	\$98,057,724
<b>LCDA grants</b>	256	138,353,522
<b>LHIA grants</b>	147	27,045,706
<b>IHA grants</b>	13	4,577,700
<b>Total</b>	776	\$268,034,652

### *Amount of LCA funds distributed in 2012*

Disbursements totaling \$15,581,321 from previous awards were made for Livable Communities grants in 2012:p

<b>Fund</b>	<b>Paid in 2012</b>
TBRA	\$5,646,782
LCDA	\$8,919,689
LHIA	\$1,014,850
<b>Total</b>	<b>\$15,581,321</b>

## 2012 Fund Distribution and Purposes

### Tax Base Revitalization Account Awards in 2012

Grantee	Project	Grant type	Award
<b>Brooklyn Center Economic Development Authority</b>	<b>4001 Lakebreeze</b>	<b>Cleanup</b>	<b>\$525,000</b> <b>\$179,300</b>

Two TBRA grants were awarded: The first is for soil remediation (including buried asbestos), ground water monitoring and soil vapor mitigation on a vacant 8.4-acre commercial site that recently included an athletic club. The site is also near a former wood-treating manufacturing facility that has since been cleaned up and redeveloped. The contaminants of concern identified include polynuclear aromatic hydrocarbons, diesel-range organics (DRO) and buried asbestos in fill soils as well as DRO in the ground water and volatile organic compounds found in soil vapor samples. Expected benefits include the development of a 90,000 square foot multi-tenant office warehouse building, an estimated 258 new or retained jobs and \$160,000 in increased annual net tax capacity.

The second award is for supplemental funding for additional soil remediation costs (including removal of buried asbestos and replacement with clean backfill) incurred during initial cleanup and continued ground water monitoring

<b>Crystal Economic Development Authority</b>	<b>Cavanagh School</b>	<b>Cleanup</b>	<b>\$200,000</b>
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TBRA funding was awarded for a project that will redevelop a school into 130 affordable senior rental housing units with an estimated annual increase net tax capacity increase of over \$83,000. Grant-funded activities include asbestos abatement and removal of an underground fuel storage tank on a 4.4-acre institutional site with a school. The contaminants of concern identified include asbestos in the existing building prior to demolition.

<b>City of Edina</b>	<b>Pentagon Park North Phase I</b>	<b>Cleanup</b>	<b>\$568,000</b>
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TBRA funding was awarded for asbestos abatement and lead-based paint abatement of four vacant industrial buildings on an 11.5-acre commercial site. (Additional buildings located on the project site will be part of a future development phase.) The contaminants of concern identified include asbestos and lead-based paint in the existing buildings. Expected benefits include the renovation of the existing buildings into approximately 234,300 square feet of Class B-C office space with an estimated 656 new or retained jobs and more than \$186,000 in increased annual net tax capacity.



<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Hopkins</b>	<b>Gallery Flats</b>	<b>Cleanup</b>	<b>\$15,000</b>

TBRA funding was awarded for soil remediation and asbestos abatement of the former Lutheran Digest Building on a 1.8-acre commercial site with two office/warehouse buildings used by commercial and light industrial businesses. The contaminants of concern identified include mercury and asbestos in the soil and asbestos within the existing building. The expected benefits include the development of 163 apartments with underground parking, with an estimated 14 new or retained jobs and over \$287,000 in increased annual net tax capacity.

<b>City of Hopkins</b>	<b>Lutheran Digest</b>	<b>Site Investigation</b>	<b>\$26,200</b>
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TBRA funding was awarded for Phase I and Phase II environmental site assessments, hazardous materials survey and asbestos emission control plan and development of a RAP for a 0.6-acre commercial site with a vacant office building. Potential contaminants of concern identified include asbestos in buried demolition debris below the existing building. Potential benefits include the development of approximately 161 market rate and affordable rental apartments and ground level retail/restaurant space, resulting in an estimated five new or retained jobs and more than \$67,000 in increased annual net tax capacity. The project site is expected be combined with an adjacent parcel (the former Park Nicollet clinic).

<b>City of Minneapolis</b>	<b>Brunfield Place</b>	<b>Cleanup</b>	<b>\$38,400</b>
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TBRA funding was awarded for development of a RAP and a hazardous materials survey, asbestos abatement, soil remediation, soil vapor mitigation and demolition of an existing building on a 0.6-acre commercial site that included a gas station and an auto repair business. The contaminants of concern identified include diesel-range organics (DRO), volatile organic compounds (VOCs) in the soil, DRO and gasoline-range organics and VOCs in the ground water and related soil vapor impacts. Asbestos was also found in the existing commercial building. Expected benefits include the development of 50 market-rate apartments with underground parking, with an estimated six new or retained jobs and more than \$142,000 in increased annual net tax capacity.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>1515 Central</b>	<b>Cleanup</b>	<b>\$285,900</b>
<p>TBRA funding was awarded for environmental investigation (including a hazardous materials survey), soil remediation (including berm remediation), disposal of pavement with asbestos-containing tar sealant, and soil vapor mitigation on a 10-acre commercial and industrial site that included a lumber yard, a lumber planning mill, a limestone quarry, and variety of industrial activities including die-cast molding, paint-spraying, sandblasting, pallet manufacturing and warehousing uses. The site currently includes an armored car transportation service and recently included a greeting card distribution company. The contaminants of concern identified include ash, slag, debris, diesel-range organics, gasoline-range organics, polynuclear aromatic hydrocarbons, volatile organic compounds (VOCs), and semi-volatile organic compounds in the soil. VOCs were also found in soil vapor samples from the under the slab of the building at 1600 Fillmore Avenue exceeding industrial intrusion screening values. Expected benefits include the renovation of an existing building into 70,000 square feet of commercial space and construction of a 10,000 square foot addition to an adjacent existing commercial building, with an estimated 315 new or retained jobs and more than \$140,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>4250 Upton</b>	<b>Cleanup</b>	<b>\$75,400</b>
<p>TBRA funding was awarded for environmental site assessment, asbestos abatement and soil remediation on a 0.6-acre commercial site with a former gas station. The contaminants of concern identified include asbestos in the existing buildings and metals (lead and arsenic), volatile organic compounds, gasoline-range organics and diesel-range organics in the soils. Expected benefits include the development of 18 condominiums within a three-story building with 6,000 square feet of ground-level multi-tenant commercial space with enclosed parking at ground and below-ground levels, resulting in an estimated 16 new or retained jobs and more than \$140,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>City Place Lofts</b>	<b>Cleanup</b>	<b>\$184,600</b>
<p>TBRA funding was awarded for asbestos abatement and lead-based paint abatement of an eight-story historic building on a 0.2-acre commercial site originally developed as a bank and most recently used as office and educational space. The building is currently half occupied. The contaminants of concern identified include asbestos and lead-based paint within the existing building. Expected benefits include the development of 55 affordable apartments and ground level commercial space, with an estimated three new or retained jobs and more than \$14,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>Commons at Penn</b>	<b>Site investigation</b>	<b>\$22,500</b>
<p>TBRA funding was awarded funding for Phase I and Phase II environmental site assessments and preparation of a RAP for a partially-vacant 0.8-acre site with a former gas station and adjacent to a former auto repair business and dry cleaner and two other former gas stations. The contaminants of concern identified to date include petroleum-impacts in the former dispenser area. Potential benefits include the construction of 45 affordable apartments with underground parking and 4,500 square feet of commercial space, resulting in an estimated 16 new or retained jobs and more than \$30,000 in increased annual net tax capacity.</p>			

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>Dwell at Calhoun</b>	<b>Cleanup</b>	<b>\$226,500</b>
<p>TBRA funding was awarded for environmental investigation, soil remediation (including disposal of buried concrete with asbestos) and treatment of contaminated ground water on an undeveloped 2.7-acre open space that was used for recreation. The area was likely impacted by adjacent leaking fuel storage tanks and contaminated fill soils. The contaminants of concern identified include polynuclear aromatic hydrocarbons, metals (arsenic, lead, mercury) and diesel-range organics (DRO) and buried asbestos-containing pipe in the soil, as well as DRO in the ground water. Expected benefits include the development of 163 apartments (including one affordable unit), resulting in an estimated five new or retained jobs and more than \$216,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>Fountain Residential</b>	<b>Site investigation</b>	<b>\$24,000</b>
<p>TBRA funding was awarded for Phase I and Phase II Environmental Site Assessments, hazardous materials survey and development of a RAP on a 1.7-acre commercial site with two office/warehouse buildings used by commercial and light industrial businesses. Potential contaminants of concern identified include lead-based paint and asbestos within the existing buildings, petroleum impacts to soil and ground water, hazardous substance contamination in the ground water and related soil vapor impacts. Potential benefits include the development of 215 apartments for students, resulting in an estimated 11 new or retained jobs and more than \$408,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>Harris Machinery</b>	<b>Site investigation</b>	<b>\$21,000</b>
<p>TBRA funding was awarded for Phase I and Phase II environmental site assessments, hazardous materials survey and development of a RAP on a 4.3-acre commercial site with nine industrial buildings that were previously used for woodworking, metalworking and storage. Potential contaminants of concern identified include lead-based paint and asbestos within the existing buildings, petroleum impacts to soil and ground water, and metals in the soil. Potential benefits include the development of a conference center and/or hotel or housing, resulting in an estimated ten new or retained jobs and more than \$352,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>Heritage Park Outlot C</b>	<b>Cleanup</b>	<b>\$50,000</b>
<p>TBRA funding was awarded for a Phase II environmental site assessment and preparation of a RAP on a vacant 1.1-acre site used as a temporary storage area for excess soil from prior residential development activities in other portions of Heritage Park. A prior sample of the stockpile indicated contaminants commonly associated with urban fill soils. Additional sampling is needed in order to remove the excess soil to prepare the site for development. Potential benefits include the construction of 15 market-rate rental units, resulting in more than \$23,000 in increased annual net tax capacity.</p>			

<b>City of Minneapolis</b>	<b>Junction Flats</b>	<b>TOD Cleanup</b>	<b>\$548,500</b>
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TBRA-TOD funding was awarded for Junction Flats, a 182-unit apartment building in a transitional section of Minneapolis' North Loop neighborhood, resulting in an estimated nine new or retained jobs. The project will take advantage of its optimal location less than one block from the forthcoming Interchange, a regional hub for commuter rail, LRT, bicycle trails and buses. This mixed-use project will include six live-work units at the street level to minimize vehicle usage and make the streetscape along 5th Street more attractive and inviting for pedestrians. Alternative modes of transit will be encouraged through a lower parking ratio and onsite bike storage. Stormwater, currently unmanaged, will be detained and released slowly to reduce peak discharge. Converting an underutilized, dilapidated building into attractive neighborhood housing will establish a community of transit riders, create temporary and permanent jobs, improve water resources, remove blight, and improve tax base. Grant-funded activities include environmental investigation, asbestos and lead-based paint abatement.

<b>City of Minneapolis</b>	<b>Mill &amp; Main Phase II</b>	<b>Cleanup</b>	<b>\$65,200</b>
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TBRA funding was awarded for soil remediation on a 1.3-acre industrial site with one vacant steel-sided building addition formerly used by Manildra Milling. The contaminants of concern identified include debris in the fill soils, polynuclear aromatic hydrocarbons, metals and diesel-range organics in the soil. Expected benefits include the development of 182 market-rate apartments with underground parking, resulting in an estimated eight new or retained jobs and more than \$426,000 in increased annual net tax capacity.

<b>City of Minneapolis</b>	<b>Mill City Quarter</b>	<b>TOD Cleanup</b>	<b>\$1,000,000</b>
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TBRA-TOD funding was awarded for Mill City Quarter, which includes 250 units of senior affordable and life-cycle housing in the downtown core in a wide mix of service and price points ranging from independent living to supportive, assisted, and memory care, resulting in an estimated 67 new or retained jobs. The project consists of two buildings separated by a historic rail spur corridor that will include raingardens, small plazas, and connections to bike and pedestrian trails along the Mississippi River. Mill City Quarter is also within walking distance of two LRT platforms and a high frequency bus line. The west building, to be constructed first, will house first floor retail, likely a pharmacy or grocery store as the anchor tenant, with 125 units of affordable housing above that will be marketed to, but not restricted to, senior living. These units will have rents meeting the 60% MMI requirement for affordable housing. The East Building, will house 125 units of market-rate assisted living, concierge and memory care housing. Grant-funded activities include demolition and soil remediation. This project also received LCDA-TOD funds in 2012.

<b>City of Minneapolis</b>	<b>Minneapolis Portfolio Preservation</b>	<b>Site investigation</b>	<b>\$16,300</b>
<p>TBRA funding was awarded for asbestos and lead-based paint surveys, hazardous materials abatement specifications and associated operation and maintenance plans for five separate multifamily housing sites. The suspected contaminants of concern include asbestos-containing materials and lead-based paint within the existing buildings and petroleum impacts. Potential benefits include the retention of 317 affordable apartments and seven jobs.</p>			
<b>City of Minneapolis</b>	<b>Pillsbury Lofts</b>	<b>Cleanup</b>	<b>\$439,300</b>
<p>TBRA funding was awarded for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation on a 3.7-acre industrial site formerly used for flour milling and packaging and grain storage. The contaminants of concern identified include asbestos and lead-based paint within the existing buildings, diesel-range organics, polynuclear aromatic hydrocarbons and metals (chromium and arsenic) in the soil as well chlorinated volatile organic compounds, particularly trichloroethylene, in the groundwater originating from a former metal plating business nearby and related soil vapor impacts. Expected benefits include the renovation of the existing buildings into 252 affordable live-work apartments, resulting in an estimated 104 new or retained jobs and more than \$152,000 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>Surly Brewing</b>	<b>Cleanup</b>	<b>\$545,300</b>
<p>TBRA funding was awarded for environmental investigation (including soil vapor sampling) and soil remediation (including buried asbestos) on an 8.3-acre vacant industrial site most recently used by the Northern Star Company. The contaminants of concern identified include volatile organic compounds, semi-volatile organic compounds, metals (arsenic, lead, and mercury), diesel-range organics and gasoline-range organics and asbestos in the soil and related petroleum-impacts in the ground water. Expected benefits include the development of a brewery, retail sales and indoor and outdoor entertainment space, resulting in an estimated 137 new or retained jobs and more than \$2,600 in increased annual net tax capacity.</p>			
<b>City of Minneapolis</b>	<b>The GAV</b>	<b>Cleanup</b>	<b>\$44,300</b>
<p>TBRA funding was awarded for asbestos abatement, demolition, soil remediation and soil vapor mitigation on a 0.3-acre commercial site with a vacant gas station. The contaminants of concern identified include asbestos within the existing building, volatile organic compounds, polynuclear aromatic hydrocarbons, gasoline-range organics and diesel-range organics in the soil and methylene chloride and 1,2-dichloroethane and petroleum-related impacts in the ground water. Expected benefits include the development of a three-story, 19,000 square foot office building with underground parking, resulting in an estimated 20 new or retained jobs and more than \$34,000 in increased annual net tax capacity.</p>			

<b>City of Minneapolis</b>	<b>The Knoll (1101 University)</b>	<b>Cleanup</b>	<b>\$173,400</b>
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TBRA funding was awarded for environmental investigation (including an asbestos and lead-based paint survey), asbestos abatement lead-based paint abatement and soil remediation on a one-acre institutional site with an existing student center, chapel and parsonage. The contaminants of concern identified include polynuclear aromatic hydrocarbons, mercury and diesel-range organics primarily from a former leaking fuel oil tank and contamination in the soils used to backfill the site as well as volatile organic compounds in the ground water. Expected benefits include the development of 95 apartments, resulting in an estimated 12 new or retained jobs and more than \$399,000 in increased annual net tax capacity.

<b>City of Minneapolis</b>	<b>WaHu Student Housing</b>	<b>Cleanup</b>	<b>\$324,800</b>
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TBRA funding was awarded for environmental investigation, asbestos abatement and soil remediation on a 1.9-acre commercial site with three commercial buildings and a variety of historical industrial and commercial uses including metal plating, machining and painting operations as well as a former gas station and auto repair services and a fuel company coal storage yard. The contaminants of concern identified include asbestos within the existing buildings, debris including coal slag, polynuclear aromatic hydrocarbons, metals (arsenic, barium, lead, mercury, and selenium) and diesel-range organics in the soil. Expected benefits include the development of a mixed-use property with 333 apartments with ground level retail and commercial space as well as underground and enclosed above-grade auto and bicycle parking, resulting in an estimated 168 new or retained jobs and more than \$885,000 in increased annual net tax capacity.

<b>City of Newport</b>	<b>Knauff Salvage Yard</b>	<b>Site investigation</b>	<b>\$50,000</b>
		<b>Cleanup</b>	<b>\$93,100</b>

Two TBRA grants were awarded: the first award is for Phase II Environmental Site Assessment, a pre-demolition hazardous materials survey and development of a RAP on a 5.6-acre site with a mix of industrial and residential uses including a former salvage yard.

The second award is for asbestos and lead-based paint abatement, soil remediation and well sealing. The contaminants of concern identified include polynuclear aromatic hydrocarbons, metals (arsenic, lead, copper cadmium, barium, and zinc) and diesel-range organics in the soil. Expected benefits include the development of a 60,000 square foot single-tenant industrial building, resulting in an estimated 42 new or retained jobs and more than \$142,000 in increased annual net tax capacity.

<b>City of Robbinsdale</b>	<b>Downtown Restaurant Expansion</b>	<b>Cleanup</b>	<b>\$25,900</b>
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TBRA funding was awarded for asbestos abatement prior to demolition on a 0.2-acre foreclosed commercial site with four connected commercial buildings built around 1927. Potential contaminants of concern identified include asbestos within the existing buildings. Expected benefits include the development of 4,800 square feet of restaurant space with additional lower-level storage and refrigeration space, resulting in an estimated 26 new or retained jobs and more than \$8,300 in increased annual net tax capacity.

<b>City of Saint Paul</b>	<b>Brownstone Building</b>	<b>Cleanup</b>	<b>\$182,600</b>
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TBRA funding was awarded for asbestos abatement, lead-based paint abatement, soil remediation and soil vapor mitigation on a 0.8-acre commercial site with a commercial building that historically included a gas station. The contaminants of concern identified include asbestos and lead-based paint within the existing building, buried debris (slag, concrete, wood glass and brick) polynuclear aromatic hydrocarbons and mercury in the soil, and methylene chloride and tetrachlorethene in the soil vapor. Expected benefits include 56 new or retained jobs; the development of a four-story mixed use development with 24 units of affordable housing; 13,830 square feet of multi-tenant ground floor commercial or retail space; and 13,360 square feet of not-for-profit office space with underground parking and open space. This project also received 2012 LCDA funding.

<b>City of Saint Paul</b>	<b>Central Exchange</b>	<b>TOD Cleanup</b>	<b>\$110,500</b>
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TBRA-TOD funding was awarded for Central Exchange, located between the future Victoria and Dale station platforms, which features ground floor commercial and 32 units of affordable housing across a range of unit types and is expected to generate 24 new or retained jobs. The project will replace vacant and blighted lots with public space and retail storefronts, greatly increasing LRT's potential to encourage transit ridership and catalyze future economic development. Its design is sensitive to low-density conditions across the alley to the north; the building rises up only one story in the center of two three-story "towers" to allow air and sunlight penetration. A green roof, permeable pavers, and an underground detention system will process stormwater using the latest techniques. Central Exchange demonstrates how a mix of uses, a pocket park, and stormwater management techniques can be incorporated into a small site and will be a model for other half-block sites along the Central Corridor. The TBRA award will be used for soil remediation.

<b>City of Saint Paul</b>	<b>Prior Crossing</b>	<b>TOD Cleanup</b>	<b>\$317,415</b>
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TBRA-TOD funding was awarded for Prior Crossing, a five-story building developed by the Plymouth Church Neighborhood Foundation, which will provide safe high quality permanent housing with intensive support services for 44 young adults, ages 18 to 25, who are experiencing homelessness. The project is expected to support 11 new or retained jobs. The superior transportation connections afforded by the Central Corridor light rail line and high-frequency bus service afford many more opportunities for economic and educational advancement to the residents. Prior Crossing will have a strong employment ethos and will encourage all residents to pursue their educational and vocational goals as an important pathway towards independence. A key initial outcome is to have 80% of the residents employed within 60 days of arrival at Prior Crossing. This project, along with other recent transit-oriented projects near Fairview Station, will demonstrate that redevelopment is possible in a transitional industrial area on the edge of a station area. Note: This project also received LCDA-TOD funding in 2012. The TBRA award will be used for asbestos abatement and soil remediation.

<b>City of Saint Paul</b>	<b>Rayette Lofts</b>	<b>TOD Cleanup</b>	<b>\$348,101</b>
<p>TBRA-TOD funding was awarded for Rayette Lofts, in an adaptive reuse and substantial rehabilitation of a historic, 145,600 square foot building. The Rayette building currently operates as a parking garage. Upon completion, Rayette Lofts will include 88 multifamily rental units and street level retail space. The project will also feature 2,700 square feet of retail across from the St. Paul Farmers' Market. This conversion from parking to high density, mixed-use space is in line with TOD principles and advances city goals for increased mixed-use development in targeted areas. The proposed project is within walking distance of several regional assets, including the St. Paul Central Business District, Union Station, Mears Park and future Saints ballpark. The TBRA award will be used for lead-based paint abatement. Note: This project also received a TBRA award in 2011.</p>			
<b>City of Saint Paul</b>	<b>Starkey Building</b>	<b>Cleanup</b>	<b>\$171,800</b>
<p>TBRA funding was awarded for removal of stained concrete, soil remediation, and soil vapor mitigation on a 1.4-acre industrial site formerly used as an elevator and feed mill and more recently used as a cleaning solution manufacturer. Contaminants of concern include volatile organic compounds in the soil and ground water as well as related soil vapors. Expected benefits include the development of a 15,500 square foot warehouse with 5,500 square feet of office space, resulting in an estimated 32 new or retained jobs and more than \$2,000 in increased annual net tax capacity.</p>			
<b>City of Saint Paul</b>	<b>Midway Corner</b>	<b>Cleanup</b>	<b>\$210,400</b>
<p>TBRA funding was awarded for asbestos abatement and lead-based paint abatements on a 0.7-acre commercial site that formerly included an automotive showroom and auto repair businesses. The contaminants of concern identified include asbestos and lead-based paint in the existing building. Expected benefits include the renovation of the existing building into 13,667 square feet of commercial space with underground and surface parking, resulting in an estimated 43 new or retained jobs and more than \$40,000 in increased annual net tax capacity.</p>			
<b>City of Waconia</b>	<b>Marathon Station</b>	<b>Site investigation</b>	<b>\$15,000</b>
<p>TBRA funding was awarded for a Phase II environmental site assessment and development of a RAP on a 0.7-acre site with a vacant gas station. The contaminants of concern include petroleum-impacts near the dispensing area and near the underground storage tanks. Potential benefits include the construction of 3,500 square feet of multi-tenant commercial space, resulting in an estimated 24 new or retained jobs and more than \$12,000 in increased annual net tax capacity.</p>			
<b>Scott County Economic Development Authority</b>	<b>Market Village</b>	<b>Cleanup</b>	<b>\$4,100</b>
<p>TBRA funding was awarded for RAP development and soil remediation of a 6.3-acre commercial and residential site that formerly included a dump. Expected benefits include the development of 49 senior apartments including 37 affordable units and approximately 4,000 square foot library with additional 4,000 square feet of meeting space. This project also received a TBRA award in 2011.</p>			



<b>Washington County Housing &amp; Redevelopment Authority</b>	<b>Piccadilly Square</b>	<b>Cleanup</b>	<b>\$44,600</b>
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TBRA funding was awarded for environmental investigation, asbestos abatement, lead-based paint abatement, demolition and soil remediation (including buried asbestos) on a 3.3-acre commercial site with a vacant restaurant that was historically used as a power-generating substation for a streetcar line. The contaminants of concern identified include lead-based paint and asbestos within the existing building, buried debris (concrete brick metal glass coal ash, and wood mixed with asbestos), polynuclear aromatic hydrocarbons, and diesel-range organics in the soil. Expected benefits include the development of 78 affordable senior apartments with underground parking, resulting in an estimated two new or retained jobs and more than \$35,000 in increased annual net tax capacity. This project also received LCDA funding in 2011.

## Livable Communities Demonstration Account Awards in 2012

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Bloomington</b>	<b>Central Station Hotel</b>	<b>TOD Development</b>	<b>\$1,000,000</b>

The LCDA-TOD funding will assist the Central Station Hotel, anchored by Bloomington's South Loop district's central park, and will feature 303 rooms just steps from the LRT platform and generate an estimated 102 jobs. Two streets, funded in part by this grant award, will serve the hotel and up to an estimated 840 units of housing as part of future development projects. These streets will include boulevard landscaping and lighting and will directly connect the project to Central Station. The area, which has been governed by the South Loop master plan since 2005, is envisioned to become a mixed-use, transit-oriented zone with a mix of high density office, retail, and residential.

The entire South Loop redevelopment area demonstrates many of the design criteria of TOD development, in particular a close link between potential employment and housing. This project is also a model for how to implement TOD - starting with a master plan that leads to public infrastructure investments and eventually new private development. The hotel will bring life to the district outside of the work day and the new road infrastructure will be a catalyst for significant housing investment to the east.

<b>City of Brooklyn Park</b>	<b>Welcome Avenue</b>	<b>Pre-Development</b>	<b>\$56,250</b>
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The LCDA Pre-Development funding will assist a project comprising three parts:

1. Complete a housing market study to identify a marketable and sustainable housing project for the two parcels.
2. Study the feasibility of incorporating sustainable features into the development, such as infiltration methods, geothermal technologies, solar technologies, sustainable building materials, food source opportunities, and bicycle infrastructure.
3. Prepare a site plan and concept building designs to show how housing can be integrated into the existing development and connected to the pedestrian system. Include layouts for semi-public or public space integrated into the project.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Champlin</b>	<b>Mississippi Crossings</b>	<b>Development</b>	<b>\$1,000,000</b>

The LCDA funding will assist Mississippi Crossings, a multi-phased redevelopment of a 70-acre area along the Mississippi River that will generate an estimated 161 jobs. The long-term project calls for a mix of market rate and affordable residential communities, retail, office buildings and restaurants in a compact riverfront setting. The lead and signature project, to be assisted with this LCDA grant, is a two-story restaurant/event center with a rooftop bar, a 3.5-acre village green and riverfront amphitheatre with river dockage, a 120-unit market rate apartment building, and a 304-stall parking garage. The parking garage is designed to support a future 48,000 square foot commercial liner building. In all, the redevelopment plan calls for the addition of 416 multifamily units, 41 townhomes, 185,000 square feet of retail and office space, a variety of eateries, and a 60-key hotel. The project hopes to draw in traffic from both land and water. Grant-funded activities include assistance with the construction of the parking garage and the riverfront plaza and amphitheatre.

<b>City of Coon Rapids</b>	<b>Foley Boulevard Station Area Planning</b>	<b>TOD Pre-Development</b>	<b>\$40,000</b>
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The LCDA-TOD Pre-Development funding will assist work in the Foley Boulevard Station Area, an auto-oriented environment that offers poor pedestrian connections, suburban densities, and obsolete land uses. This LCDA-TOD project will address the need for land use, pedestrian, and bicycle infrastructure planning to transform the area into a multi-modal, transit-supportive district. The Pre-Development project will include design workshops, an alternatives analysis, zoning tools, and strategies for land banking and acquisition that will lead to the development of a station area plan. Completion of the proposed pre-development activities in the TOD Area will allow for implementation of higher residential and employment densities, higher FARs, minimal setbacks, connected streets, open spaces, and pedestrian and bicycle connections through future investments in infrastructure and redevelopment projects.

<b>City of Eden Prairie</b>	<b>TOD Zoning District Ordinance</b>	<b>TOD Pre-Development</b>	<b>\$60,000</b>
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The LCDA-TOD Pre-Development funding will be used to support the development of a TOD ordinance for five future light rail transit station areas in Eden Prairie. The zoning and land use implementation tools will promote walkable, pedestrian-oriented station areas and support redevelopment that is high density, includes a mix of uses in close proximity, and reduces the overall availability of off-street parking. The implementation tools will also include recommendations for new streetscape design features, location and frequency of collector bus service, and infrastructure to support alternative transportation modes such as bicycles, scooters, and rollerblades.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Fridley</b>	<b>Northstar TIF Master Plan</b>	<b>TOD Pre-Development</b>	<b>\$100,000</b>

The LCDA-TOD Pre-Development funding will support a station area planning process to show specific land use changes and standards for the number and configuration of new housing units in the Fridley Station area along the Northstar route. Without a master plan for the Fridley Station area, developers have not taken advantage of the innovation and increased density afforded by commuter rail and recent investments in trails and bridges near the Fridley Northstar station. The process will also lead to the development of an alternatives analysis, zoning and implementation tools, an infrastructure development plan, and recommendations for how to make the station area more accessible for pedestrians and bicyclists.

<b>City of Maple Plain</b>	<b>Downtown Redevelopment</b>	<b>Development</b>	<b>\$895,766</b>
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The LCDA funding will assist the Downtown Redevelopment Project, including the acquisition and demolition of an outdated convenience store, reconstruction of an existing street grid, extension and modification of public water and sewer lines, and improvements to stormwater management, resulting in better, more efficient use of smaller city lots. The project, estimated to add 36 new or retained jobs, will include two new commercial buildings, with proposed uses to include commercial/retail space, with the potential of a new health care facility. The streets will be redesigned to make better use of the existing city right-of-way to incorporate pedestrian and bike uses. The creation of a more functional roadway system will use Complete Streets concepts and related placemaking elements in support of the City’s development policies to encourage the establishment of distinct zones, such as bike and pedestrian zones; areas for plantings, benches and bike racks; and frontage zones that enable restaurants and other similar establishments to utilize public outdoor space for seating.

<b>City of Minneapolis</b>	<b>A Mill Artists’ Lofts</b>	<b>Development</b>	<b>\$555,000</b>
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The LCDA funding will assist a project that will redevelop the former Pillsbury Flour Mill, now a vacant 400,000 square foot industrial site, to create 104 new or retained jobs and 252 units of new affordable housing in an area currently dominated by market-rate housing linked to downtown employment. It will minimize the need for parking by making connections to bus and LRT, as well as a car sharing hub, access to two Nice Ride hubs and improved bike- and pedestrian-dedicated infrastructure. The project will manage currently-untreated stormwater with a rain garden and containment system that will slow discharge rates benefiting the health of the adjacent Mississippi River. The project will include approximately 30,000 square feet in common spaces designed and programmed for the artists and public – including, among other things, a gallery, performance/theater studio, dance studio, several mixed media studios, club/community room, and a fitness center. Grant-funded activities include placemaking elements, sidewalks, curb and gutter, engineering and design, a street reopening, lighting, bike racks, an HourCar HUB, and furnishings.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>Corcoran Triangle</b>	<b>TOD Development</b>	<b>\$505,000</b>

The LCDA funding will assist Corcoran Triangle, a 103-unit, mixed-income affordable housing development poised to create seven new or retained jobs and revitalize the intersection of 32<sup>nd</sup> and Hiawatha on an oddly-shaped triangular parcel. The project, consisting of two, four-story buildings, will be accessible to a variety of household sizes across a range of incomes. It includes 11 supportive housing units for long term homeless households living with HIV/AIDS and 82 units offered at 60% AMI. LCDA-TOD Development funds will be used for stormwater improvements, utility relocation, and improvements to a central plaza.

<b>City of Minneapolis</b>	<b>Currie Park Lofts</b>	<b>TOD Development</b>	<b>\$993,229</b>
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The LCDA-TOD funding will assist Currie Park Lofts, an LCDA-TOD mixed-use project that will offer 259 residential units and generate an estimated 14 jobs just steps from the Cedar-Riverside station. Eighty percent of the units will be offered at 50%-60% of Area Median Income, and a high percentage of these units will include two or three bedrooms to address the local need for family housing. The project will transform the last large undeveloped parcel in the Cedar-Riverside neighborhood, which is currently used for parking lots. Residents will have access to 5,800 square feet of neighborhood commercial space and amenities, including on-site office and management, child care, a health commons, a coffee shop, and a community room. Grant-funded activities include stormwater; extending sewer, water and telecommunications; excavation and demolition; sidewalks, curb, gutter, and lighting.

<b>City of Minneapolis</b>	<b>Mill City Quarter</b>	<b>TOD Development</b>	<b>\$1,000,000</b>
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The LCDA-TOD funding will assist Mill City Quarter, a project that includes 250 units of senior affordable and life-cycle housing in the downtown core in a wide mix of service and price points ranging from independent living to supportive, assisted, and memory care. The project consists of two buildings separated by a historic rail spur corridor that will include raingardens, small plazas, and connections to bike and pedestrian trails along the Mississippi River. It is within walking distance of two light rail platforms and a high frequency bus line. The west building, will house first floor retail, with 125 units of affordable housing above that will be marketed to, but not restricted to, seniors, with rents at 60% of AMI. The East Building will house 125 units of market-rate assisted living, concierge and memory care housing. Grant-funded activities include building a trail connection to the river; stormwater; utility relocation and extension; design and project coordination; bike racks and bike sharing; public space between the buildings; and geotechnical investigation. This project also received a 2012 TBRA-TOD award.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>Prior Crossing</b>	<b>TOD Development</b>	<b>\$609,600</b>

The LCDA-TOD funding will assist Prior Crossing, a five-story building developed by the Plymouth Church Neighborhood Foundation, providing safe high quality permanent housing with intensive support services for 44 young adults, ages 18 to 25, who are experiencing homelessness. The superior transportation connections afforded by the Central Corridor light rail line and high-frequency bus service afford many more opportunities for economic and educational advancement to the residents. Prior Crossing will have a strong employment ethos and will encourage all residents to pursue their educational and vocational goals as an important pathway towards independence. A key initial outcome is to have 80% of the residents employed within 60 days of arrival at Prior Crossing. This LCDA-TOD project, along with other recent transit-oriented projects near Fairview Station, will demonstrate that redevelopment is possible in a transitional industrial area on the edge of a station area. Grant-funded activities include land acquisition and demolition, stormwater, eliminating a curb cut off University Avenue, holding costs, soil borings, and bike racks. This project also received 2012 TBRA-TOD funding.

<b>City of Minneapolis</b>	<b>Seward Commons</b>	<b>Development</b>	<b>\$1,100,000</b>
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The LCDA funding will assist Seward Commons, a multi-phased redevelopment of a four-acre blighted former industrial site in the Franklin LRT station area. The overall completed redevelopment project will include over 200 multifamily lifecycle housing units, 60 in this phase, and commercial space with direct at-grade access to the LRT station two blocks away along the combined LRT pedestrian/bike path. This project phase will include infrastructure improvements to two streets that will support the Snelling Apartments, complete the city's infrastructure needs for Seward Commons and set the stage for future adjacent phases of transit-oriented development (TOD). The improvements will provide enhanced access to the bike path and the LRT platform for residents of the new buildings and the surrounding neighborhood, replacing a totally worn-out industrial street with a modern multi-modal avenue appropriate for high-density TOD. Grant-funded activities include street reconstruction; design and construction oversight; reconstruction of sanitary, water, and stormwater lines; site preparation; pedestrian and bike paths; and permanent bike racks.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Minneapolis</b>	<b>West Broadway Curve</b>	<b>Development</b>	<b>\$1,000,000</b>

The LCDA funding will assist the West Broadway Curve project, an infill multifamily housing development that provides connections to transit, jobs, services and recreational opportunities along the Bottineau Corridor. The project includes 53 workforce housing units, 48 of which will be affordable to households at 50-60% of Area Median Income and is expected to generate four new or retained jobs. It will house an on-site Advantage Service Center that provides resident youth programming focused at academic achievement and meeting space for the neighborhood. A public pocket park, with seating and play area for children, is located on the site. Juxtaposition Arts will work with resident and neighborhood youth to design distinctive public art pieces for the pocket park and transit shelter. The project will seek to encourage transit ridership and biking by partnering with Venture North Bike Shop to hold classes for the residents and community. Nice Ride bikes will also be located on or near the site. This project provides an opportunity to address the demand for housing in the area created by the new nearby School District headquarters, with 450 employees. Grant-funded activities include stormwater management; public connecting elements; lighting; extension of sewer, water and telecommunication lines; outdoor seating; project coordination; design and engineering, and permanent bike racks. This project also received 2012 LHIA funding.

<b>City of Saint Paul</b>	<b>Brownstone Building</b>	<b>Development</b>	<b>\$646,020</b>
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The LCDA funding will assist redevelopment of the Brownstone building site, located at 839-849 University Avenue in Saint Paul, immediately adjacent to the Victoria Street LRT station. The existing one-story building will be razed and replaced with a higher-density transit oriented development that intensifies the land uses on a key urban infill lot. Its mix of uses, with two floors of commercial/office space and two floors of affordable housing, inter-relates transit with housing and jobs. The project is expected to generate 33 new or retained jobs. The first floor will have retail uses (primarily food establishments); the second floor will house Model Cities' offices, and the third and fourth floors will be dedicated entirely to 24 units of affordable housing, which are designed in a modern loft style. Underground parking allows for full utilization of the site. The redevelopment of this site will also include the conversion of an adjacent parking lot into a pocket park. Grant-funded activities include stormwater management; placemaking elements; design and engineering; project coordination; and permanent bike racks. This project also received 2012 TBRA funding.

<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>City Limits</b>	<b>TOD Development</b>	<b>\$1,944,774</b>

LCDA-TOD funding will assist City Limits, a 222-unit apartment LCDA-TOD project near the Westgate Central Corridor station with 20% of the units affordable to households earning 50% of Area Median Income. This development is an extension of similar projects that have been developed elsewhere in the Westgate Station Area and facilitates stronger connections between the residential neighborhood and the station platform. A tot lot, to be built and managed by the developer, will be available for public use. New benches, boulevard plantings, pervious decorative pavers, and public art will enhance the station area and help to process stormwater from impervious areas throughout the site. Grant-funded activities include geotechnical work; stormwater management; new curb, gutter, sidewalk, boulevard plantings and street lighting along Emerald Street and Ellis Avenue; outdoor seating; lighting; engineering and project coordination; a pocket park; demolition of existing sidewalks; and three designated bike rack areas.

<b>City of Saint Paul</b>	<b>District del Sol</b>	<b>Pre-Development</b>	<b>\$40,000</b>
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LCDA funding will assist pre-development work for two sites, including completion of conceptual designs based on the District del Sol Small Area Plan, which will be used to market the sites for future development based on LCDA principles. The site at 72 Cesar Chavez Street is currently vacant. The Neighborhood Development Alliance (NeDA) will pursue a mixed-use project to diversify the housing base, increase the buying power of area residents, and increase the commercial mix in the neighborhood. Previous "fit" studies indicate the site will accommodate a three-story building with 25 housing units and 5,000 square feet of commercial space. The building at 430 South Robert Street is also currently vacant. A two- or three-story building is planned, with commercial on the first floor and office space on the top floors. Planning at both sites will take into consideration a future multi-model transit system along Robert Street and may incorporate transit-oriented businesses - i.e., a bike/urban outfitter - to serve users of the trails along the Mississippi River and along Cesar Chavez and Wabasha streets. Grant-funded activities include detailed building design plans to develop accurate construction cost estimates.



<b>Grantee</b>	<b>Project</b>	<b>Grant type</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>Old Home Plaza</b>	<b>TOD Development</b>	<b>\$1,558,361</b>

The LCDA-TOD funding will assist The Old Home Dairy project to transform it into a mixed-use, transit-oriented development with housing, commercial, retail and community uses that maximize the parcel's potential and preserves historic buildings. The developer will utilize transit-oriented design principles to take full advantage of the site's location on the Central Corridor light rail transit line. The Old Home Dairy site is 1.62 acres with University Avenue frontage and can accommodate approximately 70 housing units and 11,640 square feet of commercial/retail space. The original Minnesota Milk Company building will undergo adaptive reuse as part of the overall site design, and new construction will occur on the remainder of the property. Phase I will include 57 units of multi-family rental, affordable at 50% AMI, and 16,815 square feet of commercial/retail space. Phase II will include approximately 12 units of owner-occupied townhomes, affordable at 60% AMI. Both phases will share a private, 25,000 square foot central plaza. The project developer is a public-private partnership of community development corporations and public entities. The project will help transform the neighborhood, capitalize on LRT, energize residents, and create a thriving community asset and is expected to generate 75 new or retained jobs. Grant-funded activities include land acquisition, demolition, holding costs, and project coordination.

<b>City of White Bear Lake</b>	<b>Boat Works Commons</b>	<b>Development</b>	<b>\$396,000</b>
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The LCDA funding will assist in the redevelopment of BoatWorks Commons, a project at the Johnson Boat Works location that will transform a former manufacturing site into a compact mixed-use development with residential, commercial, and public space. The project entails a mix of public and private uses and will provide a variety of activities that will draw the community to visit, gather and interact at the BoatWorks site and throughout the larger Marina Triangle District. The project is expected to generate 54 new or retained jobs and will include an 85-unit apartment building, a 232-space two-level shared parking facility, a 2,400 square foot full service restaurant, a 1,625 square foot retail building, a 1,600 square foot community meeting room with year-round public restrooms, and a 15,000 square foot central green space on a 1.6 acre site. The City will retain ownership of the public parking level, community meeting room, restrooms, and the central plaza to accommodate and promote community gathering and interaction. Grant-funded activities include redesign and reconstruction of Lake Avenue; placemaking elements; a public plaza and lake-viewing patio; an open-air covered porch; and permanent bike racks.

## Local Housing Incentives Account Awards for 2012

<b>Grantee</b>	<b>Project</b>	<b>Award</b>
<b>City of Maplewood</b>	<b>Concordia Arms</b>	<b>\$300,000</b>
<p>This project provides gap funding for acquisition and preservation of an existing Section 8 senior building originally financed under the HUD 202 program. The property has been well-maintained but has challenges related to physical deterioration, particularly unit interiors and mechanical systems. The current owner consists of a church-sponsored non-profit board whose members will be retiring and so have approached CommonBond Communities to take over the ownership responsibilities. CommonBond will acquire the development and address the rehabilitation needs and agrees to maintain the federal assistance for at least 30 years so all the units will continue to remain affordable to households at 50% of Area Median Income.</p>		
<b>City of Minneapolis</b>	<b>Greenway Heights Family Housing</b>	<b>\$300,000</b>
<p>This project provides gap funding for new construction of a 42-unit workforce housing development on a site adjacent to the Midtown Greenway. With the recession and foreclosure crisis, this proposal is a direct response to a neighborhood identified need for more affordable housing. The proposal provides an opportunity to create affordable housing with the unique amenity and alternative transitway provided by the Midtown Greenway, in the centrally-located and transit-connected Phillips neighborhood. The project site is near Abbott Northwestern, Children's Hospital, Allina, and Wells Fargo Home Mortgage. All units will be affordable to households at 50% of Area Median Income.</p>		
<b>City of Minneapolis</b>	<b>Snelling Apartments</b>	<b>\$150,000</b>
<p>This project provides gap funding for new construction of a 60-unit independent senior building being developed by Seward Redesign in collaboration with CommonBond Communities. This project is part of the larger Franklin Light Rail Transit Station Area Redevelopment Plan and, more specifically, the Seward Commons area. This development will receive capital financing under the HUD 202 program, along with a Project Rental Assistance Contract for all units, which will allow residents to pay only 30 percent of their income toward rent. This development will offer residents the opportunity to age in place in a walkable, transit-oriented community. All units will be affordable to households at 50% of Area Median Income.</p>		
<b>City of Minneapolis</b>	<b>West Broadway Curve</b>	<b>\$300,000</b>
<p>This project provides gap funding for new construction of a 53-unit multifamily apartment complex on a vacant site located in a foreclosure impacted area in North Minneapolis. The development is located within the Northside Achievement Zone, which is a collaborative effort of over 50 organizations and schools to support area families and children. Redevelopment of this area is a priority of the city's West Broadway Alive redevelopment plan. This project also received 2012 LCDA funding.</p>		

<b>Grantee</b>	<b>Project</b>	<b>Award</b>
<b>City of Saint Paul</b>	<b>Midway Pointe</b>	<b>\$100,000</b>

This project provides gap funding for new construction of a 50-unit independent senior building, which is part of the larger redevelopment complex for seniors that will also include three other facilities for memory care, skilled nursing and catered living. The building is adjacent to the Fairview Station on the Central Corridor Light Rail Transit line. This development will receive capital financing under the HUD 202 program, which will allow residents to pay only 30 percent of their income toward rent. All units will be affordable to households at 50% of Area Median Income.

<b>City of Saint Paul</b>	<b>Rebuilding Together Twin Cities</b>	<b>\$50,000</b>
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This project provides gap funding for rehabilitation and preservation of affordable owner-occupied housing units in the St. Paul neighborhoods of Como Park, Hamline-Midway, and Frogtown. Funding will be used to provide interest-free deferred loans to eligible households earning less than 50% of Area Median Income for rehabilitation and maintenance of their existing homes. Rebuilding Together Twin Cities is an organization that partners volunteers from organizations such as the Builders' Association and Dunwoody Technical College with licensed contractors to address the rehabilitation needs. The typical scope of work includes re-roofing, installation of handicap ramps, weatherizing, plumbing and electrical repairs, painting, siding and other needed health and safety improvements.

<b>Dakota County Community Development Authority</b>	<b>Inver Hills and Riverview Ridge</b>	<b>\$300,000</b>
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This project provides gap funding for two new construction townhome developments targeted to working families. The development will be a split-site development with 24 units located in Inver Grove Heights adjacent to the Inver Hills Community College campus and an additional 27 units will be located in Eagan on three adjoining parcels. All units will be affordable to households at 50% of Area Median Income.

## 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 area<sup>2</sup>. Towards that mission, the Council has adopted the 2030 Regional Development Framework, which has four policies that are supported by several general strategies<sup>3</sup>. 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.*

The Council's 2012 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 2012 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas.

The 2012 TBRA awards are expected to add over \$4.3 million in annual net tax capacity to the metropolitan area.

The Council's grantees work with public and private partners to make these projects happen. In 2012 alone, LCDA grants leveraged more than \$270 million in private investment and \$154 million in other public funds, and the TBRA awards leveraged nearly \$437 million in private investment.

As of December 31, 2012, 94 cities elected to begin or continue their participation in the program for the period of 2011 – 2020.

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.*

During 2012 the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant categories in the LCDA and the TBRA, targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines that are currently operational or will be operational by 2020. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation.

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

The 2012 LCA awards funded projects that offered affordable multi-family housing or foreclosure remediation of single-family homes in the cities of Crystal, Eagan, Elko New Market, Hopkins, Inver Grove Heights, Mahtomedi, Maplewood, Minneapolis, and Saint Paul. In total, the 2012 LCA awards will assist with the rehabilitation or construction of over 4,000 housing units, including over 1,900 affordable units.

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

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

The 2012 LCA awards will add over 2,800 permanent jobs and thousands more construction jobs.

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

Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that not only manage stormwater but also mitigate a portion of the inner city heat-island effect. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants also help to reduce the vehicle miles traveled in the metropolitan area, thereby reducing air pollution and congestion.

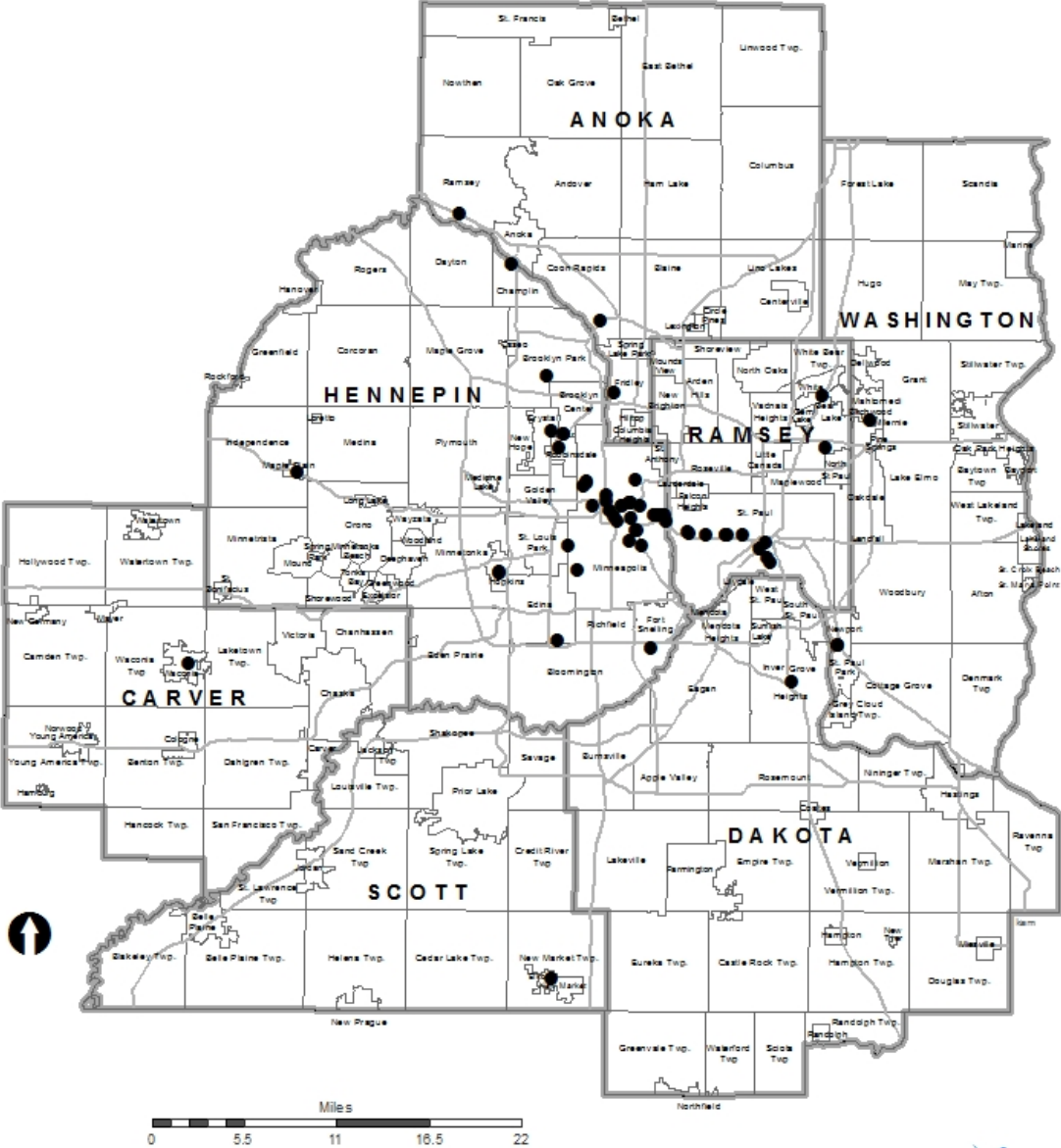
The 2012 TBRA awards will clean over 84.5 acres of polluted land to make it available for safe redevelopment.

Appendix A – Map of 2012 LCA-Funded Projects

Twin Cities Metropolitan Area

Livable Communities Awards in 2012

January 2013



## *Appendix B – Acronyms*

ACM: Asbestos-containing materials

AMI: Area Median Income

MMI: Metropolitan Median Income

PAH: Polynuclear aromatic hydrocarbons

SVOC: Semi-volatile organic compounds

TCE: Trichloroethylene

## Appendix C – Participating communities

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