

Metropolitan Livable Communities Annual Report to the Minnesota State Legislature 2011

7/24/2012
Metropolitan Council
Livable Communities



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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 included in the 2011 Fund Distribution Plan (as amended) 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 2011 awards was \$36,096,500.

Amount of LCA Funds Distributed

Disbursements

Disbursements totaling \$8,846,618 from previous awards were made to Livable Communities grants and loans in 2011:

		2011
Tax Base Revitalization Account		\$2,966,962
Livable Communities Demonstration Account		4,278,896
Local Housing Incentives Account		<u>1,598,749</u>
	Total	\$8,846,618

Applications and awards for LCA Programs in 2011

	TBRA	LCDA	LHIA	LAAND
Number of applications	61	50	9	1
Number of awards	47	34	9	1
Total amount awarded	\$8,268,352	\$21,839,069*	\$2,300,000	\$1,000,000
Total amount requested				
Total amount requested	\$13,282,766	\$36,875,811	\$2,300,000	\$1,000,000
Total amount available				
Total amount available	\$10,000,000	\$21,840,000	\$2,300,000	\$1,956,500
(Oversubscribed) / undersubscribed♦	(\$3,282,766)	(\$15,035,811)	\$0	\$956,500

♦ Amount requested minus amount available.

* The LCDA total excludes two grants conditionally awarded to the City of Ramsey that require approved amendments to the City's comprehensive plan. The totals will be reflected in a subsequent report when the grant agreements are executed.

Aggregate awards

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 714 awards, as shown in the table below.

Fund	Count	Award Total
LAAND loans	7	\$5,083,000
TBRA grants	324	90,978,958
LCDA grants	231	119,103,153
LHIA grants	139	25,462,706
IHA grants	13	4,577,700
Total	714	\$245,205,517

2011 Fund Distribution and Purposes

Please see Appendix B for a list of the acronyms and their meanings.

Fund	Grantee	Project	Award
Land Acquisition for Affordable New Development (LAAND)			
City of Minnetonka		Ridgedale YMCA Redevelopment	\$1,000,000

The Ridgedale YMCA redevelopment is a non-profit/for-profit/local government collaboration seeking to revitalize 10.42 acres by razing and rebuilding a new, two-story, 50,000 square foot YMCA, 150 units of senior housing (with 30 units affordable at 50% AMI), and a medical clinic. The LAAND funds will be used to acquire the parcel where the senior housing facility will be built.

Tax Base Revitalization Account			
TBRA CSI	City of Hastings HEDRA	Hudson Manufacturing	\$50,000

TBRA funds will be used for additional Phase II environmental site assessment and RAP development on a 3.9-acre industrial site used as a spray tank manufacturing company for nearly 100 years. The contaminants of concern identified include metals, PCBs and impacts from VOCs in the shallow surface soil as well as VOCs in the groundwater and related soil vapor impacts.

TBRA TOD	City of Hopkins	8th Avenue Corridor - Phase I	\$119,500
TBRA CSI			\$17,500

The project addresses a corridor from the Hopkins Station to the Minnetonka LRT regional trail along 8th Avenue in downtown Hopkins. The project is a comprehensive approach to create the optimal link between the Station and Mainstreet. The approach has three major components: design and build a streetscape along 8th Avenue that uses bicycle lanes, public art, sidewalks, street furniture and other TOD standards to link the Station to Mainstreet; assemble and prepare land for a shared public parking ramp on 8th Avenue north of Mainstreet to direct parking needs away from the Station and TOD within 1/4 mile; and provide environmental cleanup and demolition funds for a TOD project on the 8th Avenue corridor.

TBRA CSI	City of Hopkins	Park Nicollet Clinic	\$30,000
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\$30,000 in TBRA funding for hazardous materials abatement specifications and emissions control plan, Phase I environmental site assessment update, remedial action work plan, Phase II environmental site assessment and RAP development on a 1.2-acre site with a vacant office building formerly used as a medical clinic. The contaminants of concern identified to date include buried demolition debris with ACM and ACM within the existing building.

Fund	Grantee	Project	Award
TBRA	City of Minneapolis	430 Oak Grove	\$265,300

\$265,300 in TBRA funding and \$442,500 from Hennepin County for environmental investigation, asbestos abatement, lead-based paint abatement and well-sealing on a 0.86 acre site used as an office since 1923. Expected benefits include renovation of the building into 74 apartments. Private investment is estimated to be approximately \$13.7 million.

TBRA TOD	City of Minneapolis	700 Central	\$499,380
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This urban renewal mixed use project will significantly benefit the community, the city and a major county corridor by repositioning a high-profile blighted property creating a highly attractive, pedestrian friendly, transit oriented project. The high design project, consistent with the Marcy Holmes Master Plan, has received approvals for 105 market rate residential units with up to 10,000 square feet of ground floor commercial space. To the east of the buildings, a parking structure will offer limited spaces for commercial users and residents to share. The project reconfigures the ground floor space creating more attractive, usable and flexible commercial space that can serve a broad range of commercial tenants. By increasing the functionality and desirability of this location to commercial users, this project will offer a number of permanent professional, retail, and/or restaurant jobs.

TBRA CSI	City of Minneapolis	Cameron Building	\$15,200
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\$15,225 for a hazardous materials survey and RAP development on a 0.61-acre site with a historically significant building formerly used for a transfer and storage business, warehousing and a former scrap yard within the current parking lot area. The contaminants of concern identified include PAHs, metals in the soil and hazardous materials within the existing building.

TBRA CSI	City of Minneapolis	Jackson Flats	\$28,000
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\$28,050 for Phase I & II environmental site assessments and RAP development on a 0.86 acre residential site down-gradient from contamination in the ground water. The potential contaminants of concern include suspected TCE and petroleum-related impacts to ground water and soil vapor and beneath the development site from automotive service and metal plating facilities previously located nearby. Potential benefits include 35 affordable live-work units and 2,500 square feet of community space.

TBRA	City of Minneapolis	Jaguar (322 Hennepin)	\$442,900
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\$442,900 for environmental investigation, asbestos abatement, abatement of PCB caulk, and soil remediation on 2.5-acre commercial site used as an automotive sales and service business and formerly included various manufactures, hotels, theaters, restaurants, liveries and printing shops. The contaminants of concern identified include VOCs, PAHs, arsenic, lead, and petroleum-related compounds in the soil and related soil vapor impacts. Expected benefits include 286 apartments (three affordable) and approximately 40,000 square feet of retail grocery space.

Fund	Grantee	Project	Award
TBRA	City of Minneapolis	Lehmann Center	\$306,000

TBRA funds will be used for environmental site investigation, hazardous material survey, asbestos and lead-based paint abatements and soil remediation of a multi-story 157,000 square foot building over 80 years old, formerly used as a greeting card business, a periscope assembly facility, a military recruiting center and most recently as a public school/adult education facility. The contaminants of concern identified include VOCs, DRO, PAHs and metals in the soil, TCE in the ground water, VOCs in the soil vapors and asbestos and lead-based paint in the building.

TBRA	City of Minneapolis	Mill & Main Phase I	\$217,700
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TBRA funds will be used for environmental site investigation, asbestos and lead-based paint abatements and soil remediation on a 1.4-acre site formerly used as a hide and wool warehouse with a tannery, a butter and lard packaging manufacturer, an organ factory, a flour milling and packaging business and was most recently used for outdoor storage space by a construction and industrial equipment company. The contaminants of concern include a former leaking underground storage tank, buried debris with ACM, chlorinated solvents, PAHs, metals and DRO in the soils as well as asbestos and lead-based paint in the two existing buildings on the site.

TBRA	City of Minneapolis	Oak Street Flats	\$34,500
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TBRA funds will be used for environmental site investigation, hazardous materials survey, asbestos abatement and soil remediation of a 0.33-acre site occupied by a movie theatre with an adjacent restaurant. A former oil burner and associated fuel storage tank was also believed to have been located on the site. Contaminants of concern include arsenic, PAHs and DRO in the surface soil and arsenic and DRO in groundwater.

TBRA TOD	City of Minneapolis	Penn and Broadway	\$463,900
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This project will contain 16,000 square feet of retail on the ground floor with up to 75 units of affordable rental housing on three floors above. The rental focus is workforce housing serving transit dependent single and small households near public transit. The project will have underground parking, primarily for residents. The project will be constructed with street edges on both the Broadway and Penn Avenues, with a transit stop designed to accommodate rapid bus transit and bike commuters for westbound/southbound traffic. Retail will be served by both front and rear entrances, promoting foot traffic and 'eyes on the street' on the main facade, while still providing necessary parking spaces to meet retail needs. An innovative shared-use parking agreement with a neighboring church makes efficient use of the land, and allows more land or housing on this corner in the future. The development has already secured Broadway Liquor as anchor tenant for half the space.

Fund	Grantee	Project	Award
TBRA CSI	City of Minneapolis	Pillsbury A Mill	\$47,300

\$50,000 for a hazardous materials survey of the existing structures, Phase I environmental site assessment update, remedial action work plan, Phase II environmental site assessment including soil gas testing and RAP development on a 4.8-acre historically-significant site formerly used as for flour milling and packaging and grain storage. The contaminants of concern identified include VOC, PAH, pesticides, metals, DRO and potential soil vapors.

TBRA	City of Minneapolis	Precision Building	\$612,500
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TBRA funds will be used for environmental site investigation, hazardous material surveys, asbestos and lead-based paint abatement, PCB remediation, underground storage tank removal, soil remediation and soil vapor mitigation of a 6-story building on a 0.93-acre site formerly used by a printing operations business, asbestos building materials suppliers, a chemical supplier and electrical equipment manufacturer. More recent tenants have include additional printers and clean product businesses, a synthetic rubber projects company, a tool and die manufacturer, cordage and vending machine manufacturer. The contaminants of concern include DRO, PAHs, VOCs, metals, PCBs, lead-based paint and asbestos.

TBRA TOD	City of Minneapolis	Prospect Park Station Boeser Site	\$720,307
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The Boeser site will be redeveloped into 250 units of mixed-income rental housing, with 20% of units affordable. The Project will demonstrate that sustainably designed innovative urban housing can attract intergenerational residents who value the ability to live and work in a transit centered community, decreasing automobile dependence. The Prospect Park East River Road Improvement Association and the City of Minneapolis have identified the Boeser site as a top priority for redevelopment as part of a larger master plan to create a walkable arts-centered cultural district with a vibrant mix of housing, retail, and commercial uses. The goal is to create a site that incorporates sustainability, active living, public art, urban agriculture, and nature and open space.

TBRA	City of Minneapolis	Riverside Plaza II	\$300,000
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\$300,000 in TBRA funding for additional asbestos and lead-based paint abatement on a 9.27-acre residential site. The contaminants of concern identified include asbestos and lead-based paint within eleven buildings that make up the complex. Expected benefits include renovation of the existing 1,303 apartments including 1,174 affordable units.

Fund	Grantee	Project	Award
TBRA	City of Minneapolis	Seward Commons Phase II (fka Snelling Apartments)	\$140,600

\$140,600 for environmental investigation, asbestos abatement and soil remediation on a 0.55-acre industrial site most recently used by a machining business with former uses of lumber, coal and iron yard, grain storage and food processing. The contaminants of concern identified include VOCs, PAHs, metals (arsenic and mercury), GRO, and DRO in the soil as well as TCE in the groundwater. Expected benefits include 60 affordable senior apartments.

TBRA TOD	City of Minneapolis	Spirit on Lake Limited Partnership	\$318,632
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A 46-unit rental project located at the Northwest corner of 13th Avenue South and East Lake Street in South Minneapolis. Located within a city-designated Growth Area, this project will add an attractive, affordable new housing option to an area of the city with the most significant concentration of employment outside of downtown. The project will utilize existing utility connections and benefit from the utility upgrades and streetscape improvements included in the Lake Street Repaving project. The development replaces a large surface parking lot and a recently-demolished single story blighted cinderblock building with a mixed-use building, additional green space, underground parking and on-site storm water management. The project, while adhering to fair housing, will be targeted to the aging gay, lesbian, bisexual and transgender community.

TBRA	City of Minneapolis	University Gateway Phase I	\$79,300
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TBRA funds will be used for environmental site investigation and soil remediation on a 1.39-acre site formerly used as a gas station. Contaminants of concern include DRO, GRO, petroleum and non-petroleum VOCs, lead and PAHs in shallow and deep soils on the site. Petroleum impacts have also been found in the ground water below the site.

TBRA	City of Minnetonka	Cattle Company	\$72,400
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TBRA funds will be used for environmental site investigation, excavation and disposal of buried waste and soil vapor mitigation. Contaminants of concern include DRO, lead, PAHs and methane in the proposed redevelopment area.

TBRA TOD	City of Saint Paul	753 East 7th Street/Former Cerenity Care Center	\$216,000
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753 East 7th Street will reutilize a vacant building for 38 units of senior independent, 15 memory care and 53 assisted-living housing units. The site will provide 80 new jobs supportive of the care center. The target tenant will be an underserved minority population. The project will be 100% affordable and will take elderly waivers, unlike many other places. The vision is to serve a population of diverse citizens who currently are unable to afford housing or to have their care needs met and be culturally understood.

Fund	Grantee	Project	Award
TBRA	City of Saint Paul	Chittenden & Eastman Building	\$128,000

\$128,000 for additional hazardous materials assessment, asbestos and lead-based paint abatements of a seven-story building on a 1.08-acre site formerly used as a showroom, manufacturing and warehouse space for furniture businesses. The contaminants of concern include asbestos and lead-based paint within the building and lead-based paint on the exterior of the building. Expected benefits include the renovation of the building into 104 apartments, including six affordable units, with enclosed and surface parking spaced.

TBRA CSI	City of Saint Paul	East 7th & Reaney	\$46,500
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TBRA funds will be used for Phase I and Phase II environmental site assessments and RAP development on a 6.8-acre site known to contain demolition materials and concrete and household debris. Contaminants of concern include buried ACM, DRO, lead naphthalene, and arsenic.

TBRA	City of Saint Paul	Fort Road Flats	\$55,500
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TBRA funds will be used for environmental site investigation, hazardous material survey, asbestos abatement, storage tank removal and soil remediation on a 1.41-acre site that formerly included a gas station and single-family homes. Contaminants of concern include DRO, PAHs and metals in the soils, and methylene chloride in the soil vapors.

TBRA TOD	City of Saint Paul	Hamline Station	\$500,612
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Hamline Station will be developed into two 4-story, mixed-use buildings connected by underground parking and a central public plaza adjacent to the Central Corridor LRT Hamline Station. The buildings will provide 108 units of family and workforce rental housing with rents affordable at 60%AMI, and will include 13,700 square feet of commercial space. The project will create high-quality housing, provide an increased variety of housing types, and increase the supply of quality affordable family housing. The project will also provide space for community-based retail, which will enhance the pedestrian experience, offer growth opportunities to local businesses, and serve both riders and residents. The project will bury the utility lines along the alley to remove a visual blight and improve circulation for existing and future residents. Lastly, the project includes a central plaza, which will serve as a pocket park amenity for both residents and passers-by and relieve the long expanse of the street facade.

TBRA	City of Saint Paul	Pioneer Endicott Building Phase II	\$540,500
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TBRA funds will be used for Phase II environmental site assessment, hazardous material survey, asbestos abatement and lead-based paint abatement of over 300,000 square feet of space within the Pioneer Endicott Building in a 1.08-acre site formerly used for offices and retail businesses.

Fund	Grantee	Project	Award
TBRA	City of Saint Paul	Rayette Lofts	\$324,800

\$342,800 in TBRA funding for a Phase I environmental site assessment update, asbestos and lead-based paint abatement design specifications, and asbestos and lead-based paint abatements of a seven-story building on a 0.52 acre site formerly used as a warehouse for a cosmetics and hairspray company and currently used as a parking garage. Expected benefits include the renovation of the building into 76 apartments (including 15 affordable units).

TBRA	City of Saint Paul	Schmidt Brew House II	\$248,200
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\$248,200 in supplemental TBRA funding for asbestos and lead-based paint abatement. The contaminants of concern asbestos and lead-based paint in the buildings. Expected benefits include the renovation of the former Brew House and tower into 130 affordable apartments and demolition of a warehouse addition for surface parking.

TBRA TOD	City of Saint Paul	Schmidt Brewery Phase 2	\$412,521
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The Schmidt Brewery site is a mixed-use redevelopment project. Phase 2 of the redevelopment is focused on the adaptive reuse of the 200,000 square foot Brew House/Tower into 130 units of affordable rental housing, demolition of the 1975 warehouse to provide associated surface parking, and reopening of vacated Webster Street. In addition, there will be a significant amount of common space available, which may include green space, studio and performance space, work space, exercise rooms and a club house. The site design will enhance bike and pedestrian connections to West 7th Street, Randolph Avenue and the Mississippi River Regional park and trail system.

TBRA	City of Saint Paul	Schmidt Brewery Phase II - Brew House	\$343,200
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\$670,802 for asbestos and lead-based paint abatements, soil remediation and soil vapor mitigation on approximately 9-acres of a 15-acre site that formerly included a lumber yard, brewery, gas stations and more recently an ethanol plant prior to being vacant. Contaminants of concern include VOC, DRO, PAHs and metals in the soils, VOCs in soil vapors and asbestos and lead-based paint in the buildings.

TBRA	City of St. Louis Park	Ellipse II	\$275,000
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\$275,000 for additional Phase II environmental site assessment, RAP development, soil remediation and vapor barrier installation on a 0.73-acre vacant commercial site formerly used as a gas station. The contaminants of concern include arsenic and lead, PAHs, GRO, petroleum-related organic compounds, and asbestos containing debris soil as well as TCE, DRO and GRO in the groundwater and related soil vapor impacts from the TCE and 1,3,5-trimethylbenzene. Expected benefits include the development of 58 apartments with underground parking and surface parking for an adjacent retail development.

Fund	Grantee	Project	Award
TBRA	City of St. Louis Park EDA	Wooddale Pointe	\$70,000

TBRA funds will be used for environmental site investigation, soil remediation and soil vapor mitigation on a 1.92-acre site formerly used by a window-blind manufacturer and a laboratory for a rubber manufacturing business. The contaminants of concern include DRO, PAHs, metals, naphthalene, 1,2-Dichloropropane, TCE and residual petroleum impacts from leaking underground storage tanks.

TBRA CSI	City of White Bear Lake	Boat Works Commons	\$18,600
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\$18,675 for a hazardous materials survey, Phase II environmental site assessment and RAP development on a 1.6-acre commercial site used as a boat dealership and repair facility. Potential contaminants of concern identified include asbestos, VOCs, metals and petroleum compounds. Potential benefits include the development of 89 apartments with 1,600 square feet of community space and 5,225 square feet of retail and restaurant space with structured parking.

TBRA	Minneapolis Public Housing Authority	Heritage Park Senior Service Center II	\$26,900
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\$26,900 for the loading, transportation and disposal of additional contaminated soil and associated environmental reporting requirements on a 2.3-acre residential site with contaminated fill soils. The contaminants of concern include DRO in the soil stockpile. Expected benefits include the development of a 48-unit affordable senior housing building and a 69,903 square foot senior services center with a medical center as well as fitness and supportive services.

TBRA	Saint Paul Port Authority	Beacon Bluff II	\$111,800
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\$111,800 in supplemental TBRA funding for soil vapor mitigation and associated environmental oversight for RAP implementation for costs incurred after 10/27/11. The contaminants of concern include VOCs, PAHs and metals (arsenic, lead and mercury), GRO and DRO in the soil and related soil vapor impacts. Expected benefits include the development of 245,500 square feet of commercial and light industrial space.

TBRA	Saint Paul Port Authority	Beacon Bluff III	\$97,400
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\$97,400 for a new development phase of a previously-funded project at the Beacon Bluff site. This award is for soil vapor mitigation on 11.93 acres of a 30-acre industrial site formerly used as the St. Paul campus for 3M. The contaminants of concern include VOCs, PAHs and metals (arsenic, lead and mercury), GRO, DRO in the soil and related soil vapor impacts. Expected benefits include the development of 164,000 square feet of commercial and light industrial space.

Fund	Grantee	Project	Award
TBRA	White Bear Township EDA	Birch Lake	\$71,900

TBRA funds will be used for environmental site investigation, asbestos abatement, underground storage tank removal, well-sealing and soil remediation on a 9.3-acre site formerly used as a household solid waste dump and more recently as a waste transfer facility. Contaminants of concern include DRO, VOCs, SVOCs and metals in the soil.

Livable Communities Demonstration Account

LCDA PRE TOD	City of Anoka	Anoka Station Area Master Planning	\$22,500
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In 2002, professional master plans were completed as part of the original planning for the Anoka Station area; however, the master plan was drastically changed as a result of recently-completed market studies. This grant will fund an updated master plan to market the Anoka Station Area.

LCDA	City of Apple Valley	Cobblestone Lakes Senior Housing & Park Improvement	\$896,000
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This project will construct a 214-unit life-cycle senior complex and complete planned park amenities, which should provide the stimulus for future multi-family and/or mixed-use development on the western side of the Cobblestone Lake development. LCDA funds would be used for land acquisition; a restroom/kiosk building; utilities; playground equipment; a gazebo/pavilion; a performance stage; trail connections and parking lot; and park furnishings/benches.

LCDA TOD	City of Apple Valley	Commons I and Commons II Site Acquisition Assistance	\$866,000
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The Commons I and II buildings are underused office buildings totaling 127,327 square feet located one-quarter mile from the future 147th Street Station. The requested funding will be used to assist in the acquisition of the 8.8-acre site in order to make lease costs competitive to job-producing tenants. It is estimated that approximately 250 jobs could be created within the first 12 months and another approximately 300 jobs within the following 24 months. Initial placement will occur in the 66,738 square foot Commons II building, followed by business expansion in the 60,589 square foot Commons I building. It is estimated that approximately 20% of employees will use the BRT to travel to and from work as part of a travel demand management strategy to be negotiated with the City. Transit use is possible because of the compact downtown and the site's proximity to the future 147th Street Station, which is a 7-minute walk from the site. Existing and future businesses in the area will be able to more readily hire recent college graduates, veterans, disadvantaged young adults, and retirees - those who often rely heavily on transit services.

Fund	Grantee	Project	Award
LCDA	City of Apple Valley	Gathering	\$174,800

The Gathering will be a high-density 240-unit apartment building with 96 units affordable to households at 60% AMI located within the Apple Valley Transit Station Transit Improvement Area on the Cedar Avenue Bus Rapid Transit corridor in the mixed-use Central Village area. LCDA funding would be used for sidewalks, trails, and lighting.

LCDA PRE TOD	City of Eden Prairie	Town Center Stormwater Analysis	\$45,000
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This project will create opportunities for additional TOD redevelopment by addressing the need for innovative multi-purpose stormwater management facilities that utilize a shared function serving more than one property and providing more than one function (e.g., a regional Best Management Practice that provides stormwater functions such as rate control and infiltration as well as potentially providing an aesthetic amenity in a new development).

LCDA TOD	City of Hopkins	8th Avenue Corridor - Phase I	\$900,000
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The TOD project addresses a corridor from the Hopkins Station to the Minnetonka LRT regional trail along 8th Avenue in downtown Hopkins. The project is a comprehensive approach to create the optimal link between the Station and Mainstreet. The approach has three major components: design and build a streetscape along 8th Avenue that uses bicycle lanes, public art, sidewalks, street furniture and other TOD standards to link the Station to Mainstreet; assemble and prepare land for a shared public parking ramp on 8th Avenue north of Mainstreet to direct parking needs away from the Station and TOD within 1/4 mile; and provide environmental cleanup and demolition funds for a TOD project on the 8th Avenue corridor.

LCDA PRE	City of Hugo	Old Stock Lumber	\$73,000
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This mixed-use redevelopment project will create a main street experience where shopping, jobs, outdoor public spaces, high density market rate housing and affordable housing will co-exist by design. LCDA funds will be used for soil borings and analysis; developing preliminary stormwater plans, land acquisition strategies and preliminary design plans; completing a site survey and a market study.

LCDA	City of Minneapolis	Artspace	\$400,000
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Artspace is a mixed-use development with 61 mixed-income and high-quality live/work units, 13,000 square feet of commercial space for neighborhood-oriented services, an arts incubator space, and a rooftop farm. LCDA funds will be used for stormwater management; assist with project management costs; add and reconstruct sidewalks; and provide for placemaking elements related to the public gallery and rooftop farm.

Fund	Grantee	Project	Award
LCDA	City of Minneapolis	Currie Park Lofts	\$433,771

Currie Park Lofts will be a mixed-use, mixed-income urban infill project next to the Cedar-Riverside Hiawatha LRT station and 350 yards from the Central Corridor West Bank LRT station. It will have 260 rental housing units (52 of which will be affordable at 50% AMI, 143 at 60% AMI, and the balance at market rate), a parking ramp and roughly 20,000 square feet of commercial and community space. LCDA funds would be used for demolition and excavation and stormwater management.

LCDA	City of Minneapolis	Emanuel Housing	\$488,170
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Emanuel Housing, a 101 unit mixed-use renovation and new construction project, will provide apartments and services for very low-income individuals, most who are disabled and/or homeless. Sixteen rental units will be available to households at 30% of AMI and 85 units at 50% AMI, with 16,000 square feet of commercial/office space. Located one-eighth mile from an LRT stop and several bus lines, Emanuel Housing has exceptional access to employment, retail, service and civic opportunities. LCDA funds would be used for site preparation; public sewer and water lines; stormwater management; sidewalks and bike racks.

LCDA PRE TOD	City of Minneapolis	Linden Yards West	\$100,000
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The Linden Yards area of Minneapolis presents a challenge due to multiple new infrastructure projects (Van White Memorial Boulevard’s bridge, Southwest LRT, Hennepin County Regional Rail Authority [HCRRA] commuter rail storage, Cedar Lake Trail, Linden Yards redevelopment) that have been planned independently for the same area. The project will “fit the pieces together” and learn how things relate to one another to facilitate good high density development adjacent to the Van White LRT station. This study will provide an updated development plan for Phase 1, Linden Yards West, including phased site access from the new Van White Memorial Boulevard, relocation of the Cedar Lake Trail, utilities including storm water, and private development of mid-rise office and multifamily housing units. To visualize this plan a 3-D computer model will be developed for all of Linden Yards West, the Van White Memorial Bridge, Cedar Lake Trail, and I-394 access. The study will also analyze the initial feasibility of utilizing geothermal energy for private development construction onsite.

Fund	Grantee	Project	Award
LCDA TOD	City of Minneapolis	Penn and Broadway	\$1,536,100

This project will contain 16,000 square feet of retail on the ground floor with up to 75 units of affordable rental housing on three floors above. The rental focus is workforce housing serving transit dependent single and small households near public transit. The project will have underground parking, primarily for residents. The project will be constructed with street edges on both the Broadway and Penn Avenues, with a transit stop designed to accommodate rapid bus transit and bike commuters for westbound/southbound traffic. Retail will be served by both front and rear entrances, promoting foot traffic and 'eyes on the street' on the main facade, while still providing necessary parking spaces to meet retail needs. An innovative shared-use parking agreement with a neighboring church makes efficient use of the land, and allows more land or housing on this corner in the future. The development has already secured Broadway Liquor as anchor tenant for half the space.

LCDA TOD	City of Minneapolis	Prospect Park Station Boeser Site	\$2,000,000
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The Boeser site will be redeveloped into mixed-income rental housing, with 20% of units affordable. The Project will demonstrate that sustainably designed innovative urban housing can attract intergenerational residents who value the ability to live and work in a transit centered community, decreasing automobile dependence. The City of Minneapolis has identified the Boeser site as a top priority for redevelopment as part of a larger master plan to create a walkable arts-centered cultural district with a vibrant mix of housing, retail, and commercial uses. The project will remove the blighted building, remediate environmental issues, and construct approximately 250 units of energy efficient housing on the site that will catalyze private investment in the Station Area. The goal is to create a site that incorporates sustainability, active living, public art, urban agriculture, and nature and open space.

LCDA PRE	City of Minneapolis	West Bank Station	\$100,000
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This project is necessary to make the publicly-owned property adjacent to the Central Corridor available for development. LCDA funds will be used for surveying, title work, and engineering to ascertain ownership and create developable parcels.

LCDA PRE TOD	City of Minnetonka	Opus Phase II Systems Analysis	\$100,000
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The existing one-way roadway system and trail/pedestrian connections in Opus, built in 1978, are unique and serve an immense amount of traffic; however, the systems are complicated to those unfamiliar with the area and will be further complicated when LRT is operational in 2018. Additionally, the future Opus LRT station area anticipates significant redevelopment with increases in density and intensity over the next 30 years. The Phase II systems analysis will build upon work currently being completed and will strategically analyze the capacity, routing, and structural stability of the Opus area transportation and infrastructure systems in order to best prepare the city for the significant public and private investments in the area.

Fund	Grantee	Project	Award
LCDA PRE	City of North St. Paul EDA	Highway 36 Corridor Master Plan	\$100,000

This project will develop a master plan for guiding redevelopment and housing density as directed in the City’s Comprehensive Plan to connect development opportunities with adjacent historic and civic amenities, maximizing land use efficiencies and enhancing redevelopment opportunities. The plan will address compact development patterns; multi-modal transportation options; transit-oriented development/design; healthy/active living; bike/walk systems; infrastructure improvements to accommodate new investment; housing diversity/accessibility; employment diversity/access; and market/financial feasibility analysis. LCDA funds will be used for stakeholder engagement, design workshops, alternatives analysis, development staging plans, a redevelopment action plan, and the development of zoning and land use implementation tools.

LCDA	City of Plymouth	9805 Highway 55 Apartments	\$750,000
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This project will construct a 157-unit apartment building in Plymouth near the intersection of Highways 169 and 55. The project will include a mix of market rate units and workforce housing units for households earning at or below 60% of area median income. A primary feature of this project is connectivity with community. LCDA funds will be used for land acquisition; demolition; soil correction; stormwater management; site grading; and utilities.

LCDA TOD	City of Richfield	Lyndale Garden Center	\$1,500,000
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This project will refurbish the existing Garden Center and grounds to create a vibrant retail town center that anchors a new housing development and attracts people to live, work, and play in Richfield. The new site plan will create a direct visual and usable connection from Lyndale Avenue to Richfield Lake via connecting trails and place-making elements. The remodeled garden center building anticipates a hardware store, co-op grocer, and restaurant tenants. The housing phase will provide a mix of housing types along Lyndale Avenue and facing Richfield Lake. Approximately 120 units will be split between two buildings with a minimum of 20% of units at <60% AMI. The entire project will be designed with a holistic approach that incorporates art and artists, nature and open space, local food and urban agriculture, active living, sustainability, and collaboration and innovation. TOD grant funds will create place-making elements and park connections during the first phase of the project that will invigorate the site and catalyze future development phases.

Fund	Grantee	Project	Award
LCDA PRE	City of Richfield HRA	Lyndale Garden Center	\$100,000

This redevelopment project will include a mix of market rate and affordable housing, commercial and retail opportunities aimed at local businesses, public connections and improvements to existing parks and trails, a public band shell or amphitheater, potential for a public parking ramp and site improvements that connect the project to the existing lake and park. LCDA funds would be used for conducting design workshops to determine the appropriate design and connections of public and private improvements, preparing redevelopment plans that demonstrate the outcomes of the design workshops, analyzing alternatives for market and land use mix, determining economic feasibility for air, water and energy issues, performing soil testing, analyzing water management, development staging plans, and determining strategies for land acquisition.

LCDA	City of Rosemount	Steeple Center Senior Housing	\$440,000
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The project will include redevelopment of the northern half of the St. Joseph's Church complex into a 70 unit senior housing project and a 6,900 square foot public senior center adjoining the newly transformed Steeple Center. LCDA funds will relocate a natural gas substation, build rain gardens and underground stormwater treatment, add street lights, and build a sidewalk and public plaza.

LCDA	City of Saint Paul	Hamline Station	\$750,000
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Hamline Station will be developed into two 4-story, mixed-use buildings connected by underground parking and a central public plaza adjacent to the Central Corridor LRT Hamline Station. The buildings will provide 108 units of family and workforce rental housing with rents affordable at 60%AMI, and will include 13,700 square feet of commercial space. The project will create high-quality, higher-density housing, provide an increased variety of housing types, and increase the supply of quality affordable family housing. The project will also provide space for community-based retail, which will enhance the pedestrian experience, offer growth opportunities to local businesses, and serve both riders and residents. The project will bury the utility lines along the alley to remove a visual blight and improve circulation for existing and future residents. Lastly, the project includes a central plaza, which will serve as a pocket park amenity for both residents and passers-by and relieve the long expanse of the street facade.

Fund	Grantee	Project	Award
LCDA TOD	City of Saint Paul	Central Exchange, Phase I	\$979,100

The Central Exchange will be a transit-oriented, mixed-use development adjacent to the Central Corridor LRT line. The higher-density building will be three stories and will include 30 one-, two-, and three-bedroom housing units with a focus on one-bedroom units. The project will include both market rate and affordable units. It will also include 8,500 square feet of commercial space on the ground floor that aids in creating a more pedestrian-friendly environment on University Avenue. The project's design is sensitive to the lower-density conditions across the alley to the north; the building rises up only one story at certain points in order to allow air and sunlight onto properties behind the development. The Central Exchange will include sustainable elements, such as "green roofs," geothermal technologies and solar cells to supplement the development's electricity. Parking will be located in an underground garage and to the rear of the lot.

LCDA TOD	City of Saint Paul	Episcopal Homes' 1890 University Apartments	\$2,000,000
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1890 University Avenue Apartments will include 170 senior rental housing units for a range of income levels and health needs: 50 affordable, independent units, 60 catered living units; 36 skilled nursing facility units; 24 memory care units. The Project will feature an appealing multi-story building with separate entrances for each of the housing components, underground parking, and a neighborhood coffee shop on the corner. Within the building will be a center for services and amenities including a day spa, therapy pool, exercise room, bank, cafe, gift shop, classrooms, fireplace lounges, and indoor and outdoor gardens. It will be a place that invites community and encourages and supports independence and healthy aging. The campus is just across Lynnhurst from Iris Park with its pond, fountain, and pathways. This TOD Project includes construction of the residential building, improvements to the north end of Iris Park, and engineering of improvements to Lynnhurst Avenue that will benefit both tenants and the entire neighborhood as we create a truly livable TOD community.

LCDA PRE	City of Saint Paul	Ford Site I	\$100,000
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This project will assist the City in researching and drafting a zoning framework to implement the comprehensive and ambitious vision and goals for redevelopment of the Saint Paul Ford Site. Form-based codes and other alternative zoning approaches will be evaluated to identify the methodology that would best advance the vision of a redeveloped, mixed-use urban infill site; address economic, social and environmental sustainability with strong form that relates to the surrounding neighborhood; and explores performance standards that address energy use, stormwater, waste systems, natural communities and transportation.

Fund	Grantee	Project	Award
LCDA TOD	City of Saint Paul	Hamline Station (1333 University)	\$2,000,000

Hamline Station will be developed into two 4-story, mixed-use buildings connected by underground parking and a central public plaza adjacent to the Central Corridor LRT Hamline Station. The buildings will provide 108 units of family and workforce rental housing with rents affordable at <60%AMI, and will include 13,700 square feet of commercial space. The project will create high-quality, higher-density housing, provide an increased variety of housing types, and increase the supply of quality affordable family housing. The project will also provide space for community-based retail, which will enhance the pedestrian experience, offer growth opportunities to local businesses, and serve both riders and residents. The project will bury the utility lines along the alley to remove a visual blight and improve circulation for existing and future residents. Lastly, the project includes a central plaza, which will serve as a pocket park amenity for both residents and passers-by and relieve the long expanse of the street facade.

LCDA	City of Saint Paul	Schmidt Brewery Historic Redevelopment	\$1,250,000
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This project involves the adaptive reuse of the Schmidt Brewery Brew House into 262 affordable live-work apartments and townhomes. The project will revitalize and preserve vacant historic structures and provide new green space while diversifying the housing options in the neighborhood and providing new street connections and realignment. LCDA funds would be used for site acquisition.

LCDA	City of Shoreview	Midland Terrace Redevelopment	\$655,000
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This project will expand the City's largest apartment community by demolishing an underutilized retail center and building 108 market-rate apartments adjacent to existing affordable rental units. LCDA funds would be used to realign Owasso Street; relocate existing sewer lines; add sidewalk and trail connections; demolish Midland Plaza; and undertake site preparation.

LCDA PRE	City of St. Louis Park	Louisiana Avenue LRT	\$80,000
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This project will review changing land use activities and opportunities to improve connectivity between the station, major activity generators, and redevelopment sites. The three principal activities will be preparing detailed station area plans and building details for implementation; soil testing to determine feasibility, including analysis for surface water management practices; and strategies for land acquisition. The project will increase the level of certainty about the design of the station area's built environment and solidify how pedestrians move between the station and the hospital campus. LCDA funds will be used for station area planning, soil testing and analysis for surface water management, and to determine strategies for land acquisition.

Fund	Grantee	Project	Award
LCDA PRE TOD	City of St. Louis Park	Walker-Lake Street LRT Redevelopment Area	\$40,000

This pre-development project would allow for a coordinated approach to stormwater management for a 68-acre project area in the Louisiana station area. The city owns a parcel that is dedicated for future use as part of the stormwater infrastructure; the site is intended to be used to decrease the need for individual stormwater treatment systems in redevelopment. However, prior to construction of any stormwater capital improvements, a TOD-oriented surface water management plan is necessary for the area. Development pressure in the project area includes the 21,000 square foot Oak Hill II building expected in 2012; it will provide its own isolated stormwater treatment. A coordinated plan will allow the city to make appropriate capital investments in stormwater management to ensure that future development meets the city's TOD goals. Stormwater management sometimes has a deleterious effect upon the TOD characteristics of a site plan; in contrast, the plan's intent is for the coordinated stormwater management to catalyze further redevelopment and invigorate the area's pedestrian circulation system by adding vibrant natural amenities.

LCDA	City of Watertown	Watertown Downtown Redevelopment	\$240,687
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This Project will expand the senior housing complex that was part of Phase I of the South Lewis Avenue Redevelopment Plan. The Phase II expansion would add approximately 16 senior housing units and underground parking to the Phase I building. LCDA funds will be used for land acquisition; lighting for the trail area and public plaza; benches; a new trail; design and engineering; and project coordination.

LCDA	City of Woodbury	City Walk Apartments	\$78,000
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City Walk Apartments target households with disabilities and with incomes below 30% (12 units) and below 50% (33 units) of area median income. Development will occur on an undeveloped residential parcel within City Walk, a planned community already home to more than 500 units of market rate housing as well as retail, commercial, education and recreation uses. LCDA funds will be used for stormwater management.

LCDA	City of Woodbury	Urban Village Connectivity	\$860,572
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The Project will serve as a retail/service center for southern Woodbury: a mixture of community-scale retail, service and office, higher density residential and public gathering spaces with the potential for a future park and ride or other transit facilities. It will build 23 senior rental units affordable at 60% of AMI, 12 at 80% AMI, and 190 market rate units, along with 175 market rate family townhomes. The project also includes 70,000 square feet of commercial space, 100,000 square feet of retail, 25,000 square feet of restaurant, and 25,000 square feet of office space, LCDA funds will be used for building a below-grade connection between the Urban Village and the nearby sports complex.

Fund	Grantee	Project	Award
LCDA	Washington County HRA	Mahtomedi Redevelopment Initiative	\$1,030,000

This project involves redevelopment of a 3.3 acre abandoned restaurant site for a 72 unit mixed-income senior building (28 at 50% AMI, 28 at 60% AMI, and 16 market rate) to act as a catalyst for reinvestment in downtown Mahtomedi and Willernie, and to provide a key pedestrian link to connect downtown with area trails, transit and jobs. Higher intensity land use requires innovative stormwater management techniques. LCDA funds will be used for land acquisition; furnishings for a plaza and benches; sidewalks; demolition; rain gardens; a trailhead, and bike racks.

Local Housing Incentives Account

LHIA	City of Maple Grove	Maple Village II	\$300,000
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The project involves the new construction of a 48-unit, three-story elevator building with underground parking. The approximately 2-acre site is located at the north end of Zanzibar Lane about a mile west of I-94 in Maple Grove. This project is phase two of a previous development and will help meet the demands in the city for work force family housing. The project will have 12 one-bedroom, 24 two-bedroom, and 12 three-bedroom units. All of the units will be affordable to households at 50 percent of AMI. Four of those units will be set aside and marketed to households experiencing long-term homelessness. Rents (including utilities) will range from \$775 to \$1,075.

LHIA	City of Minneapolis	City of Lakes Community Land Trust Homebuyer Initiated Program	\$175,000
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The City of Minneapolis is partnering with the City of Lakes Community Land Trust (CLCLT) to transform foreclosed and boarded/vacant homes in North Minneapolis into long-term affordable homeownership opportunities for lower- to moderate-income households at 60-80% of AMI. The Council and Minnesota Housing will contribute a total of \$300,000, matched by a \$270,000 contribution through Hennepin County, to enable the CLCLT to buy up to 7 homes. The homes will be sold for their improved appraised value minus the land value, thus making them affordable to low- and moderate-income families. The CLCLT will own the land; the family will own the home.

LHIA	City of Minneapolis	Currie Park Lofts	\$400,000
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The project involves the new construction of a 260- unit, six-story apartment building with underground parking and some commercial space in the city of Minneapolis. This transit-oriented development is located adjacent to a current Hiawatha LRT stop, a Central Corridor LRT stop under construction, downtown Minneapolis and the University of Minnesota. The project will have 41 efficiency, 92 one-bedroom, 52 two-bedroom, and 23 three-bedroom units. Two hundred and eight of the units will be affordable to households at 60% or less of area median income; the rest will be market rate. Rents for the affordable units will range from \$642 to \$1,106.

Fund	Grantee	Project	Award
LHIA	City of Minneapolis	Spirit on Lake	\$250,000

The project involves the new construction of a 46-unit, four-story apartment building with underground parking in the City of Minneapolis. The site is currently a largely vacant parking lot in an area that is primarily improved with a mix of commercial and multifamily residential related uses. This project will assist the city meet the demands for workforce housing. The project will have 28 one-bedroom, and 18 two-bedroom units. All units will be affordable to households at 50% or less of AMI. Five of those units will be set aside and marketed to households experiencing long-term homelessness. Rents (including utilities) will range from \$775 to \$931.

LHIA	City of Minnetonka	Homes Within Reach	\$150,000
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Funds are for land acquisition, holding costs and rehabilitation expenses related to the acquisition and rehabilitation of existing homes in western Hennepin County suburbs, which will become part of the West Hennepin Affordable Housing Land Trust. Communities to be served by the program include Brooklyn Park, Edina, Eden Prairie, Minnetonka, Maple Grove, and St. Louis Park. The land trust units will be sold to homebuyers at 60-80% of AMI.

LHIA	City of Saint Paul	Dayton's Bluff	\$175,000
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The City will partner with the Dayton's Bluff Neighborhood Housing Services to rehabilitate and resell eight vacant foreclosed housing units. The houses are located on the East Side of Saint Paul, which is one of the areas hardest hit by the foreclosure crisis. Homes to be acquired will have three or more bedrooms, with an attached garage or room to build one. There are currently approximately 1,500 vacant homes within the target area, located in pockets within the neighborhoods where most of the surrounding blocks are generally stable. The strategy is to focus on these pockets to help keep the surrounding blocks stabilized and to complement the activities of Saint Paul's Neighborhood Stabilization program. Homebuyers will have incomes equal to or less than 80% AMI. LHIA funds will be targeted to homes assisting households at 60% or less or AMI.

LHIA	City of Saint Paul	St. Alban's Park	\$400,000
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The project involves the acquisition and significant rehabilitation of this 1980s-built 74-unit apartment and townhome development in the Dayton's Bluff neighborhood of Saint Paul. Twenty-four of the units benefit from a project-based Section 8 Housing Assistance Payment contract. The project will have 21 one-bedroom, 34 two-bedroom, 6 three-bedroom and 6 four-bedroom units. All units will be affordable to households at <60% AMI. Four of those units will be set aside and marketed to households experiencing long-term homelessness. Rents (including utilities) will range from \$679 to \$1,290.

Fund	Grantee	Project	Award
LHIA	City of Wayzata	Legacy Townhomes	\$300,000

This project involves the construction of six new two-story, rowhouse style units with tuck-under garages in Wayzata. The project will have 2 two-bedroom and 4 three-bedroom units. One unit will be fully handicapped-accessible and one unit will be accessible for sensory-impaired occupants. All units will be affordable to households at <50% AMI. Rents will range from \$558 to \$1,092.

LHIA	Washington County HRA	Safekeeping Affordable Homes (Two Rivers Community Land Trust)	\$150,000
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This project will provide value and affordability gap assistance to acquire, rehabilitate and sell up to 5 previously foreclosed single-family homes in Forest Lake, Oakdale and other Washington County Local Housing Incentive Program participating communities, to families with incomes at 60 to 80% AMI. The Council and Minnesota Housing will contribute a total of \$446,000, matched by approximately \$100,000 from Washington County HOME funds, plus an additional \$135,000 in local funds expended annually for the construction of preservation of affordable housing to enable the CLT to buy up to 5 homes. The homes will be sold for their improved appraised value minus the value of the land, thus making them affordable to low- and moderate-income families. The CLT will own the land; the family will own the home.

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.*

The Council's 2011 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 2011 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 to adopt a City Council resolution containing the new goals.

Cities are 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.

As of December 31, 2011, 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.

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

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

Participating communities

<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 is eligible to apply for grants in 2012

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 2011 the Council initiated the Livable Communities Transit-Oriented Development (TOD) grants, targeted specifically to projects located in areas designated as a Transit Improvement Area (TIA) by the Minnesota Department of Employment and Economic Development or in areas that are TIA-eligible. Targeting these areas enabled the Council to support development within a walkable distance of existing or planned public transportation, including light rail, commuter rail, bus rapid transit, express bus routes, and high-frequency local bus lines. Funds for these awards derived from grants made previously to cities for projects that did not move forward during the economic downturn, and the grants were subsequently relinquished to the Council.

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

The 2011 LCA awards funded projects that offered both affordable and market rate multi-family housing or foreclosure remediation of single-family homes in the cities of Anoka, Apple Valley, Eden Prairie, Hastings, Hopkins, Hugo, Maple Grove, Minneapolis, Minnetonka, North St. Paul, Plymouth, Ramsey, Richfield, Rosemount, St. Paul, Shoreview, St. Louis Park, Watertown, Wayzata, White Bear Lake, and Woodbury. More than 1,000 full-time jobs are expected to result from the 2011 TOD awards (plus another 1,100 construction jobs), with 1,423 more jobs expected from the 2011 TBRA awards. LCDA funds focus on the connections between new development or redevelopment and the surrounding area, including connections to new or existing jobs.

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

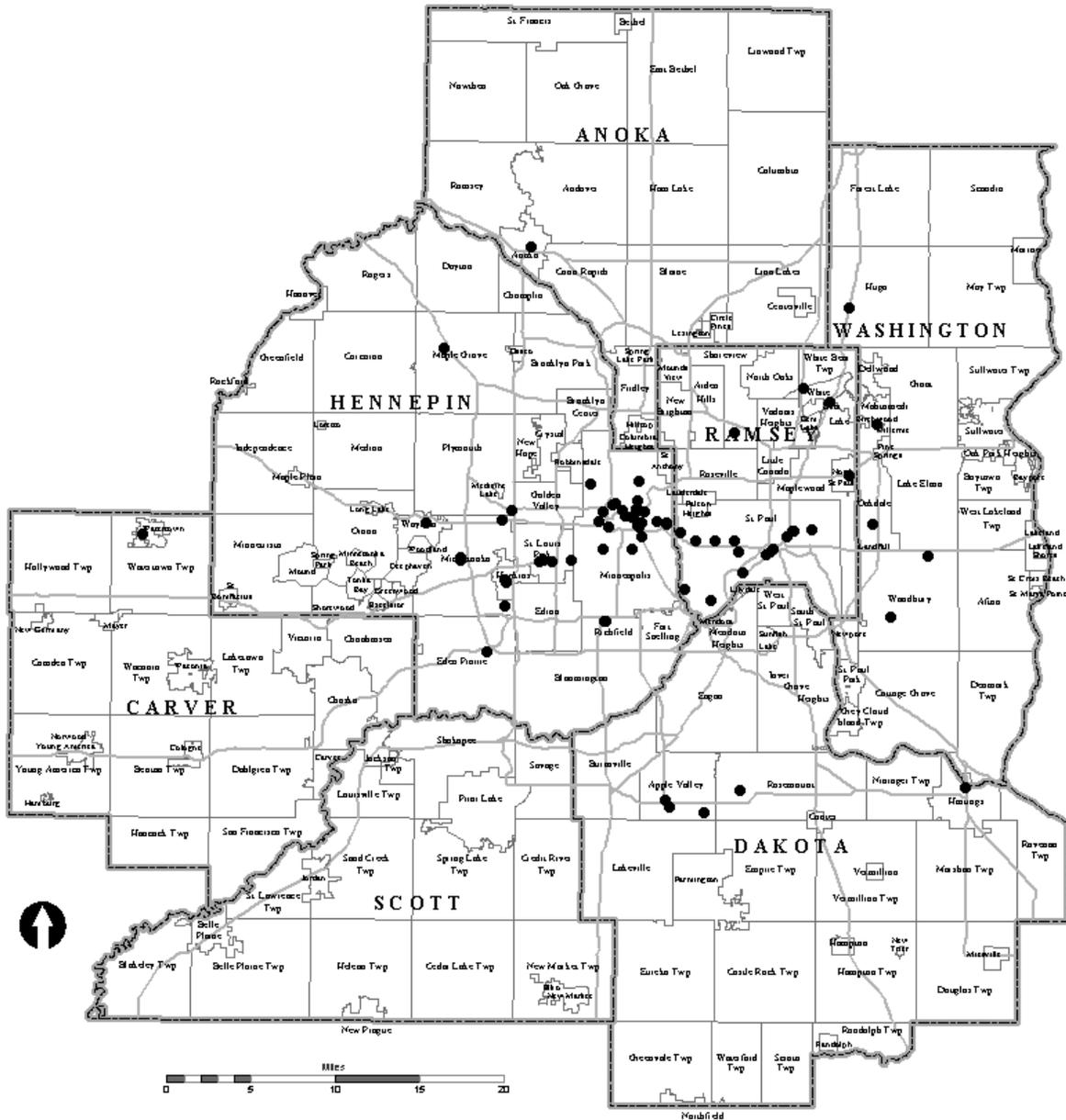
Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards further conserve building materials by assisting with redevelopment of underutilized buildings 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. One 2011 project included a rooftop farm that will sell its produce in a nearby farmers' market. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants also help to reduce the overall miles driven in the metropolitan area, thereby reducing air pollution and congestion.

Appendix A - Maps of 2011 LCA-Funded Projects

Twin Cities Metropolitan Area

Livable Communities Awards in 2011

May 2012



Appendix B - Acronyms

ACM: Asbestos-containing materials
AMI: Area Median Income
CSI: Cleanup Site Investigation
DRO: Diesel-range organics
GRO: Gasoline range organics

MMI: Metropolitan Median Income
PAH: Polynuclear aromatic hydrocarbons
PCB: Polychlorinated biphenyl
PRE: Pre-Development
RAP: Response Action Plan

SVOC: Semi-volatile organic compounds
TCE: Trichloroethylene
TOD: Transit Oriented Development
VOC: Volatile organic compounds